

SiteSolutions Commercial



Overall Opinion

PASSED ✓



Argyll's Overview

Considering the information reviewed during this assessment, no significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.

The following other Environmental Hazards have been identified in the immediate vicinity of the Site: Mining Instability. One or more Control of Major Accident Hazards (COMAH) sites are located within 500m.



Report on:

St Marks Court Chart Way, Horsham, RH12 1XL

Report prepared for:

Knights Professional Services Ltd

Client Reference:

AMEL/FPR14/64_SSCo

Report Reference:

AEL-0016-LSSR-1023081

National Grid Reference:

517454,130645

Report date:

28th May 2021



Site Location

Report prepared on

St Marks Court Chart Way, Horsham, RH12 1XL

Site Area (m²)

5654.9

Current Use

Office/Retail

Proposed Use

Office/Retail

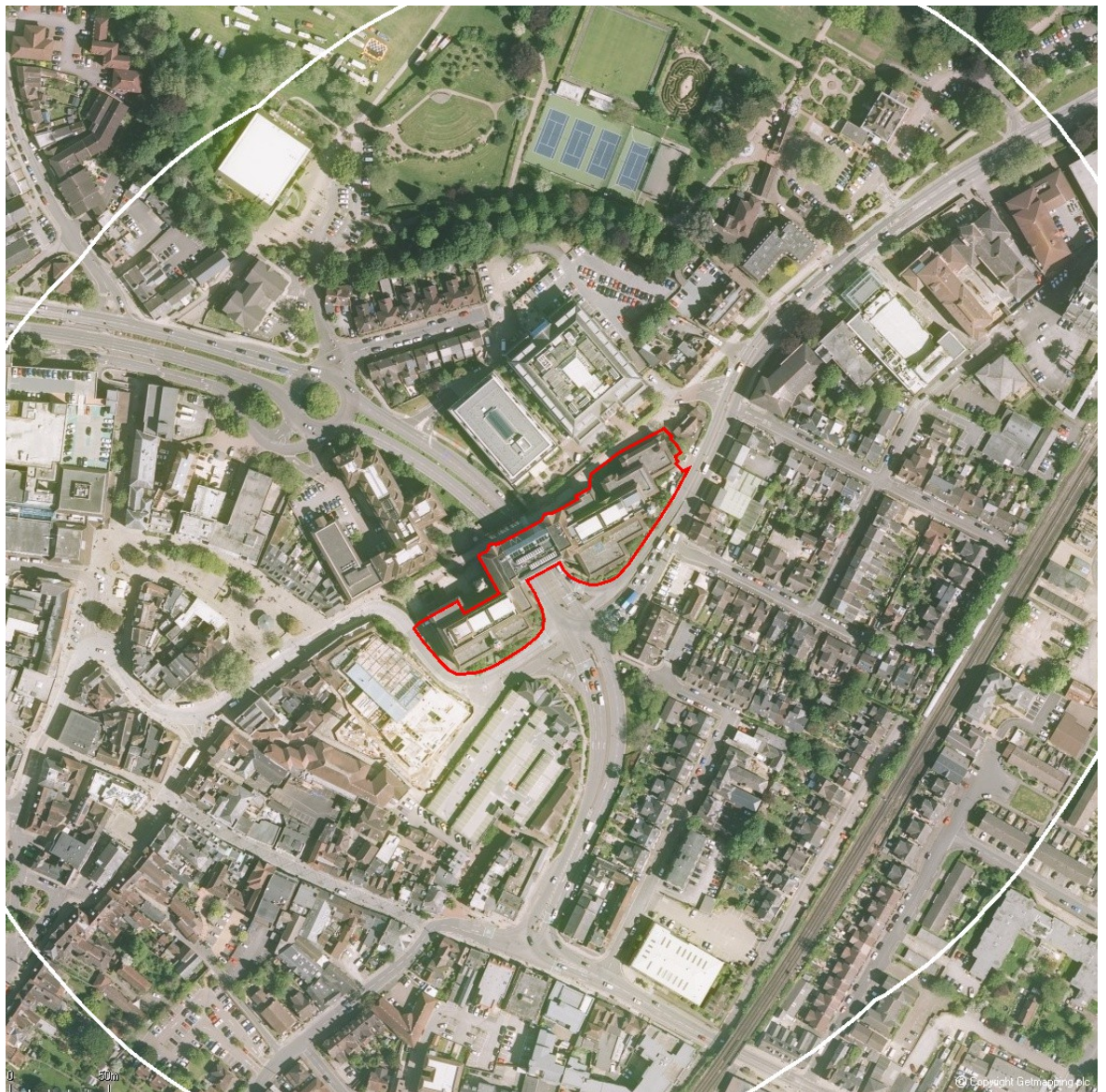
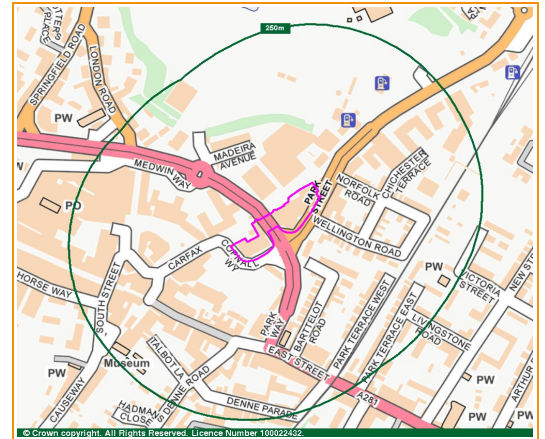
Report Author

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Additional Information Provided





Summary of Contamination Risk and Liabilities

Liability Assessment



Passed

No further action



Liability Assessment

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

Risk		Issue	Evaluation
	Contaminated Land	What is the overall on-site risk?	Low
		What is the overall off-site risk?	Low to Moderate
		What is the environmental sensitivity rating?	Moderate



Recommendations

None required.



Contaminated Land Risk Analysis

Investigation		Commentary
	On-site sources	A review of historical mapping dating from 1876 shows the Site was occupied by multiple commercial and residential buildings including a church in the west. Alterations were noted in the built footprint over time until c.1991 when the entire Site was redeveloped into a single commercial unit. No further changes were noted in subsequent mapping. We understand the Site is currently in office/retail use and will continue as such without redevelopment.
	Argyll's Comment	As a result of the historical and current use of the Site, there is a low risk of contaminants being present.
	Off-site sources	A review of historical maps dating from 1876 shows the following potentially contaminative uses within 100m of the Site: a fire engine station 10m north c.1897-1932, a depository 55m south c.1963-1991. We have identified the following regulated processes in proximity to the Site: a Local Authority Pollution Prevention and Control (44m south west) for dry cleaning.
	Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.
	Pathways and receptors	The general area appears to be in commercial use, with residential properties located within 25m. The bedrock hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability). The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no abstraction licences located within 500m. A pond is located 267m north. Finally no designated eco-receptors were identified within a 500m radius of the Site.
	Argyll's Comment	Overall, the Site is therefore considered to have a moderate environmental sensitivity .
Additional Sources of Information		No additional materials have been used in this assessment.



Argyll's Conclusion

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

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



Other Environmental Hazards

	Risk	Recommendation
	Mining Instability	As the Site lies in an area subject to mining instability, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council and the local Building Controls Officer. British Geological Survey GeoHazard reports (www.bgs.ac.uk/georeports) may also provide more detailed information.
	COMAH	One or more Control of Major Accident Hazards (COMAH) sites are located within 500m. Although risks at such facilities are controlled under the COMAH Regulations you should be aware that the Site may lie within an evacuation zone which could be affected if an accident occurred. Additionally, planning restrictions may apply. If redevelopment is planned it would be prudent to contact the local planning department. Further information is available at www.hse.gov.uk/comah/ .

