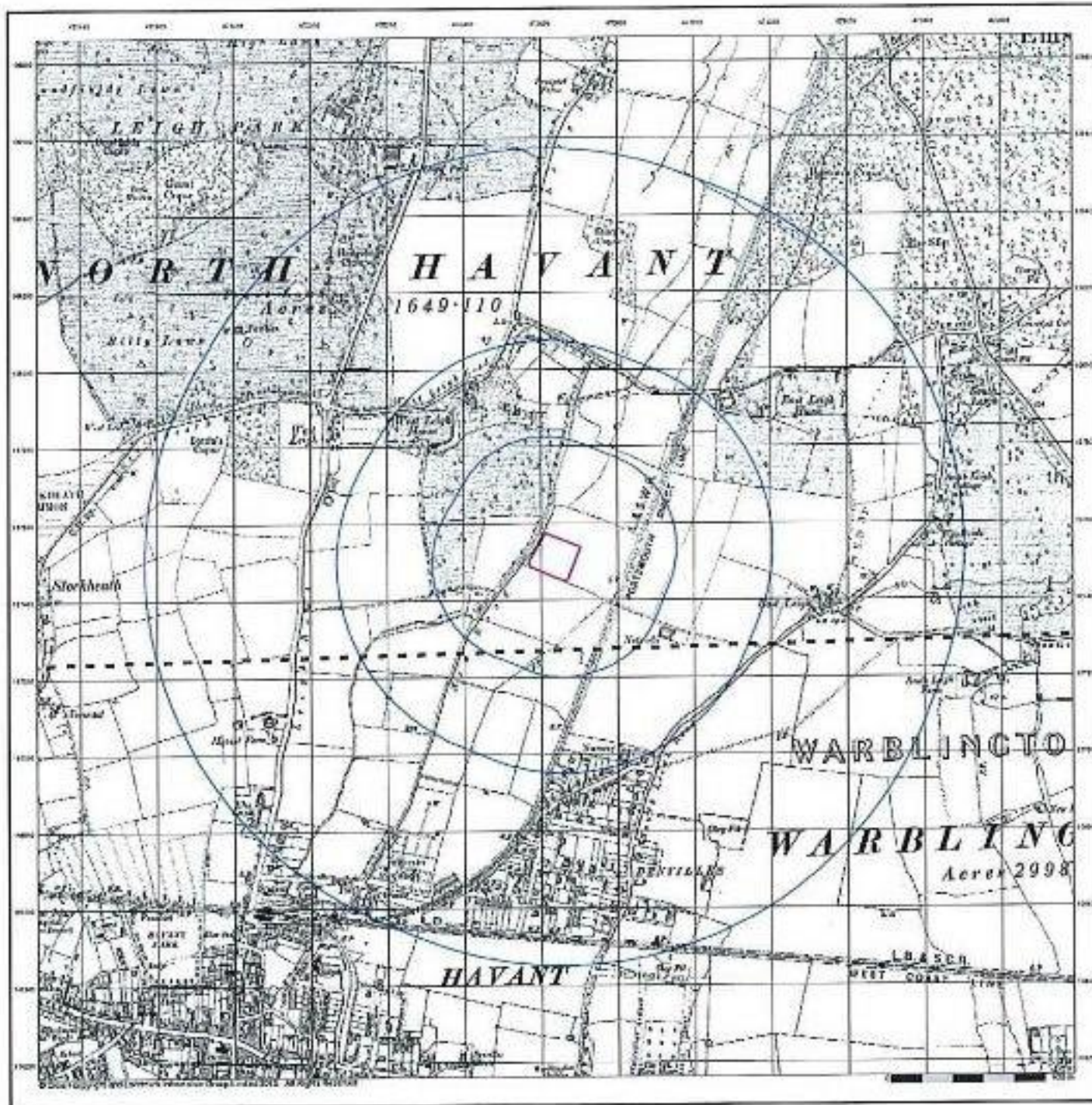




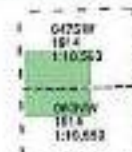
Sussex

Published 1914

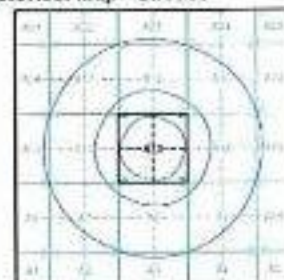
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in 1824, i.e. 1:10,560. The 1:10,560 scale was adopted for mapping urban areas. These maps were used to update the 1:50,000 maps. The published data give therefore a more accurate picture of the urban areas than the surveyed data. Before 1900, maps were based on the Cassini Projection, with independent surveys of a single ward or group of wards, giving rise to significant inaccuracies in early areas. In the late 1840s, a provisional edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear updated - with all military camps and all warships and ships removed. These maps were actually reprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued in 1980, with the maps appearing every 12 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

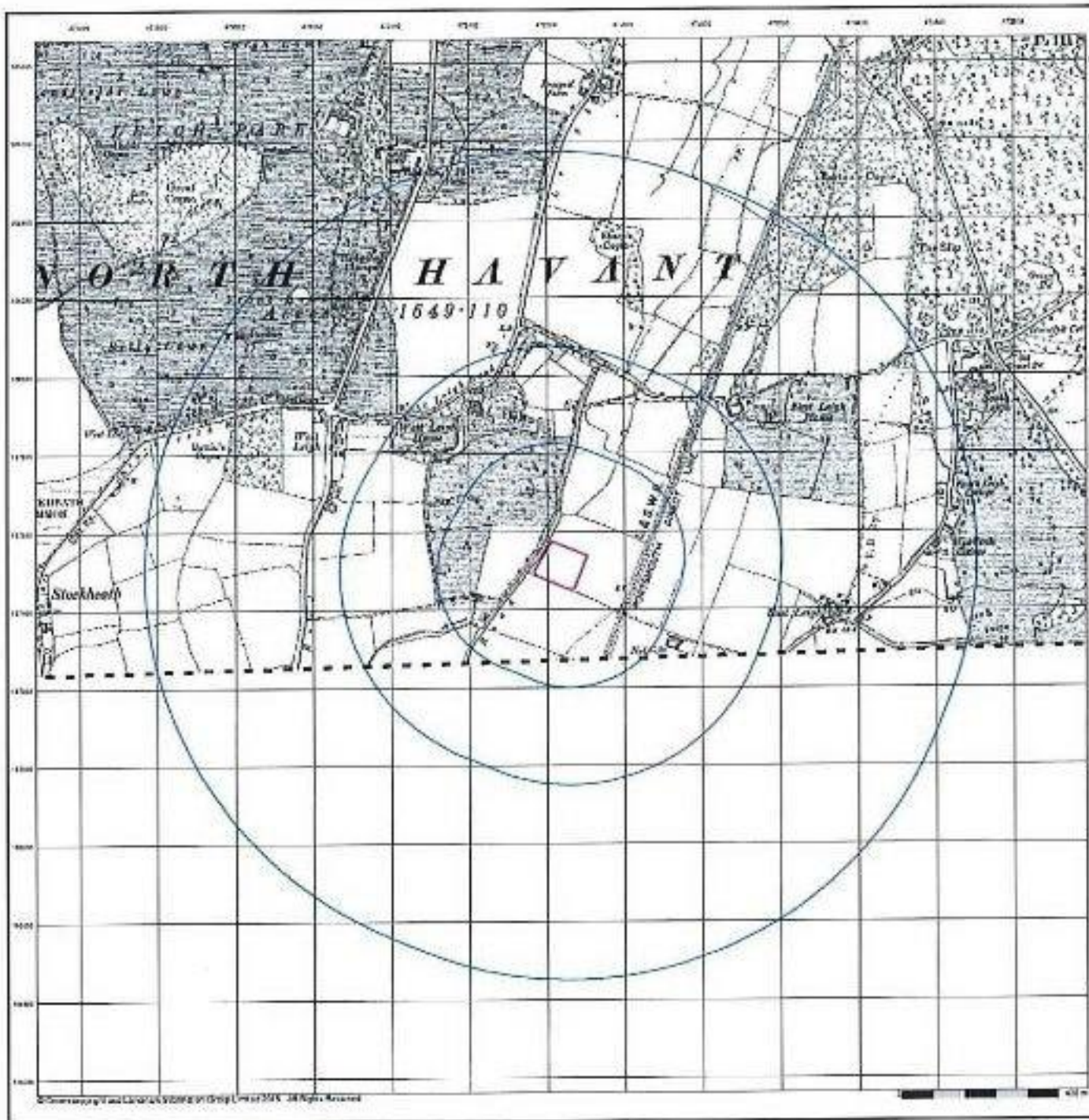
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Site Area (Ha): 1.03
Search Buffer (m): 1000

Site Details

Butterfly Co Ltd, 28 New Lane, HAVANT, Hampshire, PO9 2ND



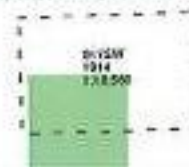
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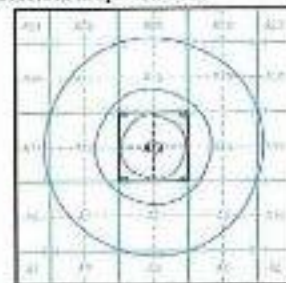
Sussex
Published 1914
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840s. In 1854 the 1:25,000 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1848, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant discrepancies in adjoining areas. In the late 1840s, a Primeval Meridian was defined, which updated the 1:10,560 mapping from a number of sources. The maps were unfurnished with all military secrets and other strategic data removed. These maps were finally reprinted with the Ordnance Survey in 1912, at a 1:10,560 scale, using the Transverse Mercator Projection. The revision process continued well into the 20th century, with new editions appearing every 15 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

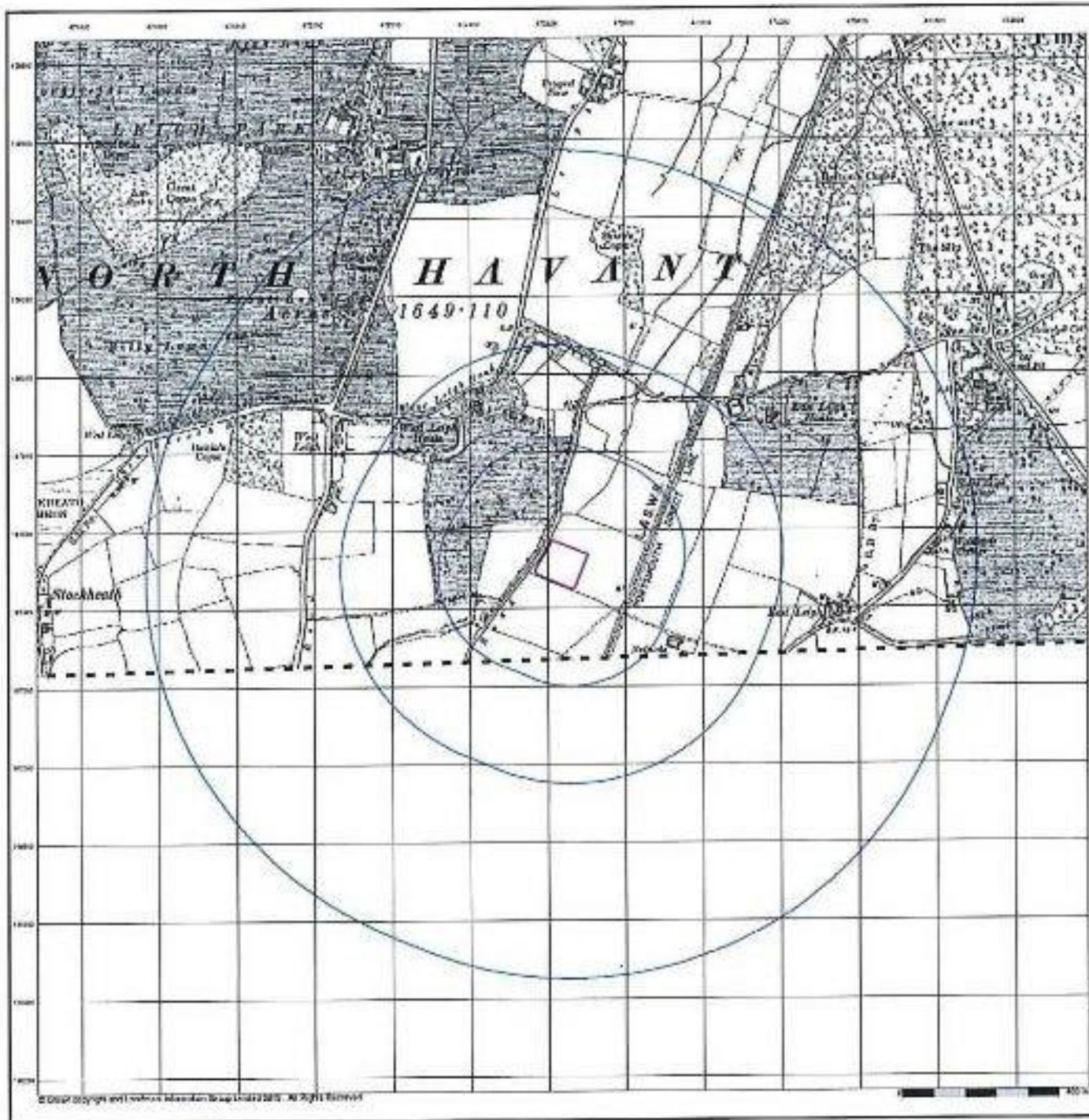
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Site Details

Site: 2ND
 Site: 2ND



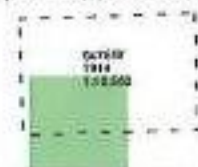
For more information
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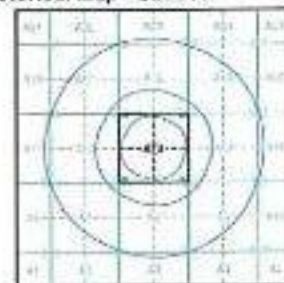
Sussex
Published 1914
Source map scale - 1:10,560

