



**GDB INVESTMENTS LLP
ENVISION HOUSE, 5 NORTH STREET
HORSHAM, RH12 1XQ**

**PHASE 1 CONTAMINATED LAND
DESK STUDY ASSESSMENT**

JULY 2014

	Name	Date
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1. INTRODUCTION

- 1.1 SJM Environmental Ltd (SJM) has been commissioned by GDB Investments LLP, C.O. ECE Planning to undertake a Phase 1 contaminated land desk study assessment of Envision House, 5 North Street, Horsham, RH12 1XQ, NGR: 517354,130636.
- 1.2 It is understood that the proposed development of the site involves the change of use and refurbishment of the current office structure for the purposes of residential flats with associated parking areas beneath as existing. The proposed development will not contain any gardens for the residents. No intrusive ground works are anticipated at the site.
- 1.3 Contamination assessments are undertaken in three phases. The results of this contaminated land desk study assessment (Phase I) should determine the requirement for, and provide sufficient information to enable, an initial intrusive site investigation (Phase II) to be effectively undertaken, if necessary. Site remediation (Phase III) could then subsequently be undertaken, if necessary.
- 1.4 This report involved the following:
- a site visit, undertaken by SJM, on 21st of July 2014;
 - liaison with Mr John Cogan of Envision Pharma on site;
 - review of data from the Environment Agency (EA), local authority and BGS for the site;
 - review of geological and hydro-geological maps of the site;
 - Enviro-Insight and Geo-Insight reports produced by GroundSure were also obtained. A copy of the GroundSure data is shown in Appendix A; and
 - discussion with Local Environmental Health Officer Lee Money at Horsham DC on 22.07.2014.
- 1.5 This report outlines the findings of the Phase I contaminated land desk study assessment. This report is based on the end use of the site being residential housing without gardens. Existing building structure and car parking to be retained.

2. SITE SENSITIVITY

- 2.1 The aim of this section is to review the main potential sources and pathways for any contaminants on site. The main source of information was obtained from the GroundSure reports of the site.

Site Location and Adjacent Land Uses

Geology

- 2.2 The report is based on the British Geological Survey (BGS) (England and Wales) 1:50,000 Geological Map of Great Britain, Sheet no. 302 Horsham. This map indicates that the site lies on bedrock geology of Upper Tunbridge Wells Sand–Sandstone and Mudstone (UTW-STMD). The UTW-STMD unit is of the Valanginian Age, and comprises a complex succession of inter-bedded deposits with both upward-fining and upward-coarsening cycles. Thinly bedded silty mudstones, siltstones, silty sandstones and fine-grained sandstones are laterally persistent over long distances. Sandstones, which form prominent scarp and dip slope features, are typically fine-grained and quartzose, weathering to a pale yellowish grey or brown colour. Clay ironstone occurs locally, notably in the Horsham-Crawley area (Worssam, 1972).
- 2.3 220m north of the site is Upper Tunbridge Wells Sand–Mudstone; Valanginian Age.
- 2.4 Tunbridge Wells Sand–Mudstone; and 401m south-west Upper Tunbridge Wells Sand–Sandstone And Siltstone, Inter-bedded; Valanginian Age.
- 2.5 There are no records of faults within 500m of the site.

Hydrogeology

- 2.6 The site lies on a Secondary A Aquifer for the bedrock. These are characterised by geology of Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
- 2.7 There is an area 220m to the north of the site classed as Unproductive. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Source Protection Zones

- 2.8 The site does not lie within 500m of a Source Protection Zone.

Flooding

- 2.9 The GroundSure reports indicate that the site is not within 500m of an Environment Agency Zone 2 or 3 Floodplain.

Water Discharges

- 2.10 There are no records of discharge consents within 500m of the site.

Water Abstractions

Groundwater

- 2.11 There are three groundwater abstraction licences recorded within 2km of the site, these are detailed below:
- 429m West of the site; NGR 516920-130810; Licence No. 10/41/429004; Details: Process Water; Direct Source: Southern Region Groundwater; Point: 18 Bishopric, Horsham; Data Type: Point; Annual Volume NA; Issue No. 100; Start Date 15/06/1988; End Date NA; Original Application No. WR.089;
 - 1142m North-east of the site; NGR 517820-131710; Licence No. 10/41/429003; Details: General use relating to Secondary Category (Medium Loss); Direct Source: Southern Region Groundwater; Point: Wimblehurst Road, Horsham; Data Type: Point; Annual Volume 54,522; Issue No. 100; Start Date 09/06/2009; End Date NA; Original Application No. WR.119A; and
 - 1142m North-east of the site; NGR 517820-131710; Licence No. 10/41/429005; Details: General use relating to Secondary Category (Medium Loss); Direct Source: Southern Region Groundwater; Point: Wimblehurst Road, Horsham (b Licence); Data Type: Point; Annual Volume 54,522; Issue No. 100; Start Date 08/06/2009; End Date NA; Original Application No. WR.119B.

Surface Water

2.12 There is one record of a surface water abstraction licence within 2km of the site, this is detailed as follows:

- 1715m North of the site; NGR 516830-133230; Licence No. 25/086; Details: Spray irrigation–Storage; Direct Source: Southern Region Surface Waters; Point: Warnham Mill Pond; Data Type: Point; Annual Volume 23,700; Issue No. 100; Start Date 16/06/2009; End Date NA; Original Application No. 169/1360.

Pollution Permits and Incidents

2.13 There is one record of IPC (Integrated Pollution Control) Authorisation within 500m of the site; this is detailed below:

- 454m East of the site; NGR 517800-130500; Permit No. AL7022; Details: Operator: Newmark Precision Metal Finishes Ltd; Address, Victoria Street, Horsham, RH13 5DW; Process: Acid Processes; Start Date NA; Status: Referred to LA.

2.14 There are four records of Part A(2) and Part B Activities and Enforcements within 500m of the site; these are detailed below.

- 27m South of the site; NGR 517339-130595; Permit Type. Part B; Details: Operator: Johnson Cleaners UK Ltd; Address, The Carfax, Horsham, RH12 1EE; Process: Dry Cleaners; Status: Referred to LA; No Enforcements;
- 360m East of the site; NGR 517724-130590; Permit Type. Part B; Details: Operator: Newmark PMF Ltd; Address, Victoria Street, Horsham, RH13 5DW; Process: Coating and Enamelling Process; Status: Historical; No Enforcements;
- 447m South-west of the site; NGR 516971-130380; Permit Type. Part B; Details: Operator: Sainsbury Manor School; Address, Worthing Road, Horsham, RH12 1SQ; Process: Petrol Vapour recovery Process; Status: Historical; and
- 447m South-west of the site; NGR 516971-130376; Permit Type. Part B; Details: Operator: J Sainsbury Ltd; Address, Worthing Road, Horsham, RH12 1SQ; Process: Petrol Station; Status: Current; No Enforcements.

2.15 There are five records of Local Authority or Environment Agency Pollution Incidents within 500m of the site, detailed as follows.

National Incidents Recording System, List 2

- 304m South-east of the site; NGR: 517564–130401; Incident date: 15.07.2002; Incident ID: 91806; Pollutant: Contaminated Water; Pollutant Description: Fire-fighting Run-off; Water Impact: Category 3 (Minor); Land Impact: Category 3 (Minor); Air Impact: Category 4 (No Impact);
- 319m North-west of the site; NGR: 517080–130870; Incident date: 17.10.2001; Incident ID: 37287; Pollutant: General Bio-degradable Materials and Wastes; Pollutant Description: Food and Drink; Water Impact: Category 4 (No Impact); Land Impact: Category 4 (No Impact); Air Impact: Category 4 (No Impact);
- 320m North of the site; NGR: 517420–130983; Incident date: 19.12.2001; Incident ID: 48932; Pollutant: Organic Chemicals/Products; Pollutant Description: Other Organic Chemicals/Products; Water Impact: Category 3 (Minor); Land Impact: Category 4 (No Impact); Air Impact: Category 4 (No Impact);
- 330m North of the site; NGR: 517410–130996; Incident date: 23.07.2001; Incident ID: 18400; Pollutant: Not Identified; Pollutant Description: Other Not Identified; Water Impact: Category 3 (Minor); Land Impact: Category 4 (No Impact); Air Impact: Category 4 (No Impact); and
- 330m North of the site; NGR: 517410–130996; Incident date: 23.07.2001; Incident ID: 18400; Pollutant: Not Identified; Pollutant Description: Other Not Identified; Water Impact: Category 3 (Minor); Land Impact: Category 3 (Minor); Air Impact: Category 3 (Minor).

Environmental Sensitivity

2.16 There are seven areas designated as environmentally sensitive within 2km of the site, these are detailed below. There are six records of Ancient Woodland and one of Local Nature Reserves (LNRs)

- 1,658m South of the site; Name: Unknown; Data Source: Ancient and Semi-natural Woodland;

- 1,703m South-east of the site; Name: Brook Copse; Data Source: Ancient and Semi-natural Woodland;
- 1,788m South-east of the site; Name: Brook Copse; Data Source: Ancient and Semi-natural Woodland;
- 1,919m East of the site; Name: Leechpool Wood; Data Source: Ancient and Semi-natural Woodland;
- 1,931m South-west of the site; Name: Denne Park; Data Source: Ancient and Semi-natural Woodland; and
- 1,943m East of the site; Name: Hyde Gill; Data Source: Ancient and Semi-natural Woodland.
- 1,598m North of the site; LNR Name: Warnham; Data Source: Natural England.

3. PUBLISHED RECORDS

- 3.1 The aim of this section is to review the published records of sensitive areas, potential hazardous activities on, under or around the site. The main source of information was the GroundSure reports for the site.

Landfill Sites

- 3.2 There are no records of current EA, LA or other Landfill Sites within 500m of the site, and two records of Environment Agency Historic Landfill Sites within 1.5km of the site, these are detailed below:

- 981m South of the site; NGR: 517500-129500; Address: Chesworth Farm, Horsham; Site Reference: WD27/128; Waste Type: Inert, Industrial; Licence Issued: 01.01.1976; Licence Surrendered 30.12.1899; Operator: No details given; and
- 1,243m West of the site; NGR: 515700-130100; Address Blackridge Lane, Horsham; Site Reference: WSX49, WD27/127; Waste Type: Inert, Commercial, Household, Liquid Sludge; Licence Issued: 01.01.1976; Licence Surrendered No details given; Operator: No details given.

Other Waste Sites

- 3.3 There are no records of British Geology Survey/DoE non-operational landfill sites within 1.5km of the site.

Sensitive Land Uses

- 3.4 Department of Environment of Food and Rural Affairs (DEFRA) records indicate that the site is located within a Nitrate Vulnerable Zone (NVZ). Nitrate Vulnerable Zones are water source areas susceptible to run-off from land; however, the site is highly unlikely to produce this type of run-off.

Hazardous Substances

- There are no historically recorded, hazardous activities within 500m of the site.

Sensitive Land Uses

Radon

- 3.5 The site and surrounding 500m area are not recorded in any radon affected, or radon protected areas. The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level (200 Becquerels). Therefore, no Radon protection measures, as described in the Building Research Establishment's publication BR211, are necessary at the site.