Argyll's Comment



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



Current Operations

Environmental Damage Regulations 2009 (EDR)

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

Argyll's
Comment



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

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

Additional Considerations

Item	Summary	Suggested Action
Asbestos (Continued use)	If the buildings at the Site were constructed or renovated pre-2000, then the fabric of these buildings may contain asbestos in a variety of forms.	Check the Asbestos Register and Management Plan
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Air Conditioning/ Refrigeration Equipment	Air conditioning and refrigeration equipment contains heat transfer fluid. If the buildings at the Site were constructed or renovated pre-2004 this fluid may be an ozone depleting substance (ODS). Any fluid in a halon fire-extinguishing system is also a ODS.	Inspect maintenance records
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant

Argyll's
Comment



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

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

Contents of the Data Section

Section	Description
Tabular Summary	This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m. If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.
Current Land Use Mapping	This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.
Statutory Information	This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Waste	This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Current Industrial Land Use	This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Historical Land Use Mapping	The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Environmental Sensitivity	This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	3	2
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	1	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	0	1
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	1
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	1
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

Waste

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

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	53	73
Fuel Station Entries	0	0	2
Other Features	On-site	1-250m	251-500m
Overhead Transmission Lines	0	0	0
Gas Pipelines	0	0	0
Gas Feeders	0	0	0

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	9	28
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	2
Potentially Infilled Land (Water)	0	0	4

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
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Groundwater Vulnerability

Superficial Aquifer Designations	0	0	0
Bedrock Aquifer Designations	1	1	1
Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	1	1	2
BGS 1:50,000 Superficial Deposits	0	0	0
BGS 1:50,000 Geological Mapping Coverage	1	0	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	2	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	0	1
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	0 (2)*
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

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

Tabular Summary Explanation

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

¹Ground stability hazards are only searched to a radius of 50m from the Site boundary.

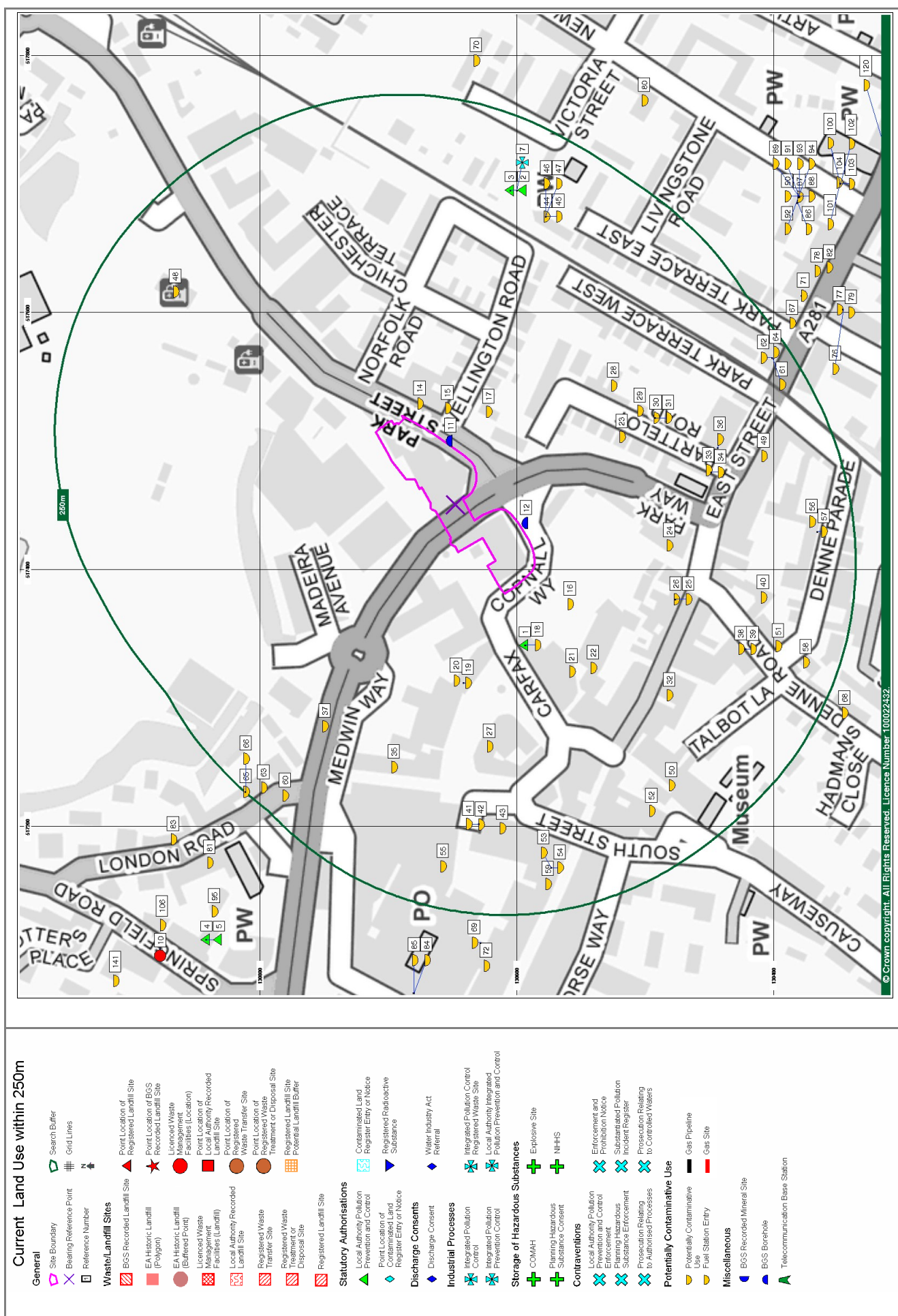
Landfill Site Information

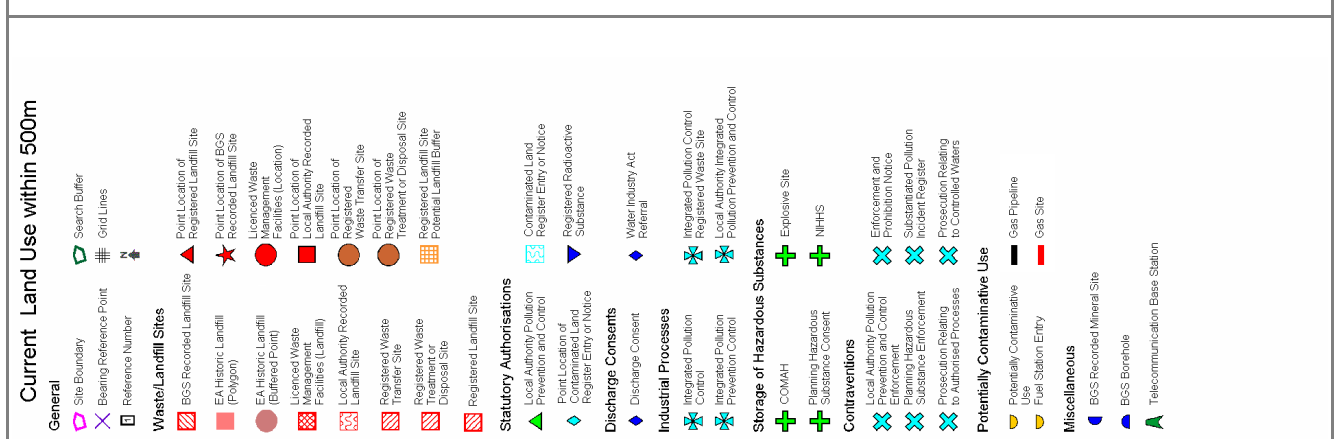
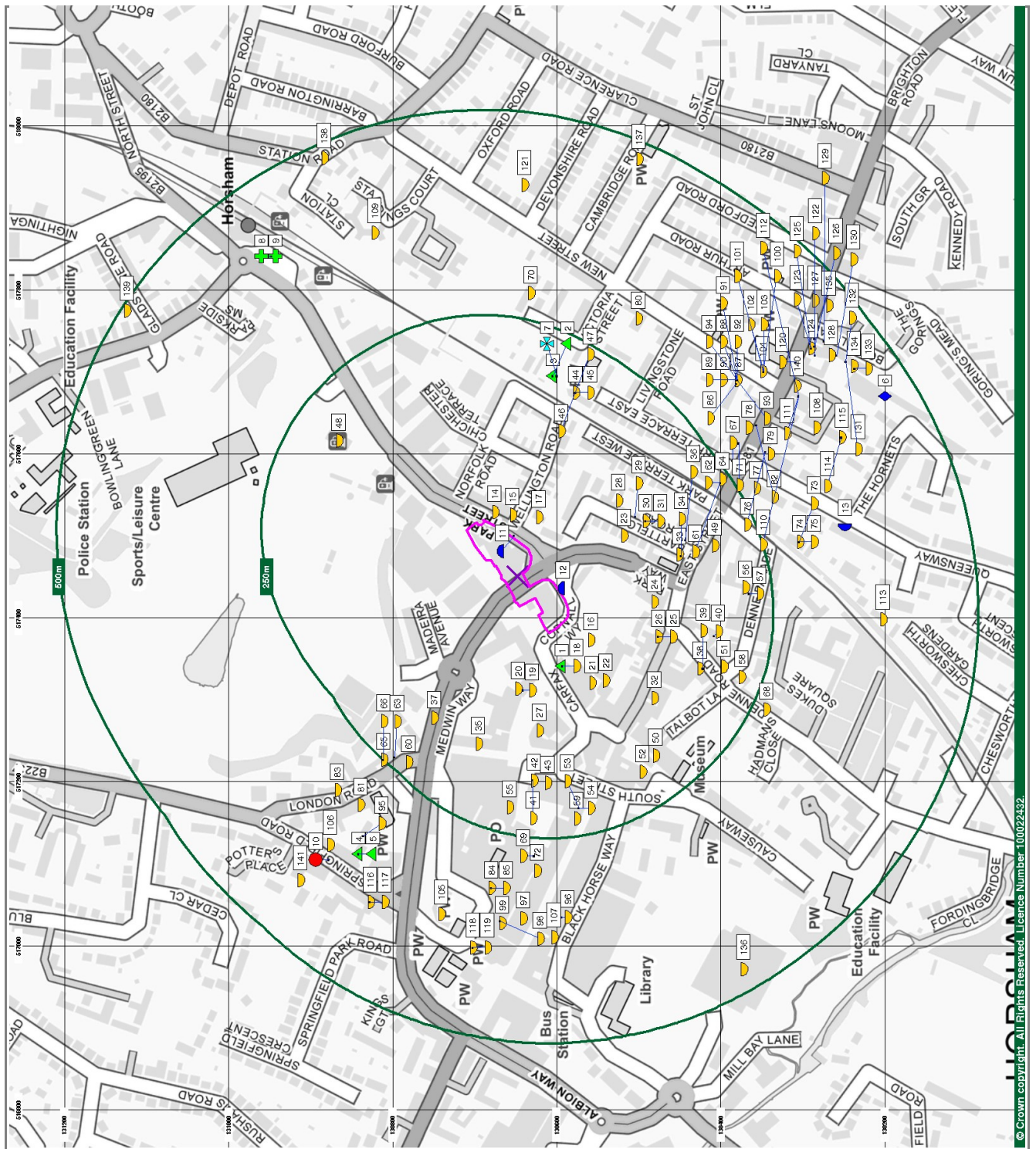
Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data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

