

Groundsure Siteguard

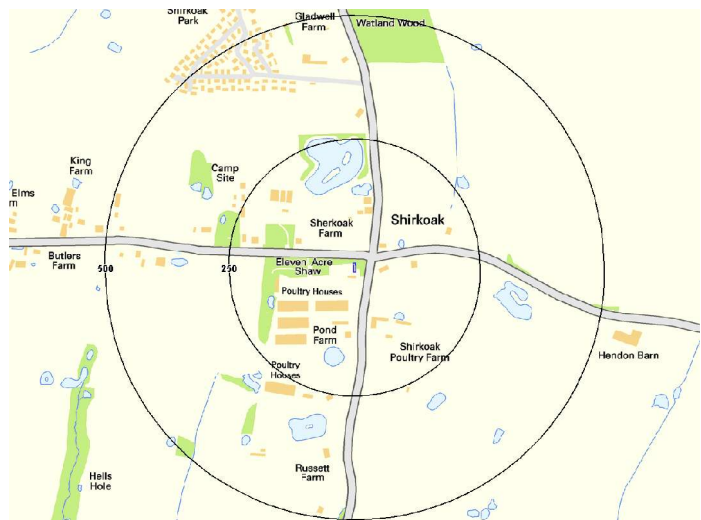
Groundsure Reference: GS-4364765

Address: 594310, 135964,

Date: 20 Oct 2017

Client Reference: CC

Client: Patrick Durr Associates



Brought to you by Groundsure



Report Reference: GS-4364765

Brought to you by Groundsure

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

Environmental Risk Assessment: 594310, 135964,

This report is brought to you by Groundsure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

Acceptable Environmental Risk (for banking security)

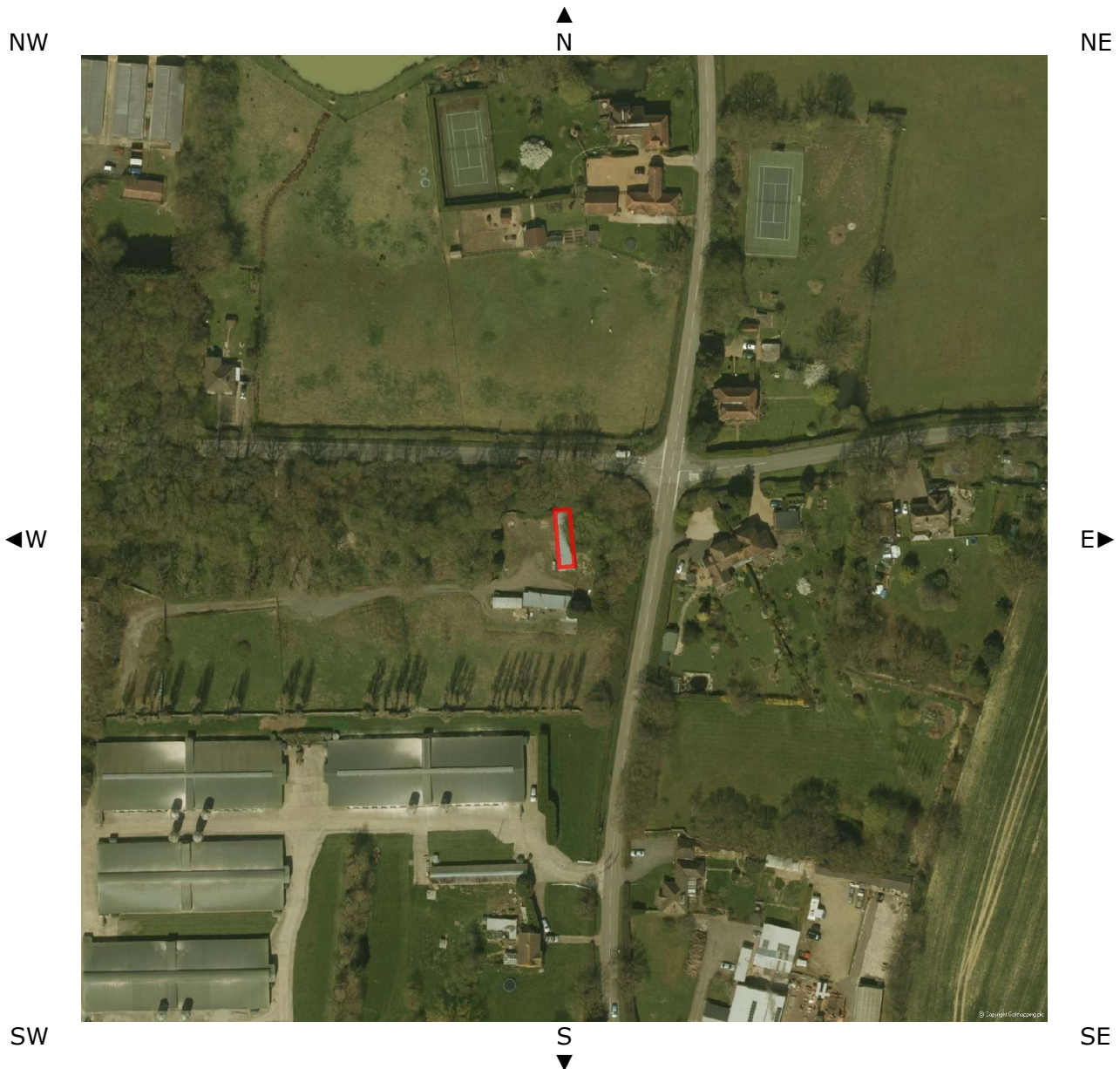
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low - Moderate

