

Site Details:

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

Client Ref: 1009 Envision House
Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1963
Edition 1964
Copyright N/A
Levelled 1952



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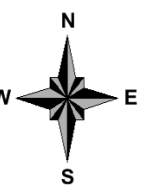
Client Ref: 1009 Envision House
Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1969-1974

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1963
Revised 1969
Edition N/A
Copyright 1969
Levelled 1957

Surveyed 1963
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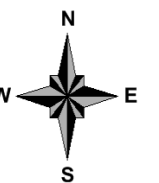
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Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1974-1976

Scale: 1:1,250

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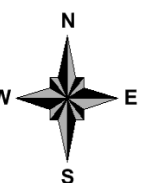
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Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1980-1982

Scale: 1:1,250

Printed at: 1:2,000



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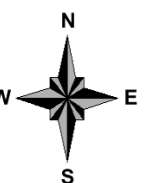
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Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1988-1991

Scale: 1:1,250

Printed at: 1:2,000



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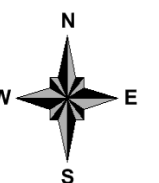
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Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,000



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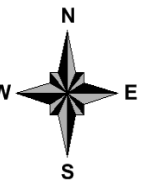
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Report Ref: GS-1568763
Grid Ref: 517354, 130636

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
Copyright 1995
Levelled N/A