The National map series were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in 1842. In 1854 the 1:25,000 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 scale. The published date given therefore is often somewhat later than the surveyed date. Before 1914, all the maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant distortions in surveying areas. In the late 1940s, a Fundamental Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unaltered, with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1948, the first 1:10,560 maps were produced using the Cassini Projection. The revised process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 98752072_1
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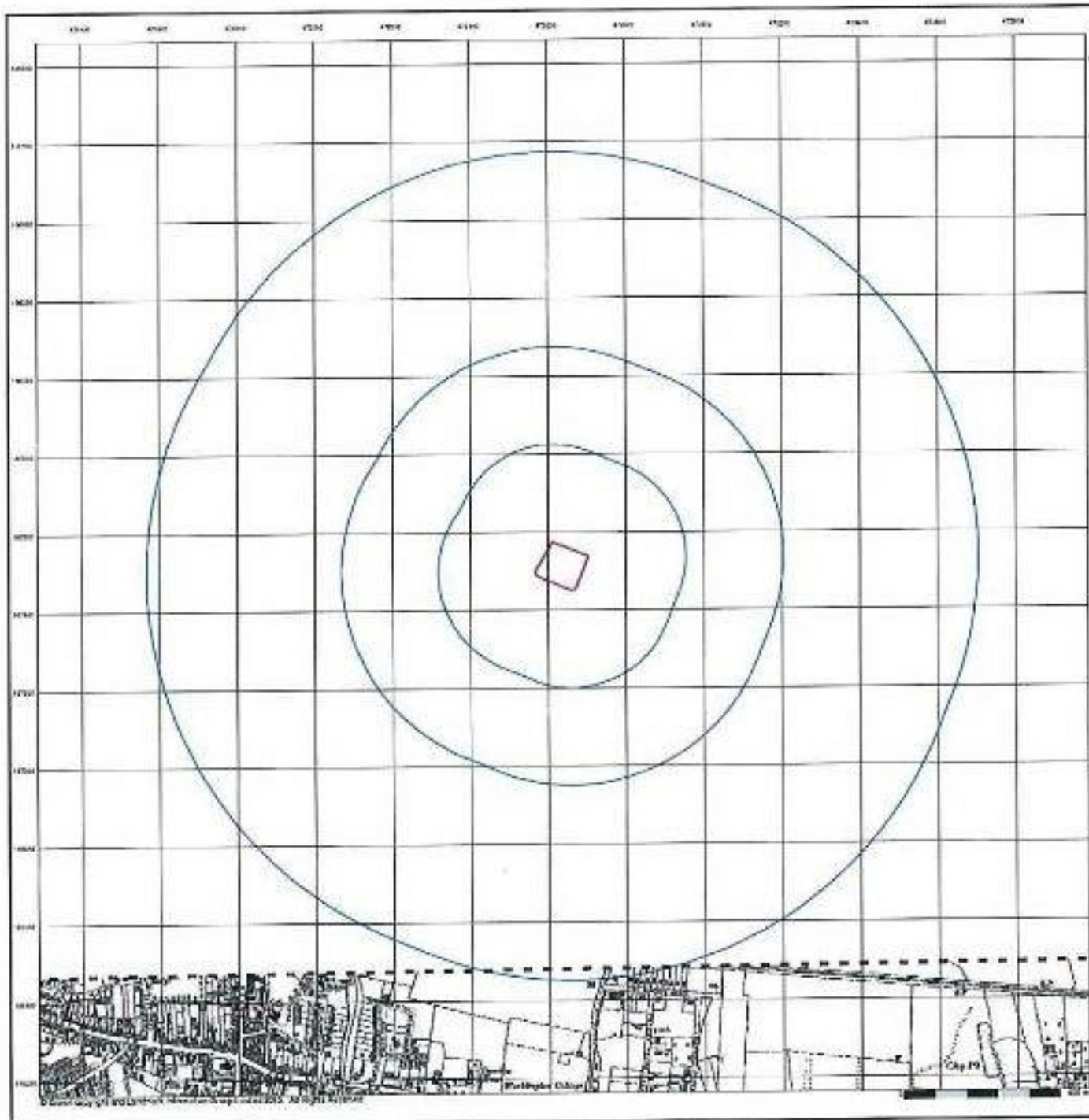
Site Details

Butterfly Co Ltd, 28 New Lane, HAVANT, Hampshire, PO9 2ND



Tel: 01494 600000
 Fax: 01494 600001
 Email: info@landmark.co.uk

All work is Information Group Service 100% 21-5-2019 Highways 22

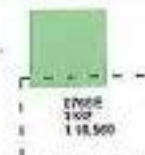


Hampshire & Isle Of Wight Published 1932

Source map scale - 1:10,560

The historical maps shown were reproduced from maps previously held at the Ordnance Survey in England, Wales and Scotland in the 1940's. In 1945 the 1:10,560 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The published data shown therefore is often some years later than the surveyed data. Before 1930, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant mismatches in adjoining areas. In the late 1940's, a Provisional Edition was produced, which applied the 1:10,560 mapping from a number of sources. It was a patchwork of different sources, with all existing maps and other maps then removed. These maps were briefly corrected with the National Grid. In 1970, the first 1:10,560 maps were produced using the Transverse Mercator Projection. The original papers, which were used to produce the maps, were kept every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

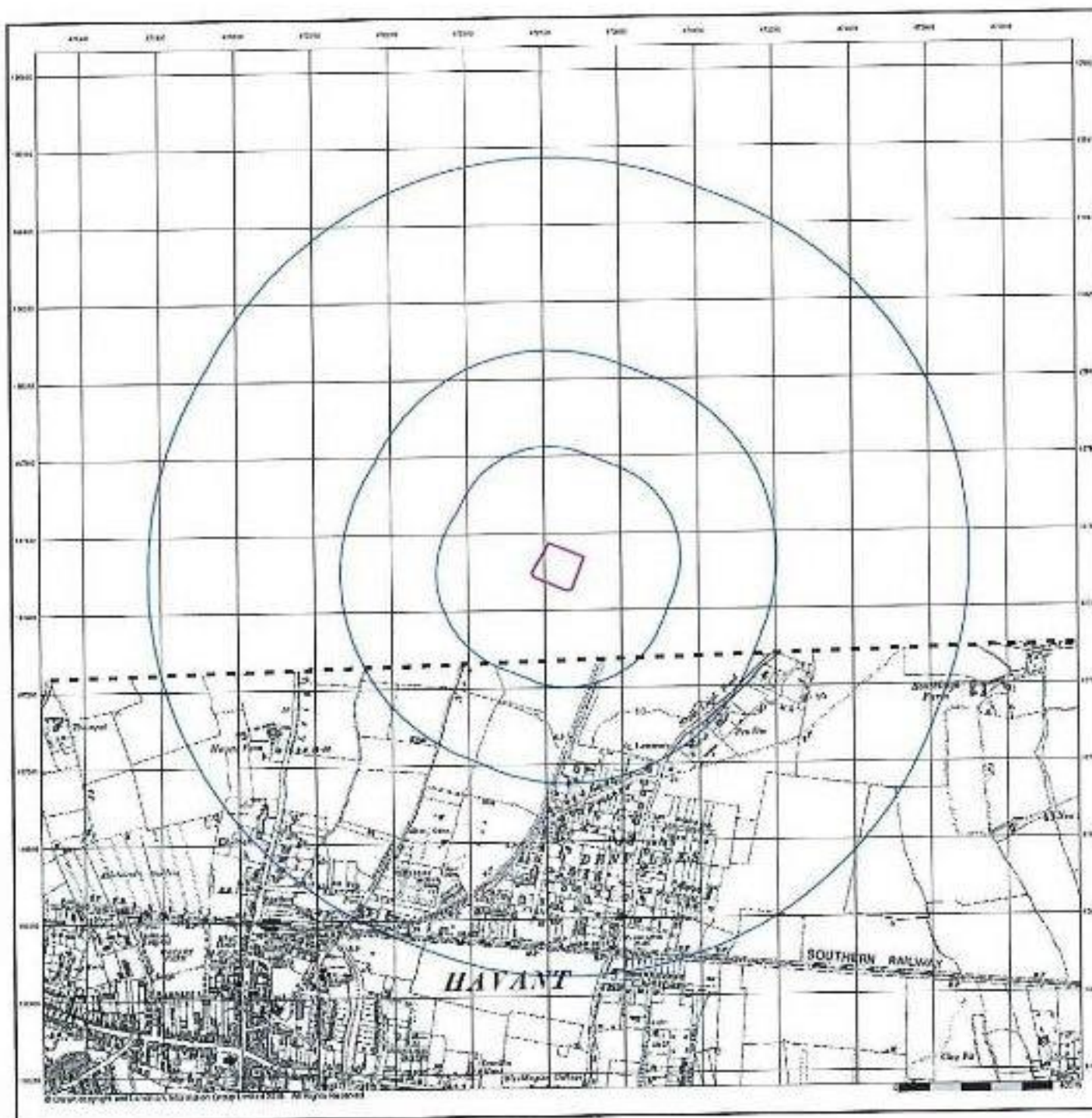
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SW Area (Ha): 1.03
Search Buffer (m): 1000

Site Details

Barwick Co Ltd, 38 New Lane, HAWANT, Hampshire, PO3 2ND



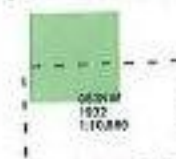
Tel: 01494 541 500
Fax: 01494 541 501
Web: www.landmark.co.uk



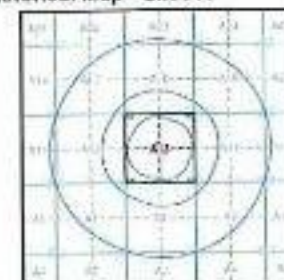
Sussex
Published 1932
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in 1843. In 1924 the 1:10,560 scale was adopted for mapping urban areas; these maps were used to produce the 1:10,560 maps. The original data given therefore is often some years later than the map date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to different inaccuracies in cutting across. In the late 1940s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. If a map appears unframed - with all military camps and other obstructions removed. These maps were initially overlaid with a National Grid. In 1970, the 1:10,560 maps were produced using the Transverse Mercator Projection. The revised series continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

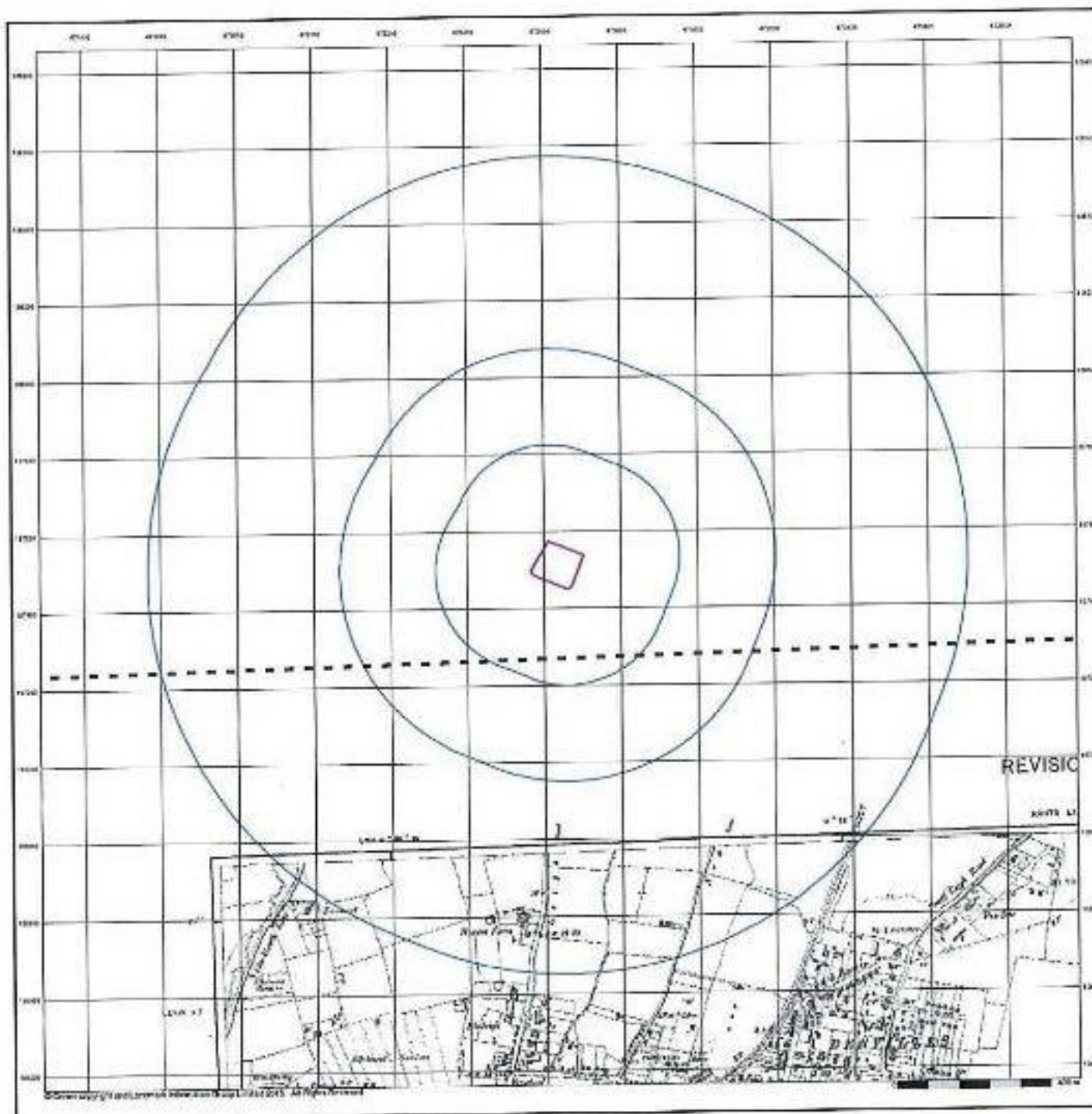


Order Details
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Site Details
 Butech Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2HD



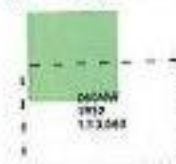
For more information
 Tel: 01494 522 000
 Fax: 01494 522 001
 Email: info@landmark.co.uk



Sussex
Published 1932
Source map scale - 1:10,560

The historical maps shown were released from maps predominantly held at the scale of 1:10,560. While and before 1914, the 1:10,560 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The published data gives a clear indication of the urban areas and the surrounding countryside. Before 1914, all maps were based on the Census of 1911, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in only one area. In the year 1912, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear to be updated with all military camps and other military sites removed. These maps were then used to produce the National Grid. In 1950, the first 1:10,560 maps were produced using the Transverse Mercator Projection. The system remains in use until recently, with some areas updating every 10 years or so for other areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

