

Groundsure Review Report

Address:

GREENBUILD MANAGEMENT SERVICES UNIT 19, MARDON PARK, CENTRAL AVENUE, BAGLAN ENERGY PARK, SA12 7AX

Grid Reference:

273939,192639

Your Reference:

4558_Phase_2_Mardon_Park

Groundsure Reference:

GS-4767275

Date:

27 Feb 2018

Written By:

Cristina Ortega MSc AIEMA

Reviewed By:

Adam Grant MSc BSc (Hons) FGS PIEMA AMIEnvSc

Contaminated Land

IN NEED OF FURTHER ASSESSMENT



Assessed potential for environmental risk associated with this property:

Moderate-High

Flood Risk



Assessed potential for flood risk associated with this property:

Moderate

The following opinion is provided on the basis of the information available at the time this report was produced.

Statutory or Third Party Action

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

In Need of Further Assessment

Banking Security

Does the property represent Acceptable Banking Security from an environmental perspective?

In Need of Further Assessment

Environmental Liability

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

In Need of Further Assessment

Recommendations

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. Furthermore, changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required to be submitted with a planning application.
- Given the above, Groundsure highly recommends undertaking further consultations with the Planning and Environmental Health Departments of the Local Authority in order to clarify what further measures will be required as part of the planning application and any subsequent permission for the proposed development.
- Alternatively, Groundsure can provide expert environmental advice upon reviewing any existing site investigation reports relating to the property. Groundsure are able to review these 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.

Groundsure would be pleased to provide you with a quotation to undertake a Phase 1 assessment of the property. The cost of this further assessment would include a discount to reflect the entire cost of the report already undertaken.

Consultancy Opinion

Current Land Use

Groundsure has been advised by the client (or their advisers) that the property is currently used for light industrial purposes and will be redeveloped for further light industrial use.

The 3.82 ha site has been identified to comprise a plot of vegetated land with a road crossing the centre and a drain to the south east. Additionally, two electricity substations are noted, one to the east and one to the south west.

The study area lies within a predominately industrial setting with several industrial units adjacent to the north east. Rhodfa Ganol (road) borders the east, Road No 3 lies adjacent to the south and an unnamed road is noted along the north. Additionally, the site can be accessed via Mardon Park (road) to the north.

Site History

Date	On Site Features	Off Site Features
1877	The site comprised a plot of marshland. Additionally, a rifle range with associated butts and targets were noted along the south.	Works extending to the west c.1978-1995; Railway lines adjacent to the south c.1968-1995; Industrial units adjacent to the north east since c.2009.
1880	No significant changes recorded.	
1899	A further rifle range was present in the north.	
1914-1921	Sand heaps were noted in the west and a tramway line was observed across the centre. Additionally, the northern rifle range had been cleared	
1937-1938	No significant changes recorded.	
1948	The aforementioned rifle range and tramway lines were cleared. Additionally, a track was noted to cross the centre.	
1962-1969	No significant changes recorded.	
1978	The site was noted to have been cleared and was potentially land associated with a works located off site to the south west.	
1993- 1995	No significant changes recorded.	
2002 (aerial photography)	The site was potentially used as a storage land.	
2006-2013 (aerial photography)	The site was cleared and remained as a open land.	
2015 (aerial photography)	The site was further reconfigured, bringing the property to resemble its current format.	

Environmental Permits and Register Entries

A Part A (2)/ B Permit of moderate concern for a waste oil burner has been identified 28m to the north west. However further investigation indicates that the permit is associated with a facility adjacent to the east.

Additionally, the study site has been identified to lie within a historical COMAH site.

No entries on the Local Authority's Contaminated Land Register have been identified within 500m of the site.

Environmental Damage Regulations Sensitivity Assessment

The site has been assessed in relation to relevant receptors under the regulations, and is noted to have a high sensitivity. As the site currently appears to be in a potential contaminative land use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. If you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Site Setting and Overall Sensitivity

The site is situated on made ground as a result of historical uses, with the underlying geology comprising superficial deposits of Blown Sand and tidal flat deposits underlain by bedrock layers of the South Wales Lower Coal Measures and South Wales Middle Coal Measures Formations. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary (undifferentiated) aquifers and bedrock layers to be classified as a Secondary A aquifer.

Potentially vulnerable receptors have been identified including current and future site users, ground workers during redevelopment, drains on site and in close proximity and the underlying aquifers. Groundsure considers that the property has a high environmental sensitivity.

Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical land uses on site and in the immediate vicinity. Given the potential for significant contaminant-pathway-receptor relationships to exist at the property, it is recommended that further Environmental Risk Assessments are undertaken at the property. Further recommended assessments are presented on page 3 of this report. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Further Information

Environmental Consultancy

If you would like any further assistance regarding this report, please contact the Groundsure Helpline on 08444 159 000 to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment

If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance

Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Executive Summary: Flood Risk

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.



Negligible



Low



Low-
Moderate



Moderate



Moderate-
High



High

Is insurance cover for flooding likely to be available for the property based upon Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) data?

Yes

What is the highest Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) rating for the property?

Low

What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the property?

Low - Moderate

What is the risk of flooding from pluvial/surface water sources?

High

If the site were to be redeveloped, would a NPPF flood risk assessment be required?

Yes

Flood Recommendations

It is recommended that several insurers are contacted to confirm the availability of reasonably priced insurance for the property. The purchaser may wish to make specific enquiries of the vendor regarding the history of flooding at the property.

Risk of Flooding from Rivers and the Sea (RoFRaS)

As the site lies within or in close proximity to an area with a Low risk rating in the RoFRaS database, a prudent purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Furthermore, it is recommended that anyone living within an area at Low risk signs up to the Environment Agency/Natural Resources Wales's Flood Warning Scheme on 0345 988 1188 or at www.environment-agency.gov.uk.

Environment Agency/Natural Resources Wales Flood Zones

The site has been identified to lie within Flood Zone 2 as designated by the Environment Agency/Natural Resources Wales, indicating the site has a predicted chance of flooding of between 0.1% and 1.0% from fluvial sources, or between 0.1% and 0.5% from coastal sources in any given year.

It is recommended that a purchaser consider reducing the impact of flooding at the property by installing flood protection measures at the site. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Further information on flood protection measures may be obtained from the National Flood Forum or the Flood Protection Association.

A more detailed flood risk assessment may further quantify the risk of flooding at the site as well as examining the history of flooding at the site, reviewing the standard of protection afforded to the site and providing a quote for a Full Flood Risk Assessment to meet the requirements of NPPF, if required. Groundsure Flooding Desktop Reports are available from £500 + VAT. Please contact Groundsure for further details.

Groundwater Flooding

The BGS have identified potential for groundwater flooding at surface level in the area. This means that given the geological conditions in the vicinity groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Development Guidance

If the site is to be developed, a detailed Flood Risk Assessment will be required. 'Highly Vulnerable' developments, as defined within NPPF, may require an Exemption Test to be passed before the development is permitted within a Zone 2 floodplain. 'Highly Vulnerable' development includes, but is not limited to, basement dwellings, mobile homes intended for permanent residential use and installations requiring hazardous substances consent. A Groundsure Flooding Desktop Report would assist in clarifying the flood risk to the property and assessing the potential for development at the site in relation to flood risk. Groundsure Flooding Desktop Reports are available from £500 + VAT. Please contact Groundsure for further details.

JBA Surface Water (Pluvial) Flooding

As the site lies within an area considered to be at high risk of surface water flooding (with a predicted depth of flooding of between 0.1 and 0.3m in a 1 in 75 year flooding event), it is recommended that a purchaser obtains a more detailed flood risk assessment. Some insurers may choose to not provide insurance cover for properties with a high risk of surface water flooding. The detailed flood risk assessment will further quantify the risk of flooding at the site as well as examining the history of flooding at the site, reviewing the standard of protection afforded to the site and providing a quote for a Full Flood Risk Assessment to meet the requirements of NPPF, if required. A Groundsure Flooding Desktop Report is available from Groundsure from £500 + VAT. Please contact Groundsure for further details.

Alternatively, a purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures at the site. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Further information on flood protection measures may be obtained from the National Flood Forum or the Flood Protection Association.

Historical Flood Events

The site is not recorded to have been subject to historical flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency/Natural Resources Wales hold no record of any flooding at the site.

Additional Matters

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

Site-Specific Features

This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.

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.

Infilled Land

Areas of made ground have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by 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.

Natural Ground Subsidence

The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.

BGS Non-Coal Mining

The BGS has identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.

Radon

3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

Radon Protection

Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or Public Health England for further guidance. Contact details are given in Section 12 of this report.

Coal Mining

The study site has been identified as lying within a coal mining area. A prudent purchaser may wish to obtain a Coal Mining report from the Coal Authority to clarify the risk to the property.

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 encountered throughout Britain to this day, particularly during construction and redevelopment works. 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.

Aerial Photograph of Study Site



Address: GREENBUILD MANAGEMENT SERVICES UNIT 19, MARDON PARK, CENTRAL AVENUE, BAGLAN ENERGY PARK, SA12 7AX

Grid Reference: 273939,192639

Size of Site: 3.82 ha

Aerial Photograph Capture Date: 01-Jul-2014

Aerial photography supplied by
 Getmapping PLC.
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Overview of Findings

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

Report Section

Number of records found within (x) m of the study site

1. Historical Industrial Sites	On-site		0-50m		51-250m							
1.1 Potentially Contaminative Uses (1:1,250 & 1:2,500 scale)	10		6		123							
1.2 Potentially Contaminative Uses (1:10,000 scale)	13		0		19							
1.3 Potentially Infilled Land (1:10,000 scale)	0		7		5							
2. Environmental Permits, Incidents and Registers	On-site		0-50m		51-250m		251-500m					
2.1 Historical IPC authorisations	0		0		0		0					
2.2 Part A(1) and IPPC Authorised Processes	0		0		0		20					
2.3 Water Industry Referrals	0		0		0		0					
2.4 Red List Discharge Consents	0		0		0		0					
2.5 List 1 Dangerous Substances Inventory Sites	0		0		0		0					
2.6 List 2 Dangerous Substance Inventory Sites	0		0		0		1					
2.7 Part A(2) and Part B Activities and Enforcements	0		1		0		0					
2.8 Category 3 or 4 Radioactive Substance Licences	0		0		0		0					
2.9 Licensed Discharge Consents	0		0		0		2					
2.10 Planning Hazardous Substance Consents and Enforcements	0		0		0		0					
2.11 Records of COMAH and NIHHS Sites	2		0		0		1					
2.12 National Incidents Recording System, List 2	0		0		1		Not searched					
2.13 National Incidents Recording System, List 1	0		0		0		Not searched					
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990	0		0		0		1					
3. Landfill and other Waste Sites	On-site		0-50m		51-250m		251-500m		501-1000m		1000-1500m	
3.1 Environment Agency/Natural Resources Wales Active Landfill Sites	0		0		0		0		1		Not Searched	
3.2 Environment Agency/Natural Resources Wales historical Landfill Sites	0		0		0		0		0		0	

3. Landfill and other Waste Sites	On-site	0-50m	51-250m	251-500m	501-1000m	1000-1500m
3.3 BGS/DoE Non-Operational Landfill Sites	0	0	0	0	0	0
3.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	2	2	0
3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites	0	0	0	0	Not Searched	Not Searched
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	19	10

4. Current Land Uses	On-site	0-50m	51-250m	251-500m
4.1 Current Industrial Data	2	11	9	Not searched
4.2 Petrol and Fuel Sites	0	1	0	0
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	1	5
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0

5. Geology	Description
5.1 Artificial Ground and Made Ground	Records of artificial ground and made ground beneath the study site
5.2 Superficial Geology	Records present of Superficial Ground and Drift Geology
5.3 Bedrock Geology	Please see the detailed findings section