Mining

- 3.6 The GroundSure Historical Land-use Database, derived from 1:10,000 and 1:10,560 historic Ordnance Survey mapping, shows historic ground workings, underground workings or current ground-workings within 1Km of the site, these are detailed below.
- 3.7 No records of Historic Surface Ground Workings within 1km of the site.
- 3.8 The records indicate that there are three current ground workings within 1km of the site, detailed as follows:
- 407m South-east of the site; NGR: 517512–130249; Commodity Produced: Clay and Shale; Pit name: Newton Brick Field; Type of Working: Surface Mineral Working. May be termed Quarry, Sand Pit or Open-Cast Coal Site; Status: Ceased;
 - 761m North-east of the site; NGR: 517825–131261; Commodity Produced: Clay and Shale; Pit name: Lambsbottom Brick Works; Type of Working: Surface Mineral Working. May be termed Quarry, Sand Pit or Open-Cast Coal Site; Status: Ceased; and
 - 957m North-west of the site; NGR: 516779–1314509; Commodity Produced: Clay and Shale; Pit name: The Common Brick Field; Type of Working: Surface Mineral Working. May be termed Quarry, Sand Pit or Open-Cast Coal Site; Status: Ceased.
- 3.9 Non-coal Mining and non-coal mining cavities. There are two records of non-coal mining and one of non-coal mining cavities within 1km of the site, as follows:

Non-coal Mining

- 564m South-west of the site; Commodity Produced: Iron Ore; Pit name: Not Available; Assessment of likelihood: Highly Unlikely - Localised small scale mining may have occurred but restricted in extent;
- 682m South-west of the site; Commodity Produced: Iron Ore; Pit name: Not Available; Assessment of likelihood: Highly Unlikely - Localised small scale mining may have occurred but restricted in extent; and

Non-coal Mining Cavities

- 711m South-west of the site; NGR: 517000–130000; Site Address: Horsham, West Sussex; Superficial Deposits: NA; Bedrock Deposits: Upper Tunbridge Wells Sand, Grinstead Clay, Lower Tunbridge Wells Sand, Wadhurst Clay; Extracted Mineral: Firestone, Freestone, hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand and Whetstone.

Ground Stability

- 3.10 The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).
- 3.11 The maximum hazard rating for natural subsidence within the site boundary is "Very Low".
- 3.12 The site is indicated by the BGS to be at a "Negligible Risk" from Shrink-Swell Clays, with ground conditions predominantly non-plastic.
- 3.13 The site is indicated by the BGS to be at a "Very Low" Risk from Landslides, slope instability problems are unlikely to be present.
- 3.14 The site is indicated by the BGS to be at a "Null-Negligible" Risk from Ground Dissolution of Soluble Rocks. Soluble rocks are not present in the search area.
- 3.15 The site is indicated by the BGS to be at a "Negligible" Risk from Compressible Deposits, with no indicators for compressible deposits identified.

- 3.16 The site is indicated by the BGS to be at a "Very Low" from Collapsible Deposits. Deposits with the potential for collapse when loaded and saturated are unlikely to be present.
- 3.17 The site is indicated by the BGS to be at a "Very Low" Risk from Running Sands, Very low potential for running sand problems if water table rises or if sandy strata are exposed to water.

Borehole records

- 3.18 There are four BGS borehole records listed within 250m of the site detailed as follows:
- 80m South-east of the site; NGR: 517436–130593; GBS Reference: TQ13SE168; Drilled length, 4m; Borehole name: Horsham central Area Dev 2;
 - 135m East of the site; NGR: 517500–130652; GBS Reference: TQ13SE167; Drilled length, 4m; Borehole name: Horsham central Area Dev 1;
 - 152m South-east of the site; NGR: 517506–130490; GBS Reference: TQ13SE170; Drilled length, 3m; Borehole name: Horsham central Area Dev 4; and
 - 168m South-east of the site; NGR: 517456–130593; GBS Reference: TQ13SE168; Drilled length, 4m; Borehole name: Horsham central Area Dev 2.

Railways and Tunnels

- 3.19 This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.
- 3.20 There are no underground railway lines or tunnels identified on site or within 250m of the site boundary.

Industrial Uses

- 3.21 There are thirty recorded industrial/commercial uses are within 250m of the site. The nearest ten, within 150m of the site are detailed below; for further information regarding nearby land uses, please refer to the GroundSure report data (EnviroInsight, Section 3, P18, Current land Use).

- On-site uses are detailed in Chapter 5: Site Walkover;
- 13m North-west of the site; Electricity Sub-station; NGR: 517328-130680; Address: RH12; Activity: Electrical Features; Category: Infrastructure and Facilities;
- 68m South-east of the site; ROC Teknitronics; NGR: 517373-130558; Address: 17 Piries Place, Horsham, RH12 1EH; Activity: Electrical and Electronic Engineers; Category: Engineering Services;
- 69m South-west of the site; Lower Lodge Candles Ltd; NGR: 517320-130557; Address: 22 Piries Place, Horsham, RH12 1EH; Activity: candles; Category: Consumer Products;
- 75m North-west of the site; Electricity Sub-station; NGR: 517276-130722; Address: RH12; Activity: Electrical Features; Category: Infrastructure and Facilities;
- 85m South-east of the site; Electricity Sub-station; NGR: 517405-130556; Address: RH12; Activity: Electrical Features; Category: Infrastructure and Facilities;
- 88m North-west of the site; Horsham Bedding Centre; NGR: 517256-130720; Address: Central House 8, Medwin Walk, Horsham, RH12 1AG; Activity: Beds and Bedding; Category: Consumer Products;
- 102m South of the site; Electricity Sub-station; NGR: 517327-130521; Address: RH12; Activity: Electrical Features; Category: Infrastructure and Facilities;
- 115m North-west of the site; Electricity Sub-station; NGR: 517223-130720; Address: RH12; Activity: Electrical Features; Category: Infrastructure and Facilities;
- 126m West of the site; HD Publishing Ltd; NGR: 517256-130720; Address: 7-8 Sterling Buildings, Carfax, Horsham, RH12 1DR; Activity: Published Goods; Category: Industrial Products; and
- 146m South of the site; Premier PC Clinics; NGR: 517302-130481; Address: 18 East Street, Horsham, RH12 1HL; Activity: Electrical Equipment Repair and Servicing; Category: Repair and Servicing.



Fuel Stations

3.22 There are two recorded fuel filling-stations within 500m of the site, detailed as follows:

- 317m West of the site, NGR: 517079–130886; Company: Obsolete; Address: Caffyn's, Springfield Road, Horsham, RH12 2PH; LPG, NA; Status: Obsolete; and
- 442m South-east of the site, NGR: 517668–130309; Company: Obsolete; Address: Vines, Brighton Road, Horsham, RH12; LPG, NA; Status: Obsolete.

High Pressure Oil or Gas Pipelines

3.23 There are no high pressure oil or gas pipelines within 500m of the site.

Contaminated Land

3.24 There are no sites determined as contaminated under Section 78R of the Environmental Protection Act 1990 within 500m of the site.

4. HISTORIC RECORDS

Historic Records

- 4.1 The historic records indicate that from 1875 the site appeared to be mainly open/garden with a house at the southern boundary. The surrounding area appears to have been built up as an urban environment already with many roads and houses identified. The area is urbanised to the immediate south, east and west. A gas works is noted within 250m to the north-west, Plymouth Brethren's Chapel within 250m south and parks east and north east. The Carfax is already seen to the south, and a smithy to the north within 100m. By 1932 there is a cinema next door and by 1937 the site is also noted as a cinema with the gardens no longer visible. The site remains marked as a cinema until 1982 when it is seen as an entertainment centre and Tricourt House by 1988 in the current approximate footprint. Envision House is not named in any maps.
- 4.2 Table 4.1 below provides a summary of the historic maps. The scale of the maps is 1:10,560 unless otherwise stated. All distances are approximate and measured from the site boundary.

TABLE 4.1: SUMMARY OF THE HISTORICAL LAND USES

MAP DATE	The Site	THE SURROUNDING AREA
1875* & 1876	The site appears to be mainly gardens, with a building at the south.	Within 100m of the site. Urbanisation surrounding the site on all sides. Carfax area immediately around the site to the south, east and west. Post office to the south-east, Rifle Volunteers' Club south and St Mary's Church and Chapel of Ease east, smithy to the north and gas-works to the north-west.
1875* & 1876	The site appears to be mainly gardens, with a building at the south.	Within 500m of the site. Hawthorn manor 300m south-west, St Mary's Church and Vicarage 400m south, Brick Field and Brewery 400m south-east and Horsham park and Lambsbottom farm, 250m and 500m north-east respectively. Train line 400m from site
1896 & 1897*	Similar to 1875/6.	Within 500m of the site. Similar to 1875/6. Fire Station appears within 200m north-east
1909 & 1911*	Similar to 1896/7.	Within 250m of the site More urbanisation.

MAP DATE	The Site	THE SURROUNDING AREA
1932* & 1933	Similar to 1909/11.	Within 500m of the site. Similar to 1909/11. Next door to east building marked as a cinema. Farms no longer marked. Gas works no longer marked to the north-west. Public Lavatories nearby on gaol green.
1937* 1938	Site now marked as a cinema.	Within 500m of the site: Similar to 1932/3.
1961 & 1963*	Similar to 1909.	Within 250m of the site. Similar to 1937/8. Fire Station no longer marked. Adjacent cinema no longer marked.
1967	Similar to 1963.	Within 500m of the site: Similar to 1961/3.
1974*	Similar to 1930.	Within 250m of the site: No detail on map.
1976*	Similar to 1974.	Within 250m of the site. Similar to 1974.
1981 [†]	Similar to 1976.	Within 500m of the site: Urbanisation becomes more dense all directions.
1982 ^x	Site now marked as Entertainment Centre.	Within 20m. Similar to 1981.
1991 & 1992 ^{xt}	Site now designated as Tricourt Ho (presumed Ho = House). Existing footprint now seen, use uncertain.	Within 250m. Similar to 1982. Spire court shown adjacent to east.
1993 ^x	Similar to 1991/2.	Within 250m. Similar to 1991/2. Electric sub station, just north of site
1995 ^x	Similar to 1993.	Within 250m of the site: Similar to 1962.
2002/2010/2014 [†]	Similar to 1995, however, the extra sheds to the south are shown	Within 500m of the site: Similar to 1995.

* scale 1: 2,500; [†] scale 1:10,000; ^x scale 1:1,250

5. SITE WALKOVER

- 5.1 This section should be read in conjunction with the photographs included in Appendix D.
- 5.2 A member of SJM staff conducted a site walkover on 21st of July 2014 in order to assess any contamination issues at the site. The weather conditions during the walkover were dry and sunny.
- 5.3 The site shares a security gate with the adjacent Spire court and has hard-standing car parking around to the north, and east. The building itself comprises a modern office block, constructed around 1988 with the majority of the northern section of the structure raised up on stanchions, above a ground-floor car park. The ground-floor car park, open sided except to the south, has two storeys of occupied office space above. To the south, approximately the last third of the building comes down to the ground level where the car park terminates. This section is an occupied, four-storey office block.
- 5.4 The car park appears to be in very good and clean condition, with no visible or olfactory evidence of staining/leakages of any kind. The internal spaces of the ground floor of the office building were also examined, and these also were very clean office spaces, without evidence of contamination.
- 5.5 The site is within the same grounds as Spire Court to the east, with Medwin Way roundabout to the north, and the shops and residential properties of Carfax to the west and the commercial premises of the Carfax and North Street to the south.
- 5.6 The area in general is very clean and does not appear to contain contaminative industries. Some of the local businesses noted during the site walkover and not noted within the GroundSure Data are: Guy Leonard, and Mayhew's Estate Agents directly on the ground floor of the façade at North Street, and moving west along the block; Crate's Produce, Mancini Legal and The Beauty Rooms. On the opposite side of North Street were the following; a large office block to the south some 50m or more away, closer in North street again heading west, Waitrose, Johnson's Dry-Cleaners, The Cloth Store, Courtney Green Estate Gents and Mansell McTaggart Estate Agents. These are mainly retail and service industries.

- 5.7 The western boundary, running approximately north-south with the rear gardens of Carfax/North Street, was marked by a brick wall with conifer spp; and sycamore (*Acer pseudoplatanus*) present offsite. On site along the boundary and very thinly scattered due to good maintenance the following ruderal species were observed; buddleia (*Buddleia davidii*); dandelion (*Taraxacum* spp); Bramble (*Rubus fruticosus*) and willowherb (*Epilobium* spp).
- 5.8 There was no evidence of the presence of asbestos noted during this survey. However, this report should not be relied upon as an asbestos survey. The building is pre-2000 construction; therefore, the demolition strategy report should be studied regarding HSG 264, as discussed with Horsham District Council's HSE Contamination Officer Lee Money on 22.07.2014.
- 5.9 There was no evidence of invasive plant species such as Japanese knotweed (*Fallopia japonica*) noted during this survey.