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

Subsidence Hazards

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





Statutory Information

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction
1	Name: Johnson Cleaners Uk Ltd, Location: 24c The Carfax, Horsham, Rh12 1ee, Authority: Horsham District Council, Environmental Health Department, Permit Ref: EPR47, Dated: 17th September 2007, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/46 Dry cleaning, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	44m	SW
2	Name: Newmark Pmf Ltd, Location: Victoria Street, HORSHAM, West Sussex, RH13 5DW, Authority: Horsham District Council, Environmental Health Department, Permit Ref: EPA/31, Dated: 26th March 1999, Process Type: Local Authority Air Pollution Control, Description: PG4/1 Processes for the surface treatment of metals, Status: Authorisation revoked, Positional Accuracy: Manually positioned to the road within the address or location.	195m	E
3	Name: Newmark Pmf Ltd, Location: Victoria Street, HORSHAM, West Sussex, RH13 5DZ, Authority: Horsham District Council, Environmental Health Department, Permit Ref: EPA/APP/27, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/23 Coating of metal and plastic, Status: Authorisation revoked, Positional Accuracy: Manually positioned to the road within the address or location.	195m	E
4	Name: Eurovia Group Ltd, Location: Albion House, 38 Springfield Road, Horsham, RH12 2RW, Authority: Horsham District Council, Environmental Health Department, Permit Ref: EPR4, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: Part B process (no specific reference), Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	356m	NW
5	Name: Eurovia Group Ltd, Location: Albion House, 38 Springfield Road, Horsham, RH12 2RW, Authority: Horsham District Council, Environmental Health Department, Permit Ref: EPR 8, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: Part B process (no specific reference), Status: Application Not Yet Authorised, Positional Accuracy: Manually positioned to the address or location.	356m	NW

Integrated Pollution Controls

Map ID	Details	Distance	Direction
7	Name: Newmark Precision Metal Finishes Ltd, Location: Victoria Street, HORSHAM, West Sussex, RH13 5DW, Authority: Environment Agency, Southern Region, Permit Ref: AL7022, Dated: Not Supplied, Process Type: Withdrawn IPC application, Description: 4.3 A (A) Acid processes within the Chemical Industry, Status: Application referred to Local Authority for consideration, Positional Accuracy: Manually positioned to the address or location.	198m	E

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
6	Operator: Messrs Ventris & Waple, Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE), Location: 4 Brighton Road, Horsham, Authority: Environment Agency, Southern Region, Catchment Area: Not Supplied, Permit Ref: S02802, Permit Version: 1, Effective Date: 23rd May 1962, Issued Date: 23rd May 1962, Revocation Date: 1st July 1991, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: Freshwater River, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m.	463m	SE

Hazardous Sites

Control of Major Accident Hazard Sites (COMAH)

Map ID	Details	Distance	Direction
8	Name: Firmin Coates & Sons, Location: Railway Goods Yard, HORSHAM, West Sussex, RH13, Reference: Not Supplied, Type: Lower Tier, Status: Record Ceased To Be Supplied Under COMAH Regulations, Positional Accuracy: Manually positioned to the address or location.	410m	NE

Notification of Installations Handling Hazardous Substances (NIHHS)

Map ID	Details	Distance	Direction
9	Name: Firmin Coates & Sons, Location: Railway Goods Yard, HORSHAM, West Sussex, RH13, Status: Not Active, Positional Accuracy: Manually positioned to the address or location.	407m	NE

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

Horsham District Council - Has supplied landfill data

West Sussex County Council - Has supplied landfill data

Licensed Waste Management Facilities (Locations)

Map ID	Details	Distance	Direction
10	Licence Number: 406508, Location: Prince Rock Depot, Macadam Road, Prince Rock, Plymouth, Devon, PL4 0PT, Operator: Ringway Infrastructure Services Limited, Operator Location: Not Supplied, Authority: Environment Agency - South West Region, Devon and Cornwall Area, Site Category: Physical Treatment Facilities, Licence Status: Issued, Issued Date: 28th February 2020, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Manually positioned to the road within the address or location.	386m	NW

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
14	Lawnmowers & Garden Machinery - Sales & Service, Name: Horace Fuller Ltd, Status: Active, Location: Horsham, RH12 1BY, Positional Accuracy: Automatically positioned to the address.	15m	E
15	Cleaning Services - Domestic, Name: Ladies That Do, Status: Active, Location: 68, Park Street, Horsham, West Sussex, RH12 1BX, Positional Accuracy: Automatically positioned to the address.	23m	E
16	Car Breakers & Dismantlers, Name: Scrap Yard In Horsham Htt, Status: Inactive, Location: 24a Carfax, West Sussex, West Sussex, rh12 1bf, Positional Accuracy: Manually positioned within the geographical locality.	39m	SW
17	Car Dealers, Name: Harfields Car Centre, Status: Inactive, Location: 62, Park Street, Horsham, RH12 1BX, Positional Accuracy: Automatically positioned to the address.	39m	E
18	Dry Cleaners, Name: Johnsons The Cleaners, Status: Active, Location: 24c, Carfax, Horsham, West Sussex, RH12 1EE, Positional Accuracy: Automatically positioned to the address.	44m	SW