6. Hydrogeology and Hydrology	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.1 Aquifer within Superficial Deposits	2	0	0	0	Not searched	Not searched
6.2 Aquifer within Bedrock Deposits	1	0	0	0	Not searched	Not searched
6.3 Groundwater Abstraction Licences	0	0	0	0	0	Not searched
6.4 Surface Water Abstraction Licences	0	0	0	0	0	Not searched
6.5 Potable Water Abstraction Licences	0	0	0	0	0	0
6.6 Source Protection Zones	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 River Quality Records	0	0	0	0	0	2

6. Hydrogeology and Hydrology

	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.9 Detailed River Network	0	0	0	4	Not searched	Not searched
6.10 Surface Water Features	1	2	6	Not searched	Not searched	Not searched

7. Flooding

7.1 River and Coastal Zone 2 Flooding	Environment Agency/ Natural Resources Wales Zone 2 floodplains within 250m
7.2 River and Coastal Zone 3 Flooding	Environment Agency/ Natural Resources Wales Zone 3 flood plains within 250m
7.3 River and Coastal Flood Defences	No Flood defences within 250m
7.4 Areas benefiting from Flood Defences	Areas benefiting from Flood Defences within 250m
7.5 Proposed Flood Defences	No Proposed Flood Defences within 250m
7.6 Areas used for Flood Storage	No Flood Storage areas within 250m
7.7 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	Low
7.8 Historical Flood Outlines	This site has not been subject to past flooding as recorded by the Environment Agency/ Natural Resources Wales
7.9 JBA Surface (Pluvial) Water Flooding	The site or any area within 50m is at risk of Surface Water (Pluvial) Flooding
7.10 BGS Groundwater Flooding Susceptibility Areas	Potential at surface within 50m
7.11 BGS Groundwater Flooding Confidence Areas	BGS confidence rating: Moderate
7.12 BGS Geological Indicators of Flooding	Geological indicators of historical flooding within 250m
7.13 JBA Reservoir Failure Impact Modelling	The property is not located in an area identified as being at potential risk in the event of a reservoir failure.

8. Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
8.1 Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	6
8.2 National Nature Reserves	0	0	0	0	0	0
8.3 Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Ramsar Sites	0	0	0	0	0	0
8.6 Local Nature Reserves	0	0	0	0	0	0

8. Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
8.7 World Heritage Sites	0	0	0	0	0	0
8.9 Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 National Parks	0	0	0	0	0	0
8.11 Green Belt land	0	0	0	0	0	0
8.12 Ancient Woodland	0	0	0	0	13	81

9. Additional Information

	On-site	0-50m	51-250m	250-500m
9.1 Ofcom Sitefinder Mobile Phone Masts	0	0	0	7
9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Pylons and Electricity Transmission Lines	0	1	0	2

10. Natural Hazards

10.1 Risk of natural ground subsidence	Low
10.2 Risk of Shrink Swell	Very Low
10.3 Landslide Hazard Rating	Low
10.4 Soluble Rocks Hazard Rating	Negligible
10.5 Compressible Ground Hazard Rating	Very Low
10.6 Collapsible Rocks Hazard Rating	Negligible
10.7 Running Sand Hazard Rating	Very Low
10.8 Radon Potential On-site	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level
10.9 Radon Protection Measures On-site	Basic radon protective measures are necessary

11. Mining

11.1 Coal Mining	Coal Mining Areas within 75m of the study site
11.2 Non-Coal Mining	Non-Coal Mining areas present within 50m of the study site
11.3 Brine Affected Areas	No Brine Affected Areas within 75m

Using This Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licences, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m. Please note that private water abstraction licences for less than 20m³ per day are not included in this section but may be available from the Local Authority.

7. Flooding

Provides information on tidal/fluviial flooding, historical flood events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

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

11. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

12. Contacts

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

Note: Maps

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

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

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

Groundsure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historical on-site and historical off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Environmental Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in a significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (The Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities,

the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats).

These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood Risk Framework

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk as assessed within the Environment Agency/Natural Resources Wales's RoFRaS and Flood Zone datasets, in addition to surface water (pluvial) flooding.

This report provides an overall risk ranking of flooding potential at the site as well as answering the following key questions:

Is insurance likely to be available for the property?

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant 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, as well as areas yet to receive a full assessment are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme. The probability estimates for Risk of Flooding from Rivers and the Sea (RoFRaS) risk bands are as follows:

- **Very Low** – the chance of flooding from rivers or the sea is considered to be Less than 1 in 1000 (0.1%) in any given year.
- **Low** – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.
- **Medium** – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) in any given year.
- **High** – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

What is the Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) risk rating for the property?

This rating is based upon the highest RoFRaS risk band to be found within the site boundary. See above for an explanation of RoFRaS risk banding.

What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the site?

The Environment Agency/Natural Resources Wales estimates the annual probability of flooding from rivers and the sea as:-

- **Zone 1 – little or no risk** with an annual probability of flooding from rivers and the sea of less than 0.1%.
- **Zone 2 – low to medium risk** with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- **Zone 3 (or Zone 3a) – high risk** with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- **Zone 3b – very high risk** with the site being used as part of the functional flood plain or as a Flood Storage Area.

Where the property is in an area benefiting from flood defences these may be taken into account within the flood risk assessment provided. However it should be noted that flood defences do not entirely remove the risk of flooding, as they can fail or overtop. Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency/Natural Resources Wales's Floodline Warning scheme.

What is the risk of flooding from pluvial/surface water sources?

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m "cell" of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

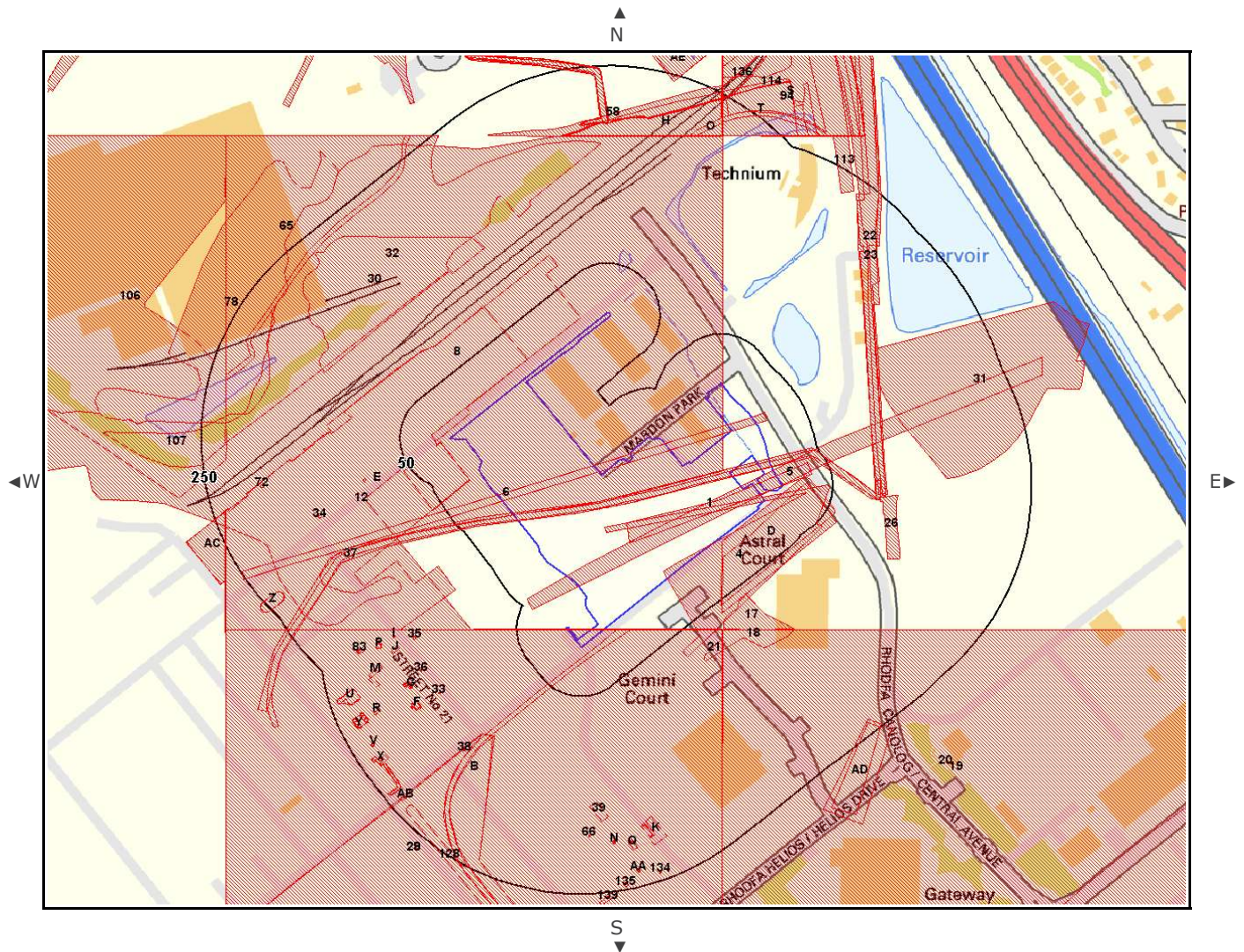
- **0.1m or greater** in a **1 in 1,000** year rainfall event - **Low**
- **Between 0.1m and 0.3m** in a **1 in 200** year rainfall event - **Low to Moderate**
- **Between 0.3m and 1.0m** in a **1 in 200** year rainfall event - **Moderate**
- **Greater than 1.0m** in a **1 in 200** year rainfall event - **Moderate to High**
- **Between 0.1m and 0.3m** in a **1 in 75** year rainfall event - **High**
- **Between 0.3m and 1.0m** in a **1 in 75** year rainfall event - **Significant**
- **Greater than 1.0m** in a **1 in 75** year rainfall event - **Highly Significant**

If the site is to be redeveloped, will a Flood Risk Assessment be required under the National Planning Policy Framework?

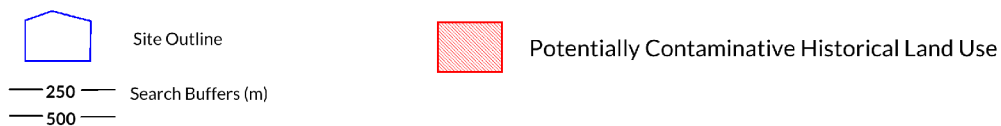
The National Planning Policy Framework identifies the need for Flood Risk Assessments to be carried out for developments within Flood Zones. Furthermore, any development proposals comprising one hectare or above will require a brief Flood Risk Assessment, partly due to their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off.

The Recommendations will also highlight whether the site has been subject to an historical flood event as recorded by the Environment Agency/Natural Resources Wales. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information regarding groundwater flooding susceptibility is not used to calculate the overall flood risk to the property due to the limitations of the database. Additionally, the flood risk assessment does not take account of flooding from sources such as burst water mains, blocked sewers or appliance failure.