5.10 Summary

- 5.11 There was no evidence of visual or olfactory contamination noted at the site during this survey. The main source of potential contamination is from the use of the much of the external and ground floor of the site as a car park. There was also no evidence of any current or historic fuel tanks/stillages, and no evidence of any staining from leakages or spillages from automotive fuel or oil.

6. CONTAMINATION RISK ASSESSMENT

General

- 6.1 Based on the previous information reviewed and obtained for this report an initial qualitative risk assessment can be undertaken. This assessment is based on the development of an appropriate conceptual model in accordance with current UK guidelines set out within Contaminated Land (England) Regulations 2000, Section 57 of the Environmental Protection Act 1990 and other guidance (e.g. BS10175:2011, the National Planning Policy Framework, and The Horsham District Local Development Framework).
- 6.2 The initial qualitative risk assessment is based on the proposed use of the site for a residential purposes with no gardens and associated parking.
- 6.3 For environmental risk to be present there must be three conditions simultaneously coexisting, namely:
- A **source** is a contaminant or potential pollutant which has the potential to cause harm, or to cause pollution of controlled waters.
 - A **receptor** (e.g. end-user, off-site water abstraction) which can be harmed by the site conditions.
 - A plausible **pathway** is a route or means of connecting the source and receptor such that the harm could actually occur.
- 6.4 The relationship between a contaminant source and receptor, by means of a pathway, is termed a "pollutant linkage". A "pollutant linkage" is only considered to exist if all three elements of the linkage are present (i.e. source, pathway and receptor). Where one of these conditions is absent there is, by definition, no risk. The risk is itself considered in terms of its significance and this is qualitatively assessed on the basis of magnitude of harm that may occur and likelihood of that harm occurring.

Risk Assessment and Conceptual Model

- 6.5 The information reviewed in the GroundSure reports and other available data sources, along with the observations taken during the site walkover shows that the site consists of a an area of approximately 0.10ha. The site is mainly given over to block-pavier hard-standing in good and clean condition, with a raised building above. The site has been used as a private house since records began in 1875 and then subsequently a cinema from the 1930s until around 1988, when the current footprint appears and the site is marked as Tricourt House (assumed to be the current office block. There have been no recorded pollution incidents on or within 500m of the site. The site walkover indicated no evidence of either visual or olfactory contamination issues having occurred at the site, with a good, intact hard-standing layer showing no staining covering almost the entire site. It is considered likely that any minimal spillages undetected during the survey, would be highly likely to have not penetrated this hard-standing layer, although nothing was observed.
- 6.6 The risk of contamination exposure to any future ground workers can be generally mitigated via the use of appropriate Health & Safety Risk Assessments and PPE. The most likely period when any risk would be present is during the removal the site surface covering; however, it is understood through discussions with ECE Planning, that the current building structure and car parking area will remain intact, with only refurbishment of the buildings to take place and the car park to be retained for the use of future residents.
- 6.7 As discussed with Lee Money of HDC, the main concern with the development is the presence of asbestos due to the pre-2000 construction of the current building. This can only be determined through the use of a qualified asbestos consultant. SJM can recommend a consultant if required; however, we do not carry out this type of survey in-house.
- 6.8 The site is in an urbanised area, with housing and associated gardens all around. No contaminative activities have been indicated at the site during the records search. The previous uses of the site as a house, cinema/entertainment centre, and office block do not indicate that contamination is a likely risk at this site.

Potential Sources of Contamination

- The following sources of contamination, which specifically relate to the site, have been identified:
- possible storage of dry mortars at the site;

- asbestos in the construction materials; and
- oil/fuel leaks or spillages from the car park.

Potential Sources and Pathways

- 6.9 The site lies on a Secondary A Aquifer for the bedrock. These are characterised by geology of Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
- 6.10 Normally the higher the organic matter and clay content within soil, the greater the adsorption of organic compounds and the lower their mobility. However, other properties of the soil, such as water and organic content will also influence the migration potential of contaminants. The following potential pathway has been identified in the context of the current site condition:
- leaching of localised mobile inorganic and organic contamination into surface water;
 - leaching of localised mobile inorganic and organic contamination into ground water; and
 - migration of volatile contaminants through the ground.

Potential Receptors

- 6.11 The following potential receptors have been identified:
- future users (residents)/workers of the site; and
 - local surface/ ground water.

Invasive species

- 6.12 No evidence of invasive plant species was identified during the site walkover; conditions were ideal for such identification.

7. CONCLUSIONS

- 7.1 We do not consider that any further investigation is necessary for the site; however, the final decision regarding further Phase 2 intrusive investigation will be made by the Local Authority, Horsham District Council. No evidence was noted of olfactory or visual contamination; the site's surface is intact and of high quality; used as housing, a cinema and office space since records began in 1875; and, there are no records of environmental incidents or contaminative activities at or near the site.
- 7.2 The past use of the site as housing, a cinema and office space is considered to be a **Low** risk as a potential contamination source. The risk is considered to be mainly from possible spillages of oils or fuels in the car park, although it should be noted that no evidence of this was discovered.
- 7.3 The potential risks to the current or proposed future users of the site from any off-site contamination sources, either current or historical, are considered to be **Low**. The risks to current off-site users from any contaminant source that could be on site are considered to be **Low**.
- 7.4 The impact on the Aquifer is considered to be **Low** due to no recorded pollution incidents, the lack of any tanks or fuel storage at the site and the use as housing, a cinema and office space.
- 7.5 On the basis of the above we consider the risk of contamination being in the ground is **Low**. Although a site investigation is the only way to confirm if there has or has not been any contamination of the site from the current or previous uses.
- 7.6 If a site investigation is not deemed necessary by the local authority then if during the development of the site, any contamination is discovered, the works should immediately stop and further investigation will need to be carried out in accordance with the Planning Conditions.

APPENDIX A

GroundSure Reports



SJM Environmental Consulting Ltd
51, CROMWELL ROAD,
HOVE, BN3 3ER

GroundSure Reference: GS-1568764
Your Reference: 1009 Envision House
Report Date 18 Jul 2014
Report Delivery Method: Email - pdf

GroundSure EnviroInsight

Address: ENVISION PHARMA LTD,ENVISION HOUSE,5,NORTH STREET,HORSHAM, RH12 1XQ

Dear Sir/ Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be "D. Kelly".

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight



GroundSure Envirolnsight

Address: ENVISION PHARMA LTD,ENVISION HOUSE,5,NORTH STREET,HORSHAM, RH12 1XQ
Date: 18 Jul 2014
Reference: GS-1568764
Client: SJM Environmental Consulting Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 31-Aug-2012
Grid Reference: 517354,130636
Site Size: 0.10ha

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Overview of Findings

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

Section 1: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	1		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	0	0	0	0		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	0	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	0	1	0	3		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0		
1.1.9	Records of Licensed Discharge Consents	0	0	0	0		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	0	5		
1.3.2	National Incidents Recording System, List 1	0	0	0	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	0	0	1	1
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	0	0
2.1.4	GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings							
2.2.1	Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2	Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	1	29	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	0	2
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0

Section 4: Geology	
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology	0-500m					
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	1	0	2
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
5.8 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	No
5.9 Detailed River Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
5.10 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 6: Flooding	
6.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	0	6
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	2
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	1	0

Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?

Very Low

Section 9: Mining

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

No

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?

Low

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

No

Using this report

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

1. Environmental Permits, Incidents and Registers

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

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

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

7. Designated Environmentally Sensitive Sites

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

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

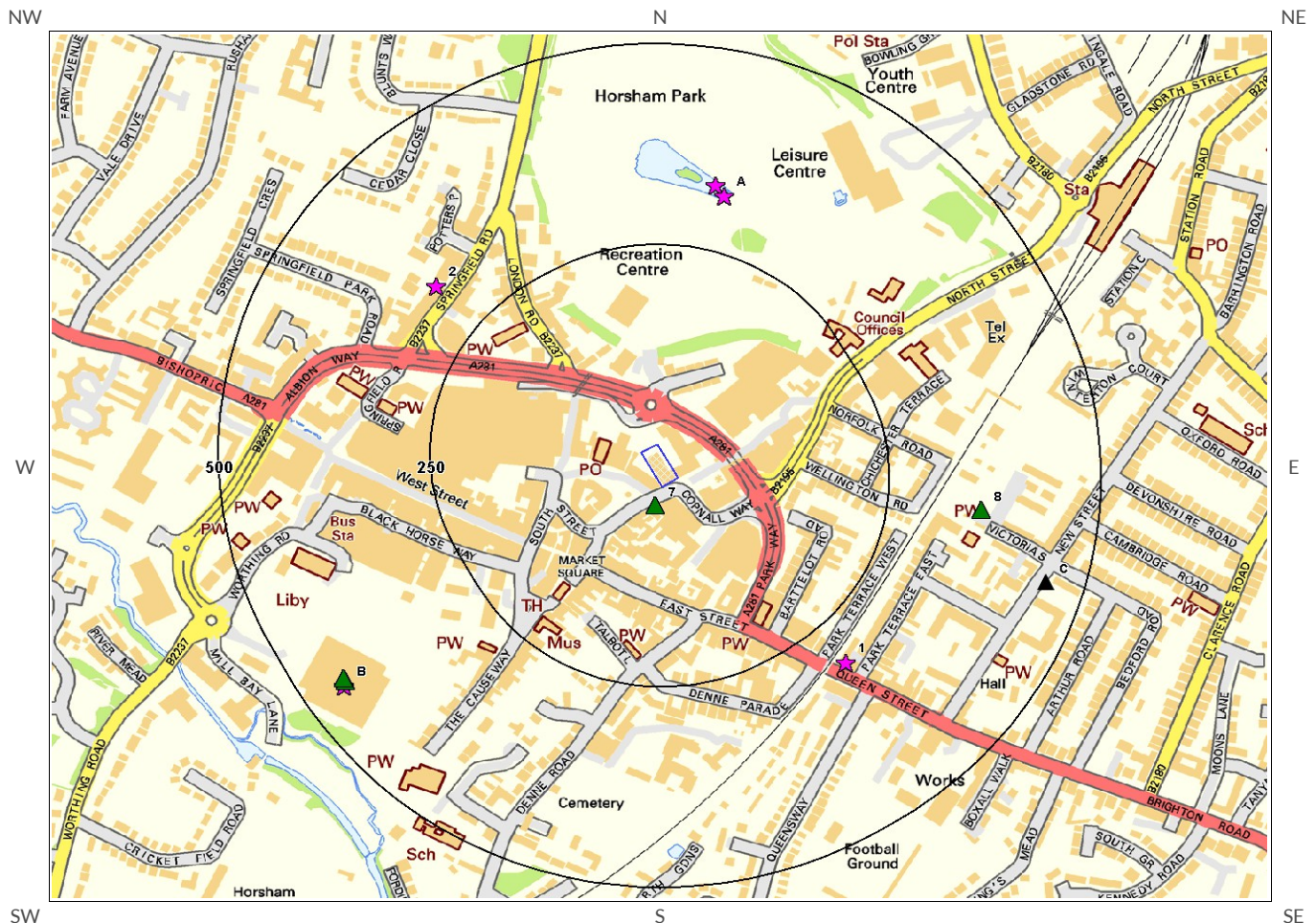
Note: Maps

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

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

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

1. Environmental Permits, Incidents and Registers Map



Environmental Permits,
Incidents and Registers Legend



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



1. Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

1.1.1 Records of historic IPC Authorisations within 500m of the study site:

1

The following IPC Authorisations are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
11C	454.0	E	517800 130500	Operator: Newmark Precision Metal Finishes Ltd Address: Victoria Street, Horsham, West Sussex, RH13 5DW Process: Acid Processes	Permit Number: AL7022 Original Permit Number: IPCREFUND Date Approved: - Effective Date: - Status: Referred To La