Whilst the property has been identified to comprise acceptable banking security, some environmental issues may reside with the site associated with the historical, current and / or proposed use of the property. Low to moderate risk issues may have some potential to be raised as concerns in the future at the point of forward sale. Good environmental management at the property moving forward will assist in ensuring the avoidance of potential future environmental liability issues.

Additional Information

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

594310, 135964,

Grid Reference: 594308,135963

Size of Site: 0.01 ha

Report Reference: GS-4364765

Brought to you by Groundsure

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use - 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	No	No	No
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	Yes
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA/NRW Operational Landfill Sites	No	No	No
EA/NRW Historic Landfill Sites	No	No	No
BGS Landfill Sites	No	No	No
Groundsure Local Authority Landfill Sites	No	No	No
Environmental Permitting Regulations (Waste) Sites	No	No	No
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	No	No	Yes
Petrol & Fuel Sites	No	No	No
Historic IPC Authorisations	No	No	No
Part A(1) and IPPC Authorisations	No	No	Yes
Part A(2) and Part B Authorisations	No	No	Yes
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	No	No	No
Source Protection Zones	No	No	No
Groundwater Abstraction Licences	No	No	No
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (NNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No
National Parks	No	No	No
Green Belt land	No	No	No
7. Flood Risk			
What is the Risk of Flooding from Rivers and the Sea (RoFRaS) for the study site?	Very Low	-	-
Has the site been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Commercial - Warehousing
What is the intended use of the site?	Residential
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	No
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Distance to the nearest surface water feature:	50m - 250m
Distance to the nearest residential property:	Less than 50m