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
19	Carpet, Curtain & Upholstery Cleaners, Name: Horsham Cleaners, Status: Inactive, Location: 19a-19b, Carfax, Horsham, West Sussex, RH12 1EB, Positional Accuracy: Automatically positioned to the address.	77m	W
20	Carpet, Curtain & Upholstery Cleaners, Name: Horsham Cleaners, Status: Inactive, Location: 19, Carfax, Horsham, West Sussex, RH12 1EB, Positional Accuracy: Automatically positioned to the address.	78m	W
21	Candle Manufacturers & Suppliers, Name: Lower Lodge Candles Ltd, Status: Active, Location: 22, Piries Place, Horsham, West Sussex, RH12 1EH, Positional Accuracy: Automatically positioned to the address.	80m	SW
22	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Shop@Panasonic, Status: Inactive, Location: 4, Piries Place, Horsham, West Sussex, RH12 1EH, Positional Accuracy: Automatically positioned to the address.	88m	SW
23	Oven cleaning, Name: Oven Cleaning Horsham, Status: Inactive, Location: 15, Barttelot Road, Horsham, West Sussex, RH12 1DQ, Positional Accuracy: Automatically positioned to the address.	105m	S
24	Stained Glass Designers & Producers, Name: Spellcast, Status: Inactive, Location: 4, Park Place, Horsham, West Sussex, RH12 1DG, Positional Accuracy: Automatically positioned to the address.	106m	S
25	Domestic Appliances - Servicing, Repairs & Parts, Name: T & L Services, Status: Inactive, Location: 27, East Street, Horsham, West Sussex, RH12 1HH, Positional Accuracy: Automatically positioned to the address.	113m	SW
26	Domestic Appliances - Servicing, Repairs & Parts, Name: L J Domestic, Status: Inactive, Location: 27, East Street, Horsham, West Sussex, RH12 1HH, Positional Accuracy: Manually positioned to the address or location.	113m	SW
27	Coal & Smokeless Fuel Merchants & Distributors, Name: Corralls, Status: Inactive, Location: 46, Carfax, Horsham, West Sussex, RH12 1EQ, Positional Accuracy: Automatically positioned to the address.	120m	W
28	Printers, Name: Sussex Press, Status: Inactive, Location: Unit 3, Peel House, Barttelot Road, Horsham, West Sussex, RH12 1DE, Positional Accuracy: Automatically positioned to the address.	126m	SE
29	Photocopiers, Name: Performance Publications, Status: Inactive, Location: 4-10, Barttelot Road, Horsham, West Sussex, RH12 1DQ, Positional Accuracy: Automatically positioned to the address.	129m	SE
30	Freight Forwarders, Name: Gulfhead Ltd, Status: Active, Location: 4-10 Barttelot Road, Horsham, West Sussex, RH12 1DQ, Positional Accuracy: Automatically positioned to the address.	135m	SE
31	Food Products - Manufacturers, Name: Euro O T C Pharma Uk Ltd, Status: Active, Location: 4-10, BARTTELOT ROAD, HORSHAM, RH12 1DQ, Positional Accuracy: Automatically positioned to the address.	135m	SE
32	Fireplaces & Mantelpieces, Name: Blazes Fireplace & Heating Centre, Status: Inactive, Location: 18, East Street, Horsham, West Sussex, RH12 1HL, Positional Accuracy: Automatically positioned to the address.	144m	SW
33	Blinds, Awnings & Canopies, Name: Chic Window Fashions, Status: Inactive, Location: 53, East Street, Horsham, West Sussex, RH12 1HR, Positional Accuracy: Automatically positioned to the address.	150m	S
34	Blinds, Awnings & Canopies, Name: Contemporary Blind Company, Status: Inactive, Location: 53, East Street, Horsham, RH12 1HR, Positional Accuracy: Automatically positioned to the address.	152m	S
35	Commercial Cleaning Services, Name: Incor Group Management, Status: Active, Location: Sanford House, 5 Medwin Walk, Horsham, West Sussex, RH12 1AG, Positional Accuracy: Automatically positioned to the address.	161m	W
36	Carpet, Curtain & Upholstery Cleaners, Name: Cleaners Of Horsham, Status: Inactive, Location: 69, East Street, Horsham, West Sussex, RH12 1HR, Positional Accuracy: Automatically positioned to the address.	164m	S
37	Pest & Vermin Control, Name: Pest & Vermin Control Service, Status: Inactive, Location: call centre, Albion Way, Horsham, West Sussex, RH12 1AH, Positional Accuracy: Manually positioned to the road within the address or location.	172m	NW
38	Cosmetic Manufacturers, Name: Medex Medimask, Status: Active, Location: 4, DENNE ROAD, HORSHAM, RH12 1JE, Positional Accuracy: Automatically positioned to the address.	173m	SW

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
39	Cosmetic Manufacturers, Name: Medex, Status: Active, Location: 4, Denne Road, Horsham, RH12 1JE, Positional Accuracy: Automatically positioned to the address.	177m	SW
40	Tyre Dealers, Name: National Tyres & Autocare, Status: Active, Location: 9, Denne Road, HORSHAM, West Sussex, RH12 1JE, Positional Accuracy: Automatically positioned to the address.	180m	S
41	Cleaning Services - Domestic, Name: Home & Dry Horsham, Status: Inactive, Location: 8, Sterling Buildings, Carfax, Horsham, RH12 1DR, Positional Accuracy: Automatically positioned to the address.	181m	W
42	Food Products - Manufacturers, Name: Cook Trading Ltd, Status: Inactive, Location: 8, Sterling Buildings, Carfax, Horsham, West Sussex, RH12 1DR, Positional Accuracy: Automatically positioned to the address.	181m	W
43	Photographic Processors, Name: Horsham Photo Centre, Status: Inactive, Location: Flat 5, Sterling Buildings, Carfax, HORSHAM, West Sussex, RH12 1QU, Positional Accuracy: Automatically positioned to the address.	183m	W
44	Precision Engineers, Name: Punctual Precisions, Status: Inactive, Location: 59, Park Terrace East, Horsham, West Sussex, RH13 5DJ, Positional Accuracy: Automatically positioned to the address.	190m	E
45	Precision Engineers, Name: Punctual Precisions Ltd, Status: Inactive, Location: 59, Park Terrace East, Horsham, West Sussex, RH13 5DJ, Positional Accuracy: Automatically positioned to the address.	190m	E
46	Engineers - General, Name: Punctual Precisions, Status: Inactive, Location: 59, Park Terrace East, Horsham, West Sussex, RH13 5DJ, Positional Accuracy: Automatically positioned to the address.	190m	E
47	Print Finishers, Name: Lewis'S, Status: Inactive, Location: 59, Park Terrace East, Horsham, West Sussex, RH13 5DJ, Positional Accuracy: Automatically positioned to the address.	190m	E
48	Disability Equipment - Manufacturers & Suppliers, Name: Shopmobility, Status: Inactive, Location: Park House, North Street, Horsham, West Sussex, RH12 1RL, Positional Accuracy: Automatically positioned to the address.	191m	NE
49	Disability Equipment - Manufacturers & Suppliers, Name: Atlas Mobility Ltd, Status: Inactive, Location: 64, East Street, Horsham, West Sussex, RH12 1HN, Positional Accuracy: Automatically positioned to the address.	194m	S
50	Cookers - Sales & Service, Name: The Aga Shop, Status: Active, Location: 10, Market Square, Horsham, RH12 1EU, Positional Accuracy: Automatically positioned to the address.	197m	SW
51	Cleaning Services - Domestic, Name: Monster Cleaning Horsham, Status: Active, Location: 21, Denne Road, Horsham, RH12 1JE, Positional Accuracy: Automatically positioned to the address.	200m	SW
52	Distribution Services, Name: Letterbox Publishing & Distribution Network, Status: Inactive, Location: 14-16, Market Square, Horsham, West Sussex, RH12 1HD, Positional Accuracy: Automatically positioned to the address.	204m	SW
53	Electricity Companies, Name: S P Power Systems Ltd, Status: Inactive, Location: 62, West Street, Horsham, RH12 1PL, Positional Accuracy: Automatically positioned to the address.	217m	W
54	Electrical Goods Sales, Manufacturers & Wholesalers, Name: P R G Powerhouse, Status: Inactive, Location: 62, West Street, Horsham, West Sussex, RH12 1PL, Positional Accuracy: Automatically positioned to the address.	217m	W
55	Cleaning Services - Domestic, Name: Neat Cleaners, Status: Inactive, Location: 35, Swan Walk, Horsham, RH12 1HQ, Positional Accuracy: Automatically positioned to the address.	218m	W
56	Printers, Name: Jr Print, Status: Inactive, Location: 19a, Denne Parade, Horsham, RH12 1JD, Positional Accuracy: Automatically positioned to the address.	218m	S
57	Printers, Name: J R Print, Status: Inactive, Location: 19, Denne Parade, Horsham, West Sussex, RH12 1JD, Positional Accuracy: Automatically positioned to the address.	222m	S
58	Precision Engineers, Name: Delta Tooling, Status: Inactive, Location: 2, Denne Parade, Horsham, West Sussex, RH12 1JD, Positional Accuracy: Automatically positioned to the address.	224m	SW
59	Photographic Processors, Name: Supasnaps, Status: Inactive, Location: 60, West Street, Horsham, West Sussex, RH12 1PL, Positional Accuracy: Automatically positioned to the address.	229m	W