1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

4

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

ID	Distance	Direction	NGR	Details
7	27.0	S	517339 130595	Address: Johnson Cleaners UK Ltd, 24C The Carfax, Horsham, West Sussex, RH12 1EE Process: Dry cleaners Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	360.0	E	517724 130590	Address: Newmark PMF Ltd, Victoria Street, RH13 5DW Process: Coating & Enamelling Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
9B	447.0	SW	516971 130380	Address: Sainsbury Manor School, Worthing Road, RH12 1SQ Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
10B	447.0	SW	516973 130376	Address: J Sainsbury Ltd, 7 Worthing Road, Horsham, West Sussex, RH12 1SQ Process: Petrol Station Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

5

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

ID	Distance	Direction	NGR	Details	
1	304.0	SE	517564 130401	Incident Date: 15/07/2002 Incident Identification: 91806 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	319.0	NW	517080 130870	Incident Date: 17/10/2001 Incident Identification: 37287 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3A	320.0	N	517420 130983	Incident Date: 19/12/2001 Incident Identification: 48932 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4A	330.0	N	517410 130996	Incident Date: 23/07/2001 Incident Identification: 18400 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5B	451.0	SW	516971 130372	Incident Date: 12/11/2002 Incident Identification: 120294 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

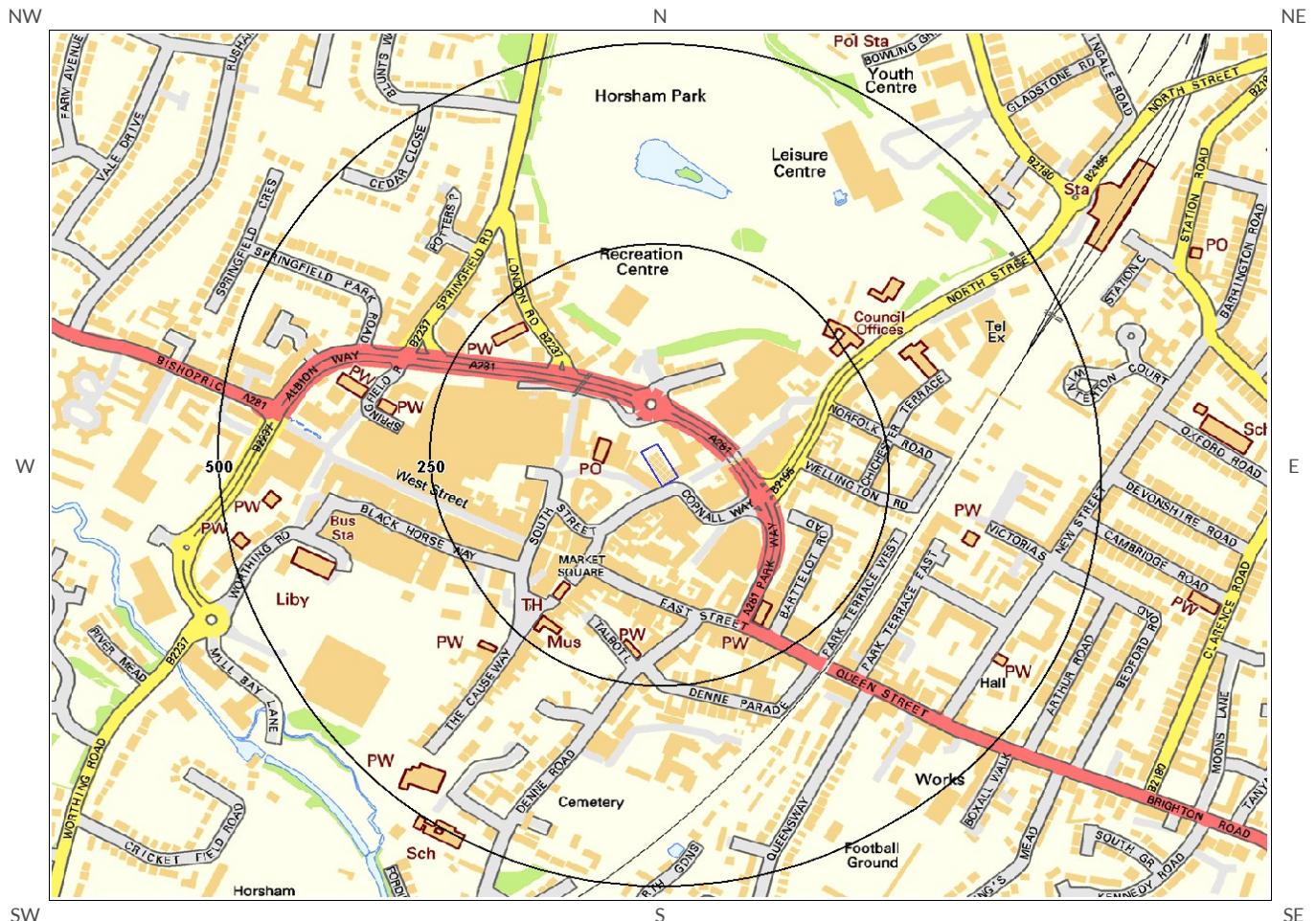
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend



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



2. Landfill and Other Waste Sites

2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details
Not shown	981.0	S	517500 129500	Site Address: Chesworth Farm, Horsham, Sussex Waste Licence: Yes Site Reference: WD27/128 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1243.0	W	515700 130100	Site Address: Blackridge Lane, Horsham, Sussex Waste Licence: Yes Site Reference: WSX49, WD27/127 Waste Type: Inert, Commercial, Household, Liquid sludge, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: -

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

0

Database searched and no data found.

2.1.4 Records of Local Authority landfill sites within 1500m of the study site:

0

Database searched and no data found.

2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

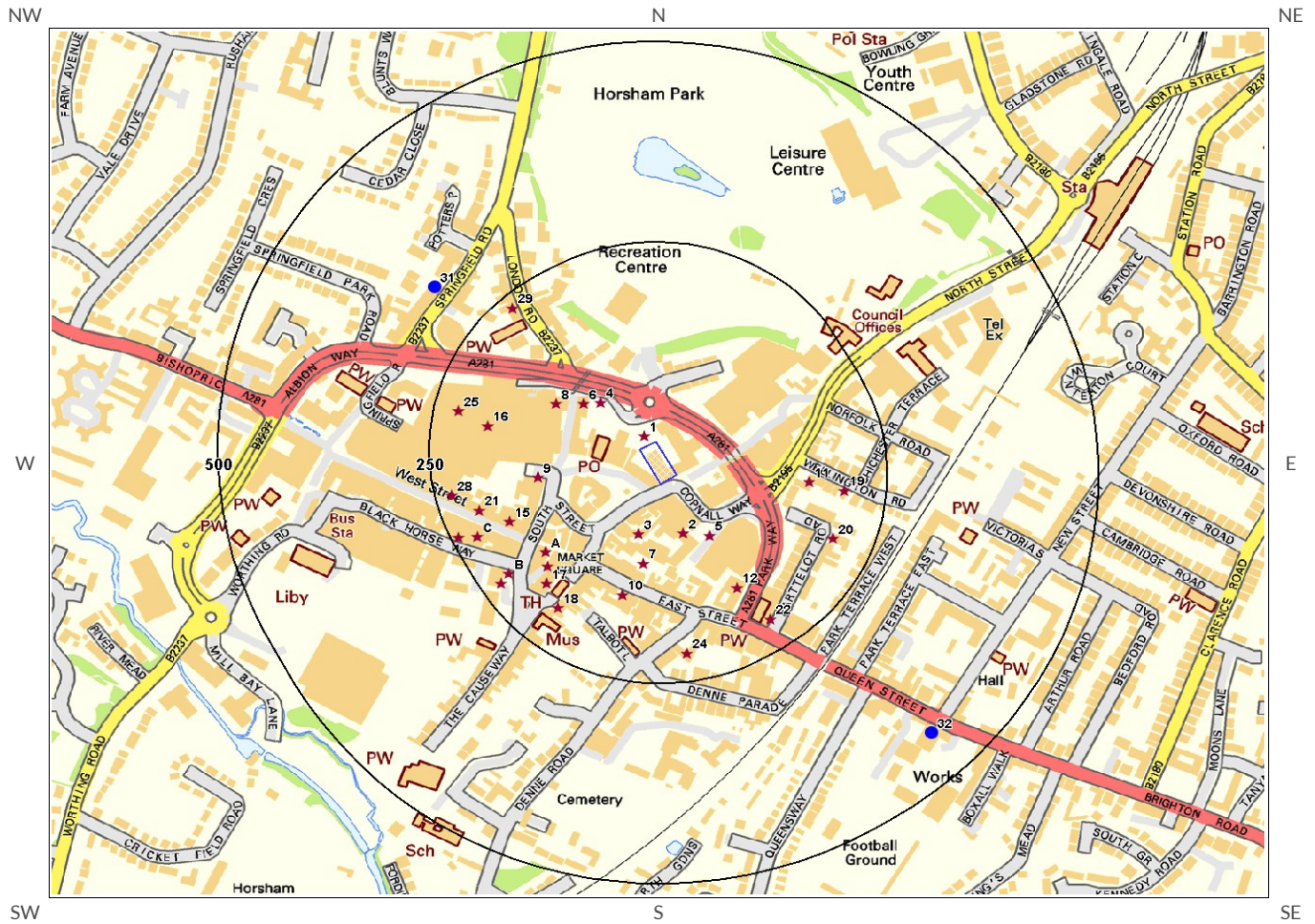
Database searched and no data found.

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

0

Database searched and no data found.

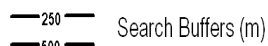
3. Current Land Use Map



Current Land Use Legend



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3. Current Land Uses

3.1 Current Industrial Data

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

30

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	13.0	NW	Electricity Sub Station	517328 130680	RH12	Electrical Features	Infrastructure and Facilities
2	68.0	SE	R O C Teknitronic s	517373 130558	17, Piries Place, Horsham, RH12 1EH	Electrical and Electronic Engineers	Engineering Services
3	69.0	SW	Lower Lodge Candles Ltd	517320 130557	22, Piries Place, Horsham, RH12 1EH	Candles	Consumer Products
4	75.0	NW	Electricity Sub Station	517276 130722	RH12	Electrical Features	Infrastructure and Facilities
5	85.0	SE	Electricity Sub Station	517405 130556	RH12	Electrical Features	Infrastructure and Facilities
6	88.0	NW	Horsham Bedding Centre	517256 130720	Central House 8, Medwin Walk, Horsham, RH12 1AG	Beds and Bedding	Consumer Products
7	102.0	S	Electricity Sub Station	517327 130521	RH12	Electrical Features	Infrastructure and Facilities
8	115.0	NW	Electricity Sub Station	517223 130720	RH12	Electrical Features	Infrastructure and Facilities
9	126.0	W	H D Publishing Ltd	517202 130628	7-8 Sterling Buildings, Carfax, Horsham, RH12 1DR	Published Goods	Industrial Products
10	146.0	S	Premier P C Clinics	517302 130481	18, East Street, Horsham, RH12 1HL	Electrical Equipment Repair and Servicing	Repair and Servicing
11	157.0	E	Harfields Car Centre	517522 130622	62, Park Street, Horsham, RH12 1BX	New Vehicles	Motoring
12	158.0	SE	Bose at Horsham	517437 130490	12, Park Place, Horsham, RH12 1DG	Electronic Equipment	Industrial Products
13A	161.0	SW	Marthas Barn	517210 130534	5, Middle Street, Horsham, RH12 1NW	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
14A	169.0	SW	Materialisti c Curtains & Carpets	517213 130517	2, Glynde Place, Horsham, RH12 1NZ	Curtains and Blinds	Consumer Products
15	179.0	SW	S P Power Systems Ltd	517168 130573	62, West Street, Horsham, RH12 1PL	Electrical Production and Manipulation Equipment	Industrial Products
16	183.0	W	Sony Centre	517142 130692	11, Swan Walk, Horsham, RH12 1HQ	Electronic Equipment	Industrial Products
17	184.0	SW	West Sussex County Times	517212 130495	14-16, Market Square, Horsham, RH12 1HD	Published Goods	Industrial Products
18	197.0	SW	Global Media Publishing Ltd	517225 130465	Global House 13, Market Square, Horsham, RH12 1EU	Published Goods	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
19	200.0	E	Colwell Piano Services	517565 130611	14, Wellington Road, Horsham, RH12 1DD	Sports and Leisure Equipment Repair	Repair and Servicing
20	202.0	SE	Aquilar Ltd	517551 130551	20, Barttelot Road, Horsham, RH12 1DQ	Measurement and Inspection Equipment	Industrial Products
21	205.0	W	Specsavers Hearcare	517132 130587	57, West Street, Horsham, RH12 1PL	Disability and Mobility Equipment	Consumer Products
22	212.0	SE	Contemporary Blind Company	517477 130451	53, East Street, Horsham, RH12 1HR	Curtains and Blinds	Consumer Products
23B	213.0	SW	Electricity Sub Station	517167 130508	RH12	Electrical Features	Infrastructure and Facilities
24	215.0	S	National Tyres and Autocare	517378 130408	9, Denne Road, Horsham, RH12 1JE	Vehicle Repair, Testing and Servicing	Repair and Servicing
25	221.0	W	Electricity Sub Station	517107 130711	RH12	Electrical Features	Infrastructure and Facilities
26C	222.0	SW	C & H	517129 130554	7, West Street, Horsham, RH12 1PB	Curtains and Blinds	Consumer Products
27B	227.0	SW	Electricity Sub Station	517158 130496	RH12	Electrical Features	Infrastructure and Facilities
28	230.0	W	Jones Bootmaker	517100 130605	53, West Street, Horsham, RH12 1PL	Footwear	Consumer Products
29	232.0	NW	G L S Football	517171 130839	47, London Road, Horsham, RH12 1AW	Hobby, Sports and Pastime Products	Consumer Products
30C	242.0	SW	Kool Kat Horsham	517107 130553	19, Black Horse Way, Horsham, RH12 1NU	Published Goods	Industrial Products