1. Historical Industrial Sites

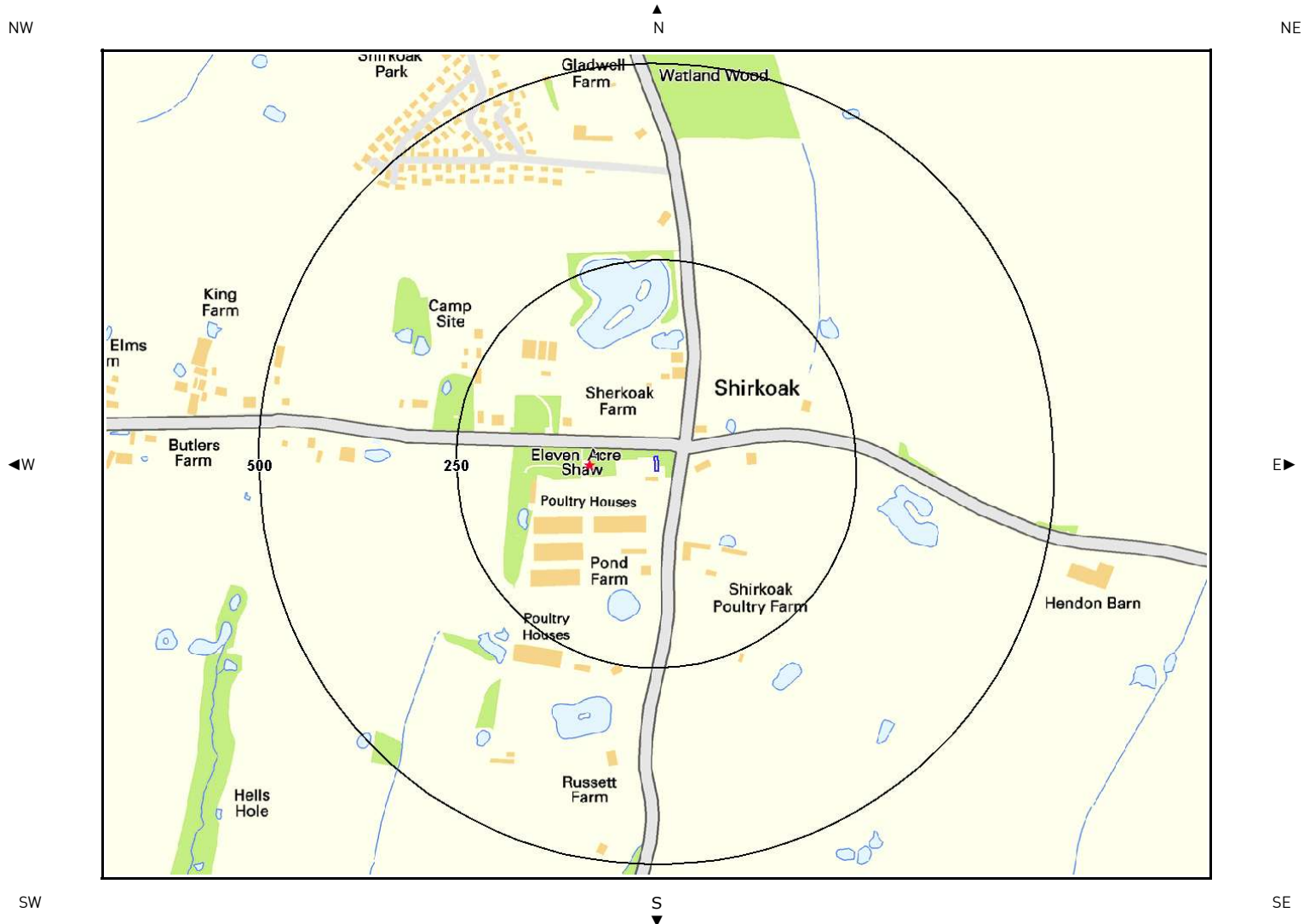
1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 0

Database searched and no data found.

2 Incidents and Registers Map



Incidents and Registers Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.

- | | | | |
|---|--------------------|---|--|
|  | Site Outline |  | Environment Agency Recorded Pollution Incident |
|  | 250 Search Buffers |  | Sites Determined as Contaminated Land |
|  | 500 | | |

2. Incidents and Registers Findings

2.1 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site: 1

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

ID	Distance [m]	Direction	Incident Identification	Incident Date	Premise Type	Land Impact	Water Impact	Pollutant
1	82.0	W	153454.0	23/04/2003		Category 3 (Minor)	Category 4 (No Impact)	Smoke

2.2 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site: 0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency/Natural Resources Wales Registered Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:
0

Database searched and no data found.

Environment Agency/Natural Resources Wales Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site: 0

Database searched and no data found.

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

Groundsure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site: 0

Database searched and no data found.