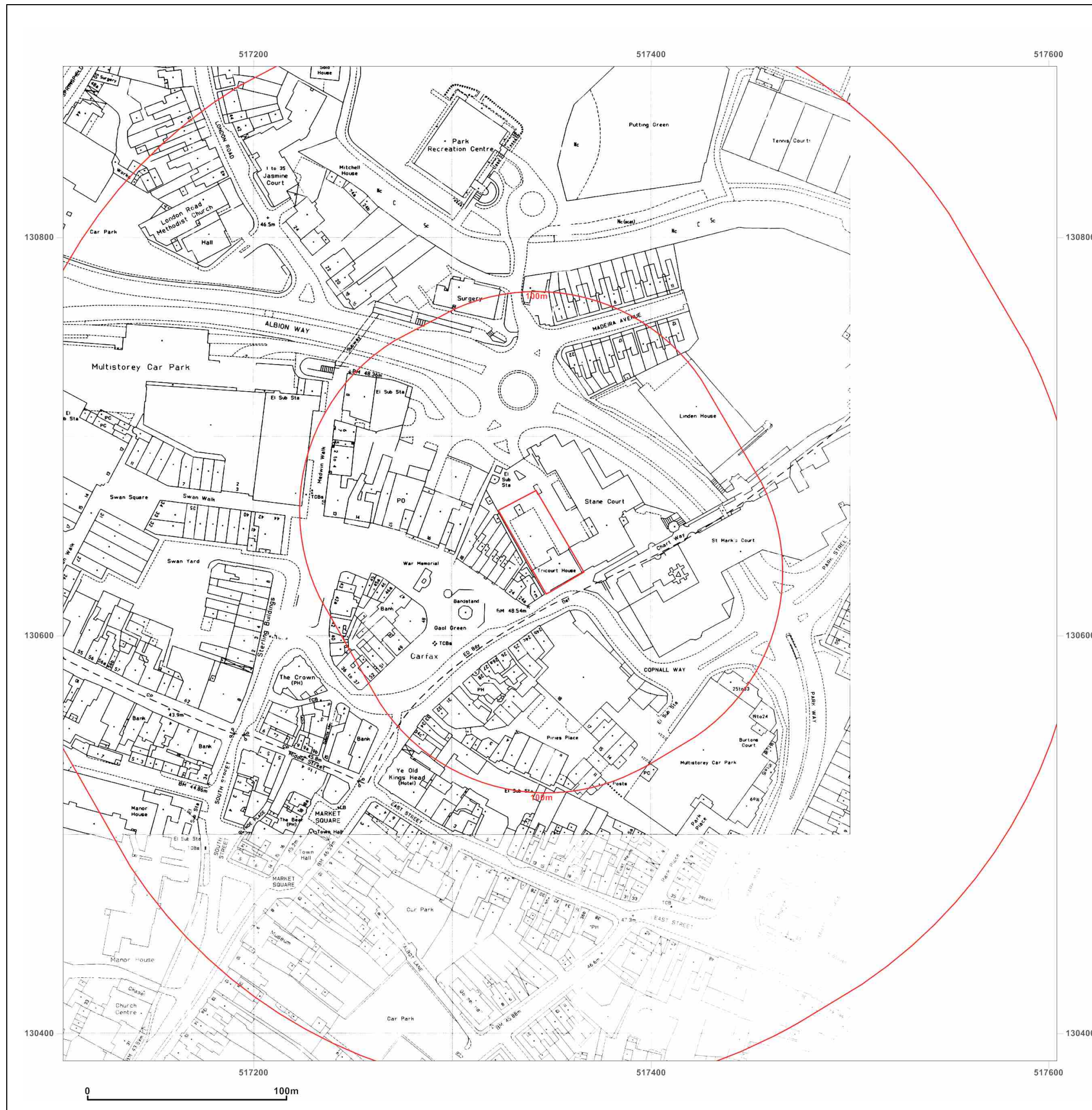


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APPENDIX C

Qualitative Risk Assessment

Qualitative Risk Assessment: The Compound, Northease Close, Hove

The assessment of risk has been carried out using the risk matrix presented in the following table. Classifications of likelihood, severity and risk are provided in subsequent tables.

Table C1 Risk Assessment Matrix – Comparison of severity and likelihood

	Likelihood of significant impact				
Severity of potential impact		Very Low Likelihood	Low Likelihood	Moderate Likelihood	High likelihood
	Very Minor	Negligible	Very Low	Low	Low/Moderate
	Minor	Very Low	Low	Low/Moderate	Moderate
	Moderate	Low	Low/Moderate	Moderate	High
	Severe	Low/Moderate	Moderate	High	Very High

Table C2 Classification of Likelihood

Likelihood Classification	Definition
High	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Moderate	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table C3 Classification of Severity

Severity Classification	Definition
Severe	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Chronic damage to Human Health "significant harm". Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services "significant harm". Damage to sensitive buildings/structures/services or the environment.
Very Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.

Table C4. Classification of Risk

Risk Classification	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.

Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

This risk assessment has been carried out based on the site being developed for residential purposes **without** the provision of private gardens. Should the proposed end use be altered, a revised risk assessment may be required.

Qualitative Risk Assessment: The Compound, Northease Close, Hangleton

Potential contamination sources related to industry	Pathway	Receptor	Potential hazard*	Potential likelihood*	Potential risk#	Significance
<u>Historic and current use of the site as housing, cinema and office space:</u>	Soil ingestion, dermal contact, inhalation uptake, leaching migration.	Current users of the site or adjacent land.	1	1	1	Low
		Construction workers on the site.	1	1	1	Low
		Future users of the proposed site.	1	1	1	Low
	Leaching migration into the controlled water bodies.	Controlled water bodies in/on/under and close to the site (surface water).	1	1	1	Low
		Controlled water bodies close to the site (ground water).	1	1	1	Low
	Chemical attack.	Current physical structures on and adjacent to the site.	2	1	2	Low
		Future physical structures on the site, including services.	1	1	1	Low
<u>Proposed use of the site as residential</u>	Soil ingestion, dermal contact, inhalation uptake, leaching	Construction workers on the site.	1	1	1	Low

Potential contamination sources related to industry	Pathway	Receptor	Potential hazard*	Potential likelihood*	Potential risk#	Significance
<u>housing:</u>	migration, groundwater migration.	Future users of the proposed site.	1	1	1	Low
	Leaching migration into the controlled water bodies.	Controlled water bodies in/on/under and close to the site (surface water).	1	1	1	Low
		Controlled water bodies close to the site (ground water).	1	1	1	Low
	Chemical attack.	Current physical structures on and adjacent to the site.	1	1	1	Low
		Future physical structures on the site, including services.	1	1	1	Low
<u>Historic and current offsite uses of</u> housing, a cinema and office space.	Soil ingestion, dermal contact, inhalation uptake, leaching migration, groundwater migration.	Construction workers on the site.	1	1	1	Low
	Leaching migration into the controlled water bodies.	Future users of the proposed site.	1	1	1	Low

Hazard and likelihood rating: 1 = Low; 2= Medium; 3= High.