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
60	Carpet, Curtain & Upholstery Cleaners, Name: Compton-Baddesley Ltd, Status: Inactive, Location: The Old House, 2 London Rd, Horsham, West Sussex, RH12 1AY, Positional Accuracy: Manually positioned to the road within the address or location.	233m	NW
61	Catering Equipment - Servicing & Repairs, Name: Guardian Maintenance (London) Ltd, Status: Inactive, Location: 1-5, Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Manually positioned to the address or location.	237m	SE
62	Catering Equipment - Servicing & Repairs, Name: Courtyard Catering Maintenance, Status: Inactive, Location: 1-5, Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Manually positioned to the address or location.	237m	SE
63	Carpet, Curtain & Upholstery Cleaners, Name: Compton-Baddesley Fabric Care Ltd, Status: Inactive, Location: The Old House, 24, London Road, Horsham, West Sussex, RH12 1AY, Positional Accuracy: Manually positioned to the address or location.	238m	NW
64	Ceramic Manufacturers, Supplies & Services, Name: Sussex Wall & Floor Tiling, Status: Inactive, Location: 7-9, Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Automatically positioned to the address.	241m	SE
65	Cleaning Services - Domestic, Name: Indian Tree, Status: Inactive, Location: 24, London Road, Horsham, West Sussex, RH12 1AY, Positional Accuracy: Automatically positioned to the address.	250m	NW
66	Drilling & Boring Equipment & Supplies, Name: Inrock Drilling Services Ltd, Status: Inactive, Location: 24, London Road, Horsham, West Sussex, RH12 1AY, Positional Accuracy: Automatically positioned to the address.	250m	NW
67	Cleaning Services - Commercial, Name: Full Service Cleaning Co, Status: Inactive, Location: 11, Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Automatically positioned to the address.	264m	SE
68	Dairies, Name: Campina (Uk) Ltd, Status: Inactive, Location: Denne House, Denne Road, Horsham, West Sussex, RH12 1JF, Positional Accuracy: Automatically positioned to the address.	267m	SW
69	Dry Cleaners, Name: Revival, Status: Inactive, Location: 26, Swan Walk, Horsham, West Sussex, RH12 1HQ, Positional Accuracy: Automatically positioned to the address.	273m	W
70	Metal Finishing Services, Name: Newmark Precision Metal Finishes Ltd, Status: Inactive, Location: Victoria St, Horsham, West Sussex, RH13 5DW, Positional Accuracy: Automatically positioned to the address.	283m	E
71	Carpet, Curtain & Upholstery Cleaners, Name: Carpet Bright Uk, Status: Active, Location: Office 425 33 Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Manually positioned within the geographical locality.	284m	SE
72	Perfume Suppliers, Name: The Fragrance Shop, Status: Inactive, Location: 21, Swan Walk, Horsham, RH12 1HQ, Positional Accuracy: Automatically positioned to the address.	290m	W
73	Cabinet Makers, Name: Keith Lennard, Status: Inactive, Location: 14, Queensway, Horsham, RH13 5AY, Positional Accuracy: Automatically positioned to the address.	294m	S
74	Garage Services, Name: Queensway Garage Ltd, Status: Active, Location: 14, Queensway, Horsham, West Sussex, RH13 5AY, Positional Accuracy: Automatically positioned to the address.	294m	S
75	Car Body Repairs, Name: Peter Cook - Minor Auto Paint Repairs, Status: Inactive, Location: 14, Queensway, Horsham, West Sussex, RH13 5AY, Positional Accuracy: Automatically positioned to the address.	294m	S
76	Industrial Engineers, Name: Premier Industrial Products, Status: Inactive, Location: Premier House, 36-48, Queen Street, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Automatically positioned to the address.	303m	SE
77	Car Accessories Manufacturers, Name: Premier Industrial (Uk) Ltd, Status: Inactive, Location: Premier House, 36-48, Queen Street, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Automatically positioned to the address.	303m	SE
78	Car Breakers & Dismantlers, Name: Scrap Car Now Today Cash Horsham, Status: Inactive, Location: 29, Queen Street, Horsham, West Sussex, RH13 5AA, Positional Accuracy: Automatically positioned to the address.	305m	SE
79	Automation Systems & Equipment, Name: Certanium Alloys, Status: Inactive, Location: Premier House, 36-48 Queen St, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Automatically positioned to the address.	307m	SE
80	Fascias and Soffits, Name: L P Plastics, Status: Inactive, Location: 105, New Street, Horsham, RH13 5DX, Positional Accuracy: Automatically positioned to the address.	308m	SE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
81	Sports Equipment Manufacturers & Distributors, Name: Gls Football, Status: Inactive, Location: 47, London Road, Horsham, West Sussex, RH12 1AW, Positional Accuracy: Automatically positioned to the address.	310m	NW
82	Digital Printing, Name: Goprintsy, Status: Inactive, Location: 33, Queen Street, Horsham, RH13 5AA, Positional Accuracy: Automatically positioned to the address.	314m	SE
83	Testing, Inspection & Calibration Equipment Manufacturers, Name: Elite Calibration Services, Status: Inactive, Location: Novatron House, 46, London Road, Horsham, West Sussex, RH12 1AY, Positional Accuracy: Automatically positioned to the address.	316m	NW
84	Leather Garments & Products, Name: Leather Trade House, Status: Inactive, Location: Unit 46, Swan Walk, Horsham, West Sussex, RH12 1PT, Positional Accuracy: Automatically positioned to the address.	319m	W
85	Leather Garments & Products, Name: Mabu Leather Tradehouse, Status: Inactive, Location: Unit 46, Swan Walk, Horsham, West Sussex, RH12 1PT, Positional Accuracy: Automatically positioned to the address.	319m	W
86	Garage Services, Name: New Street Garage, Status: Active, Location: 7, New Street, Horsham, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	325m	SE
87	Car Body Repairs, Name: Mps Body Repairs, Status: Inactive, Location: Second Floor, 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Manually positioned to an adjacent address or location.	329m	SE
88	Motor Cycle Repairs, Name: New Street Motorcycles, Status: Inactive, Location: 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	329m	SE
89	Car Dealers - Used, Name: Napier Motor Company Ltd, Status: Active, Location: 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	329m	SE
90	Car Dealers - Used, Name: New Street Cars, Status: Inactive, Location: 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	329m	SE
91	Car Dealers - Used, Name: Abc Motor Co, Status: Inactive, Location: 7 New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Manually positioned to the address or location.	329m	SE
92	Car Dealers - Used, Name: J G Autos, Status: Inactive, Location: Second Floor, 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	329m	SE
93	Cleaning Services - Domestic, Name: Chores Homecare Services, Status: Inactive, Location: Second Floor, 7, New Street, Horsham, West Sussex, RH13 5DT, Positional Accuracy: Manually positioned to the address or location.	329m	SE
94	Medical & Dental Laboratories, Name: Dentatec, Status: Inactive, Location: 7a, New Street, HORSHAM, West Sussex, RH13 5DT, Positional Accuracy: Automatically positioned to the address.	329m	SE
95	Energy Efficient Products and Services, Name: Southern Counties Assessments, Status: Inactive, Location: The Studio, 46 Springfield Rd, Horsham, West Sussex, RH12 2PD, Positional Accuracy: Manually positioned to the address or location.	336m	NW
96	Hardware, Name: Robert Dyas Ltd, Status: Inactive, Location: 21-21a, West Street, Horsham, West Sussex, RH12 1PB, Positional Accuracy: Automatically positioned to the address.	347m	W
97	Photographic Processors, Name: Klick, Status: Inactive, Location: 42, West Street, Horsham, West Sussex, RH12 1PP, Positional Accuracy: Automatically positioned to the address.	350m	W
98	Jewellery Manufacturers & Repairers, Name: N & P Jewellers, Status: Active, Location: 49, Swan Walk, Horsham, RH12 1HQ, Positional Accuracy: Automatically positioned to the address.	357m	W
99	Candle Manufacturers & Suppliers, Name: Dijon Candlecharm, Status: Inactive, Location: Unit 49, Swan Walk, Horsham, West Sussex, RH12 1PT, Positional Accuracy: Automatically positioned to the address.	358m	W