3. Landfill and Other Waste Sites Findings

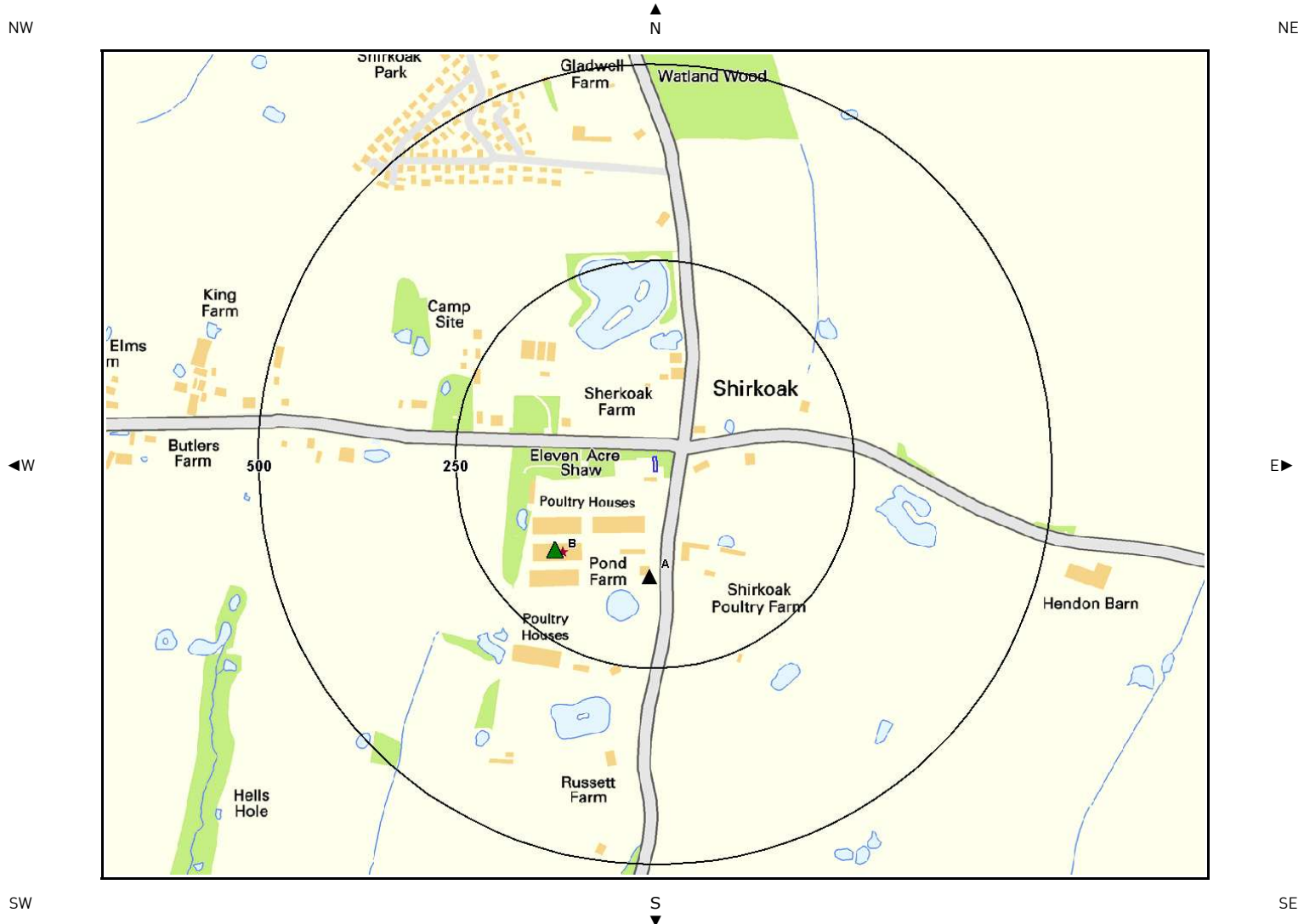
3.2 Other Waste Sites

Environmental Permitting Regulations (Waste) Sites

Records of Environment Agency/Natural Resources Wales waste sites within 1500m of the study site: 0

Database searched and no data found.

4 Current Land Use Map



Current Land Use Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.

- | | | |
|--|---|---|
|  Site Outline |  Petrol & Fuel Sites |  Current Industrial Sites |
|  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 |
| |  Red List Discharge Consents | |

4. Current Land Use Findings

4.1 Current Industrial Sites Data

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

1

The following Industrial records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company / Description	Address	Activity	Category
1B	155.0	SW	Poultry Houses	TN26	Poultry Farming, Equipment and Supplies	Farming

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

Industrial Sites Holding Licence and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales/Local Authority reveal the following information:

4.3 Part A(1), IPPC and IPC Authorisations

Records of Historic IPC Authorisations within 1000m of the study site:

0

Database searched and no data found.

Records of Part A(1) and IPPC Authorisations within 1000m of the study site:

2

The following Part A(1)/IPPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
2A	136.0	S	594300,135820	Operator: Fridays Ltd Installation Name: Pond Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: WP3130ZT Original Permit Number: XP3433UW Issue Date: 6/2/2013 Effective Date: 6/2/2013 Status: Effective
3A	136.0	S	594300,135820	Operator: Fridays Ltd Installation Name: Pond Farm Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: XP3433UW Original Permit Number: XP3433UW Issue Date: 12/10/2007 Effective Date: 12/10/2007 Status: Superseded

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site:

1

Report Reference: [GS-4364765](#)

Brought to you by Groundsure

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

The following Part B Authorisations (LAAPC Processes) records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Address	Local Authority	Processes Undertaken
4B	161.0	SW	Kengate Dry Cleaning, South Stour Avenue, Ashford, Kent, TN23 7RS	Ashford Borough Council	Dry Cleaning:N/A:N/A