1 Historical Industrial Sites



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1 Historical Industrial Sites

1.1 Potentially Contaminative Uses (1:1,250 & 1:2,500 scale)

Analysis of data extracted from historical mapping at 1:1,250 & 1:2,500 scale mapping reveals the following information:

Records of sites with a potentially contaminative past land use within 250m of the study site : 139

The following records of sites with a potentially contaminative past land use are represented on the Historical Industrial Sites map:

ID	Distance (m)	Direction	Use	Date	Scale
1	0.0	On Site	Rifle Range	1918	1:2500
2A	0.0	On Site	Tramway Sidings	1937	1:2500
3A	0.0	On Site	Tramway Sidings	1918	1:2500
4	0.0	On Site	Rifle Ranges	1899	1:2500
5	0.0	On Site	Rifle Range	1880	1:2500
6	0.0	On Site	Rifle Range	1899	1:2500
7B	0.0	On Site	Unspecified Works	1995	1:1250
8	0.0	On Site	Marsh	1968	1:2500
9B	0.0	On Site	Unspecified Works	1989	1:1250
10B	0.0	On Site	Unspecified Works	1978	Unknown
11D	3.0	SE	Unspecified Commercial/Industrial	1977	1:1250
12	7.0	NW	Unspecified Works	1995	1:1250
13C	8.0	SE	Railway Sidings	1995	1:1250
14C	8.0	SE	Railway Sidings	1978	Unknown
15E	10.0	SW	Unspecified Works	1978	1:1250
16D	13.0	SE	Unspecified Commercial/Industrial	1992	1:1250
17	60.0	SE	Marsh	1966	1:1250
18	75.0	SE	Marsh	1966	1:1250
19	75.0	SE	Industrial Estate	1995	1:1250
20	75.0	SE	Unspecified Works	1995	1:1250
21	82.0	SE	Marsh	1968	1:2500
22	92.0	E	Railway Sidings	1899	1:2500
23	93.0	E	Railway Sidings	1918	1:2500
24E	95.0	SW	Electricity Substation	1978	1:1250
25	98.0	E	Railway Sidings	1937	1:2500
26	98.0	E	Railway Station	1937	1:2500
27	126.0	SW	Mineral Railway Sidings	1968	1:2500
28	126.0	SW	Chemical Works	1968	1:2500
29	126.0	SW	Chemical Works	1966	1:1250
30	129.0	NW	Marsh	1995	1:1250
31	129.0	E	Unspecified Works	1977	1:1250
32	132.0	NW	Marsh	1978	1:1250
33	143.0	SW	Hole	1989	1:1250
34	151.0	SW	Electricity Substation	1978	1:1250
35	151.0	W	Electricity Substation	1989	1:1250
36	152.0	W	Hole	1989	1:1250
37	154.0	SW	Electricity Substation	1978	1:1250
38	157.0	SW	Hole	1989	1:1250
39	157.0	S	Yard	1978	Unknown
40G	166.0	W	Tanks	1995	1:1250
41F	166.0	SW	Tanks	1995	1:1250
42F	166.0	SW	Tanks	1978	Unknown
43G	166.0	W	Tanks	1978	Unknown
44G	167.0	W	Tanks	1989	1:1250
45G	167.0	W	Tanks	1995	1:1250
46F	167.0	SW	Tanks	1989	1:1250
47G	167.0	W	Tanks	1989	1:1250
48I	170.0	SW	Hole	1989	1:1250
49J	170.0	W	Yards	1978	Unknown
50F	174.0	SW	Chimney	1995	1:1250
51F	174.0	SW	Chimney	1978	Unknown
52F	174.0	SW	Chimney	1989	1:1250
53H	179.0	N	Marsh	1968	1:1250
54H	179.0	N	Marsh	1961	1:1250
55H	179.0	N	Marsh	1986	1:2500
56H	179.0	N	Marsh	1986	1:2500
57H	180.0	N	Marsh	1968	1:2500
58	184.0	N	Refuse Heap	1961	1:1250
59I	185.0	SW	Unspecified Tank	1995	1:1250
60J	185.0	SW	Unspecified Tank	1978	Unknown
61K	186.0	S	Yard	1978	Unknown
62P	186.0	SW	Unspecified Tank	1989	1:1250

ID	Distance (m)	Direction	Use	Date	Scale
63K	189.0	S	Unspecified Tank	1978	Unknown
64M	190.0	W	Yards	1978	Unknown
65	190.0	W	Unspecified Works	1978	1:1250
66	190.0	S	Hole	1989	1:1250
67K	190.0	S	Unspecified Tank	1989	1:1250
68L	191.0	N	Ground Workings	1986	1:2500
69L	191.0	N	Ground Workings	1968	1:2500
70L	191.0	N	Ground Workings	1986	1:2500
71L	192.0	N	Heap	1968	1:1250
72	194.0	W	Electricity Substation	1978	1:1250
73M	197.0	W	Yards	1978	Unknown
74O	197.0	NE	Unspecified Works	1986	1:1250
75N	199.0	S	Chimney	1978	Unknown
76N	199.0	S	Chimney	1989	1:1250
77Q	199.0	S	Yard	1978	Unknown
78	200.0	W	Slag Heap	1968	1:2500
79O	201.0	NE	Unspecified Works	1993	1:1250
80P	201.0	SW	Tanks	1978	Unknown
81Q	202.0	S	Chimney	1978	Unknown
82Q	203.0	S	Chimney	1989	1:1250
83	204.0	SW	Tanks	1989	1:1250
84R	206.0	SW	Chimneys	1995	1:1250
85R	206.0	SW	Chimneys	1978	Unknown
86R	207.0	SW	Chimneys	1989	1:1250
87S	213.0	NE	Unspecified Works	1995	1:1250
88S	213.0	NE	Unspecified Works	1993	1:1250
89T	213.0	NE	Marsh	1969	1:2500
90T	213.0	NE	Marsh	1970	Unknown
91S	213.0	NE	Unspecified Works	1989	1:1250
92	213.0	NW	Ground Workings	1978	1:1250
93T	213.0	NE	Marsh	1963	1:1250
94	213.0	NE	Marsh	1957	1:1250
95T	213.0	NE	Marsh	1969	1:1250
96U	219.0	W	Tanks	1995	1:1250
97U	219.0	W	Tanks	1978	Unknown
98U	219.0	W	Tanks	1989	1:1250
99R	220.0	SW	Tanks	1995	1:1250
100R	220.0	SW	Tanks	1978	Unknown
101R	220.0	SW	Tanks	1989	1:1250
102R	222.0	SW	Tanks	1995	1:1250
103X	222.0	SW	Tanks	1995	1:1250
104S	224.0	NE	Railway Sidings	1993	1:1250
105S	224.0	NE	Railway Sidings	1995	1:1250
106	225.0	W	Unspecified Works	1978	1:1250
107	225.0	W	Marsh	1978	1:1250
108V	226.0	SW	Chimney	1995	1:1250
109V	226.0	SW	Chimney	1978	Unknown
110V	226.0	SW	Chimney	1989	1:1250
111W	227.0	SW	Ground Workings	1995	1:1250
112W	227.0	SW	Ground Workings	1978	Unknown
113	228.0	NE	Marsh	1966	1:1250
114	228.0	NE	Unspecified Works	1977	Unknown
115X	228.0	SW	Tanks	1978	Unknown
116W	228.0	SW	Ground Workings	1989	1:1250
117X	228.0	SW	Tanks	1989	1:1250
118Y	229.0	SW	Tanks	1995	1:1250
119Y	229.0	SW	Tanks	1978	Unknown
120Z	230.0	SW	Tanks	1995	1:1250
121Z	230.0	SW	Tanks	1978	1:1250
122X	230.0	SW	Tanks	1989	1:1250
123Y	231.0	SW	Tanks	1995	1:1250
124X	232.0	SW	Tanks	1989	1:1250
125AA	232.0	S	Chimney	1978	Unknown
126AA	232.0	S	Chimney	1989	1:1250
127AB	233.0	SW	Hole	1989	1:1250
128	233.0	SW	Heap	1978	Unknown
129AB	235.0	SW	Yard	1978	Unknown
130AD	236.0	SE	Rifle Range	1918	1:2500
131AC	237.0	W	Unspecified Works	1978	1:1250
132AC	238.0	W	Unspecified Commercial/Industrial	1995	1:1250
133AD	239.0	SE	Rifle Range	1937	1:2500
134	240.0	S	Hole	1989	1:1250
135	242.0	S	Yard	1978	Unknown
136	242.0	NE	Railway Sidings	1989	1:1250
137AE	243.0	N	Sewage Pumping Station	1986	1:1250
138AE	248.0	N	Ground Workings	1986	1:1250

ID	Distance (m)	Direction	Use	Date	Scale
139	250.0	S	Yards	1978	Unknown

1.2 Potentially Contaminative Uses (1:10,000 scale)

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 boundary: 32

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Rifle Range	1921
0.0	On Site	Rifle Range	1877
0.0	On Site	Tramway Sidings	1921
0.0	On Site	Rifle Ranges	1897
0.0	On Site	Rifle Range	1938
0.0	On Site	Tramway Sidings	1914
0.0	On Site	Unspecified Works	1978
0.0	On Site	Railway Sidings	1978
0.0	On Site	Rifle Range	1914
0.0	On Site	Rifle Range	1914
0.0	On Site	Rifle Range	1897
0.0	On Site	Tramway Sidings	1938
0.0	On Site	Tramway Sidings	1914
91.0	E	Railway Sidings	1914
92.0	E	Railway Sidings	1938
92.0	E	Railway Sidings	1921
126.0	SE	Railway Sidings	1948
182.0	S	Unspecified Tank	1978
200.0	NE	Railway Sidings	1962
204.0	NE	Railway Sidings	1948
204.0	NE	Railway Sidings	1897
211.0	SW	Unspecified Tanks	1978
212.0	NW	Unspecified Ground Workings	1978
216.0	NW	Refuse Heap	1948
217.0	NE	Railway Sidings	1914
225.0	SE	Rifle Range	1921
226.0	SE	Rifle Range	1938
233.0	NW	Railway Sidings	1978
234.0	SE	Rifle Range	1948
234.0	SE	Rifle Range	1914
237.0	SE	Rifle Range	1962
238.0	SE	Rifle Range	1914

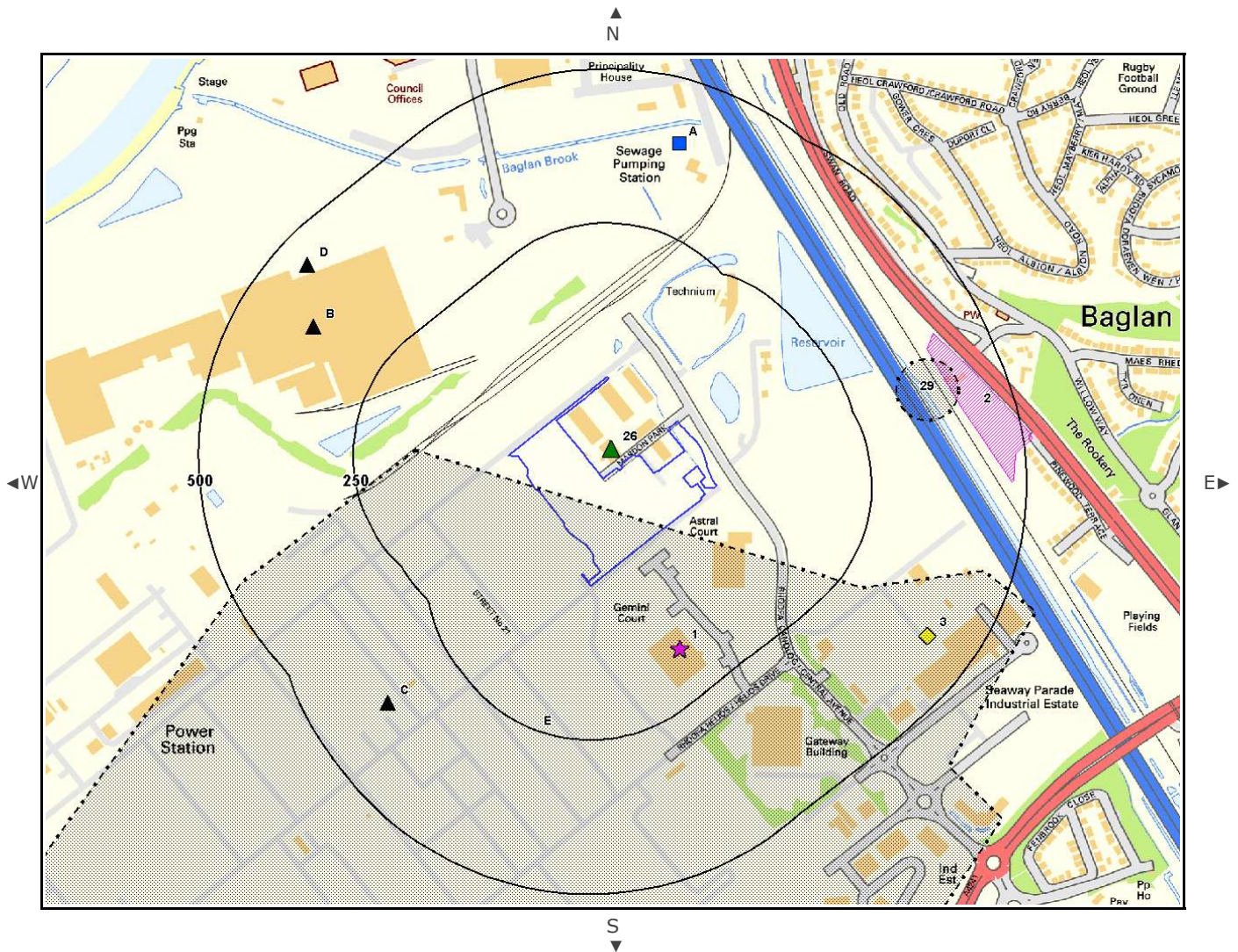
1.3 Potentially Infilled Land (1:10,000 scale)