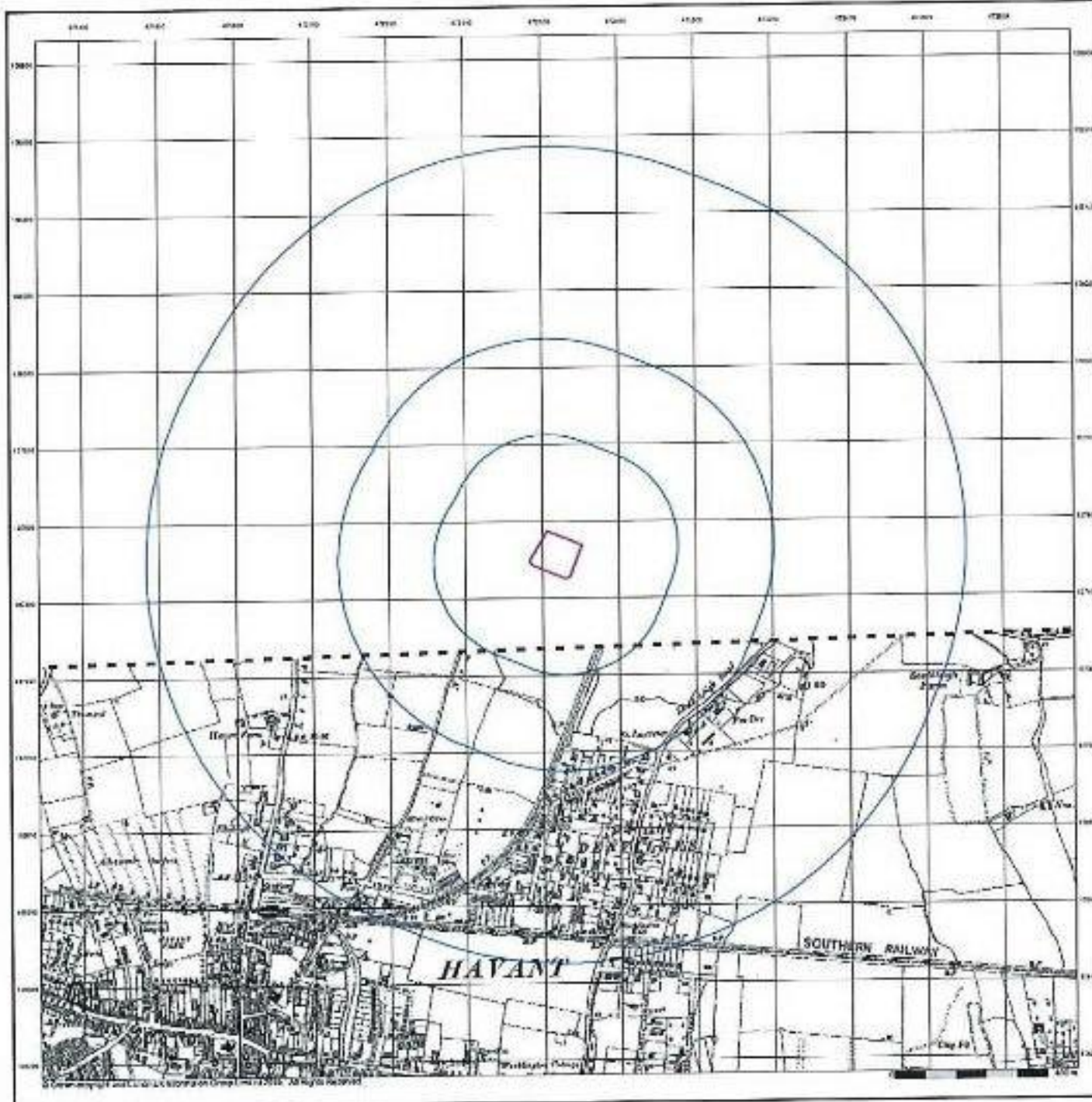
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Site Details

Buttsick Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2ND



1st: 1524 544 7607
 2nd: 1524 544 7607
 3rd: 1524 544 7607



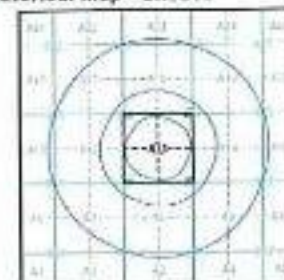
Sussex
Published 1932
Source map scale - 1:10,560

The historical maps shown here are produced from maps predominantly held at the Ordnance Survey in England, Wales and Scotland in 1846. In 1924 the 1:10,560 scale maps were adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the surveyed data. Before 1918, all the maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving the inevitable inaccuracies in joining areas. In the late 1880s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were heavily revised in the National Grid. In 1918, the first 1:10,560 maps were produced using the Transverse Mercator Projection. The 1918 maps were updated and revised, with some data appearing every 10 years or so for other areas.

Map Name(s) and Date(s)



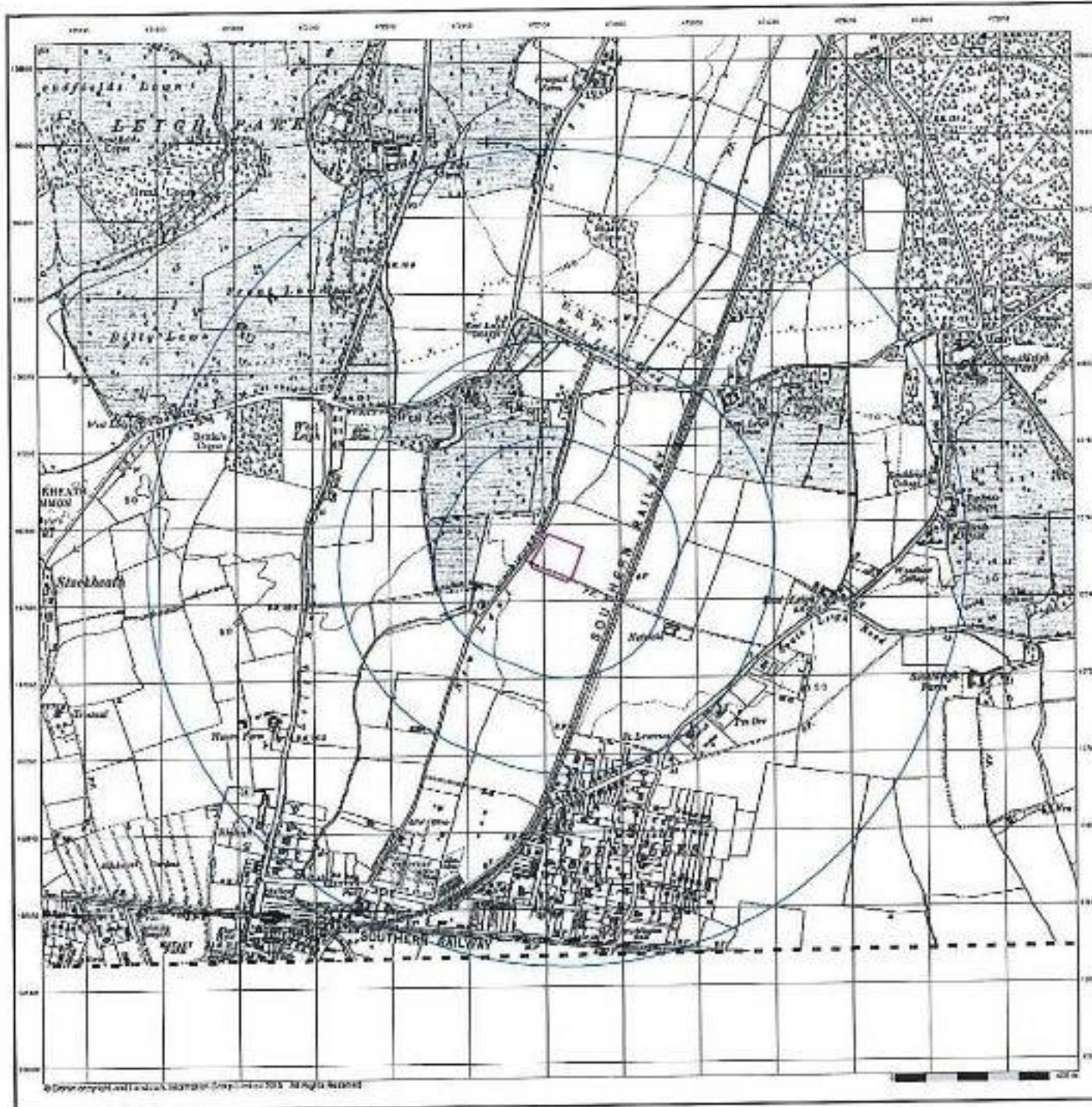
Historical Map - Slice A



Order Details
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Site Details
 Hatfield Co Ltd, 30 New Lane, HAVANT, Hampshire, PO9 2ND

Landmark Tel: 01423 824700 Fax: 01423 824701
 Email: info@landmark.co.uk

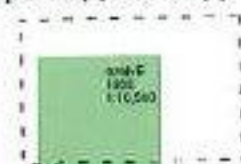


Hampshire & Isle Of Wight Published 1933

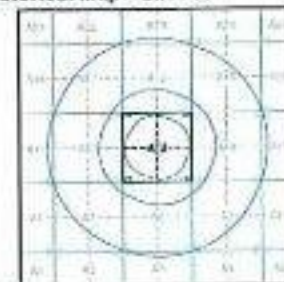
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:10,560 scale was adopted for mapping urban areas, these maps were used to update the 1:10,560 maps. The published data given therefore is often more precise than the original data. However, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant distortions in some areas. In the late 1940's, a National Edition was published, which updated the 1:10,560 mapping from a number of sources. The maps appear undistorted - with all military camps and other strategic sites removed. These maps were actually overlaid onto the National Grid. In 1949, the first 1:10,560 maps were produced using the Transverse Mercator projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

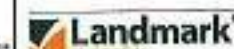


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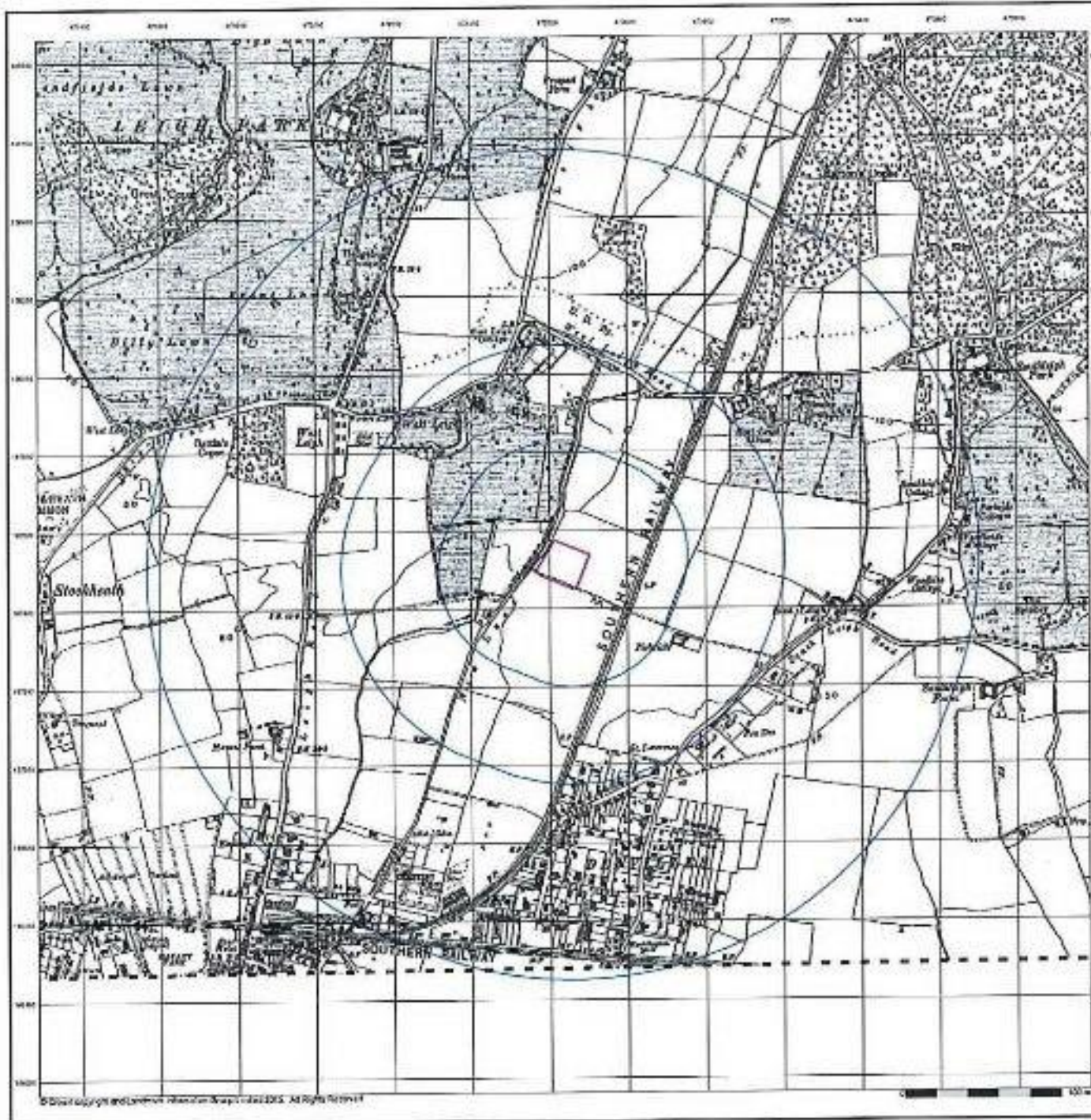
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Site Details

Burkitt Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2ND



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01203 211 102



Hampshire & Isle Of Wight Published 1933

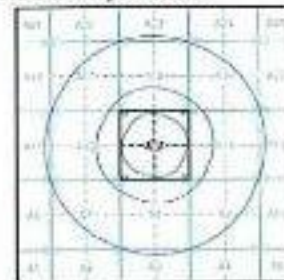
Source map scale - 1:10,560

The historical maps shown were reproduced from maps originally held at the state archive for England, Wales and Scotland in the 1920s. The 1:10,560 scale maps were selected for mapping areas where these maps were used to update the 1:10,560 maps. The selected data given therefore is often some years later than the original data. Before 1918, all OS maps were based on the Cassini Projection, with independent surveys of a single area, or group of areas, giving rise to significant inaccuracies in surveying areas. In the late 1920s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. This map appears unaltered, with all survey camps and other features removed. These maps were finally corrected with the National Grid. In 1978, the first 1:10,560 maps were produced using the Transverse Mercator Projection. The revision period followed and recently, with new data appearing every 10 years or so for other areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

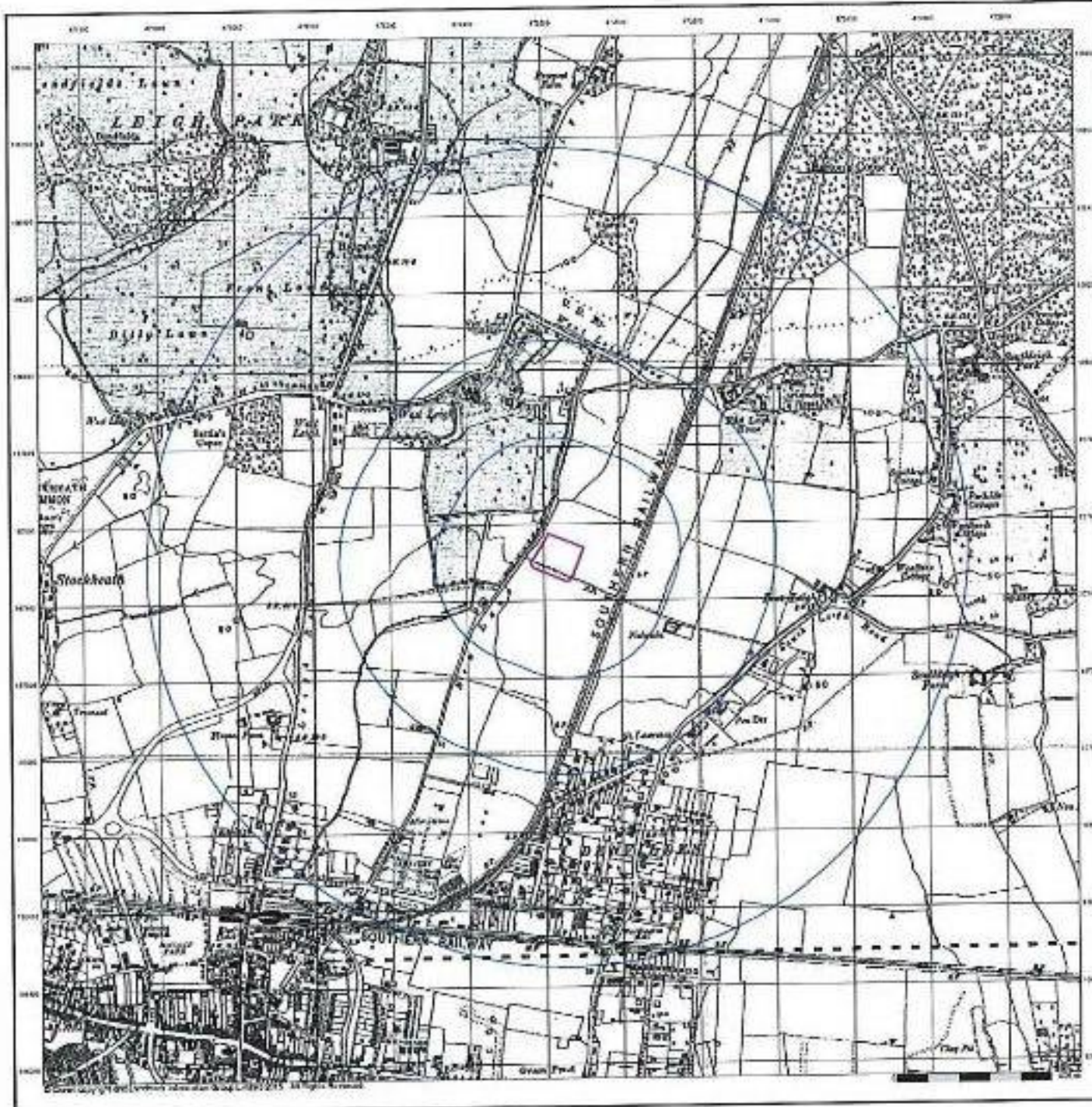
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Site Details