3.2 Petrol and Fuel Sites

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

2

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
31	317.0	NW	517079 130866	Obsolete	Caffyns, Springfield Road, Springfield Road, Horsham, West Sussex, RH12 2PH	Not Applicable	Obsolete
32	442.0	SE	517668 130309	Obsolete	Vines, Brighton Road, Brighton Road, Horsham, West Sussex, RH12	Not Applicable	Obsolete

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.



4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

4.3 Bedrock and Solid Geology

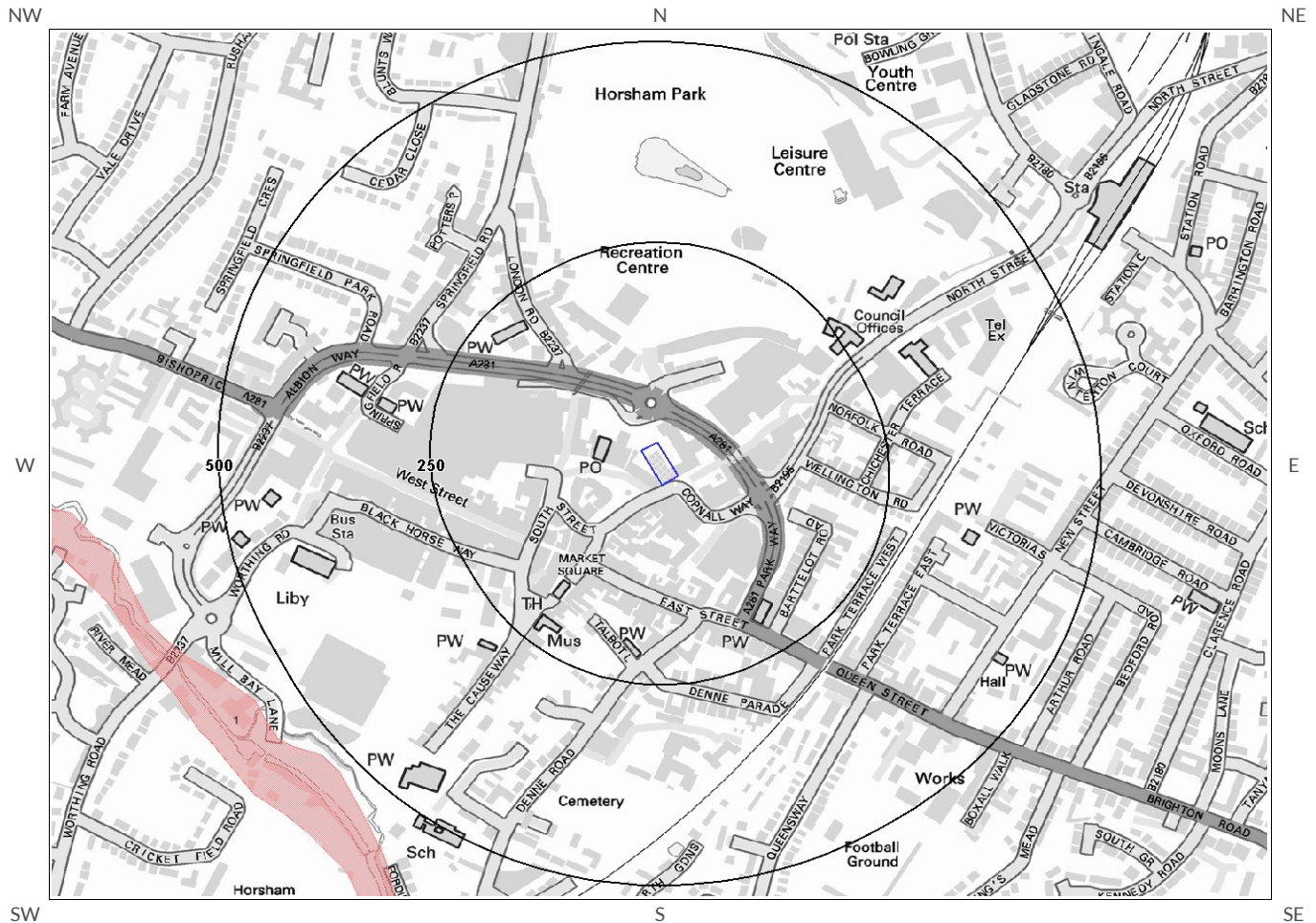
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
UTW-STMD	UPPER TUNBRIDGE WELLS SAND	SANDSTONE AND MUDSTONE

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

5. Hydrogeology and Hydrology

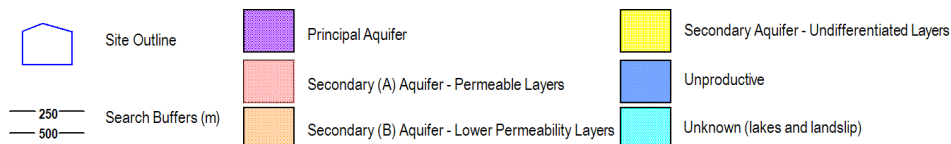
5a. Aquifer Within Superficial Geology



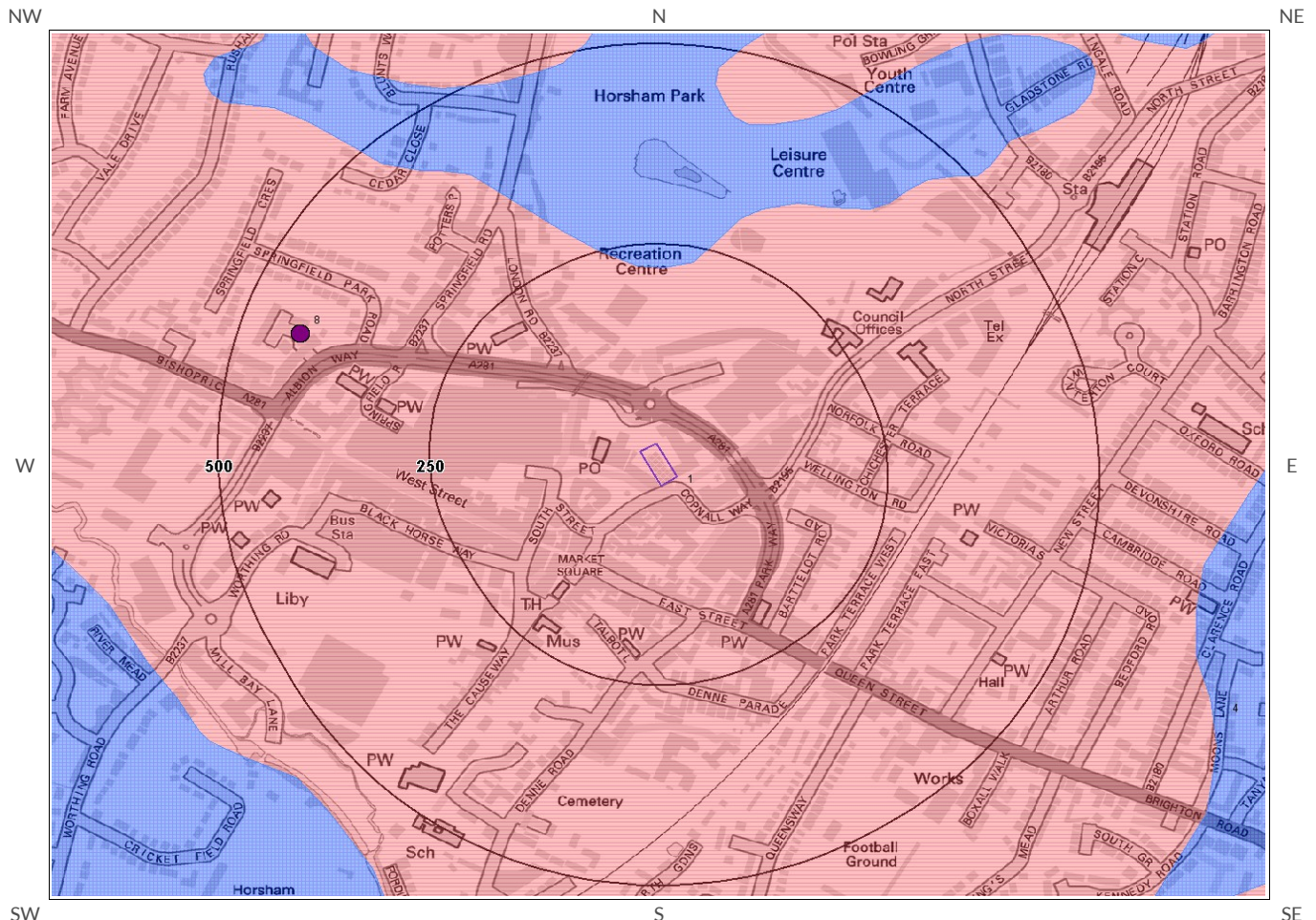
Map Legend



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5b. Aquifer Within Bedrock Geology and Abstraction Licenses