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 12

The following Infilled Land (1:10,000 scale Historical Data) records are not represented on Mapping:

Distance (m)	Direction	Use	Date
40.0	SE	Pond	1962
41.0	SE	Pond	1897
41.0	SE	Pond	1914
42.0	SE	Pond	1921
42.0	SE	Pond	1914
42.0	SE	Pond	1948
43.0	SE	Pond	1938
99.0	SE	Pond	1914
100.0	SE	Pond	1914
100.0	SE	Pond	1921
100.0	SE	Pond	1962
100.0	SE	Pond	1948

2 Environmental Permits, Incidents and Registers



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- | | | | | | |
|--|------------------------|--|-------------------------------|--|--|
| | Site Outline | | Recorded Pollution Incident | | Radioactive Consents (Lower Risk) |
| | 250 Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes & Historic IPC Authorisations |
| | 500 Search Buffers (m) | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorisations |
| | | | Water Industry Referrals | | Sites Determined as Contaminated Land |
| | | | Licensed Discharge Consents | | COMAH / NIHHS Sites |
| | | | Red List Discharge Consents | | Hazardous Substance Consents & Enforcements |

2 Environmental Permits, Incidents and Registers

2.1 Historical IPC authorisations

Records of Historical IPC Authorisations within 500m of the study site:
 Database searched and no data found.

0

2.2 Part A(1) and IPPC Authorised Processes

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

20

The following Part A(1) and IPPC Authorised Processes are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details	
30B	377.0	NW	Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: FP3631UQ Original Permit Number: BU2489IT EPR Reference: - Issue Date: 22/8/2007 Effective Date: 22/8/2007 Last date noted as effective: 2017-11-30 Status: Superceded
31B	377.0	NW	Operator: Intertissue Limited Installation Name: Intertissue Neath Epr/bu2489it Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: WP3230FE Original Permit Number: BU2489IT EPR Reference: - Issue Date: 11/1/2012 Effective Date: 11/1/2012 Last date noted as effective: 2017-11-30 Status: Effective
32B	377.0	NW	Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: GP3636XZ Original Permit Number: BU2489IT EPR Reference: - Issue Date: 8/5/2008 Effective Date: 8/5/2008 Last date noted as effective: 2017-11-30 Status: Superceded
33B	377.0	NW	Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: MP3337KS Original Permit Number: BU2489IT EPR Reference: - Issue Date: 22/2/2010 Effective Date: 22/2/2010 Last date noted as effective: 2017-11-30 Status: Superceded
34C	378.0	SW	Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BX8823IF Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 3/8/2004 Effective Date: 3/8/2004 Last date noted as effective: 2017-11-30 Status: Superceded
35C	378.0	SW	Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: AP3430BW Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 4/11/2004 Effective Date: 8/11/2004 Last date noted as effective: 2017-11-30 Status: Superceded
36C	378.0	SW	Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BR8026IZ Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 12/6/2002 Effective Date: 12/6/2002 Last date noted as effective: 2017-11-30 Status: Superceded
37C	378.0	SW	Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: MP3937LE Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 31/10/2006 Effective Date: 31/10/2006 Last date noted as effective: 2017-11-30 Status: Superceded

ID	Distance (m)	Direction	Details	
38C	378.0	SW	Operator: Baglan Operations Ltd Installation Name: - Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BR8026 Original Permit Number: BJ7891 EPR Reference: - Issue Date: 12-6-2002 Effective Date: 12-6-2002 Last date noted as effective: 2004-10-01 Status: Superseded By Pas
39C	378.0	SW	Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: EP3834GA Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 30/1/2009 Effective Date: 30/1/2009 Last date noted as effective: 2017-11-30 Status: Superseded
40C	378.0	SW	Operator: Baglan Operations Ltd Installation Name: - Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BJ7891 Original Permit Number: BJ7891 EPR Reference: - Issue Date: 31-12-2001 Effective Date: 31-12-2001 Last date noted as effective: 2005-10-03 Status: Superseded By Variation
41D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: -	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
42D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: -	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
43D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: -	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
44D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
45D	447.0	NW	Operator: Intertissue Ltd Installation Name: - Process: PAPER, PULP & BOARD; PRODUCING PAPER/BOARD >20T/D	Permit Number: BU2489 Original Permit Number: BU2489 EPR Reference: - Issue Date: 30-1-2004 Effective Date: 30-1-2004 Last date noted as effective: 2004-10-01 Status: Superseded By Pas
46D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: -	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
47D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: Disposal of non-hazardous waste with a capacity exceeding 50 tonnes per day (or ...	Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded

ID	Distance (m)	Direction	Details
48D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: - Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2017-11-30 Status: Superseded
49D	447.0	NW	Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: DP3931LA Original Permit Number: BU2489IT EPR Reference: - Issue Date: 13/9/2006 Effective Date: 13/9/2006 Last date noted as effective: 2017-11-30 Status: Superseded

2.3 Water Industry Referrals

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

0

Database searched and no data found.

2.4 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.

2.5 List 1 Dangerous Substances Inventory Sites

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

0

Database searched and no data found.

2.6 List 2 Dangerous Substance Inventory Sites

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

1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
3	418.0	SE	Name: Tankcleanrutherglen Centre, Baglan Status: Not Active Receiving Water: Swansea Bay Authorised Substances: Chromium, Copper, Lead, Nickel, Zinc

2.7 Part A(2) and Part B Activities and Enforcements

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

1

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

ID	Distance (m)	Direction	Details
26	28.0	NW	Address: South Wales Industrial Equipment Limited, Unit 23, Mardon Estate, Baglan Energy Park, SA12 7AX Process: Waste Oil Burner <0.4 MW Status: New Legislation Applies Enforcement: No enforcements issued Date of Enforcement: No enforcements issued Comment: No enforcements issued

2.8 Category 3 or 4 Radioactive Substance Licences

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:

0

Database searched and no data found.

2.9 Licensed Discharge Consents

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

2

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
4A	396.0	N	Address: SSO NORTHERN BOUNDARY BAGLAN PS, SSO NORTHERN BOUNDARY BAGLAN PS, BAGLAN PS, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW0201801 Permit Version: 1 Receiving Water: RIVER NEATH Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 19-Oct-1989 Effective Date: 19-Oct-1989 Revocation Date: 13-Apr-2009
5A	396.0	N	Address: SSO NORTHERN BOUNDARY BAGLAN PS, SSO NORTHERN BOUNDARY BAGLAN PS, BAGLAN PS, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: BW0201801 Permit Version: 2 Receiving Water: RIVER NEATH Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14-Apr-2009 Effective Date: 14-Apr-2009 Revocation Date: 31-Mar-2010

2.10 Planning Hazardous Substance Consents and Enforcements

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

0

Database searched and no data found.

2.11 Records of COMAH and NIHHS Sites

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

3

The following COMAH & NIHHS Authorisation records provided by the Health and Safety Executive are represented as polygons or buffered points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Company	Address	Operational status	Tier
27E	0.0	On Site	Bp Oil (uk) Ltd	Bp Oil (uk) Ltd, Seaway Parade, Port Talbot, SA12 7BP	Historical COMAH Site	-
28E	0.0	On Site	Bp Chemicals Ltd	Bp Chemicals Ltd, Baglan Bay Wks, Seaway Parade, Port Talbot, SA12 7BP	Historical COMAH Site	-
29	323.0	NE	Calor Transport Depot	Calor Transport Depot, Baglan Road, Britton Ferry/neath, SA12 8HY	Historical NIHHS Site	-

2.12 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 Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
1	169.0	SE	Incident Date: 19-Jan-2003 Incident Identification: 131915 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Steam Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

2.13 National Incidents Recording System, List 1

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

0

Database searched and no data found.

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

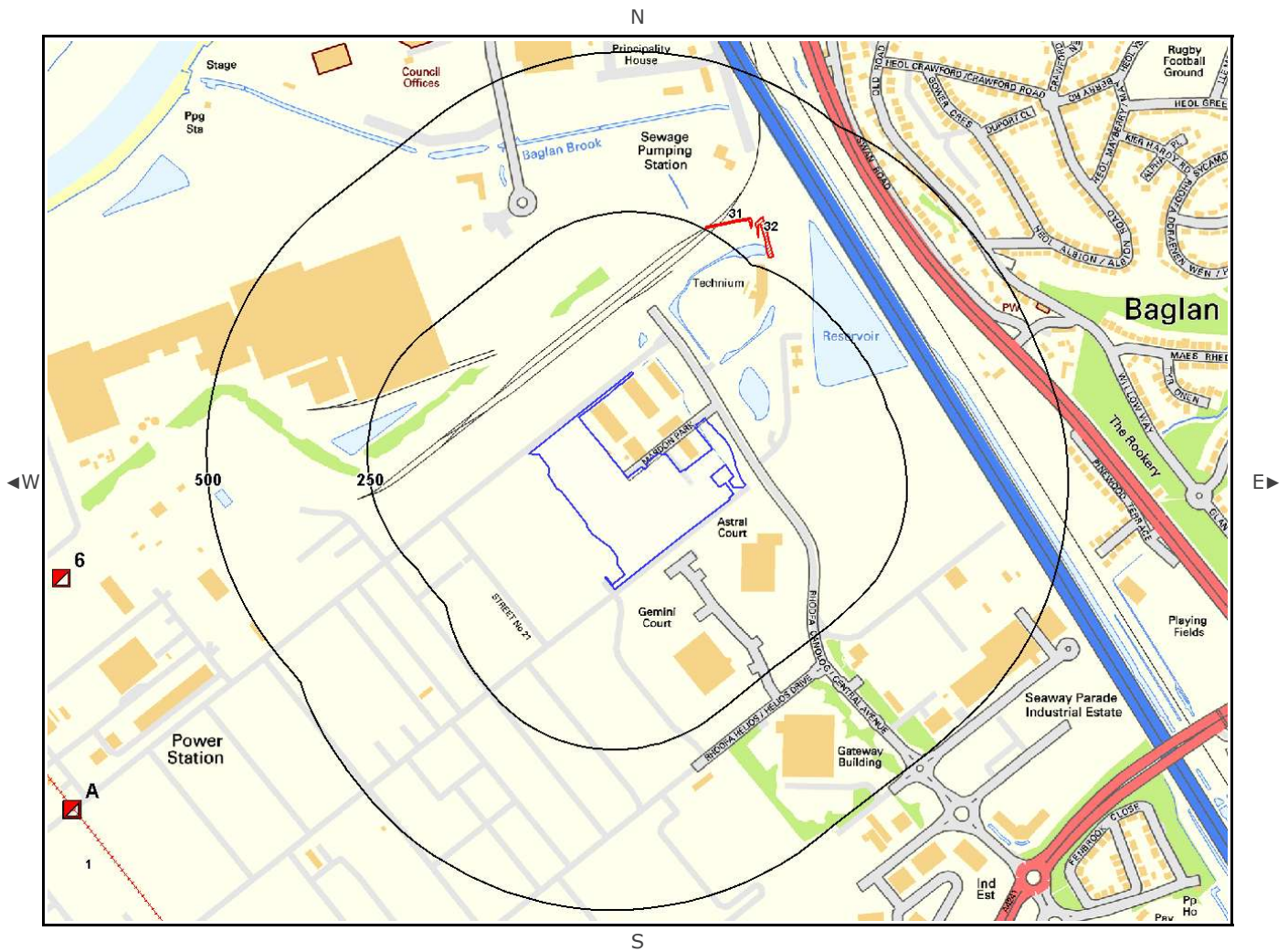
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