4.5 List 1 Dangerous Substance Authorisations

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

4.6 List 2 Dangerous Substance Authorisations

Records of List 2 Dangerous Substances Inventory Sites within 500m of the study site: 0

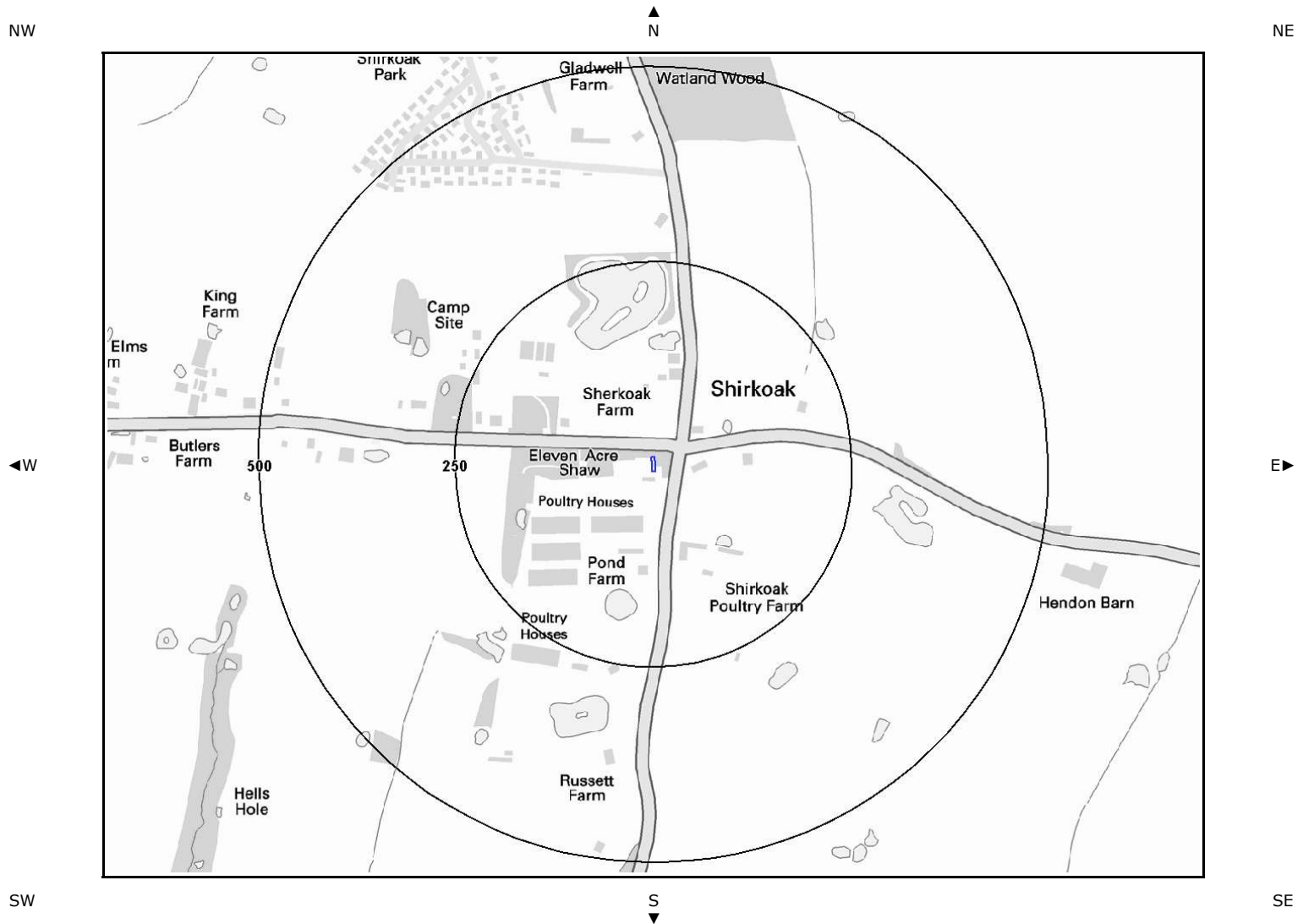
Database searched and no data found.