Significance is hazard multiplied by likelihood: 1 to 2 = Low; 3 to 4 = Medium; 6 to 9 = High

APPENDIX D

Site Photos

Plate 1: View east across car park to adjacent Spire Court



Plate 2: View west of car park



Plate 3: View south of car park and building



Plate 4: View south of western boundary wall and car park



Plate 5: View east



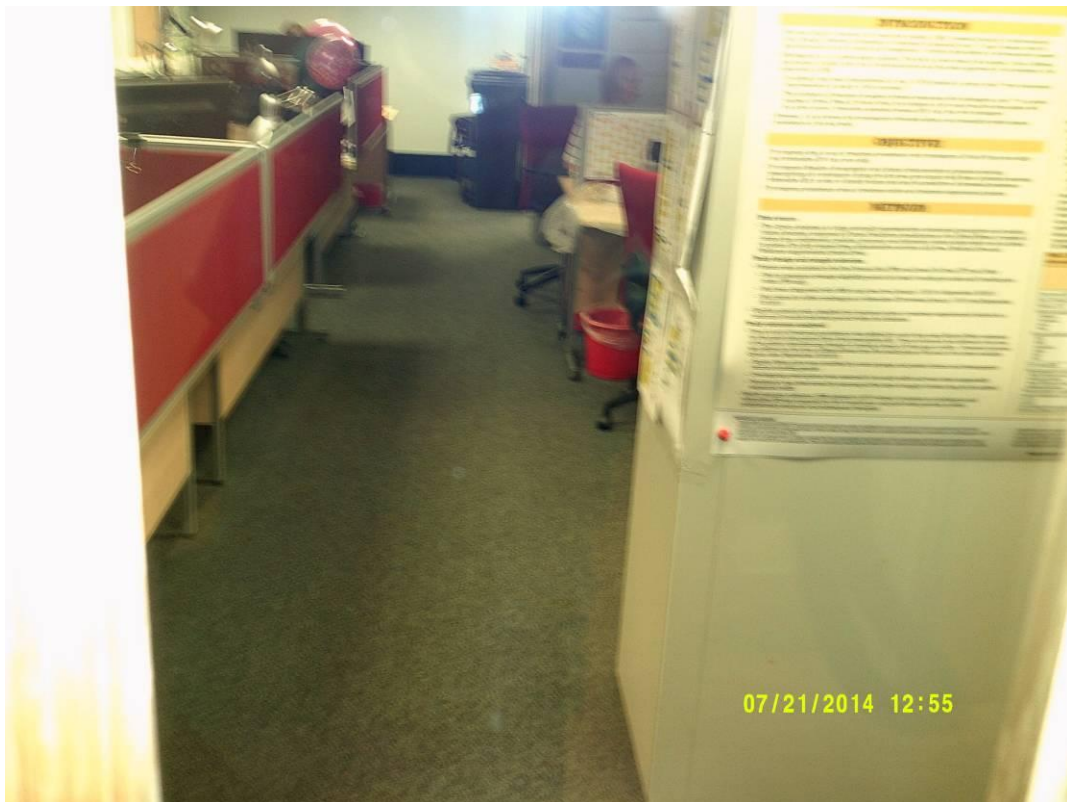
Plate 6: View east of North Street and facades



Plate 7: View south of main internal ground-floor hallway area



Plate 8: View west of internal office area



APPENDIX E

Site Plans



 = Approx Application Site Area