1

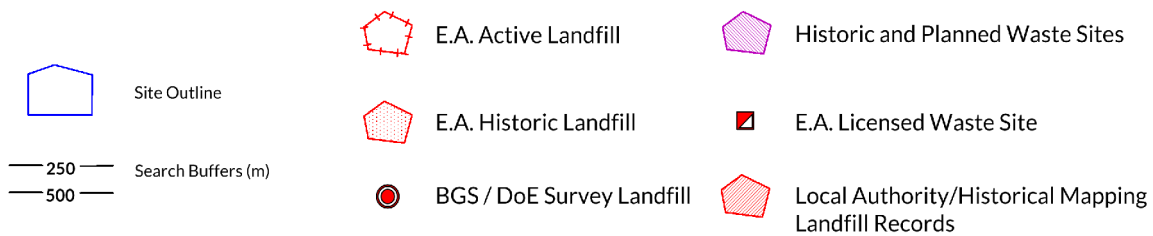
The following records are represented as polygons on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Description	Location	Category	Year Identified
2	398.0	NE	Former Shell UK Limited Petrol Filling Station - Pinetree Car Limited. The former petrol filling station was decommissioned between the 29th August and 1st October 2000. Remediation notice 18/11/2004	Land off A48 Westbound, Baglan, Port Talbot	Contaminated Land	2003

3 Landfill and other Waste Sites



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3 Landfill and other Waste Sites

3.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Records of Environment Agency/Natural Resources Wales active landfill sites within 1000m of the study site:

1

The following Environment Agency/Natural Resources Wales landfill records are represented as polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
1	870.0	SW	Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP Operator: St Modwen Developments Ltd Status: Transferred IPPC Reference: Landfill Reference: 34001.0 Environmental Permitting Regulations (Waste) Reference: MOD012 Landfill Type: A7 : Industrial Waste Landfill (Factory curtilage)

3.2 Environment Agency/Natural Resources Wales historical Landfill Sites

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

0

Database searched and no data found.

3.3 BGS/DoE Non-Operational Landfill Sites

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

0

Database searched and no data found.

3.4 Landfills from Local Authority and historical Mapping Records

Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

4

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

ID	Distance (m)	Direction	Site Address	Source	Data Type
31	252.0	NE	Refuse Tip	1963 mapping	Polygon
32	269.0	N	Refuse Tip	1963 mapping	Polygon
Not shown	947.0	SW	Refuse Tip	1968 mapping	Polygon
Not shown	948.0	SW	Refuse Tip	1965 mapping	Polygon

3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites

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

0

Database searched and no data found.

3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites

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

29

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
Not shown	704.0	N	Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TR001 Operator: Triple e Recycling Limited Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 0.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: 02/04/2005 Status: Transferred Modified: - Site Name: Triple E Recycling Limited Cancelled Date: - Correspondence Address: Mark Wolle, Unit 2, Baglan Energy Park Phase I I, Neath, SA11 2HZ
Not shown	704.0	N	Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ALP001 Operator: Alpha International Systems Ltd Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 0.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: 11/11/2003 Status: Transferred Modified: - Site Name: Precious Metals Industries (wales) Ltd Cancelled Date: - Correspondence Address: Unit 2, Briton Ferry Industrial Estate, Briton Ferry, Neath, Swansea, SA11 2H2
Not shown	704.0	N	Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PRE001 Operator: Precious Metals Industries (Wales) Ltd Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 0.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Precious Metals Industries Wales Ltd Cancelled Date: - Correspondence Address: Unit 1 / 3, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ
Not shown	704.0	N	Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TR001 Operator: Triple "e" Recycling Limited Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 4999.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: 02/04/2005 Status: Transferred Modified: - Site Name: Triple " E " Recycling Limited Cancelled Date: - Correspondence Address: Unit 2, Baglan Energy Park Phase II, Neath, SA11 2HZ
6	751.0	W	Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BPC001 Operator: B P Chemicals Ltd Surrendered Date: - Waste Management licence No: 34001 Annual Tonnage: 0.0 Issue Date: 20/02/1977 Expiry Date: - Effective Date: - Status: Closure Modified: - Site Name: B P Chemicals Ltd Cancelled Date: - Correspondence Address: Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA
Not shown	763.0	N	Site Address: E3 Recycling Limited, Briton Ferry, Neath, Neath Port Talbot, SA11 2HZ Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: QB3493HQ Operator: E3 Recycling Limited Surrendered Date: - Waste Management licence No: 0 Annual Tonnage: 4999.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: 14/09/1993 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: E3 Recycling Limited, Briton Ferry, Neath, Neath Port Talbot, SA11
Not shown	763.0	N	Site Address: E3 Recycling Limited, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: QB3493HQ Operator: - Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 4999.0 Issue Date: 14/09/1993 Expiry Date: - Effective Date: 14/09/1993 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: E3 Recycling Limited, Briton Ferry, Neath, N P T, SA11

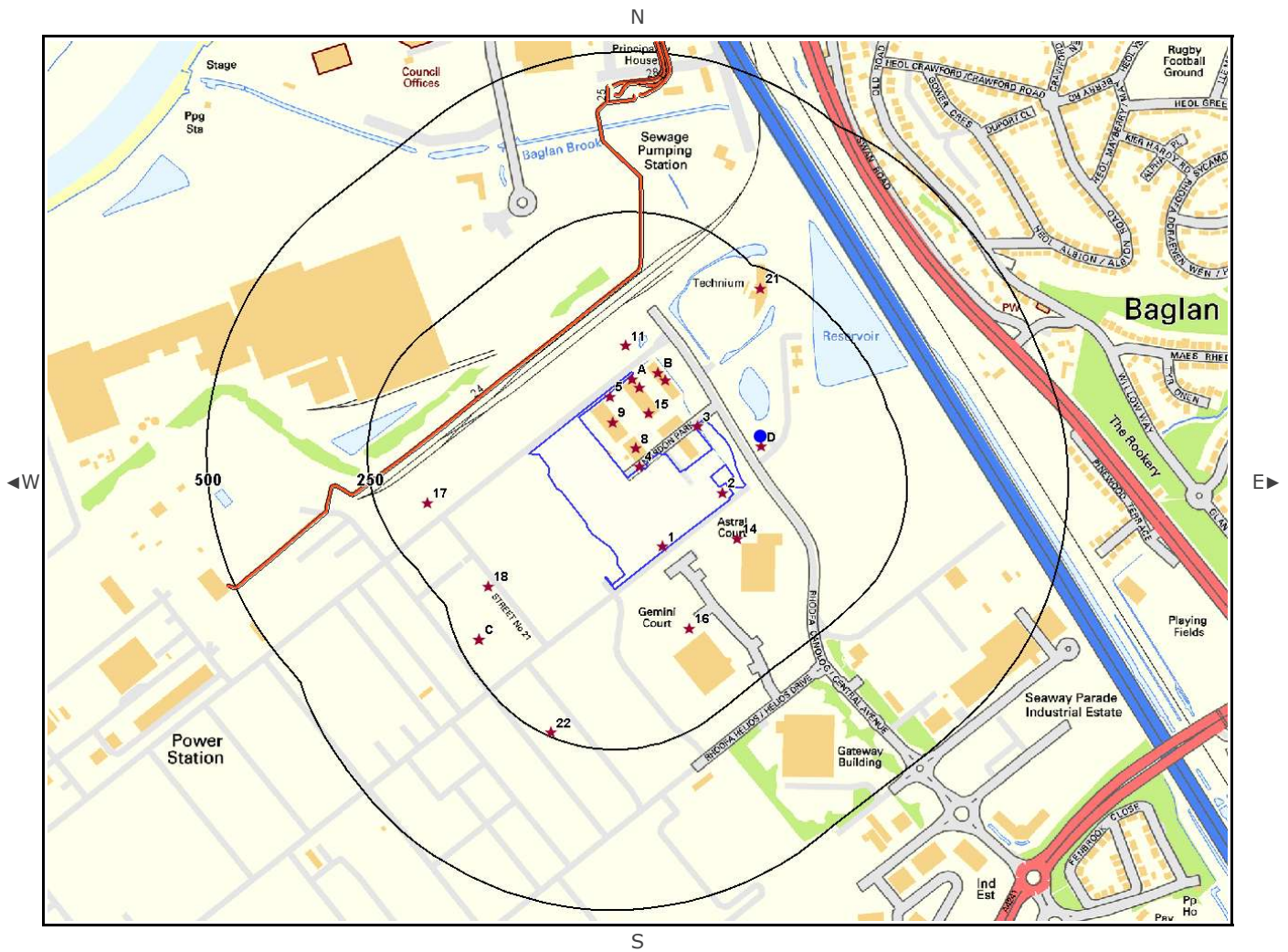
ID	Distance (m)	Direction	Details	
Not shown	763.0	N	Site Address: Triple E Recycling Limited, Briton Ferry, Neath, Neath Port Talbot, SA11 2HZ Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: MP3098FQ Operator: Triple E Recycling Ltd Surrendered Date: - Waste Management licence No: 0 Annual Tonnage: 4999.0	Issue Date: 14/09/1993 Expiry Date: - Effective Date: 14/09/1993 Status: Expired Modified: - Site Name: - Cancelled Date: - Correspondence Address: Triple E Recycling Limited, Briton Ferry, Neath, Neath Port Talbot, SA11
Not shown	763.0	N	Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ Type: - Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TRI001 Operator: Triple E Recycling Ltd Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 4999.0	Issue Date: 14/09/1993 Expiry Date: - Effective Date: 02/04/2005 Status: Transferred Modified: - Site Name: Triple E Recycling Limited Cancelled Date: - Correspondence Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11
Not shown	763.0	N	Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TRI001 Operator: Triple E Recycling Ltd Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 4999.0	Issue Date: 14/09/1993 Expiry Date: - Effective Date: 02/04/2005 Status: Modified Modified: 18/12/2012 Site Name: Triple E Recycling Limited Cancelled Date: - Correspondence Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11
Not shown	763.0	N	Site Address: Triple E Recycling Limited, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: MP3098FQ Operator: - Surrendered Date: - Waste Management licence No: 34075 Annual Tonnage: 4999.0	Issue Date: 14/09/1993 Expiry Date: 09/06/2015 Effective Date: 14/09/1993 Status: Expired Modified: - Site Name: - Cancelled Date: - Correspondence Address: Triple E Recycling Limited, Briton Ferry, Neath, N P T, SA11
Not shown	764.0	N	Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: E3R001 Operator: E3 Recycling Limited Surrendered Date: 0 Waste Management licence No: 34075 Annual Tonnage: 4999.0	Issue Date: 14/09/1993 Expiry Date: 0 Effective Date: 09/06/2015 Status: Transferred Modified: 18/12/2012 Site Name: E3 Recycling Limited Cancelled Date: 0 Correspondence Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11
14A	899.0	SW	Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MOD012 Operator: St Modwen Developments Ltd Surrendered Date: 0 Waste Management licence No: 34001 Annual Tonnage: 6768.0	Issue Date: 20/02/1977 Expiry Date: 0 Effective Date: 20/11/2009 Status: Transferred Modified: - Site Name: Baglan Bay Works Cancelled Date: 0 Correspondence Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12
15A	901.0	SW	Site Address: Baglan Bay Works, Baglan Bay, Port Talbot, N P T, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CP3494VU Operator: - Surrendered Date: - Waste Management licence No: 34001 Annual Tonnage: 0.0	Issue Date: 20/02/1977 Expiry Date: - Effective Date: 20/02/1977 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: Baglan Bay Works, Baglan Bay, Port Talbot, N P T, SA12