4.7 Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

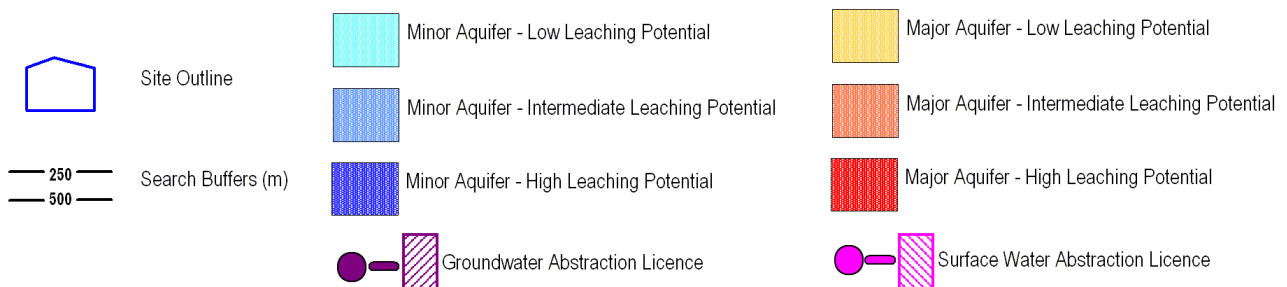
Database searched and no data found.

5a Hydrogeology - Aquifer and Abstraction Licence Map



Hydrogeology Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.

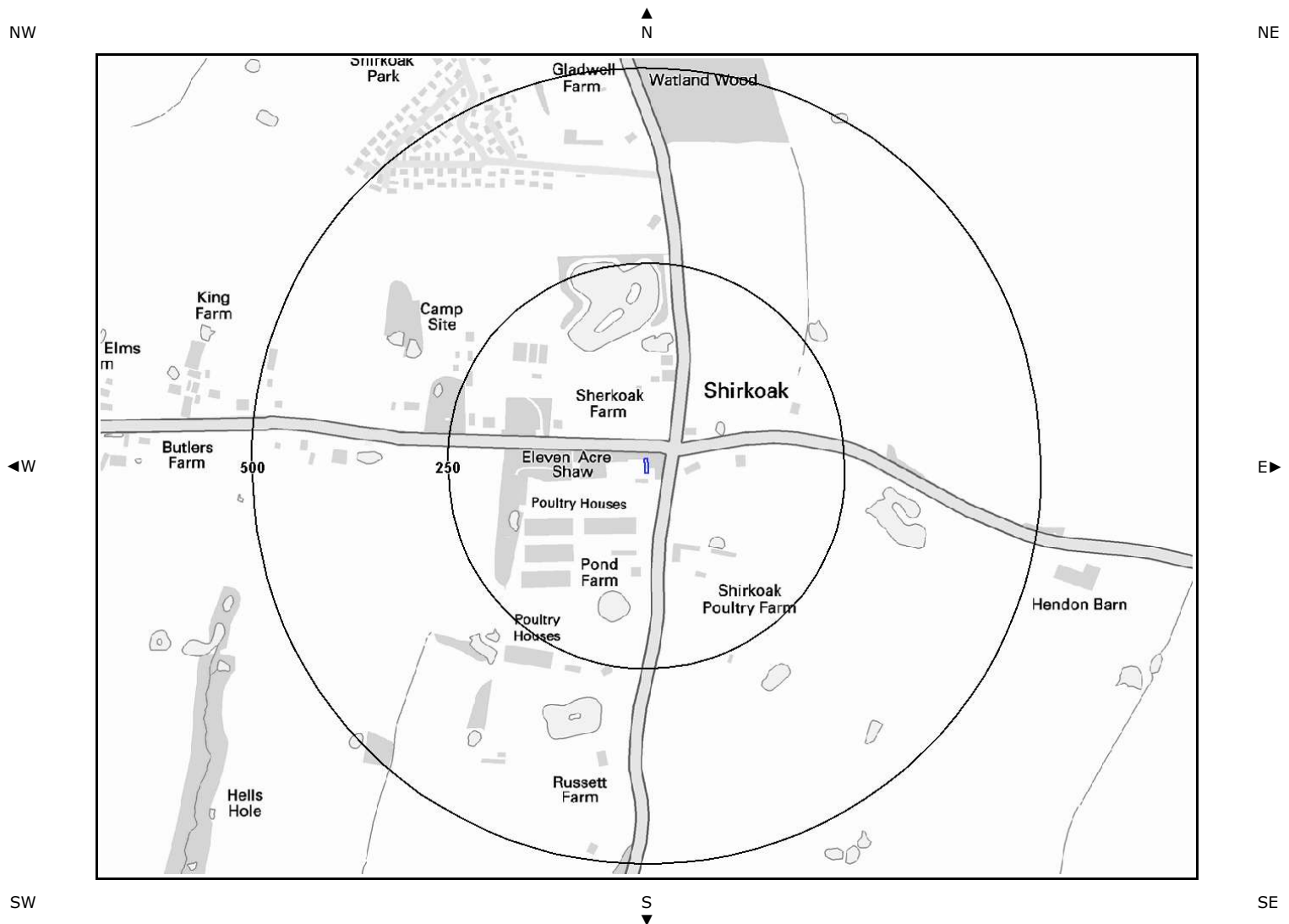


Report Reference: [GS-4364765](#)