100	Leaded Lights & Windows, Name: Sussex Leaded Lights, Status: Active, Location: 2a, New Street, Horsham, RH13 5DU, Positional Accuracy: Automatically positioned to the address.	360m	SE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
101	Stained Glass Designers & Producers, Name: Clifford Durants & Son, Status: Inactive, Location: 2a, New Street, Horsham, RH13 5DU, Positional Accuracy: Automatically positioned to the address.	360m	SE
102	Leaded Lights & Windows, Name: Sussex Leaded Lights, Status: Inactive, Location: 2a, New Street, Horsham, RH13 5DU, Positional Accuracy: Automatically positioned to the address.	360m	SE
103	Leaded Lights & Windows, Name: Surrey Leaded Lights, Status: Inactive, Location: 2a, New Street, Horsham, RH13 5DU, Positional Accuracy: Automatically positioned to the address.	360m	SE
104	Leaded Lights & Windows, Name: Sussex Leaded Lights, Status: Inactive, Location: A, 2, New Street, Horsham, West Sussex, RH13 5DU, Positional Accuracy: Automatically positioned to the address.	360m	SE
105	Metals - Mining, Name: C S A Global Uk Ltd, Status: Active, Location: Springfield House, Springfield Road, Horsham, RH12 2RG, Positional Accuracy: Automatically positioned to the address.	368m	W
106	Rubber & Plastic Products - Manufacturers, Name: Rubber & Plastic Supplies, Status: Inactive, Location: 48-50, Springfield Road, Horsham, West Sussex, RH12 2PD, Positional Accuracy: Automatically positioned to the address.	371m	NW
107	Dry Cleaners, Name: Sketchley Retail Ltd, Status: Inactive, Location: 24, West Street, Horsham, West Sussex, RH12 1PB, Positional Accuracy: Automatically positioned to the address.	371m	W
108	Plant & Machinery Repairs, Name: Horsham Machine Tools Ltd, Status: Inactive, Location: 60b, Queen Street, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Automatically positioned to the address.	372m	SE
109	Cleaning Services - Domestic, Name: Pristine Cleaning Services, Status: Inactive, Location: 6, Dorset Court, New Street, Horsham, West Sussex, RH13 5EW, Positional Accuracy: Automatically positioned to the address.	375m	NE
110	Tyre Dealers, Name: Kwik-Fit, Status: Inactive, Location: 2-4, Brighton Road, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Automatically positioned to the address.	376m	SE
111	Tyre Dealers, Name: Kwik-Fit, Status: Inactive, Location: 2-4, Brighton Road, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Automatically positioned to the address.	376m	SE
112	Tyre Dealers, Name: Kwik-Fit, Status: Inactive, Location: 2-4, Brighton Road, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Automatically positioned to the address.	376m	SE
113	Domestic Appliances - Servicing, Repairs & Parts, Name: Chesworth Maintenance, Status: Inactive, Location: 23, Chesworth Gardens, Horsham, West Sussex, RH13 5AR, Positional Accuracy: Automatically positioned to the address.	384m	S
114	Catering Equipment, Name: Total Electrical & Mechanical Installations Ltd, Status: Inactive, Location: Hillreed House, 54, Queen Street, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Manually positioned to the address or location.	391m	SE
115	Hygiene & Cleansing Services, Name: J P Blagbrough Contracts Ltd, Status: Inactive, Location: Hillreed House, 54, Queen Street, Horsham, West Sussex, RH13 5AD, Positional Accuracy: Manually positioned to the address or location.	392m	SE
116	Cleaning Services - Domestic, Name: Horsham Fantastic Cleaners, Status: Inactive, Location: 31a, Springfield Road, Horsham, West Sussex, RH12 2PG, Positional Accuracy: Automatically positioned to the address.	394m	NW
117	Carpet, Curtain & Upholstery Cleaners, Name: Horsham Cleaners, Status: Inactive, Location: 31a, Springfield Road, Horsham, West Sussex, RH12 2PG, Positional Accuracy: Automatically positioned to the address.	394m	NW
118	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Trend Control Systems, Status: Inactive, Location: Alberty House, Springfield Road, Horsham, West Sussex, RH12 2PQ, Positional Accuracy: Automatically positioned to the address.	395m	W
119	Air Conditioning & Refrigeration Contractors, Name: Honeywell Environmental & Combustion Controls (Trend), Status: Inactive, Location: Alberty House, Springfield Road, Horsham, West Sussex, RH12 2PQ, Positional Accuracy: Automatically positioned to the address.	395m	W
120	Office Furniture & Equipment, Name: Exel Office Management, Status: Inactive, Location: Brighton Rd, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Manually positioned to the road within the address or location.	399m	SE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
121	Garage Services, Name: G C S Engineering, Status: Inactive, Location: 1 Devonshire Rd, Horsham, W Sussex, RH13 5EF, Positional Accuracy: Manually positioned to the address or location.	412m	E
122	Air Conditioning & Refrigeration Contractors, Name: Aircon Installations Ltd, Status: Inactive, Location: 4, Brighton Road, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Manually positioned to the address or location.	423m	SE
123	Medical & Dental Laboratories, Name: Veryan, Status: Inactive, Location: Unit 15, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	424m	SE
124	Electrical Engineers, Name: Eta-Com Preedcrete Ltd, Status: Inactive, Location: Unit 15, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	424m	SE
125	Medical Equipment Manufacturers, Name: Advanced Medical Equipment Ltd, Status: Inactive, Location: Unit 14, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	424m	SE
126	Medical Equipment Manufacturers, Name: Veryan Medical Ltd, Status: Inactive, Location: Unit 15, City Business Centre, 6, Brighton Road, Horsham, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	428m	SE
127	Dry Cleaners, Name: Laceys, Status: Inactive, Location: Unit 2, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	434m	SE
128	Telecommunications Equipment & Systems, Name: O K S, Status: Inactive, Location: Unit 5/6, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned in the proximity of the address.	438m	SE
129	Printers, Name: K B Print, Status: Inactive, Location: Unit 13, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	442m	SE
130	Plastics - Injection Moulding, Name: Orac Decor, Status: Active, Location: Unit 8, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	444m	SE
131	Furniture Manufacturers - Home & Office, Name: Sovella, Status: Inactive, Location: Unit 10-12, City Business Centre, 6, Brighton Road, HORSHAM, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	448m	SE
132	Air Conditioning & Refrigeration Contractors, Name: Commissioning Ltd, Status: Inactive, Location: Unit 22, City Business Centre, 6, Brighton Road, Horsham, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	448m	SE
133	Distribution Services, Name: Oetiker Uk Ltd, Status: Inactive, Location: Unit 24, City Business Centre, 6, Brighton Road, Horsham, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	451m	SE
134	Clothing & Fabrics - Manufacturers, Name: Lazzati, Status: Inactive, Location: Unit 24, City Business Centre, 6, Brighton Road, HORSHAM, West Sussex, RH13 5BB, Positional Accuracy: Automatically positioned to the address.	452m	SE
135	Tyre Dealers, Name: Kwik Fit, Status: Active, Location: 24, Brighton Road, Horsham, West Sussex, RH13 5BA, Positional Accuracy: Automatically positioned to the address.	473m	SE
136	Dry Cleaners, Name: Persil Service Ltd, Status: Inactive, Location: 7, Worthing Road, Horsham, West Sussex, RH12 1SQ, Positional Accuracy: Automatically positioned to the address.	474m	SW
137	Carpet, Curtain & Upholstery Cleaners, Name: Rolan Carpet Cleaners, Status: Active, Location: 36, Cambridge Road, HORSHAM, West Sussex, RH13 5ED, Positional Accuracy: Automatically positioned to the address.	480m	E
138	Pest & Vermin Control, Name: Zap Pest & Vermin Prevention, Status: Inactive, Location: Call Centre, Station Rd, Horsham, West Sussex, RH13 5EZ, Positional Accuracy: Manually positioned to the road within the address or location.	483m	NE
139	Swimming Pool Contractors, Repairers & Service, Name: Horsham Pool Services, Status: Inactive, Location: Curves, Gladstone Road, Horsham, RH12 2NN, Positional Accuracy: Automatically positioned to the address.	494m	NE