Butterick Co Ltd, 28 New Lane, HAVANT, Hampshire, PO9 2ND



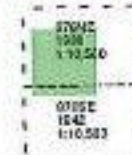
Tel: 01494 344 000
Fax: 01494 344 001
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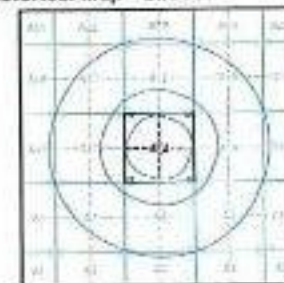
Hampshire & Isle Of Wight
Published 1938 - 1942
Source map scale - 1:10,560

This historical map was derived from maps produced by the Ordnance Survey for England, Wales and Scotland in the 1840's. In 1954 the 1:10,560 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The updated data from these maps is often more recent than the original data. Between 1963, all 22 maps were based on the Cassini Projection, with independent surveys of a single area. In the late 1940's, a fractional edition was produced, which updated the 1:10,560 mapping to a number of sheets. The maps were updated with all military camps and other strategic sites removed. These maps were widely accepted with the National Grid. In 1948, the first 1:10,560 maps were produced using the Transverse Mercator Projection. It is a common practice to update and modify, with new data appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

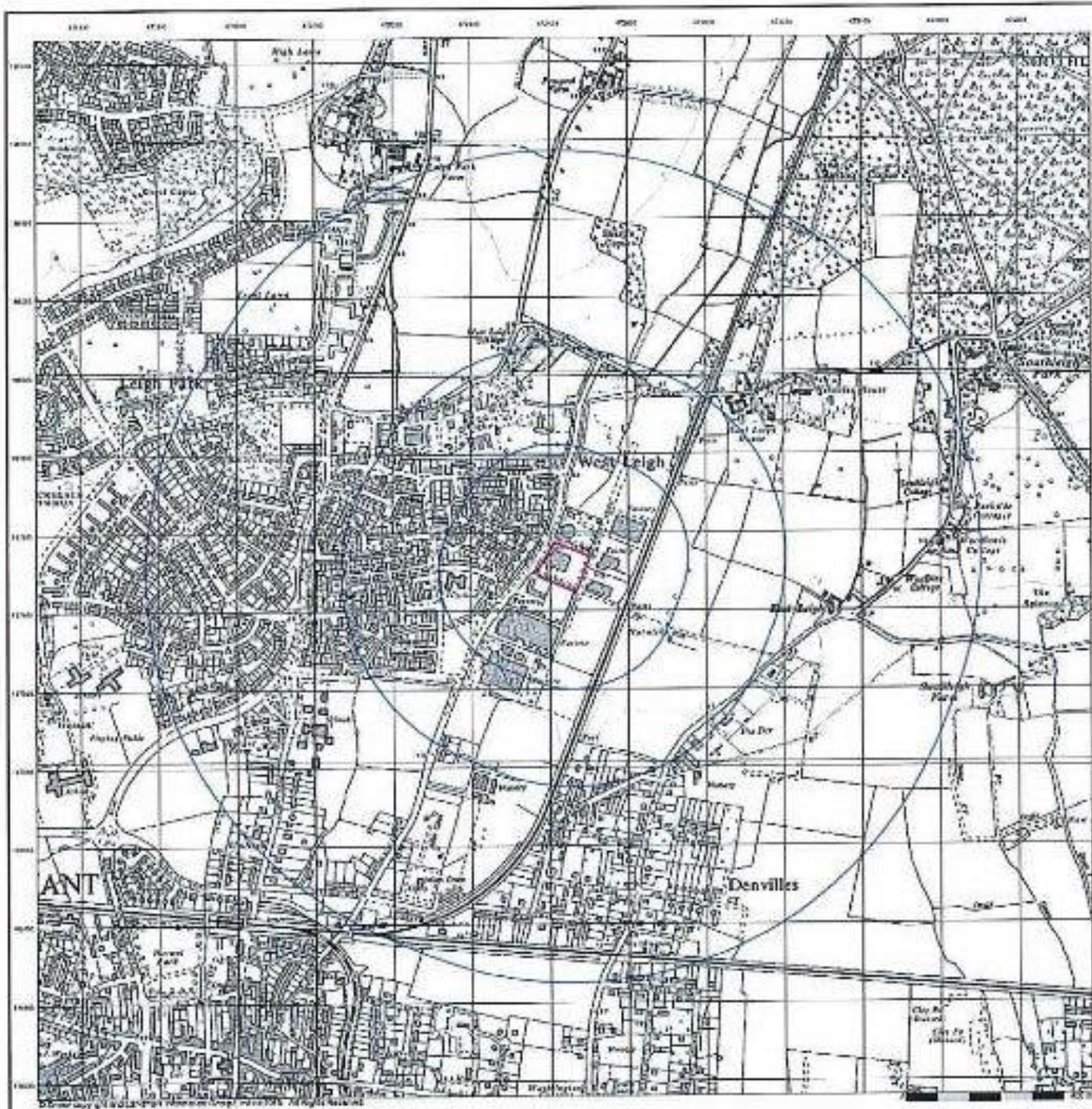
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 Search Buffer (m): 1000

Site Details

Butterfly Co Ltd, 26 New Lane, HAWNT, Hampshire, PO3 2ND



To: 01253 361111
 Fax: 01253 361112
 Email: info@landmark.co.uk



Ordnance Survey Plan Published 1963

Source map scale - 1:10,000

The historical maps shown were produced from maps predominantly held at a scale adopted for England, Wales and Scotland in 1843 & in 1854 the 1:10,000 scale was adopted for mapping urban areas. These maps were used to produce the 1:10,000 scale. The published data given on the map is data from years later than the surveyed data. Before 1843, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant distortions in other areas. In 1843 a 2nd national edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear undistorted - with all military maps and other strategic data removed. These maps were initially merged with the National Grid in 1870, & a 1:10,000 edition was produced using the Transverse Mercator Projection. The edition process continues and will continue, with new editions appearing every 10 years or so for the urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

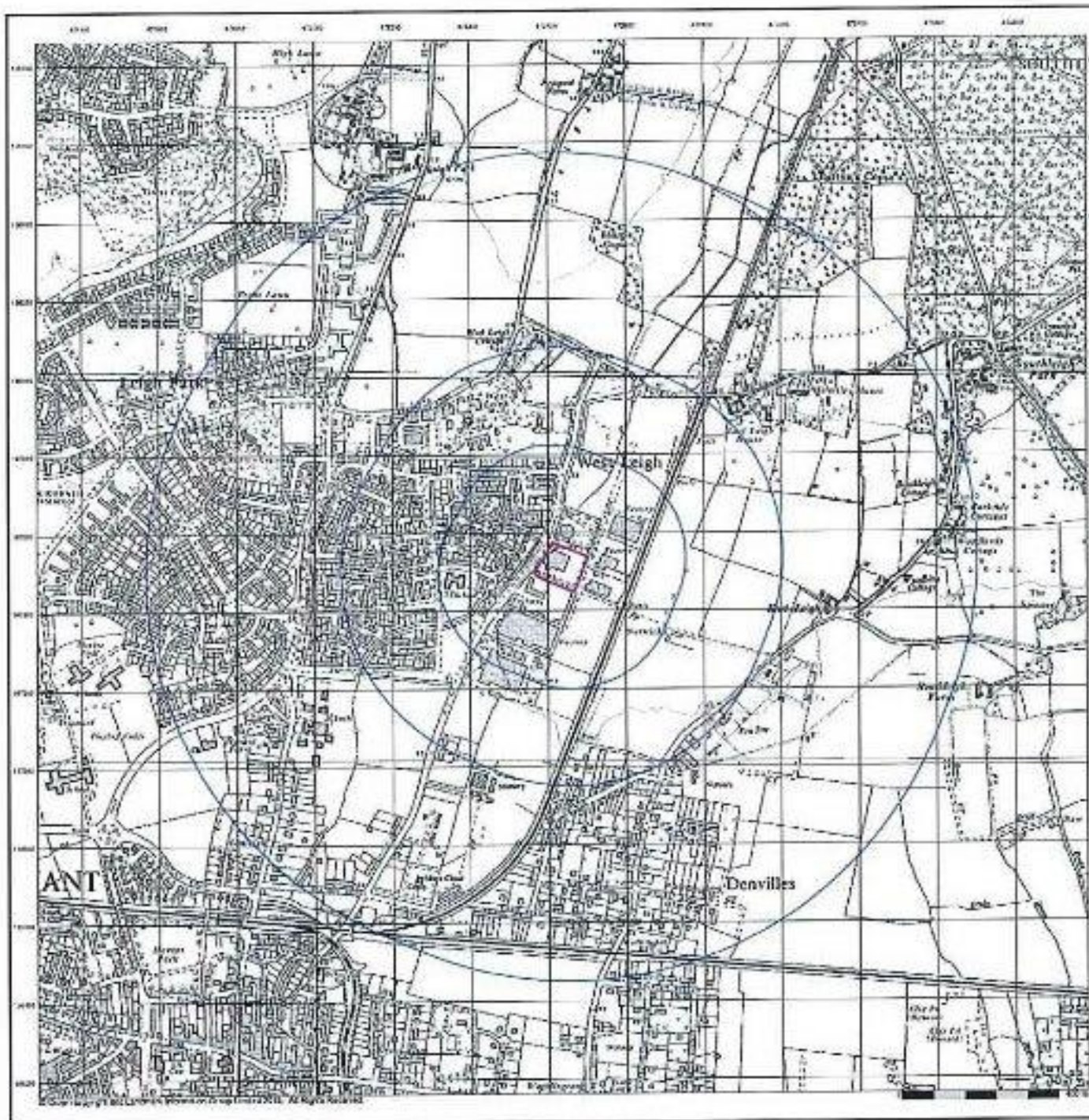
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Search Buffer (m): 1000

Site Details

Buteville Co Ltd, 28 New Lane, HAVANT, Hampshire, PO9 2ND



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Fax: 01494 611 112
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Ordnance Survey Plan Published 1966

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840s. In 1854 the 1:25,000 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published date given on the title is often some years later than the surveyed date. Before 1918, all the maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant distortions in scaling areas. In the late 1940s, a Provisional Edition was produced, which updated the 1:10,000 mapping to a standard of accuracy. The maps appear unaltered - with all military camps and other sensitive sites removed. These maps were subsequently compared with the National Grid. In 1952, a series of 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with some editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

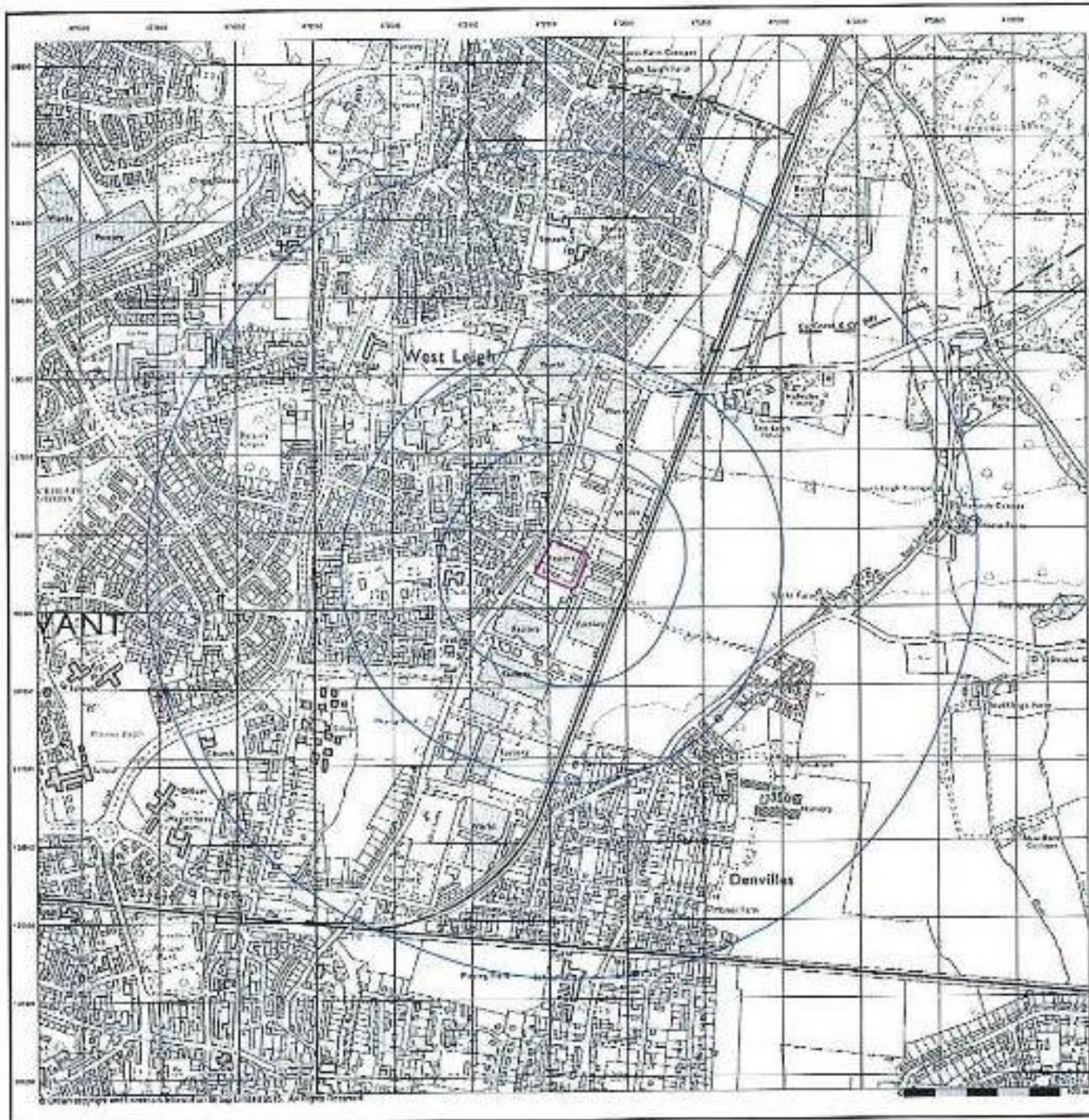
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Site Details