Brought to you by Groundsure

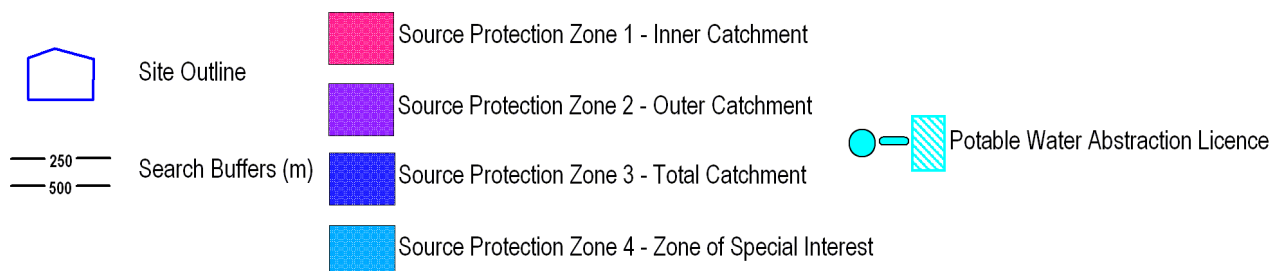
If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.



5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

Database searched and no data found.

5.2 Source Protection Zones

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

No

Database searched and no data found.

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site?

No

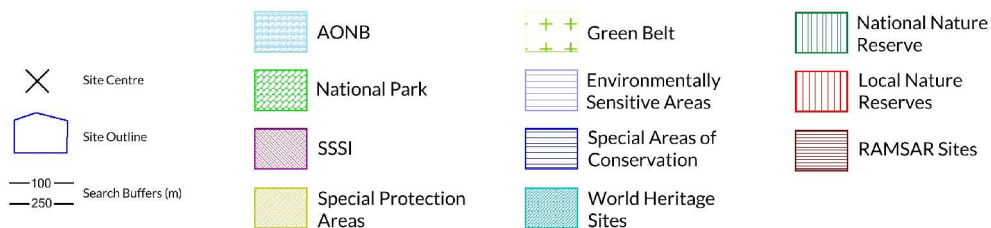
Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.