Fuel Station Entries

Map ID	Details	Distance	Direction
140	Name: Vines, Location: Brighton Road , , Horsham, West Sussex, RH12, Brand: Obsolete, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Manually positioned to the address or location.	382m	SE
141	Name: Caffyns, Location: Springfield Road , , Horsham, West Sussex, RH12 2PH, Brand: Obsolete, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Automatically positioned to the address.	428m	NW

Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Map ID	Details	Distance	Direction
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	88m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	94m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	159m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	160m	NE
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	160m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	198m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	205m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	214m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	237m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1974.	261m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	274m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	284m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	295m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	302m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	339m	E
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	360m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963.	361m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	387m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	397m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1979.	401m	W
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	416m	SE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963 - 1974.	417m	SE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1980.	417m	NW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963.	417m	NW
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	417m	NW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	424m	SW
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	438m	SW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963.	438m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	450m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	451m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969.	456m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1979.	475m	W
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	477m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963.	478m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974.	480m	SW
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964.	493m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963.	494m	W

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	Railways, Date of Mapping: 1880-1993.	171m	SE
	Clay bricks & tiles [manufacture], Date of Mapping: 1880.	184m	E
	Factory or works - use not specified, Date of Mapping: 1938-1961.	188m	E
	Factory or works - use not specified, Date of Mapping: 1912.	192m	E
	Electricity production & distribution [inc large transformers], Date of Mapping: 1912.	195m	E
	Gas manufacture & distribution, Date of Mapping: 1880-1961.	221m	NW
	Clay bricks & tiles [manufacture], Date of Mapping: 1880-1912.	278m	S
	Laundries & dry cleaning, Date of Mapping: 1898.	281m	E
	Railways, Date of Mapping: 1880-1993.	304m	S
	Cemetery or Graveyard, Date of Mapping: 1898-1993.	330m	SW
	Railways, Date of Mapping: 1880-1993.	348m	NE
	Brewing & malting, Date of Mapping: 1880-1898.	382m	SE

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	Railways, Date of Mapping: 1880-1961.	391m	NE
	Railways, Date of Mapping: 1880-1961.	396m	NE
	Factory or works - use not specified, Date of Mapping: 1993.	400m	SE
	Cemetery or Graveyard, Date of Mapping: 1880.	449m	SW
	Clay bricks & tiles [manufacture], Date of Mapping: 1880.	484m	NE
	Brewing & malting, Date of Mapping: 1880-1912.	494m	W

Potentially Infilled Land

Potentially Infilled Land (Non-Water)

Map ID	Details	Distance	Direction
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993.	184m	E
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993.	278m	S
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993.	484m	NE

Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961.	258m	N
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961.	425m	S
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938.	435m	NW
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961.	466m	S

Historical Maps

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

Scale	Map Sheet	Published Date
1:2,500	Sussex 013_08	1875
1:2,500	Sussex 013_12	1876
1:2,500	Sussex 013_08	1897
1:2,500	Sussex 013_12	1897
1:2,500	Sussex 013_08	1911
1:2,500	Sussex 013_12	1911
1:2,500	Sussex 013_08	1932
1:2,500	Sussex 013_12	1932
1:2,500	National Grid TQ1730	1964
1:2,500	National Grid TQ1731	1964
1:2,500	National Grid TQ1731	1970
1:10,560	Surrey 047_00	1880
1:10,560	Sussex 013_00	1880
1:10,560	Sussex 013_NE	1898
1:10,560	Sussex 013_SE	1898
1:10,560	Sussex 013_SE	1912
1:10,560	Sussex 013_NE	1913
1:10,560	Sussex 013_NE	1938
1:10,560	Sussex 013_SE	1938
1:10,560	National Grid TQ12NE	1961
1:10,560	National Grid TQ13SE	1961
1:10,560	National Grid TQ13SE	1966
1:10,000	National Grid TQ13SE	1982
1:10,000	National Grid TQ12NE	1983
1:10,000	National Grid TQ12NE	1993
1:10,000	National Grid TQ13SE	1993
1:10,000	National Grid TQ12NE	2014

Scale	Map Sheet	Published Date
1:10,000	National Grid TQ13SE	2014
1:1,250	National Grid TQ1730NW	1963
1:1,250	National Grid TQ1730SE	1963
1:1,250	National Grid TQ1730SW	1963
1:1,250	National Grid TQ1731SE	1963
1:1,250	National Grid TQ1731SW	1963
1:1,250	National Grid TQ1730NE	1969
1:1,250	National Grid TQ1730SE	1969
1:1,250	National Grid TQ1731SW	1969
1:1,250	National Grid TQ1731SE	1971
1:1,250	National Grid TQ1730SW	1974
1:1,250	National Grid TQ1730NW	1980
1:1,250	National Grid TQ1730SE	1974
1:1,250	National Grid TQ1730NW	1974
1:1,250	National Grid TQ1730NW	1975
1:1,250	National Grid TQ1730NE	1993
1:1,250	National Grid TQ1730NW	1993
1:1,250	National Grid TQ1730SE	1993
1:1,250	National Grid TQ1730SW	1993
1:1,250	National Grid TQ1731SE	1993
1:1,250	National Grid TQ1731SW	1993
1:1,250	National Grid TQ1730SW	1995
1:1,250	National Grid TQ1730NW	1977
1:1,250	National Grid TQ1730NE	1982
1:1,250	National Grid TQ1731SE	1982
1:1,250	National Grid TQ1731SW	1985
1:1,250	National Grid TQ1730SW	1990
1:1,250	National Grid TQ1730SE	1991
1:1,250	National Grid TQ1730NW	1988
1:1,250	National Grid TQ1730NE	1991
1:1,250	National Grid TQ1730NW	1991

Groundwater Vulnerability

Hydrogeology

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	226m	N
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	500m	E

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: UTW, Rock Name: UPPER TUNBRIDGE WELLS SAND, Rock Type: Sandstone and Mudstone, Min Age: Not Supplied, Max Age: Valanginian.	On Site	-
	LEX Code: UTW, Rock Name: UPPER TUNBRIDGE WELLS SAND, Rock Type: Mudstone, Min Age: Not Supplied, Max Age: Valanginian.	226m	N
	LEX Code: UTW, Rock Name: UPPER TUNBRIDGE WELLS SAND, Rock Type: Sandstone and Siltstone, Interbedded, Min Age: Not Supplied, Max Age: Valanginian.	412m	S
	LEX Code: UTW, Rock Name: UPPER TUNBRIDGE WELLS SAND, Rock Type: Mudstone, Min Age: Not Supplied, Max Age: Valanginian.	500m	E

BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 302, Map Name: Horsham, Map Date: 1972, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-

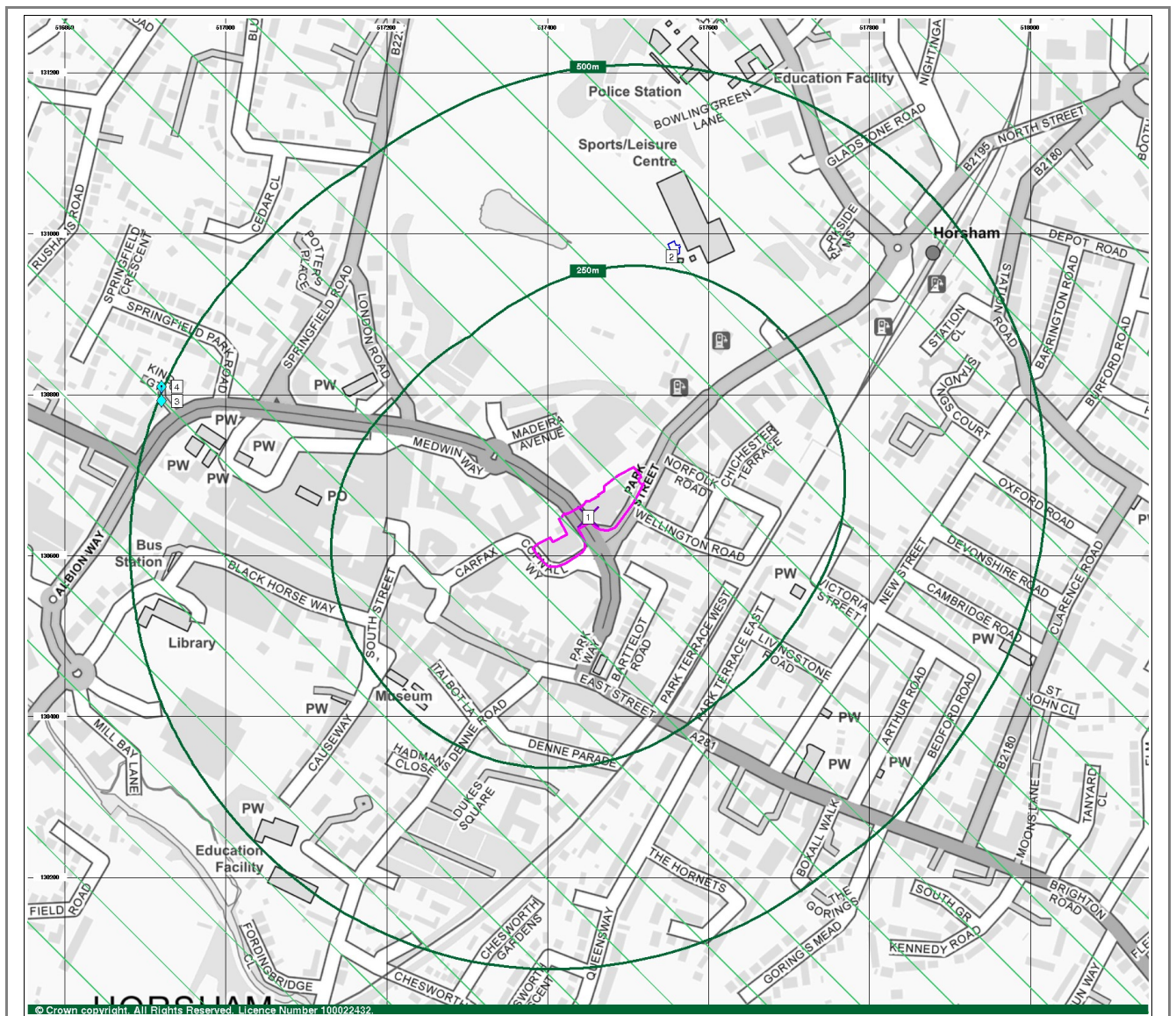
BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Wealden Group.	On Site	-