Butterick Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2ND



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Ordnance Survey Plan **Published 1975**

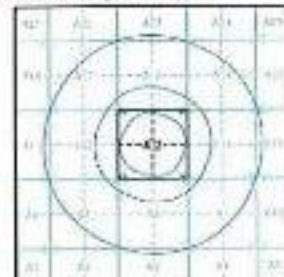
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale indicated for England, Wales and Scotland in 1991. In 1991 the 1:10,000 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given below is often more recent than the survey data. Before 1958, all OS maps were based on the Ordnance Survey datum, with independent surveys of a single county or group of counties, giving rise to significant local scale in survey areas. In the late 1990s, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unaltered, with all military camps and other symbols also revised. These maps were initially converted into the National Grid. In 1998, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The current product continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

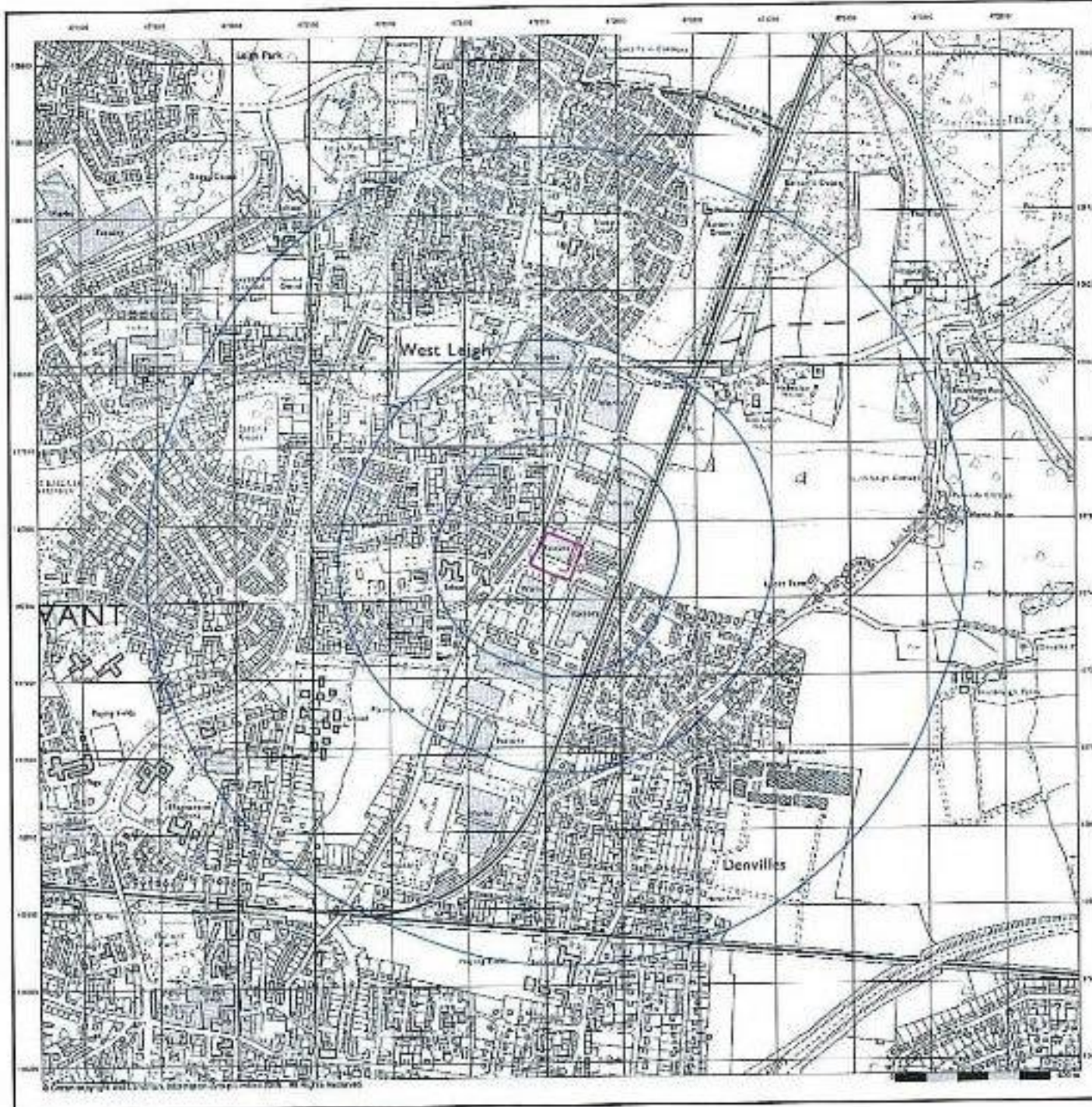
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Site Area (Ha): 1.03
Search Buffer (m): 1000

Site Details

Buterick Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2ND



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Ordnance Survey Plan
Published 1992
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey for England, Wales and Northern Ireland in 1947 & in 1954 the 1:25,000 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published date given (1992) is the date when the map was printed, not the date when the data was collected. After 1992, the maps were updated with the current data. Before 1992, all OS maps were based on the 1936 datum projection, with independent surveys of a single area or group of areas, giving rise to significant distortions in other areas. In 1948, the OS introduced a new datum, which was updated by 1954 mapping from a revision of sources. The maps appear undistorted - with all military camps and other strategic sites removed. These maps were initially converted using the National Grid. In 1992, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The maps are printed on a standard A1 size, with no additional appearing every 10 years or so for other areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

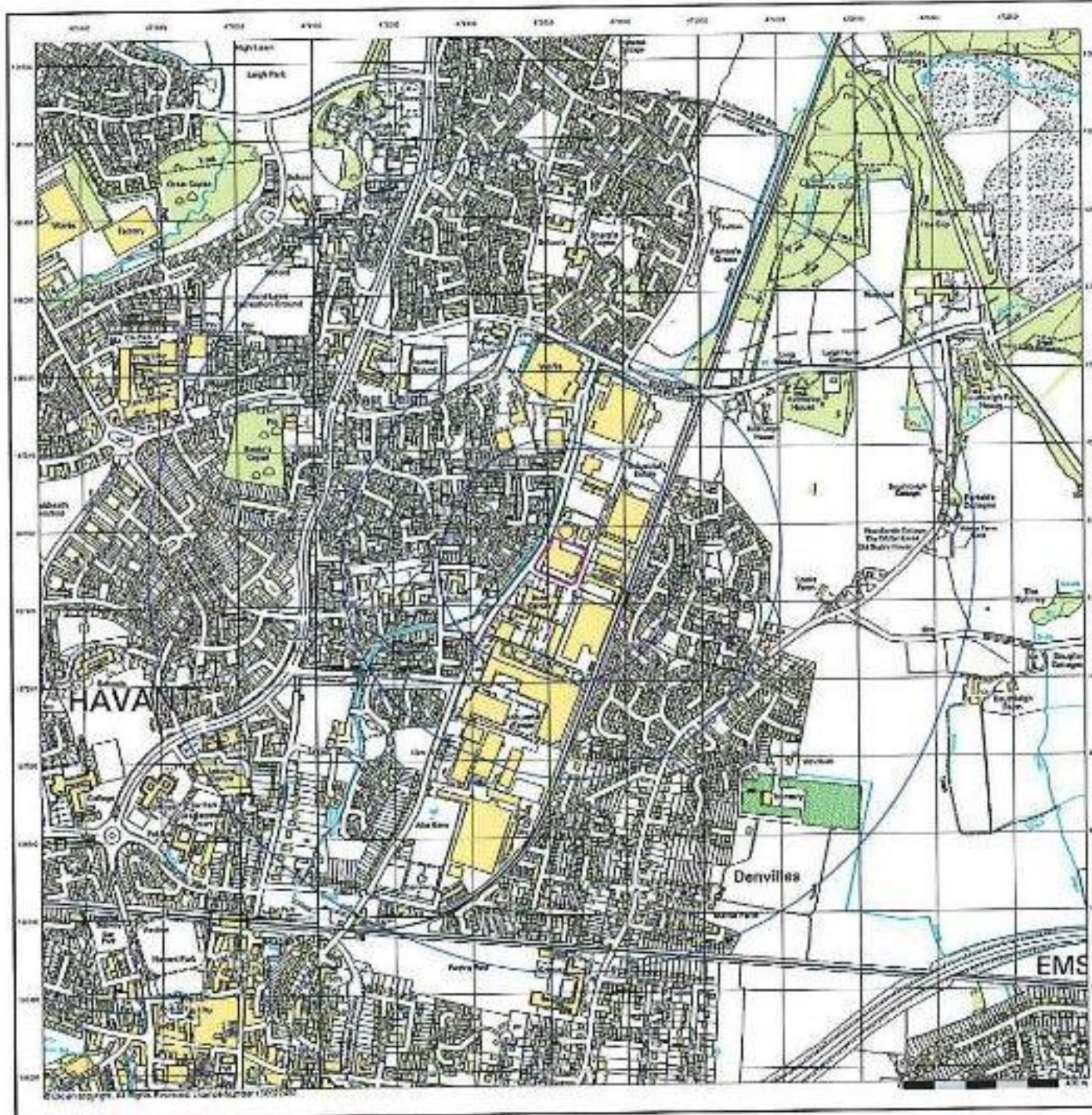
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 Search Buffer (m): 1000

Site Details

Butorick Co Ltd, 38 New Lane, HAVANT, Hampshire, PO9 2ND



For more information, please contact:
 01252 806000
 01252 806001
 01252 806002

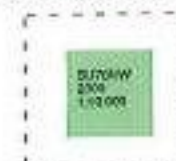


10k Raster Mapping Published 2000

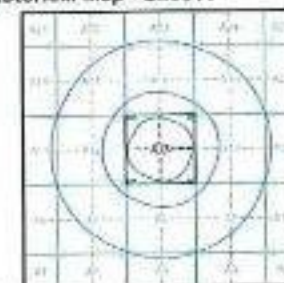
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 aerial photograph mapping. These maps were derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, trees and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information is shown as follows: county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

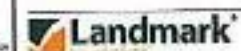


Order Details

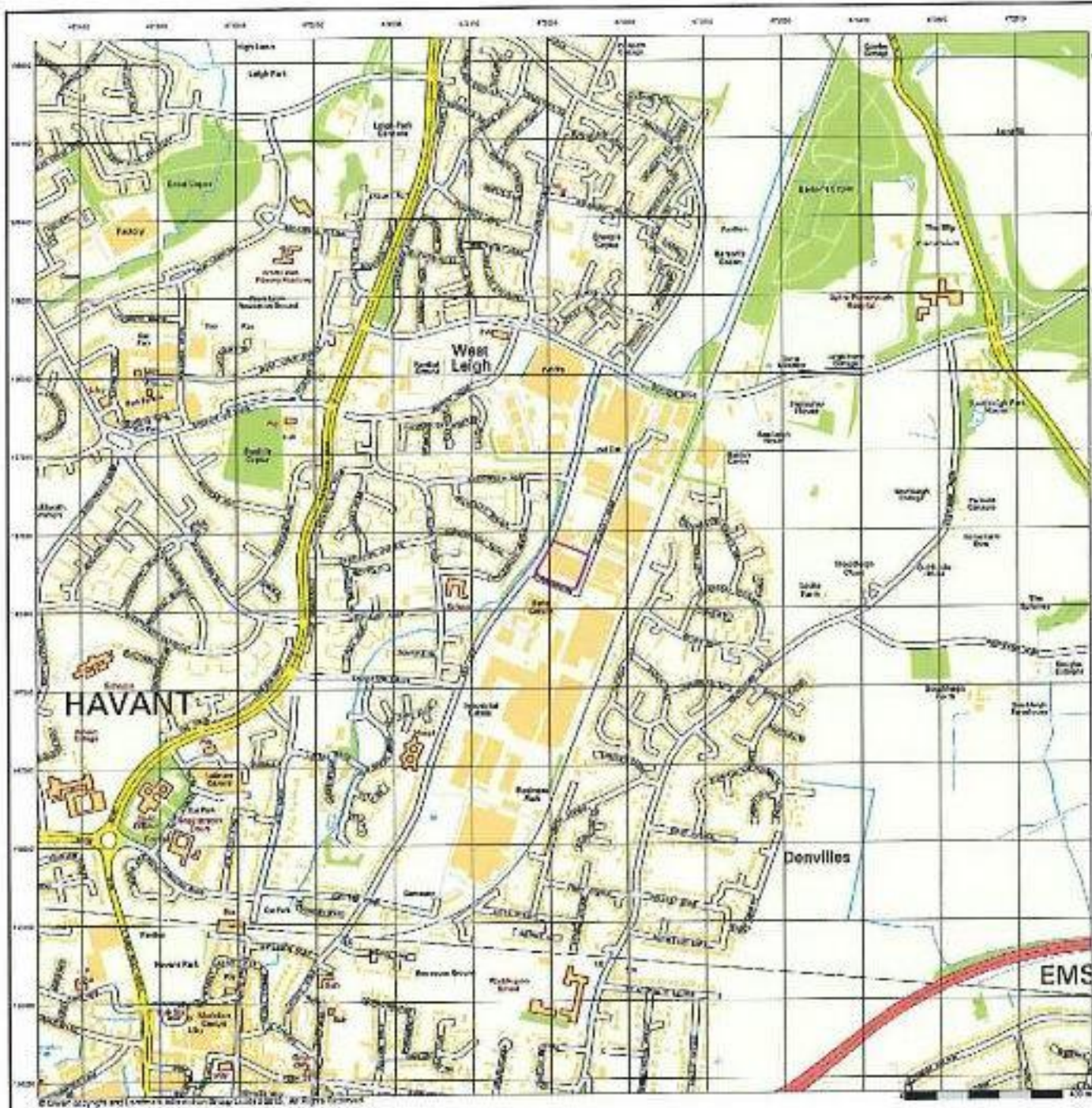
Order Number: 88750572_1_1
Customer Ref: 264645
National Grid Reference: 477840, 107510
Sheet: A
Site Area (Ha): 1.03
Search Buffer (m): 1000

Site Details

Butwick Co Ltd, 36 New Lane, HAVANT, Hampshire, PO9 2HD



1st
2nd
3rd
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30th
31st



Street View

Published 2016

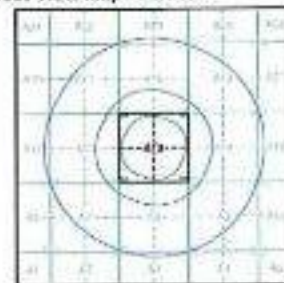
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000.