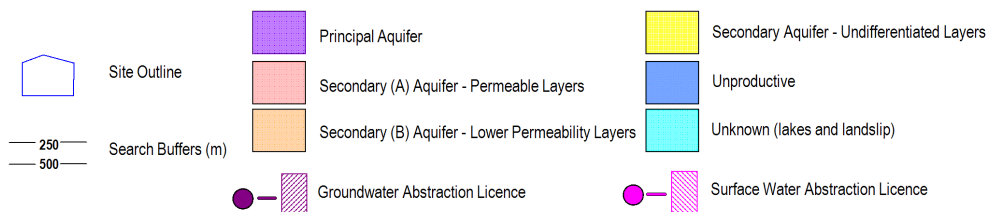


Map Legend

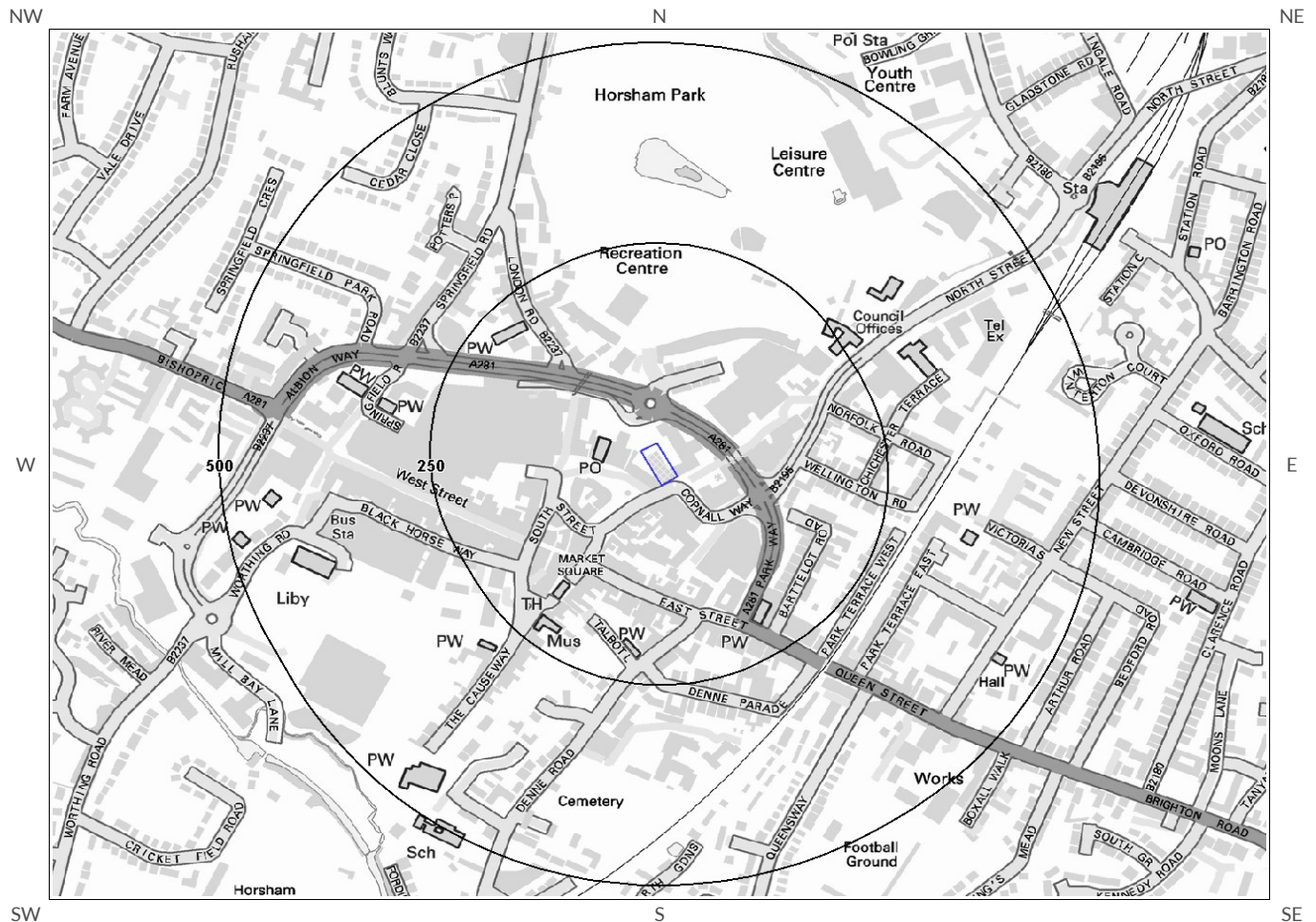
Mapping
sourced from



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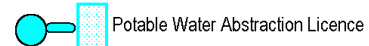
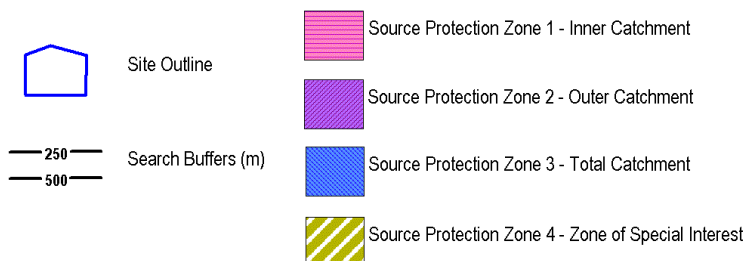
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



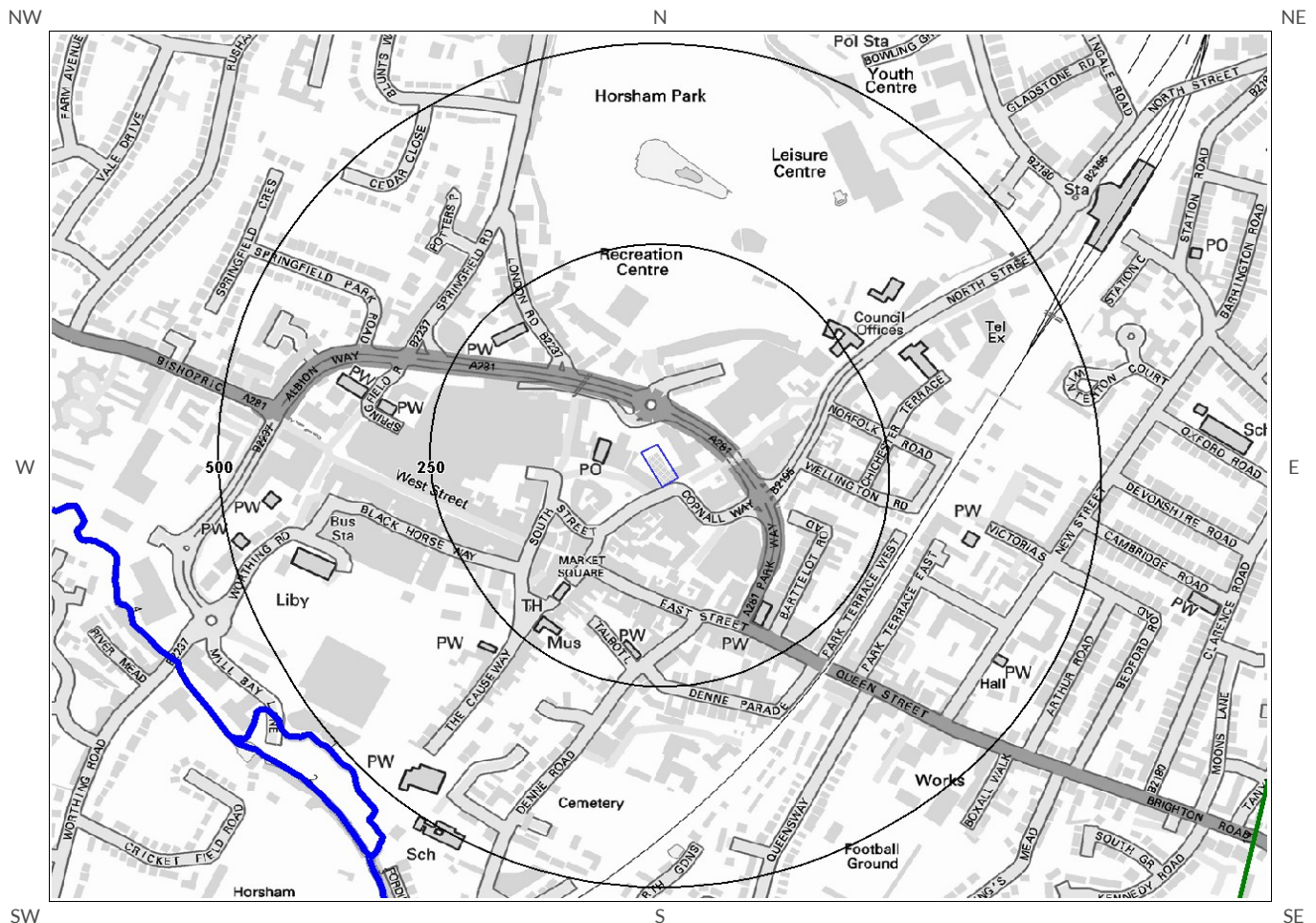
Map Legend



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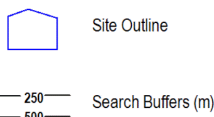
5d. Hydrology – Detailed River Network and River Quality



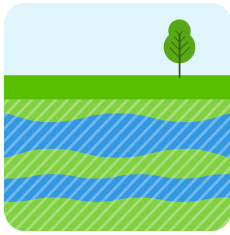
Map Legend



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



5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? No

Database searched and no data found.

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

5.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	220.0	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details	
8	429.0	W	516920 130810	Licence No: 10/41/429004 Details: Process water Direct Source: Southern Region Groundwater Point: 18 Bishopric, Horsham Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR.089 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/6/1988 Version End Date:
Not shown	1142.0	NE	517820 131710	Licence No: 10/41/429003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Wimblehurst Road, Horsham Data Type: Point	Annual Volume (m³): 36368 Max Daily Volume (m³): 796 Original Application No: WR.119A Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 9/6/2009 Version End Date:
Not shown	1142.0	NE	517820 131710	Licence No: 10/41/429005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Wimblehurst Road, Horsham (b Licence) Data Type: Point	Annual Volume (m³): 54552 Max Daily Volume (m³): 796 Original Application No: WR.119B Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 8/6/2009 Version End Date:

5.4 Surface Water Abstraction Licences

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

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1715.0	N	516830 132310	Licence No: 25/086 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: Warnham Mill Pond Data Type: Point	Annual Volume (m³): 23700 Max Daily Volume (m³): 1200 Application No: 169/1360 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/6/2009 Version End Date:

5.5 Potable Water Abstraction Licences

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

No

Database searched and no data found.

5.6 Source Protection Zones

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

No

Database searched and no data found.

5.7 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
332	N	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

5.8 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

5.8.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	711.0	SW	517000 130000	River Name: Arun Reach: Horsham Stw - Horsham End/Start of Stretch: Start of Stretch NGR	A	A	C	C	C
Not shown	711.0	SW	517000 130000	River Name: Arun Reach: Horsham - Hammer Pond End/Start of Stretch: End of Stretch NGR	A	A	C	C	C

5.8.2 Chemical Quality:

Database searched and no data found.

5.9 Detailed River Network

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

No

Database searched and no data found.