ID	Distance (m)	Direction	Details
16A	901.0	SW	Site Address: Baglan Bay Works, Baglan Bay, Port Talbot, Neath Port Talbot, SA12 7BP Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CP3494VU Operator: St Modwen Developments Ltd Surrendered Date: - Waste Management licence No: 0 Annual Tonnage: 0.0 Issue Date: 20/02/1977 Expiry Date: - Effective Date: 20/02/1977 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: Baglan Bay Works, Baglan Bay, Port Talbot, Neath Port Talbot, SA12
Not shown	912.0	N	Site Address: Stillman Brothers, Briton Ferry, Neath, Neath Port Talbot, SA11 2HZ Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: MP3698FF Operator: Kerry V Stillman Surrendered Date: - Waste Management licence No: 0 Annual Tonnage: 74999.0 Issue Date: 16/11/1993 Expiry Date: - Effective Date: 16/11/1993 Status: Revoked Modified: - Site Name: - Cancelled Date: - Correspondence Address: Stillman Brothers, Briton Ferry, Neath, Neath Port Talbot, SA11
Not shown	912.0	N	Site Address: Stillman Brothers, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: MP3698FF Operator: Kerry V Stillman Surrendered Date: - Waste Management licence No: 34082 Annual Tonnage: 74999.0 Issue Date: 16/11/1993 Expiry Date: - Effective Date: 16/11/1993 Status: Revoked Modified: - Site Name: - Cancelled Date: - Correspondence Address: Stillman Brothers, Briton Ferry, Neath, N P T, SA11
Not shown	912.0	N	Site Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STI001 Operator: Stillman Kerry V Surrendered Date: - Waste Management licence No: 34082 Annual Tonnage: 74999.0 Issue Date: 16/11/1993 Expiry Date: - Effective Date: - Status: Revoked Modified: - Site Name: Stillman Brothers Cancelled Date: - Correspondence Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11
Not shown	912.0	N	Site Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11 2HZ Type: Metal Recycling Site (mixed MRS's) Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STI001 Operator: Stillman Kerry V Surrendered Date: 0 Waste Management licence No: 34082 Annual Tonnage: 74999.0 Issue Date: 16/11/1993 Expiry Date: 0 Effective Date: - Status: Revoked Modified: - Site Name: Stillman Brothers Cancelled Date: 0 Correspondence Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11
Not shown	1021.0	SW	Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BPC001 Operator: BP Chemicals Ltd Surrendered Date: - Waste Management licence No: 34001 Annual Tonnage: 0.0 Issue Date: 20/02/1977 Expiry Date: - Effective Date: - Status: Closure Modified: - Site Name: Bp Chemicals Ltd Cancelled Date: - Correspondence Address: Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA
Not shown	1031.0	SW	Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BPC001 Operator: BP Chemicals Ltd Surrendered Date: - Waste Management licence No: 34001 Annual Tonnage: 0.0 Issue Date: 20/02/1977 Expiry Date: - Effective Date: - Status: Closure Modified: - Site Name: BP Chemicals Ltd Cancelled Date: - Correspondence Address: Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA

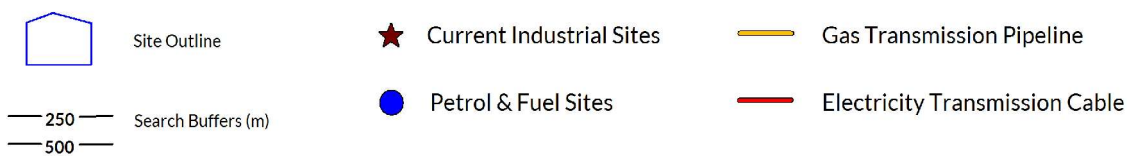
ID	Distance (m)	Direction	Details
Not shown	1074.0	N	Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Est, Briton Ferry, N P T, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ENV004 Operator: Environmental Waste Controls Plc Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Briton Ferry Civic Amenity Site Cancelled Date: - Correspondence Address: E W C House, 298, Hale Road, Widnes, Cheshire, WA8 8XP
Not shown	1149.0	N	Site Address: Briton Ferry Industrial Estate, Briton Ferry, Neath Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EWC001 Operator: Environmental Waste Controls Ltd Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 0.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Briton Ferry Civic Amenity Site Cancelled Date: - Correspondence Address: Pat Kirwan, Ewc House, 298, Hale Road, Widnes, Cheshire, WA8 8XP
Not shown	1149.0	N	Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Est, Briton Ferry, N P T Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ENV004 Operator: Environmental Waste Controls Ltd Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 0.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Briton Ferry Civic Amenity Site Cancelled Date: - Correspondence Address: Ewc House, 298, Hale Road, Widnes, Cheshire, WA8 8XP
Not shown	1213.0	N	Site Address: Briton Ferry Household Waste Recycling Centre, Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Port Talbot, SA11 2HZ Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: FB3539AZ Operator: F C C Waste Services (U K) Limited Surrendered Date: - Waste Management licence No: 0 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: 18/04/2005 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: Briton Ferry Household Waste Recycling Centre, Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Port Talbot, SA11
Not shown	1213.0	N	Site Address: Briton Ferry Household Waste Recycling Centre, Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: FB3539AZ Operator: - Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: 18/04/2005 Status: Effective Modified: - Site Name: - Cancelled Date: - Correspondence Address: Briton Ferry Household Waste Recycling Centre, Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11
Not shown	1213.0	N	Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WRG025 Operator: W R G Waste Services Limited Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: 22/03/2012 Status: Transferred Modified: 29/06/2009 Site Name: Briton Ferry Civic Amenity Site Cancelled Date: - Correspondence Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11

ID	Distance (m)	Direction	Details
Not shown	1213.0	N	Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ENV004 Operator: Environmental Waste Controls Plc Surrendered Date: - Waste Management licence No: 34267 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: - Effective Date: - Status: Modified Modified: 29/06/2009 Site Name: Briton Ferry Civic Amenity Site Cancelled Date: - Correspondence Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11
Not shown	1251.0	N	Site Address: Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WRG025 Operator: F C C Waste Services (U K) Limited Surrendered Date: 0 Waste Management licence No: 34267 Annual Tonnage: 24999.0 Issue Date: 18/04/2005 Expiry Date: 0 Effective Date: 22/03/2012 Status: Modified Modified: 10/12/2012 Site Name: Briton Ferry Household Waste Recycling Centre Cancelled Date: 0 Correspondence Address: Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11

4 Current Land Use



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4 Current Land Use

4.1 Current Industrial Data

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

22

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

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	0.0	On Site	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
2	0.0	On Site	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
3	1.0	SW	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
4	2.0	NW	Ladders 4 Sale	Unit 10 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Access Equipment	Industrial Products
5	3.0	SE	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
6A	5.0	SE	La Creme Patisserie	Unit 6 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Baking and Confectionery	Foodstuffs
7A	22.0	SE	Gem Automatics	Unit 7 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Hobby, Sports and Pastime Products	Consumer Products
8	28.0	NW	Swie-lift	Unit 23 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Lifting and Handling Equipment	Industrial Products
9	36.0	NE	Blackbox - A V	Unit 13 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Electronic Equipment	Industrial Products
10B	38.0	E	Roberts Direct	Unit 4-5 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Distribution and Haulage	Transport, Storage and Delivery
11	42.0	N	Pylon	SA12	Electrical Features	Infrastructure and Facilities
12D	45.0	E	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
13B	49.0	E	Fluid Power Solutions Wales Ltd	Unit 3 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Hydraulic Engineers	Engineering Services
14	56.0	SE	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
15	63.0	SE	Solar Plant	Unit 11 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX	Electrical Motors and Generators	Industrial Products
16	120.0	SE	Electricity Sub Station	SA12	Electrical Features	Infrastructure and Facilities
17	175.0	SW	Pylon	SA11	Electrical Features	Infrastructure and Facilities
18	179.0	SW	Tank	SA11	Tanks (Generic)	Industrial Features
19C	218.0	SW	Tank	SA12	Tanks (Generic)	Industrial Features
20C	218.0	SW	Tanks	SA12	Tanks (Generic)	Industrial Features
21	219.0	NE	Auxilium Engineering Services	Baglan Bay Innovation Centre, Central Avenue, Baglan, Port Talbot, SA12 7AX	Civil Engineers	Engineering Services
22	244.0	SW	Works	SA12	Unspecified Works Or Factories	Industrial Features

4.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	Company	Address	LPG	Status
23D	50.0	NE	Unbranded	Hydrogen - University Of Glamorgan, Central Avenue, Central Avenue, Baglan, Canolfan Hydrogen Centre, Port Talbot, Neath Port Talbot, SA12 7AZ	No	Non-Retail

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

6

The following high voltage underground electricity transmission cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details
24	117	NW	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: No
25	423	N	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: No
26E	433	N	Cable Set: VEA004 - VE054 CABLE SECTION 1 Cable Route: BAGLAN BAY - MARGAM Cable Make: PIRELLI 275KV Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2001 Cable in tunnel: No
27E	433	N	Cable Set: - Cable Route: - Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: No
28	448	N	Cable Set: VEA004 - VE054 CABLE SECTION 1 Cable Route: BAGLAN BAY - SWANSEA NORTH Cable Make: PIRELLI 275KV Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2001 Cable in tunnel: No
29E	448	N	Cable Set: - Cable Route: - Cable Make: - Cable Type: A/C Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: No

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5 Geology

5.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

(Source: BGS 1:50,000 Digital Geological Map of Great Britain)

5.2 Superficial Geology

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

LEX Code	Description	Rock Type
BSA-S	BLOWN SAND	SAND
TFD-XCZS	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND

(Source: BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock Geology

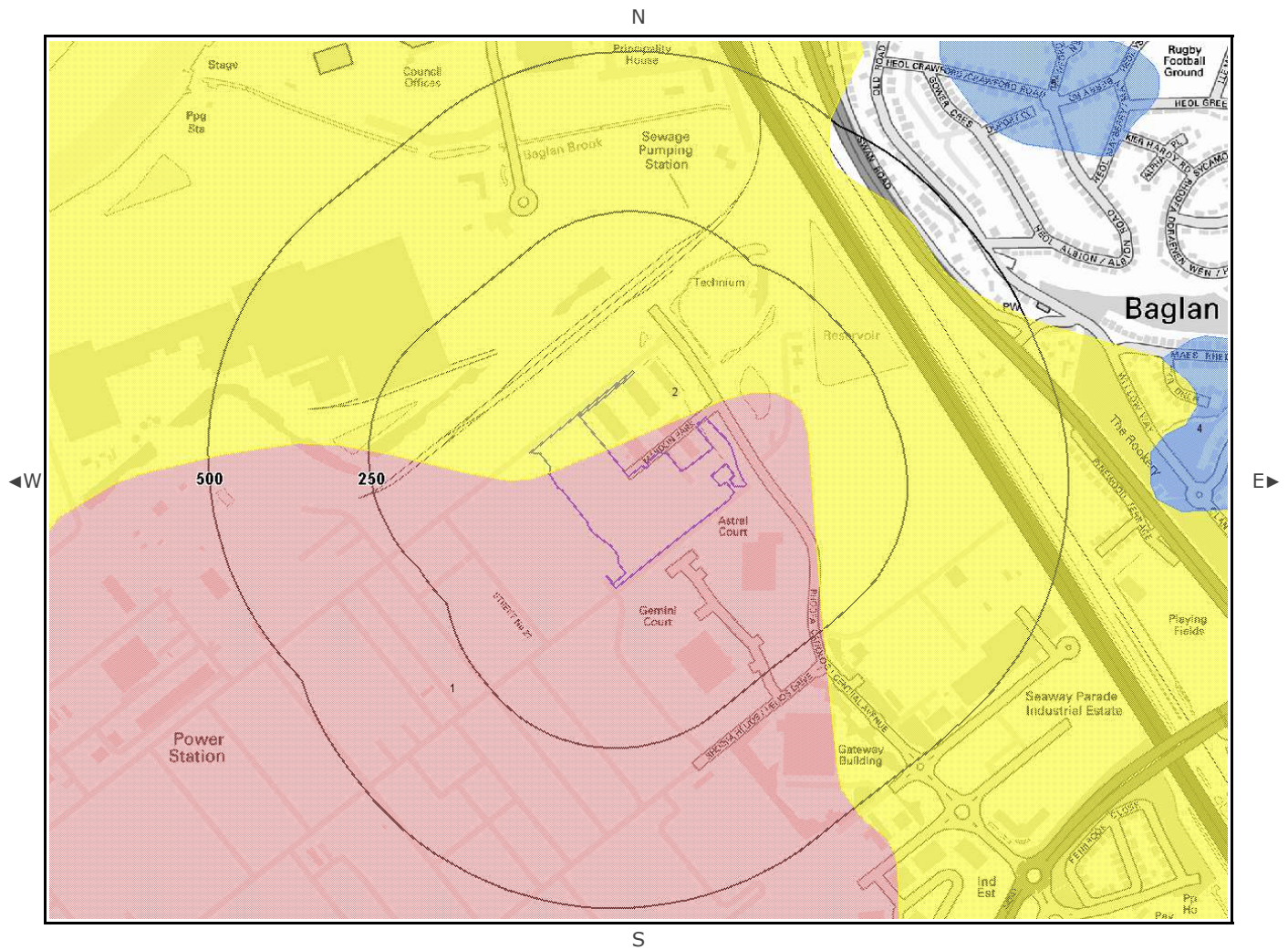
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
SWLCM-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWLCM-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWMCM-MDSS	SOUTH WALES MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWMCM-MDSS	SOUTH WALES MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

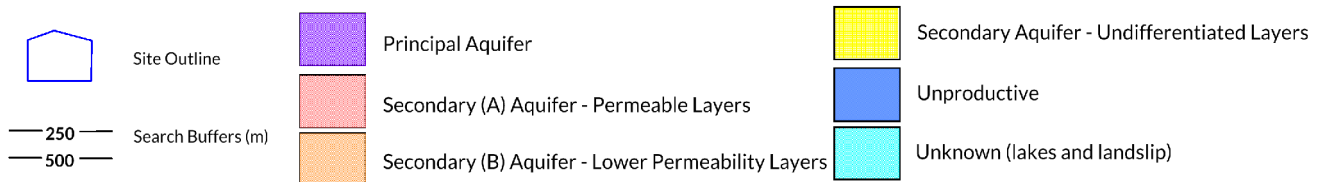
(Source: BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Geo Insight Report", available from our website.

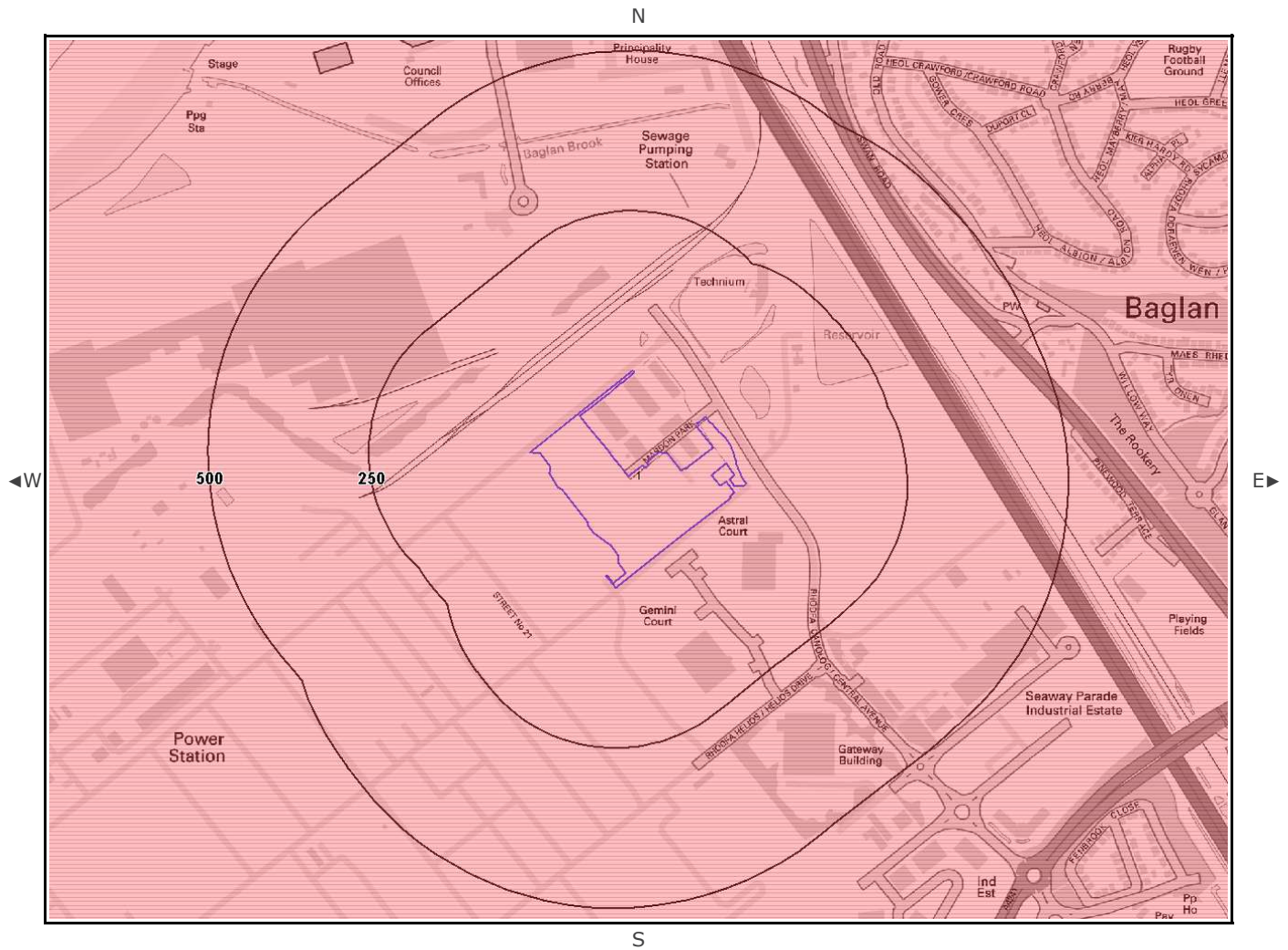
6a Hydrogeology – Aquifer within Superficial Geology



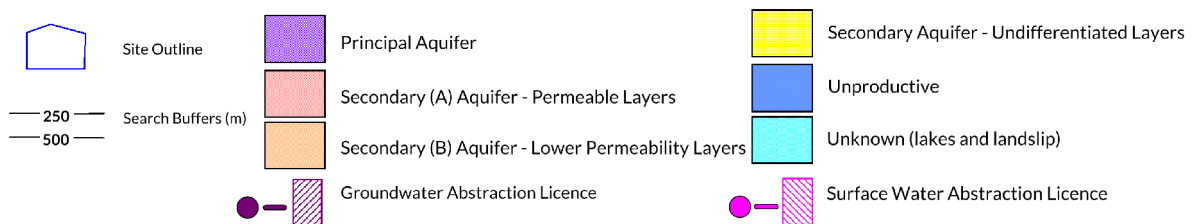
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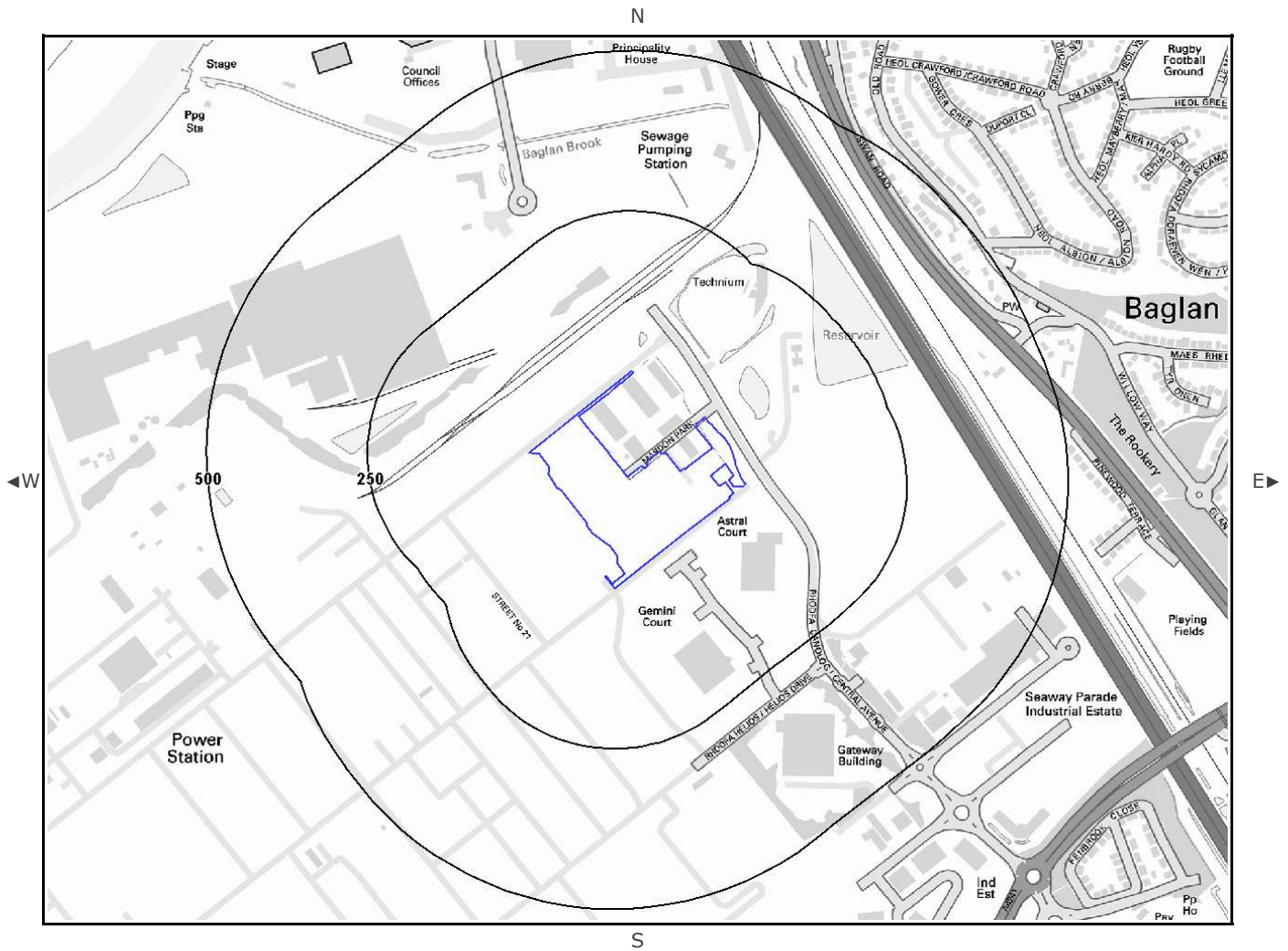
6b Hydrogeology – Aquifer within Bedrock Geology and Abstraction Licences