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 86752072_1_1
 Customer Ref: 288845
 National Grid Reference: 472640, 107510
 Slice: A
 Site Area (ha): 1.03
 Search Buffer (m): 1000

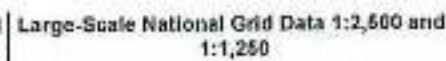
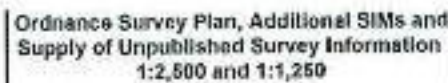
Site Details

Butterick Co Ltd, 98 New Lane, HAVANT, Hampshire, PO9 2ND



1st Floor
 0811 911 911
 www.landmark.co.uk

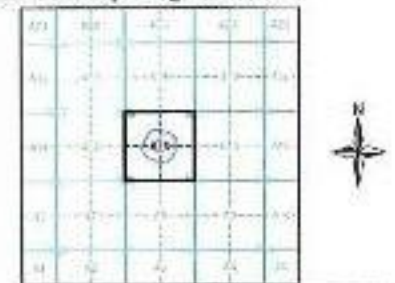
Ordnance Survey County Series and
Ordnance Survey Plan 1:2,500



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg.
Homophonic & Isle Of Wight	1:25,000	1855	2
Homophonic & Isle Of Wight	1:50,000	1887	2
Homophonic & Isle Of Wight	1:25,000	1910	4
Homophonic & Isle Of Wight	1:25,000	1887	4
Homophonic & Isle Of Wight	1:50,000	1908	6
Homophonic & Isle Of Wight	1:25,000	1907	2
Devonshire Railway Plan	1:25,000	1908	8
Devonshire Railway Plan	1:12,500	1908	9
Devonshire Railway Plan	1:12,500	1908 & 1924	10
Devonshire Railway Plan	1:50,000	1910	11
Devonshire Railway Plan	1:12,500	1908	12
Devonshire Railway Plan	1:12,500	1908	13
Devonshire Railway Plan	1:12,500	1908	14
Devonshire Railway Plan	1:12,500	1908	15
Devonshire Railway Plan	1:12,500	1908	16
Devonshire Railway Plan	1:12,500	1908	17
Devonshire Railway Plan	1:12,500	1908	18
Devonshire Railway Plan	1:12,500	1908	19
Devonshire Railway Plan	1:12,500	1908	20
Devonshire Railway Plan	1:12,500	1908	21
Devonshire Railway Plan	1:12,500	1908	22
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Devonshire Railway Plan	1:12,500	1908	24
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Devonshire Railway Plan	1:12,500	1908	34
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Devonshire Railway Plan	1:12,500	1908	42
Devonshire Railway Plan	1:12,500	1908	43
Devonshire Railway Plan	1:12,500	1908	44
Devonshire Railway Plan	1:12,500	1908	45
Devonshire Railway Plan	1:12,500	1908	46
Devonshire Railway Plan	1:12,500	1908	47
Devonshire Railway Plan	1:12,500	1908	48
Devonshire Railway Plan	1:12,500	1908	49
Devonshire Railway Plan	1:12,500	1908	50

Historical Map - Segment A13



Order Details

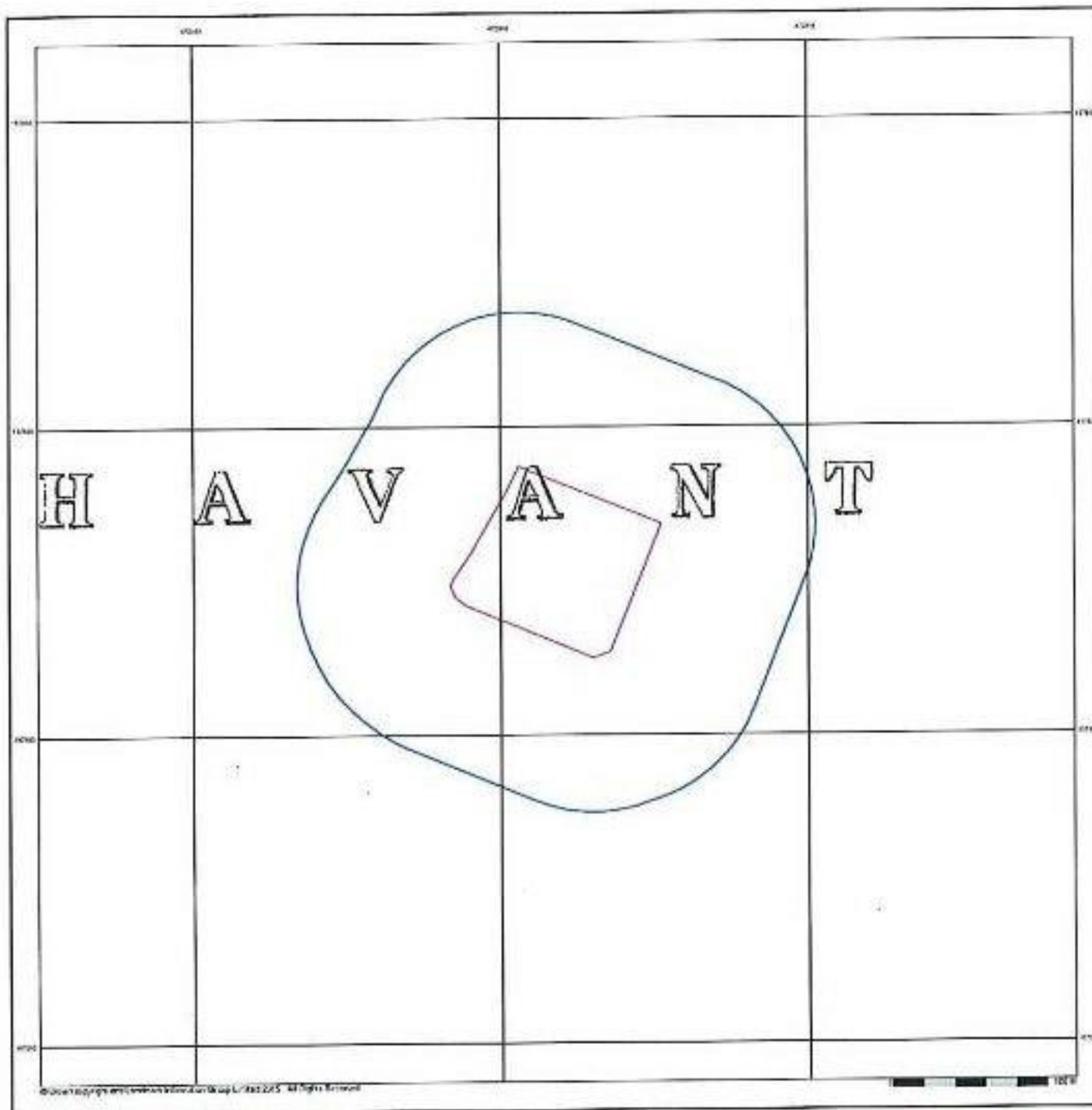
Order Number: 93753072_1_1
Customer Ref: 284845
National Grid Reference: 472640, 107310
Site: A
Site Area (Ha): 1.03
Search Buffer (m): 100

Site Details

Burrick Co Ltd, 38 New Lane, HAWANT, Hampshire, PO2-2ND



Tel:	0438 801 980
Fax:	0034 286 2011
Web:	www.rosin.es



Hampshire & Isle Of Wight
Published 1866
Source map scale - 1:2,500

The historical maps shown here are reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what were considered to be the civil parishes of Great Britain. The published date given below refers to the year in which the map was published. Before 1858, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in joining areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

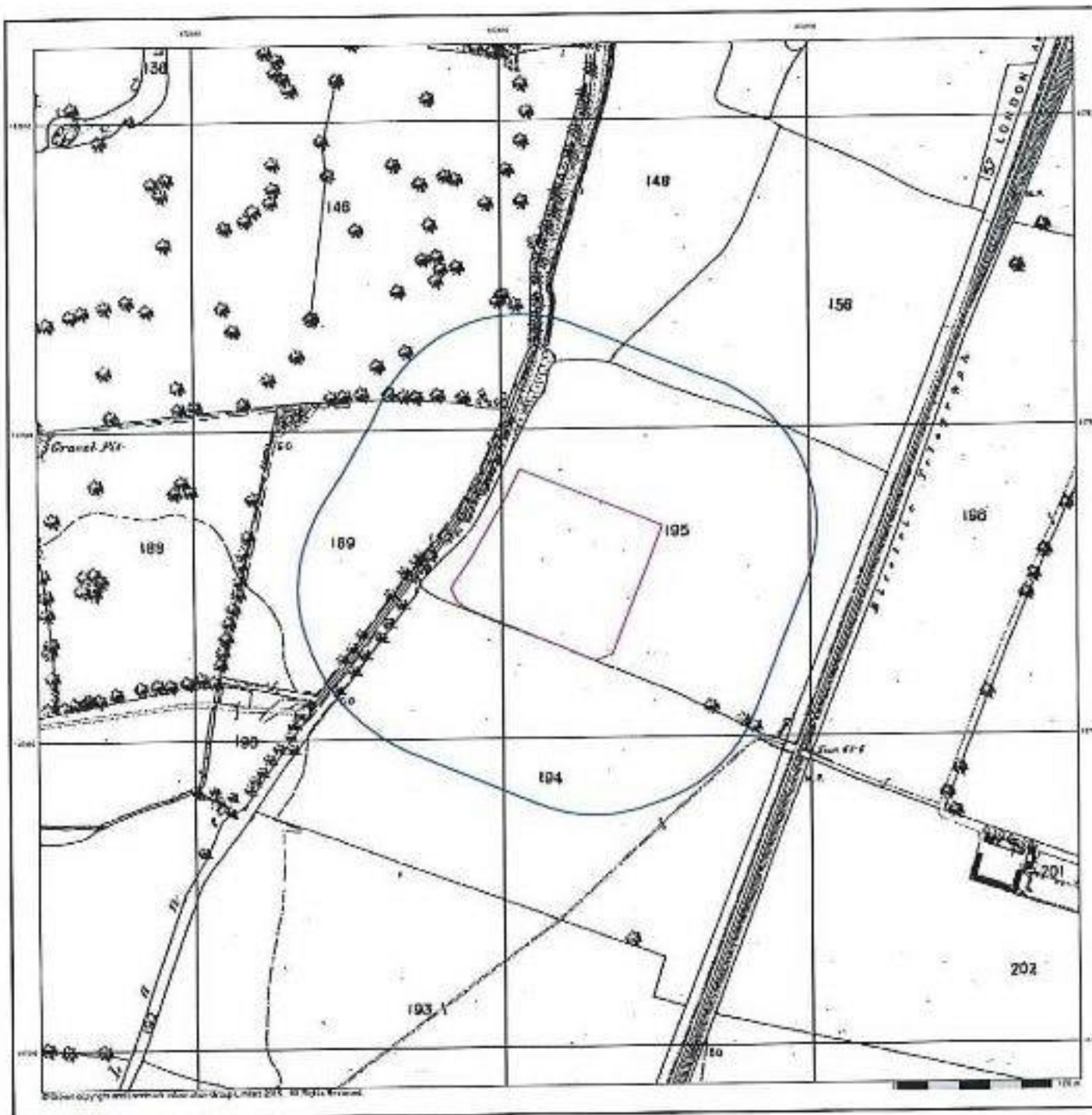
Order Number: 99752072_1_1
 Customer Ref: 264565
 National Grid Reference: 472845, 107010
 Size: A
 Site Area (Hectares): 1.03
 Search Buffer (m): 100

Site Details

Butterick Co Ltd, 28 New Lane, HAVANT, Hampshire, PO2 2ND



OS
 Data
 2010
 OS
 Data
 2010
 OS
 Data
 2010



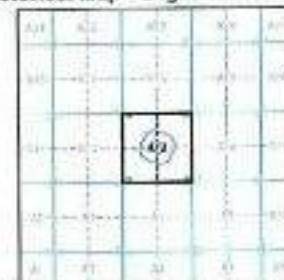
Hampshire & Isle Of Wight
Published 1867
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1820s. In 1824 the 1:2,500 scale was adopted for mapping urban areas and by 1828 it was used for the whole of Great Britain. The published data given below is often some years later than the surveyed data. Before 1870, all 1:2,500 maps were based on the General Projection, with subsequent surveys of a single county or group of counties, giving rise to significant inaccuracies in surveying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 607520/2 1.1
 Customer Ref: 264645
 National Grid Reference: 472540, 107510
 Sheet: A
 Site Area (Ha): 1.03
 Search Buffer (m): 100

Site Details

Butterick Cu Ltd, 38 New Lane, HAWKLEY, Hampshire, PO9 2ND



For: 01494 34322
 Fax: 01494 34324
 Email: info@landmark.co.uk

APPENDIX C

Groundsure Screening Report, Ref. SF-5665919, dated December 2018

38 New Lane, Havant, PO9 2ND

Professional opinion



Contaminated Land

**Moderate-High:
Action Required**

page 5



Flood Risk

Moderate

page 7

Consultant's guidance and recommendations inside.



Ground Stability

Passed



Radon

Identified

page 34



Energy

Identified

page 35



Planning Constraints

Passed



Transportation

Identified

page 9

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Potential

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

Contaminated land

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- As the site is to be redeveloped, it is highly likely that further work to assess/remediate contaminated land will be required as part of the planning process. Planning policy states that the developer or land owner is responsible for ensuring a site is suitable for its proposed use by addressing any potential pollution concerns. This means that a Phase 1 Risk Assessment may be required, at a minimum, particularly if redevelopment is for a highly sensitive end use (i.e. residential purposes).
- Please contact Groundsure (at projects@groundsure.com) in order for us to provide you with a Phase 1 quotation. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is required.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the volume and/or content of the additional information provided. Please contact us for a quote for this service.

Flood risk

The property is assessed to have a flood risk rating of moderate or higher. Key recommended next steps:

- consider flood prevention measures that may be useful in the property, such as flood gates and barriers or modified airbricks
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion

Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- if the property has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in

- look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it
- consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported
- further advice on groundwater flooding has been produced by Environment Agency and the Local Government Association and can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf

Radon

The property lies within a radon affected area, where at least 1% of properties are affected. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- See for example <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Key recommended next steps:

- consider visiting the operator's website for further information
- consider visiting the area in order more accurately to assess the impact this extraction site would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- consider visiting the area in order more accurately to assess the impact this solar farm would have on the property

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order more accurately to assess the impact this wind development would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property. Key recommended next steps:

- consider visiting the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, consider approaching the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.hse.gov.uk/nuclear/regulated-sites.htm> for further information on the site

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property. Key recommended next steps:

- consider visiting the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/projects/>, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

Planned oil and gas

The property lies within 5km of a planning application relating to proposed exploration, development or extraction of oil and gas. Key recommended next steps:

- use the planning application details given in the report to find out more about the application and assessments of impacts on the property by contacting the operating company and/or Local Authority

Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the guidance section on **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see **page 14** for details of the identified issues.

Past Land Use

Moderate-High

Waste and Landfill

Low

Current and Recent Industrial

Moderate-High

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for commercial purposes.

Proposed land use

Groundsure has been advised that the property will be redeveloped for residential purposes.

Site land uses

The following potentially contaminative land uses of significant concern have been identified at the study site:

- **1963** - A factory since this time.

Surrounding area land uses

The following potentially contaminative land uses of significant concern have been identified in proximity to the study site:

- **1968** - A gasholder identified 7m to the north of the site since this time.

Additionally, past and current land uses of moderate concern have been identified in proximity to the study site. Furthermore, a historical NIHS site is noted to lie 2m to the north of the site.

Site setting

Potentially vulnerable receptors have been identified including current and future site users, ground workers during redevelopment, residents of nearby dwellings with gardens, a stream 20m to the north west of the site and the underlying Secondary A aquifer. In addition, the site lies within a Source Protection Zone 1c. It should be noted that the aforementioned Source Protection Zone (confined aquifer) is unlikely to be affected unless deep drilling or excavations are planned at the site.



Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for river, coastal, surface water and groundwater flooding is moderate.

Please see **page 32** for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	High
Surface Water Flooding	Negligible
JBA Floodability	Moderate
Past Flooding	None
Flood Storage Areas	None
NPPF Flood Risk Assessment required if site redeveloped?	Yes



Ground Stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Low
Non-Natural Ground Stability	None



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 1% and 3%.

Please see **page 34** for details of the identified issues.

In a radon
affected area



Energy summary



Oil and Gas

Active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Please see the guidance section on **page 2** for further advice. Additionally, see **page 35** for details of the identified issues.

Oil and Gas Areas
Oil and Gas Wells

None
Identified

Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see the guidance section on **page 2** for further advice. Additionally, see **page 37** for details of the identified issues.

Wind
Solar

Identified
Identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see the guidance section on **page 2** for further advice. Additionally, see **page 39** for details of the identified issues.

Power stations
Energy Infrastructure
Projects

Identified
None
Identified

Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	None
HS2 Safeguarding	None
HS2 Stations	None
HS2 Depots	None
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None
Crossrail 2 Route	None
Crossrail 2 Stations	None
Crossrail 2 Worksites	None
Crossrail 2 Safeguarding	None
Crossrail 2 Headhouse	None



Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Identified
Historical Railways and Tunnels	None
Railway and Tube Stations	None
Underground	None



Planning summary



Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas	None
Visual and Cultural Protected Areas	None



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

Recent aerial photograph



Capture Date: 20/08/2013

Site Area: 1.02ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	3	11	15
Former tanks	0	4	18
Former energy features	0	13	27
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

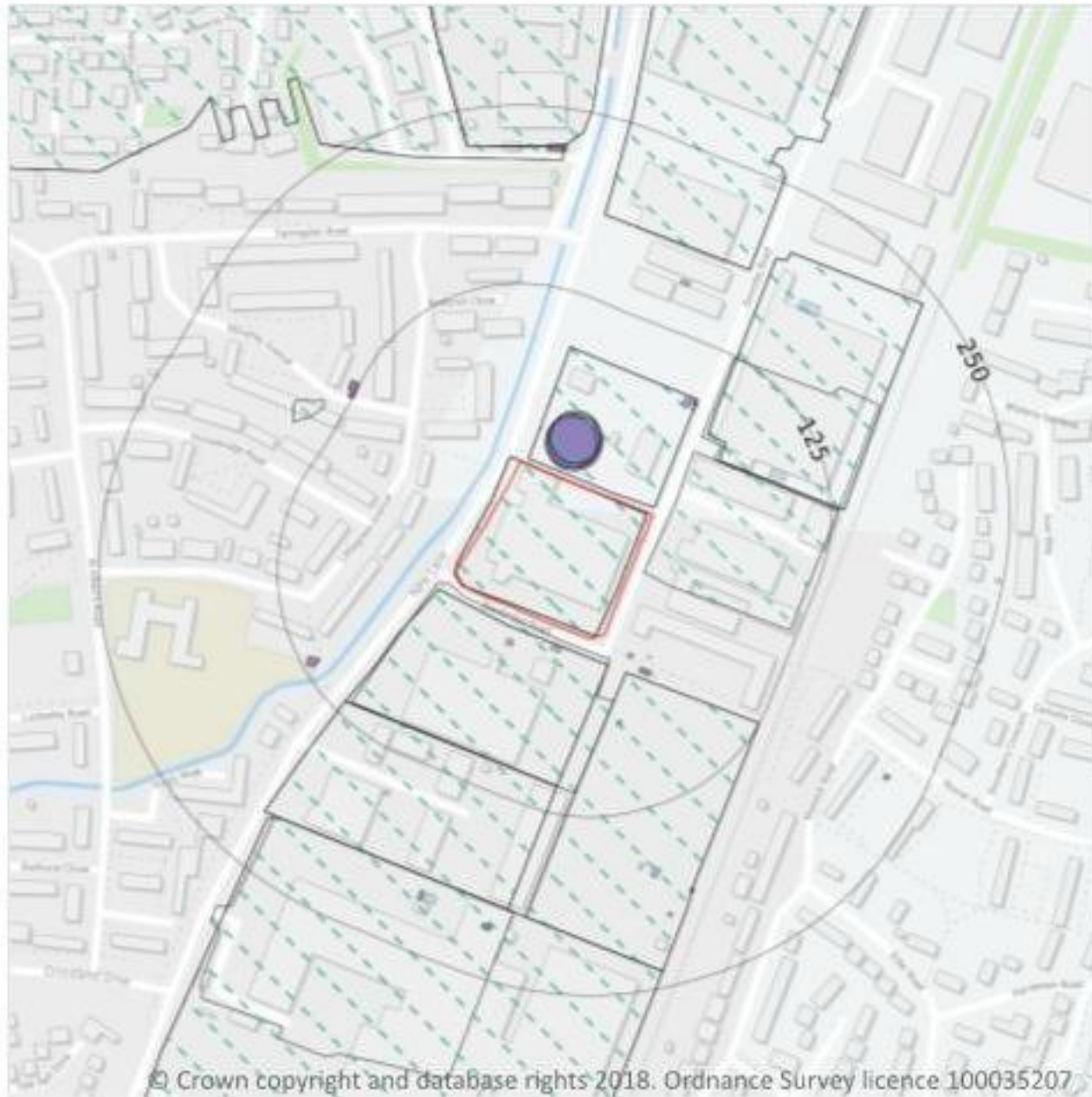
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	4	6	24
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	1	0
Hazardous substance storage/usage	0	1	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	2

Contaminated Land



Past land use



- X Site Centre
- Site Outline
- 125-
-250- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Factory	1963
0	on site	Unspecified Factory	1973
0	on site	Unspecified Factory	1991

Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

Distance	Direction	Use	Date
4 m	N	Gas Holder	1973
4 m	N	Gas Holder	1991
6 m	SW	Unspecified Works	1991
8 m	NE	Unspecified Tank	1963
9 m	SE	Unspecified Factory	1963
10 m	SW	Unspecified Factory	1963
10 m	SW	Unspecified Commercial/Industrial	1973
12 m	N	Gasometer	1973
12 m	N	Gasometer	1991
31 m	SE	Unspecified Factory	1973
31 m	SE	Unspecified Factory	1991
58 m	NE	Unspecified Factory	1963
60 m	NE	Unspecified Works	1973
60 m	NE	Unspecified Works	1991
104 m	S	Unspecified Factory	1963
104 m	S	Unspecified Factory	1973
139 m	NW	Unspecified Pit	1866
183 m	N	Unspecified Works	1973
183 m	N	Unspecified Works	1991
197 m	S	Unspecified Factory	1963
197 m	S	Unspecified Factory	1973
197 m	S	Unspecified Factory	1991
212 m	N	Unspecified Works	1973
212 m	N	Unspecified Works	1991
221 m	N	Unspecified Works	1973
221 m	N	Unspecified Works	1991

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
7 m	N	Gasholder	1993
9 m	N	Unspecified Tank	1960
9 m	N	Gasholder	1968
9 m	N	Gasholder	1969
85 m	E	Tanks	1993
158 m	N	Tanks	1968
158 m	N	Tanks	1968
158 m	N	Tanks	1969
161 m	S	Unspecified Tank	1989
166 m	S	Unspecified Tank	1973
166 m	S	Unspecified Tank	1980
176 m	NE	Tanks	1993
199 m	S	Unspecified Tank	1989
200 m	S	Unspecified Tank	1980
207 m	SW	Tanks	1980
207 m	SW	Tanks	1989
207 m	SW	Tanks	1998
207 m	SW	Tanks	1998
213 m	S	Unspecified Tank	1973
213 m	S	Unspecified Tank	1980
213 m	S	Unspecified Tank	1989
213 m	S	Unspecified Tank	1998

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
7 m	N	Gasholder	1993
9 m	N	Gasholder	1968
9 m	N	Gasholder	1969
13 m	S	Electricity Substation	1989
13 m	S	Electricity Substation	1998
21 m	SW	Electricity Substation	1973
21 m	SW	Electricity Substation	1980
21 m	SE	Electricity Substation	1989
22 m	SE	Electricity Substation	1998
34 m	SE	Electricity Substation	1973
34 m	SE	Electricity Substation	1989
35 m	SE	Electricity Substation	1980
35 m	SE	Electricity Substation	1998
60 m	S	Electricity Substation	1980
61 m	S	Electricity Substation	1989
61 m	S	Electricity Substation	1998
79 m	N	Electricity Substation	1993
80 m	N	Electricity Substation	1968
80 m	N	Electricity Substation	1969
112 m	SW	Electricity Substation	1968
112 m	SW	Electricity Substation	1969
113 m	SW	Electricity Substation	
113 m	SW	Electricity Substation	1995

Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

Distance	Direction	Use	Date
125 m	NW	Electricity Substation	1973
125 m	NW	Electricity Substation	1995
125 m	NW	Electricity Substation	1996
125 m	NW	Electricity Substation	1997
126 m	NW	Electricity Substation	1991
152 m	S	Electricity Substation	1998
188 m	S	Electricity Substation	1980
188 m	S	Electricity Substation	1989
188 m	S	Electricity Substation	1998
218 m	N	Electricity Substation	1993
219 m	N	Electricity Substation	1969
219 m	SE	Electricity Substation	1989
220 m	N	Electricity Substation	1968
220 m	SE	Electricity Substation	1980
220 m	SE	Electricity Substation	1998
231 m	NE	Electricity Substation	1993
244 m	E	Electricity Substation	1998

This data is sourced from Ordnance Survey/Groundsure.

Current and recent industrial



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	McCalls Pattern Company Ltd - 38, New Lane, Havant, Hampshire, PO9 2ND	Special Purpose Machinery and Equipment	Industrial Products
2	0	on site	H S P Plastics - Unit C The Butterick Centre, New Lane, Havant, Hampshire, PO9 2ND	Rubber, Silicones and Plastics	Industrial Products
4	0	on site	Safety Belt Solutions - 38, New Lane, Havant, Hampshire, PO9 2ND	Baby, Nursery and Playground Equipment	Consumer Products

Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

ID	Distance	Direction	Company / Address	Activity	Category
3	0	on site	Easyturn Ltd - 1, Downley Road, Havant, Hampshire, PO9 2NJ	Vehicle Components	Industrial Products
5	13 m	S	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
6	23 m	SE	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
7	27 m	N	Gas Holder - Hampshire, PO9	Gas Features	Infrastructure and Facilities
8	33 m	E	Gigatronix - Zullard House 4, Downley Road, Havant, Hampshire, PO9 2NJ	Cable, Wire and Fibre Optics	Industrial Products
10	40 m	SE	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
11	48 m	E	Westleigh Motor Factors - 9 The Oakwood Centre, Downley Road, Havant, Hampshire, PO9 2NP	Vehicle Parts and Accessories	Motoring
12	55 m	E	Havant Sheet Metal - 6, Downley Road, Havant, Hampshire, PO9 2NN	Metalworkers Including Blacksmiths	Construction Services
13	63 m	S	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
17	78 m	E	Fluid Power Components Ltd - 13-14 The Oakwood Centre, Downley Road, Havant, Hampshire, PO9 2NP	Pumps and Compressors	Industrial Products
18	82 m	N	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
19	93 m	E	Tanks - Hampshire, PO9	Tanks (Generic)	Industrial Features
20	112 m	S	Spur Electron Ltd - Hayward House 2a-2b Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL	Electrical Components	Industrial Products
21	115 m	SW	Senator Press - 4 Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
22	116 m	SW	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
23	129 m	NW	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
24	145 m	SW	Hayward Business Centre - Hampshire, PO9	Business Parks and Industrial Estates	Industrial Features

ID	Distance	Direction	Company / Address	Activity	Category
25	153 m	S	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
26	171 m	N	Extra Mech Services Ltd - 44a, New Lane, Havant, Hampshire, PO9 2NF	Construction and Tool Hire	Hire Services
27	178 m	NE	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
28	182 m	NE	Tanks - Hampshire, PO9	Tanks (Generic)	Industrial Features
29	189 m	S	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
30	199 m	NW	Portsmouth Diving & Fishing Charters Ltd - 24, Farringdon Road, Havant, Hampshire, PO9 2LR	Boat Hiring Services	Hire Services
31	202 m	NE	Portsmouth Surgical Equipment - 44, New Lane, Havant, Hampshire, PO9 2NF	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
32	204 m	S	Industrial Estate - Hampshire, PO9	Business Parks and Industrial Estates	Industrial Features
33	210 m	S	Tank - Hampshire, PO9	Tanks (Generic)	Industrial Features
34	216 m	N	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
35	226 m	SE	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
36	229 m	NE	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
37	247 m	NW	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities
38	247 m	E	Electricity Sub Station - Hampshire, PO9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
2 m	N	British Gas	British Gas, Leigh Holder Station, New Lane, Leighpark, Havant, PO9 2NS	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive/Groundsure.

Hazardous substance storage/usage

Authorisations are granted by the Local Authority to facilities that handle or store large amounts of substances that are hazardous in accordance with Planning (Hazardous Substances) Regulations 2015/Planning (Hazardous Substances) (Wales) Regulations 2015. This could include explosive substances like hydrogen and natural gas or toxic substances like chlorine. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Application Reference No	Application Status	Address	Details
9	37 m	N	01/53844/004	Approved	Transco Plc, Leigh Park Holder Station, New Lane, Leigh Park, Havant, PO9 2NS	Continuation of hazardous substance consent to store up to 32 tonnes of natural gas

This data is sourced from the Local Authorities.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
14	67 m	W	Kenwood, New Lane, PO9 2NH	Havant Borough Council	Other Metal Processes	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from the Local Authorities.