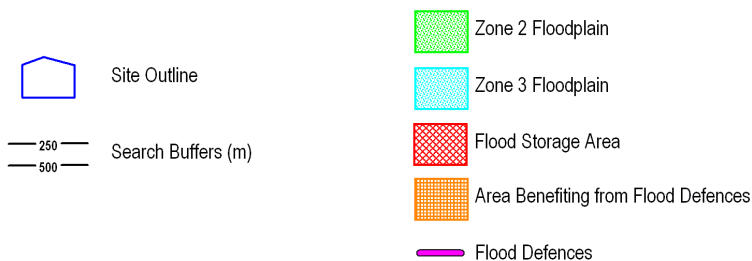
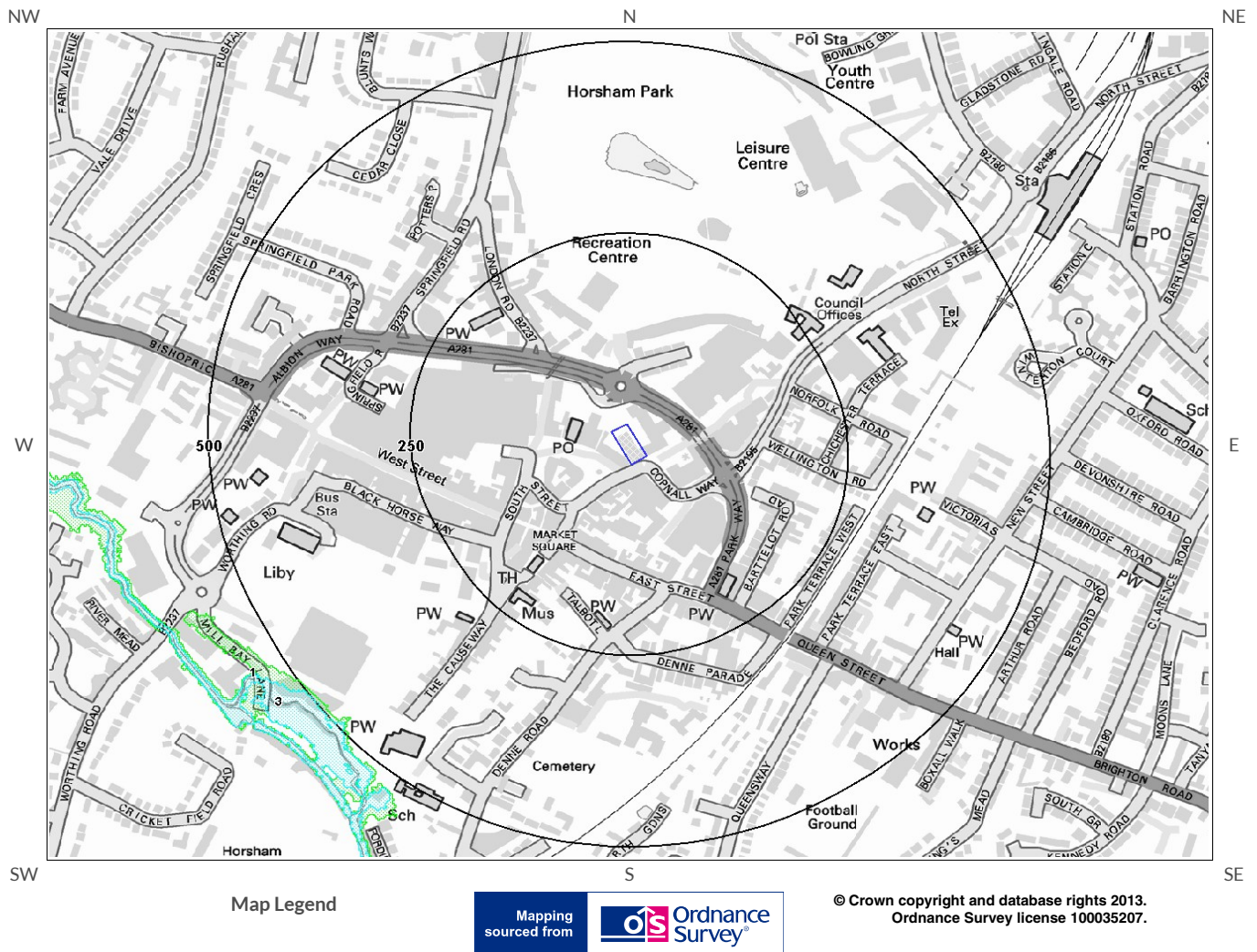
5.10 Surface Water Features

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

No

Database searched and no data found.

6. Environment Agency Flood Map for planning (from rivers and the sea)





6. Flooding

6.1 Zone 2 Flooding

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

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Database searched and no data found.

6.2 Zone 3 Flooding

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

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Database searched and no data found.

6.3 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

6.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

6.5 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

6.6 Groundwater Flooding Susceptibility Areas

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

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

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

6.7 Groundwater Flooding Confidence Areas

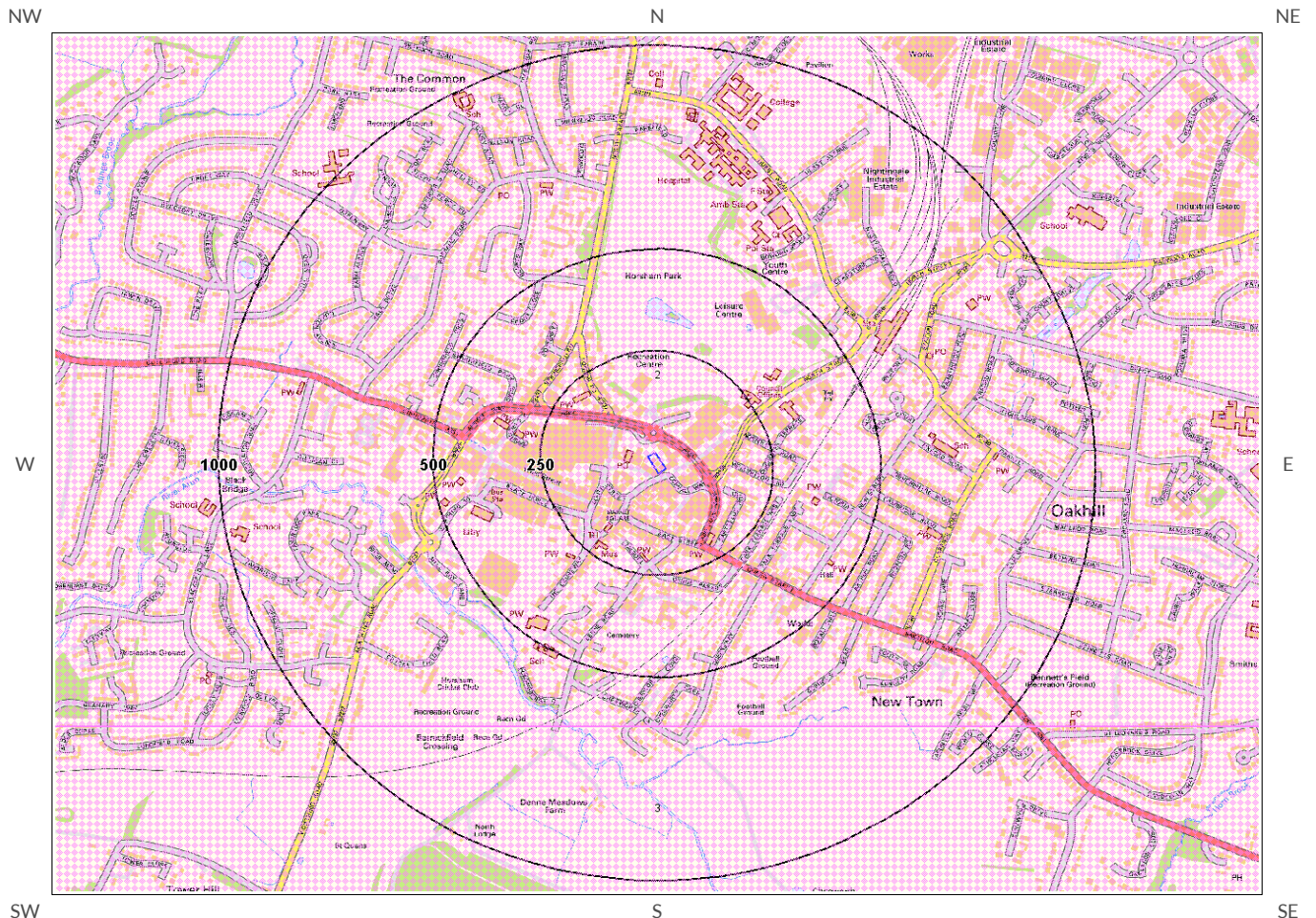
What is the British Geological Survey confidence rating in this result?

Low

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

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

7. Designated Environmentally Sensitive Sites Map



Map Legend

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	Site Outline		SAC		SSSI		NNR		World Heritage Sites
	Areas of Outstanding Natural Beauty		SPA		Ramsar		LNR		Environmentally Sensitive Areas
			Nitrate Vulnerable Zones		Nitrate Sensitive Areas		National Parks		Ancient Woodlands



7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

7.6 Records of Ancient Woodland within 2000m of the study site:

6

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1658.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1703.0	SE	BROOK COPSE	Ancient and Semi-Natural Woodland
Not shown	1788.0	SE	BROOK COPSE	Ancient and Semi-Natural Woodland
Not shown	1919.0	E	LEECHPOOL WOOD	Ancient and Semi-Natural Woodland
Not shown	1931.0	SW	DENNE PARK	Ancient and Semi-Natural Woodland
Not shown	1943.0	E	HYDE GILL	Ancient and Semi-Natural Woodland

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

1

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1598.0	N	Warnham	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

The following Area of Outstanding Natural Beauty (AONB) records and Scottish National Scenic Area (NSA) records provided by Natural England/Countryside Council for Wales/Scottish Government are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
Not shown	1919.0	E	High Weald	Natural England
Not shown	1929.0	SE	High Weald	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0.0	On Site	NVZ Area	DEFRA
3	621.0	S	NVZ Area	DEFRA



8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **GroundSure GeoInsight**, available from [our website](#). The following information has been found:

8.1.1 Shrink Swell

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

Negligible

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

Hazard

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

8.1.2 Landslides

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

Very Low

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

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

8.1.3 Soluble Rocks

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

Null - Negligible

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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

8.1.4 Compressible Ground

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

Negligible

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

Hazard

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

8.1.5 Collapsible Rocks

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

Very Low

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

Hazard

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

8.1.6 Running Sand

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

Very Low

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

Hazard

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

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



9. Mining

9.1 Coal Mining

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

No

Database searched and no data found.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Low

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Horsham District Council
Phone: 01403 215100
Web: www.horsham.gov.uk
Address: Park North, North Street, Horsham, West Sussex, RH12 1RL

Gemapping PLC

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



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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with GroundSure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to GroundSure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“GroundSure” means GroundSure Limited, a company registered in England and Wales under number 03421028.

“GroundSure Materials” means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

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

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

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

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

“Services” means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested GroundSure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from GroundSure and on the website (www.GroundSure.com) and forming part of this Contract.

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

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

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

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

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

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

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

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

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

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

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

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

4 Reliance

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

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

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

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

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

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

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

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

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

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

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

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

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

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

7.Liability: Particular Attention Should Be Paid To This Clause

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

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

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

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

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

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

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

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

8 GroundSure's right to suspend or terminate

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

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

(i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

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

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

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

- (ii) the Reports and/or Mapping provided under this Contract are
 - (a) supplied to the Client's specification(s) and in any event
 - (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

GroundSure's possession or control; and

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

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

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

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

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

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

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

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

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © GroundSure Limited June 2013



SJM Environmental Consulting Ltd
51, CROMWELL ROAD,
HOVE, BN3 3ER

GroundSure Reference: GS-1568765
Your Reference: 1009 Envision House
Report Date: 18 Jul 2014
Report Delivery Method: Email - pdf

GroundSure Geoinsight

Address: ENVISION PHARMA LTD, ENVISION HOUSE, 5, NORTH STREET, HORSHAM, RH12 1XQ

Dear Sir/ Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be "J. O.", followed by a comma.

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight



GroundSure GeoInsight

Address: ENVISION PHARMA LTD, ENVISION HOUSE, 5, NORTH STREET, HORSHAM, RH12 1XQ

Date: 18 Jul 2014

Reference: GS-1568765

Client: SJM Environmental Consulting Ltd

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 31-Aug-2012

Grid Reference: 517354,130636

Site Size: 0.10ha

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Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

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

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	1	2
Section 3:Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	2
3.5 Non-Coal Mining Cavities	0	0	0	0	1
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Negligible
4.2 Landslides	Very Low
4.3 Ground Dissolution of Soluble Rocks	Null
4.4 Compressible Deposits	Negligible
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Very Low

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	0	4

Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	0	1

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	0	Not Searched
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	0	0	0	Not Searched

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

1 Geology

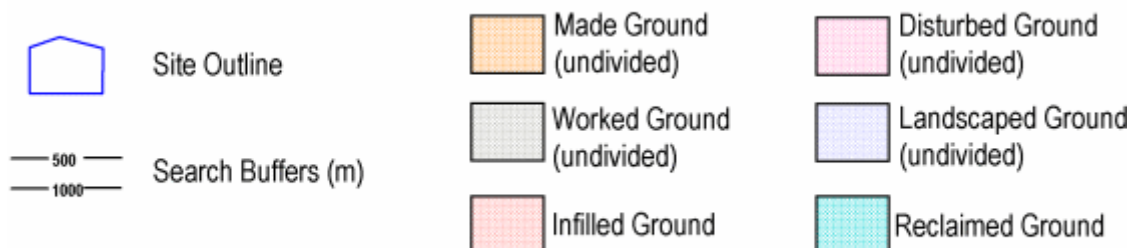
1.1 Artificial Ground Map



Artificial Ground Legend



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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:302