BGS Boreholes

Map ID	Details	Distance	Direction
11	BGS Reference: Tq13se167, Drilled Length (m): 4, Borehole Name: Horsham Central Area Dev 1.	3m	E
12	BGS Reference: Tq13se168, Drilled Length (m): 4, Borehole Name: Horsham Central Area Dev 2.	6m	S

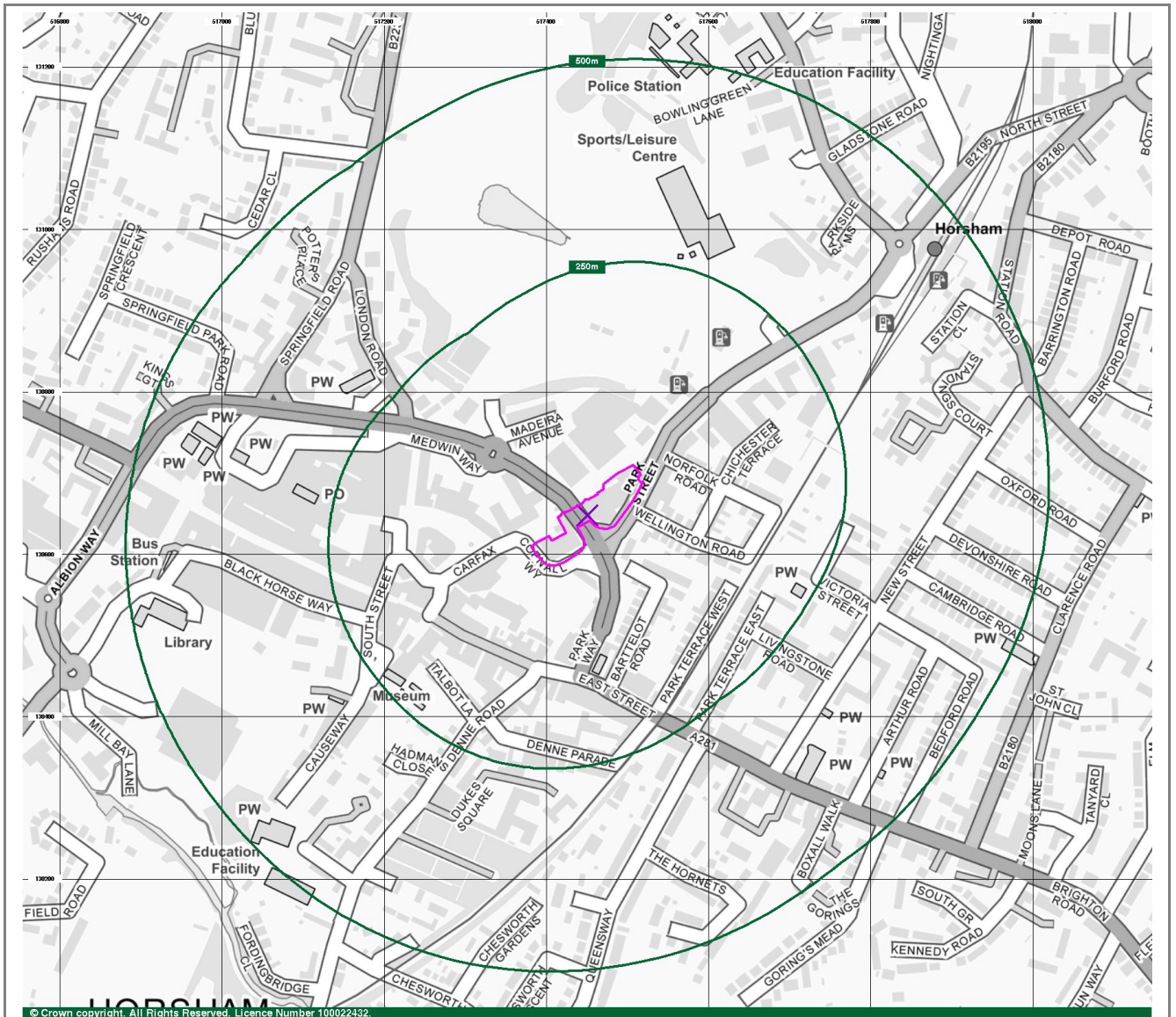
Environmentally Sensitive Features



Sensitive Land Uses

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

Source Protection Zones



Source Protection Zones

- | | | |
|-------------------------|---|--|
| Site Boundary | Inner zone (Zone 1) | Total catchment (Zone 3) |
| Search Buffer | Inner zone - subsurface activity only (Zone 1c) | Total catchment - subsurface activity only (Zone 3c) |
| Bearing Reference Point | Outer zone (Zone 2) | Special interest (Zone 4) |
| N | Outer zone - subsurface activity only (Zone 2c) | |

Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: River Arun (U/S Pallingham) Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
2	Surface water feature identified in proximity.	267m	N

Water Abstractions

Map ID	Details	Distance	Direction
3	Operator: King & Barnes Ltd, Licence Number: 10/41/429004, Permit Version: 100, Location: 18 Bishopric, Horsham, Authority: Environment Agency, Southern Region, Abstraction: Food And Drink: Process Water, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, See Licence Map, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 15th June 1988, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	503m	W
4	Operator: Belmont Homes Ltd, Licence Number: 10/41/429004, Permit Version: 102, Location: 18 Bishopric, Horsham, Authority: Environment Agency, Southern Region, Abstraction: Food And Drink: Process Water, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, See Licence Map, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 24th September 2001, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	503m	W

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

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

Compressible Ground Stability Hazards

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

Ground Dissolution Stability Hazards

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

Landslide Ground Stability Hazards

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

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	226m	N

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	226m	N

Radon

Radon Potential

Map ID	Details	Distance	Direction
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

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

Mining

Mining Instability

Map ID	Details	Distance	Direction
	Mining Evidence: Inconclusive Rock Mining, Source: Ove Arup & Partners, Boundary Quality: As Supplied.	On Site	-

BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
13	Site Name: Newtown Brick Field, Site Location: Newtown, Horsham, West Sussex, Source: British Geological Survey, National Geoscience Information Service, Reference: 150589, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Cretaceous, Geology: Upper Tunbridge Wells Sand, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	353m	S

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0330 036 6115 orders@argyllenviro.com
Horsham District Council Environmental Health Department Park House www.horsham.gov.uk	Telephone 01403 215100 Fax: 01403 732790
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Health and Safety Executive 5S.2 Redgrave Court www.hse.gov.uk	Telephone
West Sussex County Council Environment & Development County Hall www.westsussex.gov.uk	Telephone 01243 777100
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.	

Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. The Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991². (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

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

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

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

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

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

Ecological Risk Assessment

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

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

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

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

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England³. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

² Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

³Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

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

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

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

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

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

Liability Assessment

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

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION 	Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁴. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below. This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

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

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

Limitations of the Report

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

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

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0330 036 6115. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

Consumer Protection

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF.
Tel: 0330 036 6115, Email: orders@argyllenviro.com.

Argyll Environmental adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 0330 036 6115

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

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