Pollution incidents

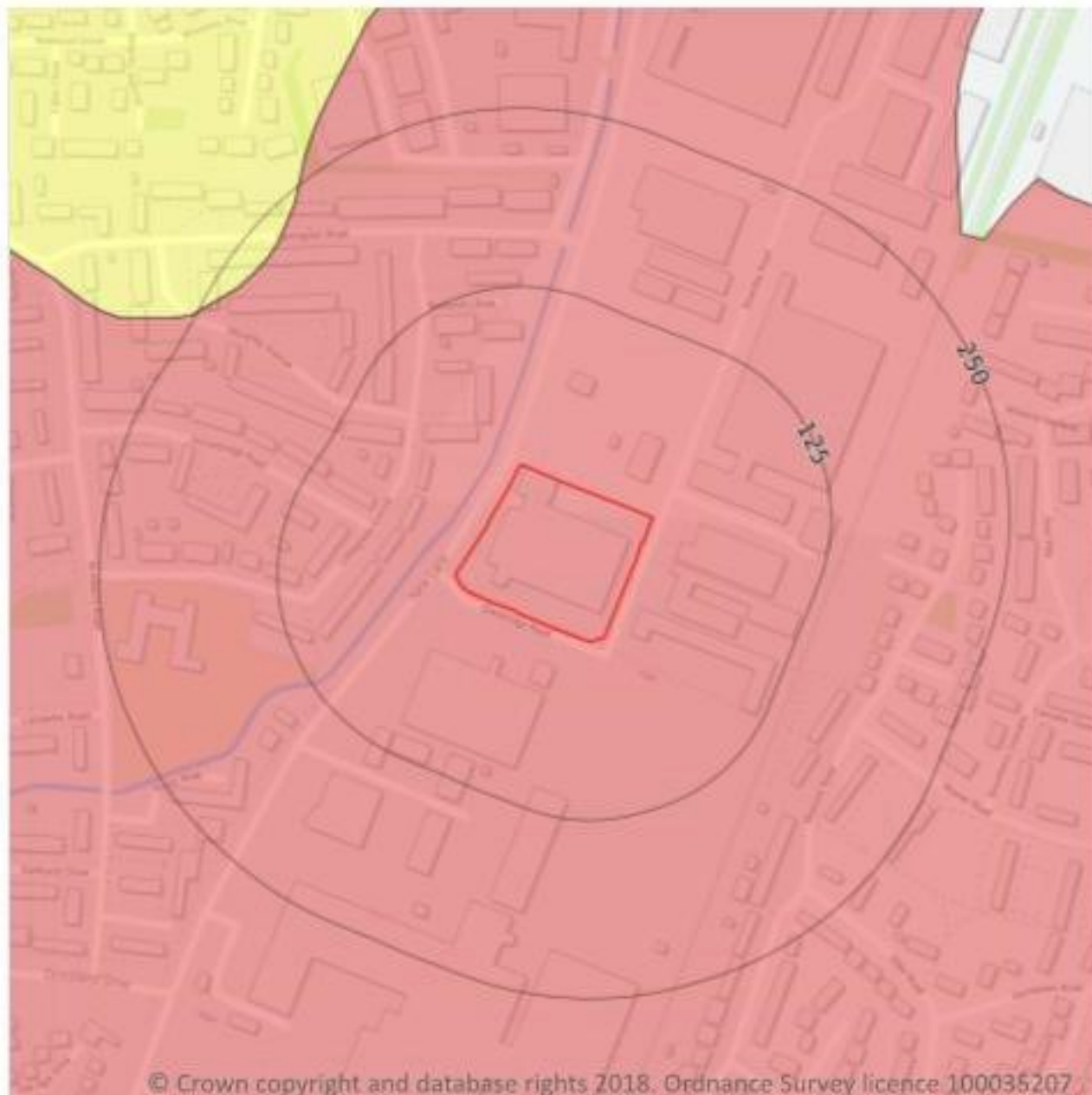
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
15	71 m	N	19/05/2003	Category 3 (Minor)	Category 3 (Minor)	Tarry Wastes
16	78 m	N	24/10/2002	Category 4 (No Impact)	Category 3 (Minor)	Unidentified Oil

This data is sourced from Environment Agency/Natural Resources Wales.

Superficial hydrogeology



- X Site Centre — Site Outline
- 125-
-250- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

Aquifers within superficial geology

Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary A
229 m	NW	Secondary Undifferentiated

This data is sourced from Environment Agency/Natural Resources Wales.

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
HEAD	HEAD-XCV	CLAY AND GRAVEL
RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	RTDU-XSZC	SAND, SILT AND CLAY

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- X Site Centre — Site Outline
- 125-
-250- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Groundwater abstraction license

Aquifers within bedrock geology

Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Unproductive

This data is sourced from Environment Agency/Natural Resources Wales.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LONDON CLAY FORMATION	LC-XCZS	CLAY, SILT AND SAND

This data is sourced from British Geological Survey.

Source Protection Zones and drinking water abstractions



- X Site Centre
- Site Outline
- 125-
-250- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

Source Protection Zones in confined aquifer

Confined aquifers are those that are protected from surface activities by a protective layer of low permeability rock (e.g. clay or glacial till). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling now requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Distance	Direction	Details
0	on site	Zone: 1c Description: Inner catchment within confined aquifer

Screening

38 New Lane, Havant, PO9 2ND

Grid reference: 472637 107510
Reference: SF-5665919
Your reference: SF27242257000

This data is sourced from Environment Agency/Natural Resources Wales.

Hydrology



- X** Site Centre **—** Site Outline
- 125-
-250-** Search buffers in metres (m)
- Surface Water Abstractions
 - Tidal River
 - Inland River
 - Foreshore
 - Canal
 - Lock or Flight of Locks
 - Lake, Reservoir or Marsh
 - Drain or Transfer
- Type of watercourse:
- At ground level
 - Underground
 - .-.- Elevated

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
20 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
122 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)

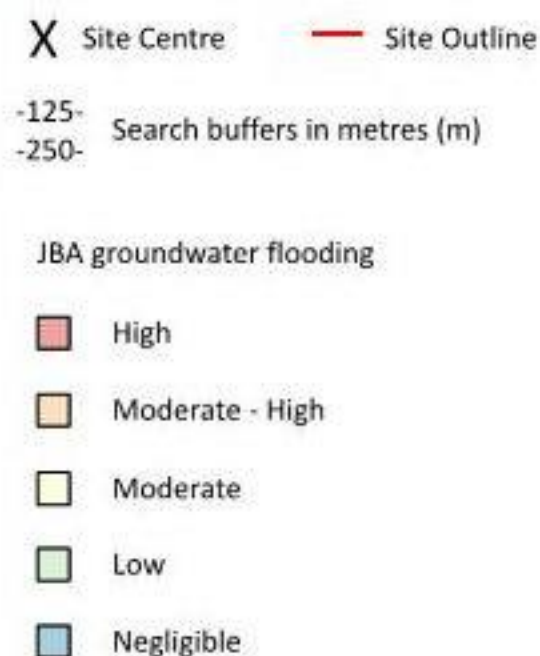
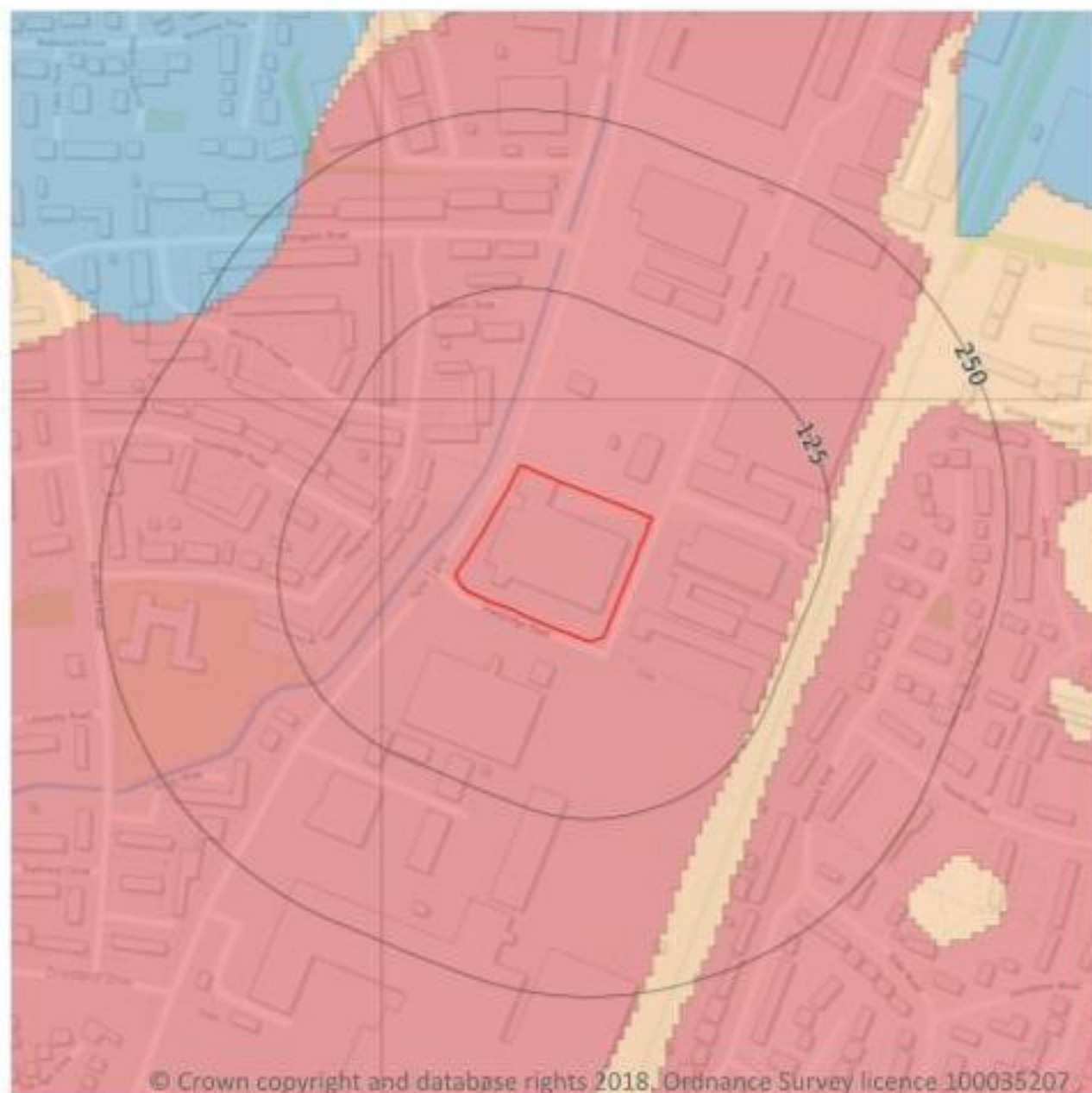
Distance	Direction	Details
123 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
156 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
168 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood



Groundwater flooding



JBA data indicates that the property is in an area with a High risk of groundwater flooding. Groundwater levels are either at or very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

JBA Floodability Rating



The property has been rated as Amber. Amber indicates a moderate level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Radon



The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

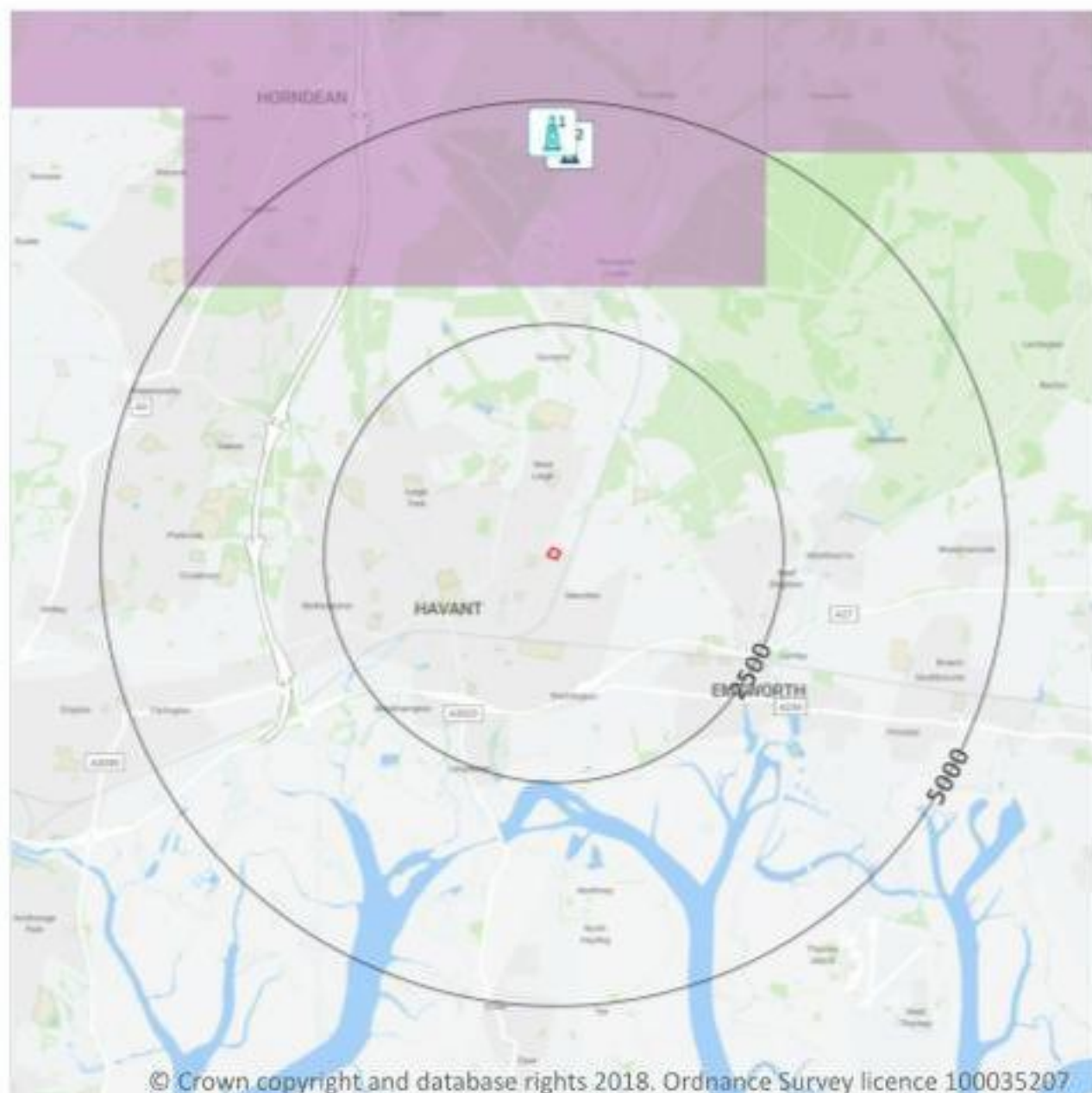
Please see the guidance section on **page 2** for further advice.

This data is sourced from British Geological Survey/Public Health England.

Energy



Oil and gas



- X** Site Centre **—** Site Outline
- 125-** Search buffers in metres (m)
-250-
- Oil or gas drilling well
 - Proposed oil or gas drilling well
 - Licensed blocks
 - Potential future exploration areas

Oil and gas wells

Oil or gas drilling well

A well or extraction site for one of the above fuels has been located near the property. The type of extraction site is shown below.

ID	Distance	Direction	Details	
2	4-5 km	N	Site Name: HORNDEAN C1 (2) Operator: CARLESS Type: Conventional Oil and Gas Intent: Appraisal	OGA References: L99/01- 2 Licence Number: PL211 Date of first drilling: 07/05/1984 Date of well completion: 08/06/1984 Licence Expiry: 08/06/1989

The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development Licence (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by OGA or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from OGA and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not necessarily mean that any active exploration or production is occurring, and property purchasers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

Proposed oil or gas drilling well

A planning application for the exploration and extraction of oil or gas is located near the property. Please be aware this may also include applications for subsurface geological exploration unrelated to fuel extraction.

Some planning applications identified as having been refused may have since been granted on appeal without appearing as such within this report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the Local Authority on the application's status. Additional information regarding projects may be available from the individual organisations' websites, or from the local planning authority.

Groundsure recommends further research into the planning applications identified to determine exactly what is proposed.

ID	Distance	Direction	Details	
1	4-5 km	N	Location: Horndean Well Site C, Havant Road, Horndean, Waterlooville, Hampshire, PO9 6BP Applicant: Mr Gary Stringer ApplicationType: Application in Progress Application Date: 04/01/2018 Application Reference: SDNP/18/00022/CND	Variation of condition 9 on 27832/006 to allow an increase in the height of the pumping equipment permitted at the site. This application also seeks flexibility for potential replacement of the existing pump equipment with a hydraulic beam pump.

This data is sourced from Glenigan.