6.Environmental Setting Findings

6.1 Designated Sites

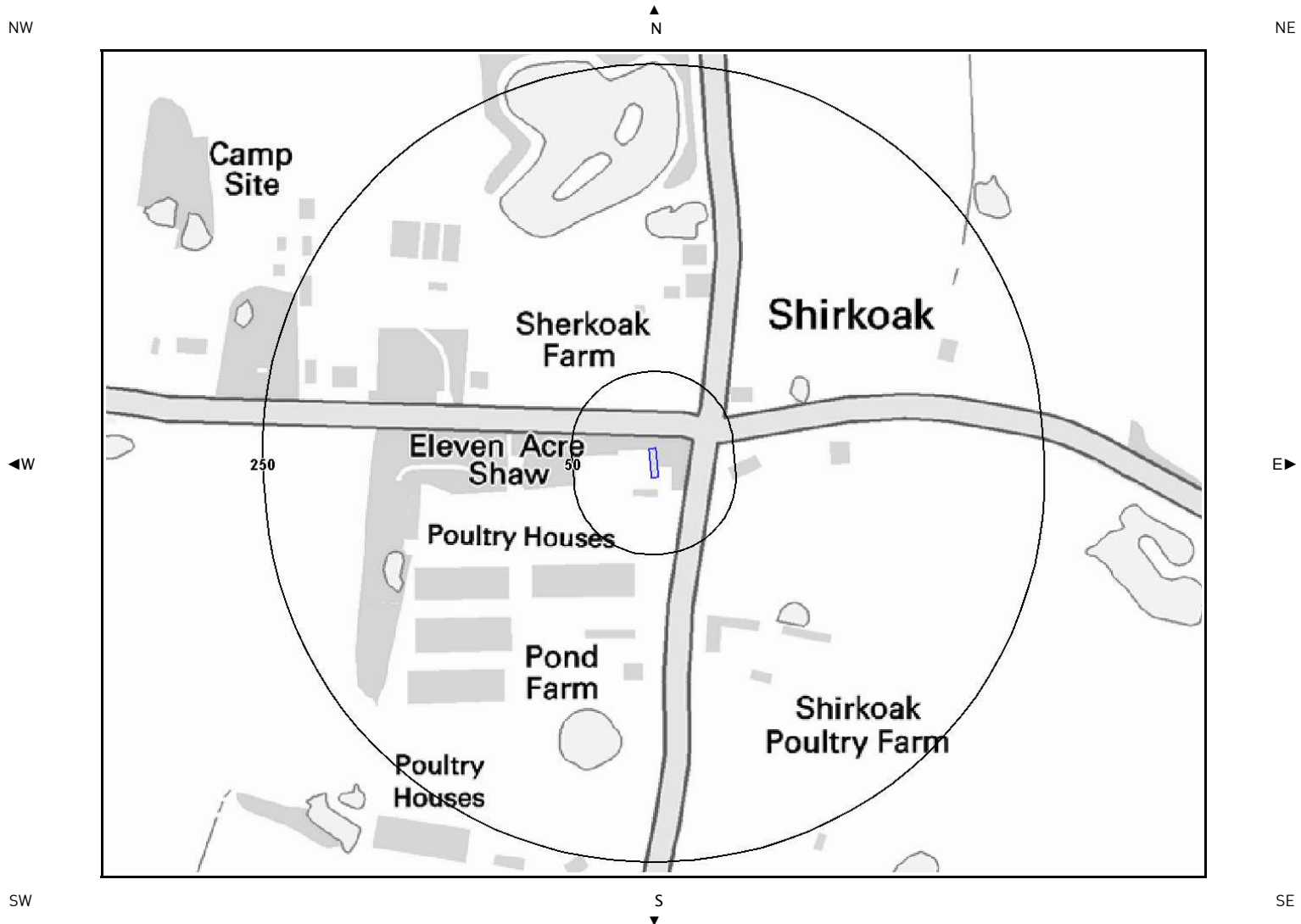
Presence of sites of ecological and landscape value within 2000m of the study site?	No
Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: Database searched and no data found.	0
Records of National Nature Reserves (NNR) within 2000m of the study site: Database searched and no data found.	0
Records of Special Areas of Conservation (SAC) within 2000m of the study site: Database searched and no data found.	0
Records of Special Protection Areas (SPA) within 2000m of the study site: Database searched and no data found.	0
Records of Ramsar sites within 2000m of the study site: Database searched and no data found.	0
Records of Local Nature Reserves (LNR) within 2000m of the study site: Database searched and no data found.	0
Records of World Heritage Sites within 2000m of the study site: Database searched and no data found.	0
Records of Environmentally Sensitive Areas within 2000m of the study site: Database searched and no data found.	0
Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: Database searched and no data found.	0
Records of National Parks (NP) within 2000m of the study site: Database searched and no data found.	0

Records of Green Belt land within 2000m of the study site:

0

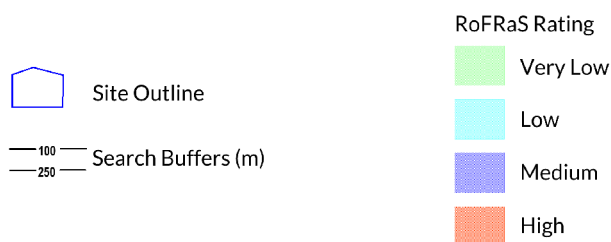
Database searched and no data found.

7 Environment Agency/Natural Resources Wales RoFRaS Flooding Map



Environment Agency/Natural Resources Wales RoFRaS
Flood Legend

© Crown copyright and database rights
2017. Ordnance Survey license
100035207.



7. Flooding

7.1 Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the highest risk of flooding onsite?

Very Low

RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme

Any relevant data within 250m is represented on Map 7– RoFRaS Flooding.

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

8. Contacts

Groundsure Helpline

Telephone: 08444 159 000
info@groundsure.com

British Geological Survey (England & Wales)

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: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Ashford Borough Council. Address: Civic Centre, Tannery
Lane, Ashford, Kent, TN23 1PL. Web:
<http://www.ashford.gov.uk/>. Tel: 01233 331 111

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgments

© Crown Copyright 2003. All Rights Reserved.

Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

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

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

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

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

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

8. Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-sept-2016/>