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

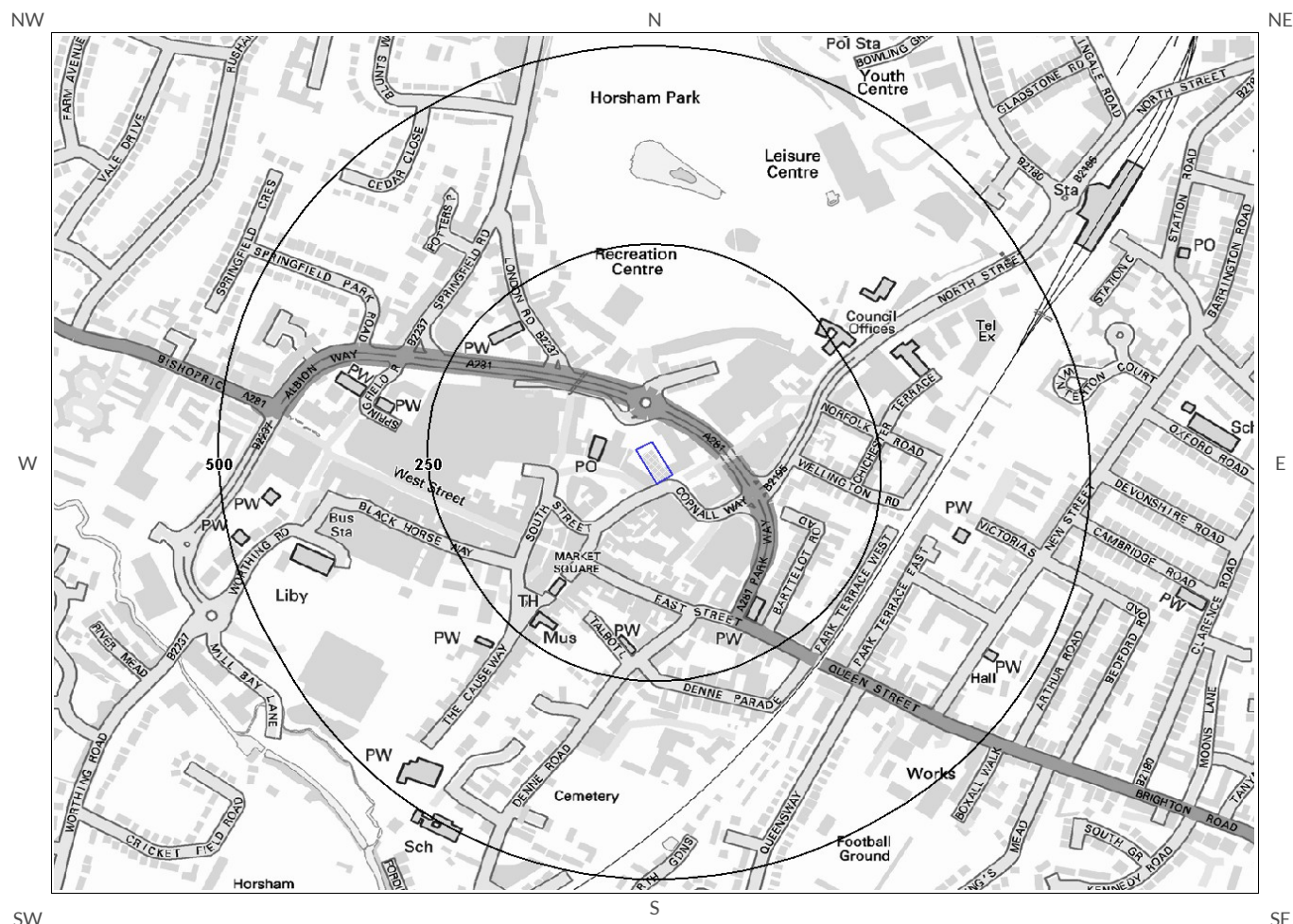
Database searched and no data found.

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map



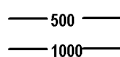
Superficial Deposits and Landslips
Legend



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Site Outline



Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

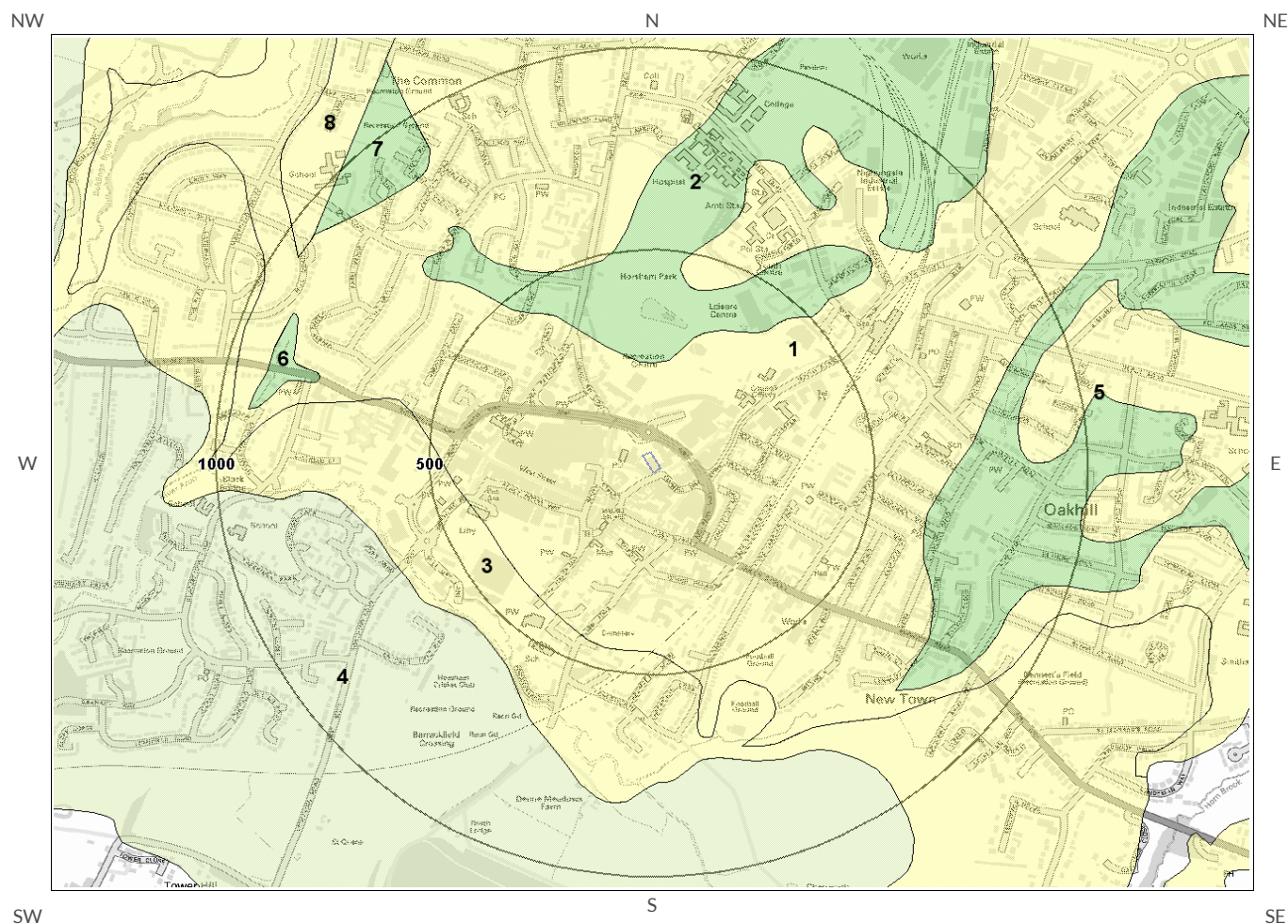
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site** boundary? No

Database searched and no data found.

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

1.3 Bedrock and Faults Map



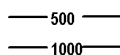
Bedrock and Faults Legend



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Site Outline



Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:302

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	UTW-STMD	Upper Tunbridge Wells Sand - Sandstone And Mudstone	Valanginian
2	220.0	N	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian
3	401.0	SW	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

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

1.4 Radon Data

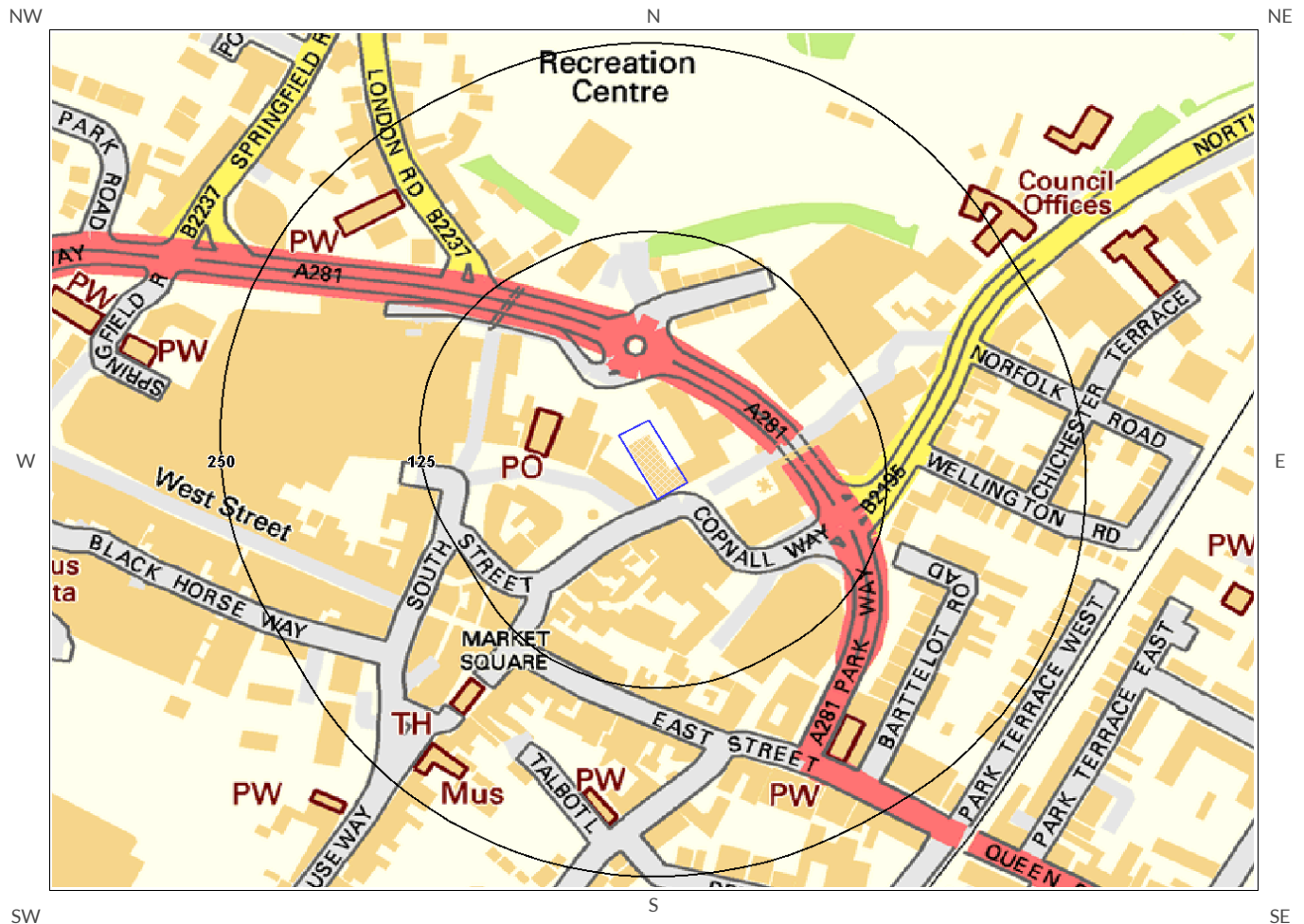
1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

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

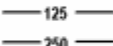
2 Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)



2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? No

Database searched and no data found.

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	407.0	SE	517512 130249	Clay & Shale	Newtown Brick Field	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	761.0	NE	517825 131261	Clay & Shale	Lambsbottom Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	957.0	NW	516779 131450	Clay & Shale	The Common Brick Field	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