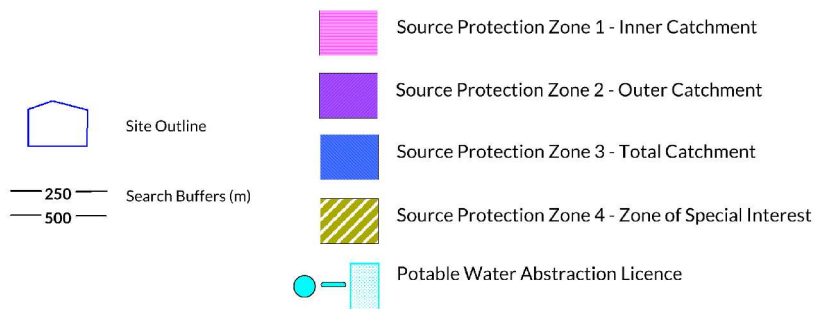
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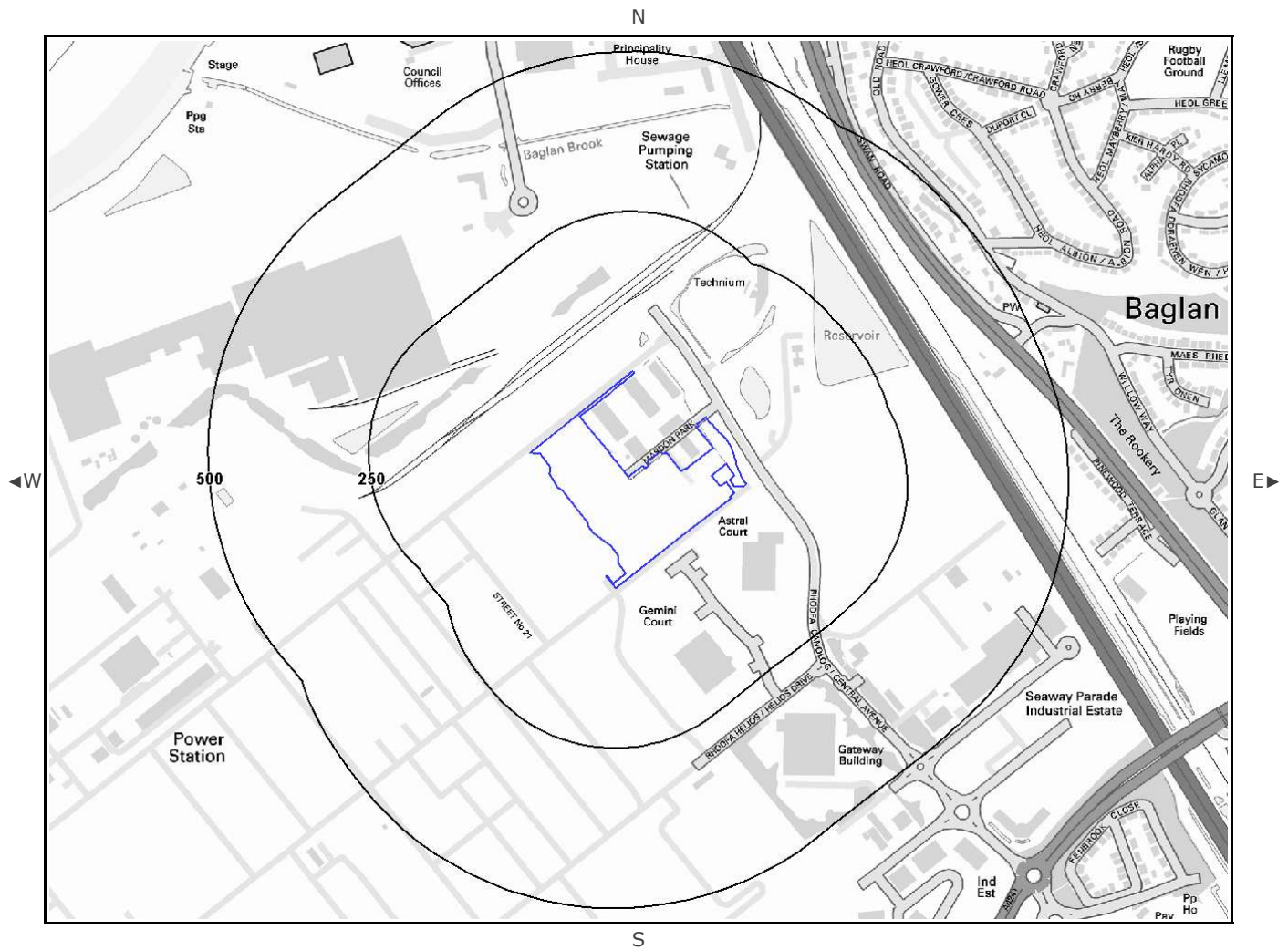
6c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



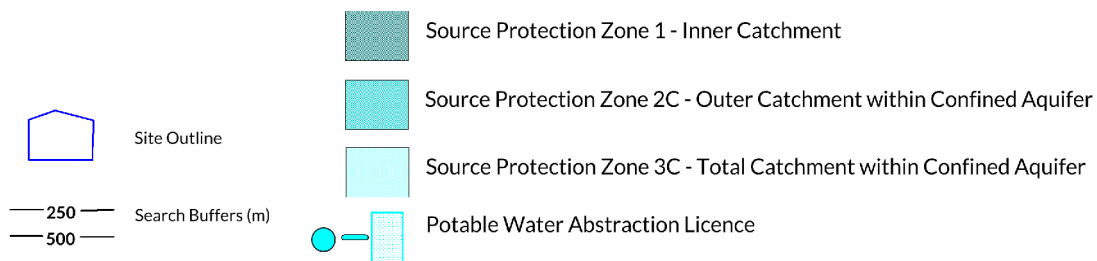
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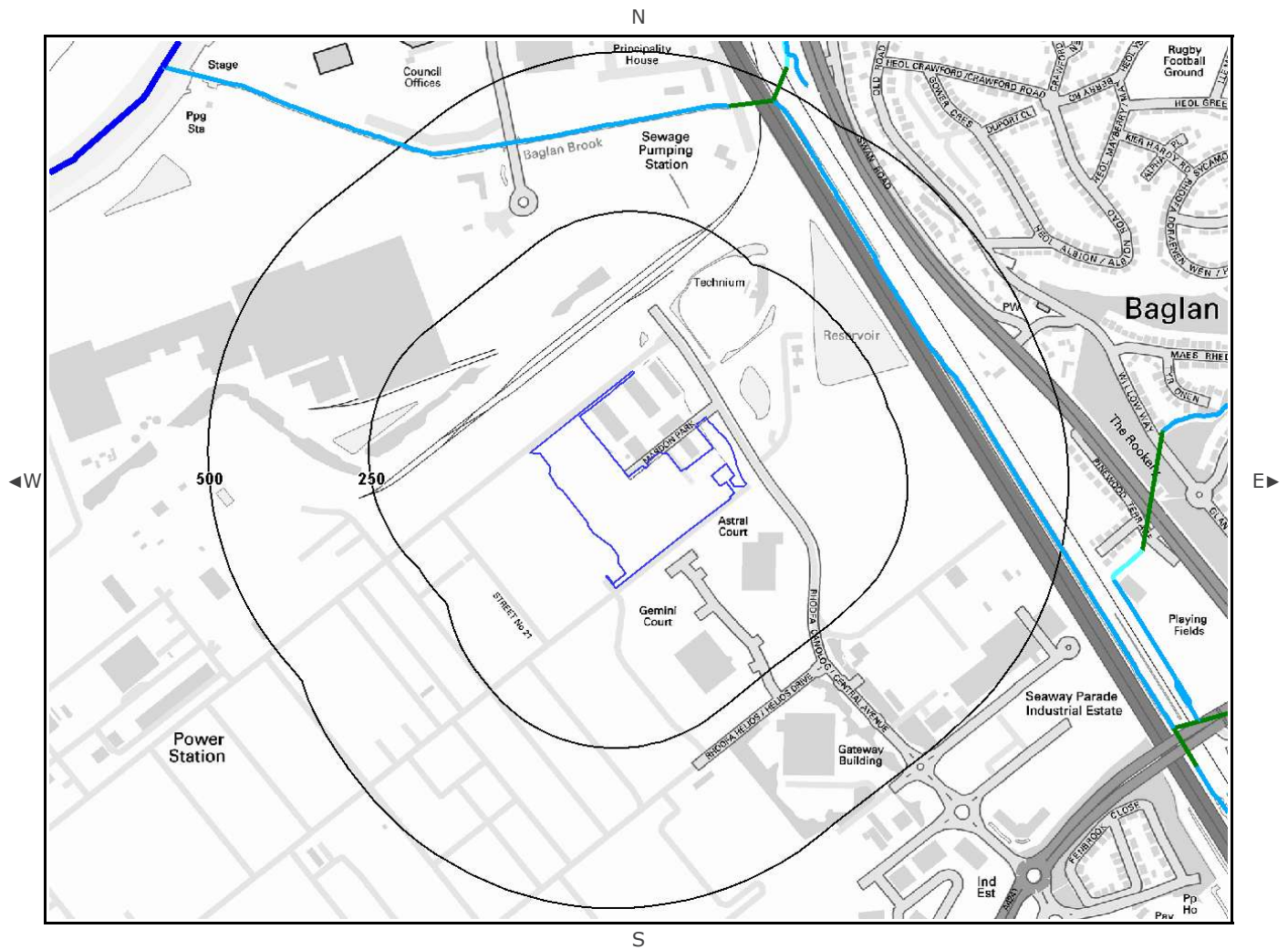
6d Hydrogeology - Source Protection Zones within Confined Aquifer



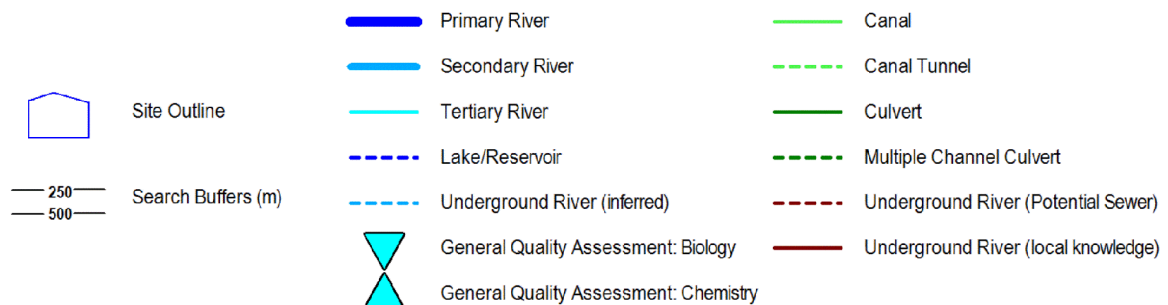
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6e Hydrology – Detailed River Network and River Quality



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6 Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? **Yes**

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **No**

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? **No**

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? **No**

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality Records

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? **Yes**

Biological Quality:

Database searched and no data found.

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad'). The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	River Details	Chemical Quality Grade (Headline Indicator)				
				2005	2006	2007	2008	2009
Not shown	1432.0	N	River Name: Neath Canal Reach: Conf.r.neath - Aberdulais Aqueduct End/Start of Stretch: End of Stretch NGR	E	E	E	E	-
Not shown	1447.0	N	River Name: Neath Canal Reach: Conf.r.neath - Aberdulais Aqueduct End/Start of Stretch: Sample Point NGR	E	E	E	E	-

6.9 Detailed River Network

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

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	344.0	NE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
2	385.0	N	River Name: Baglan Brook Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
3	441.0	N	River Name: Baglan Brook Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
4	476.0	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined

6.10 Surface Water Features

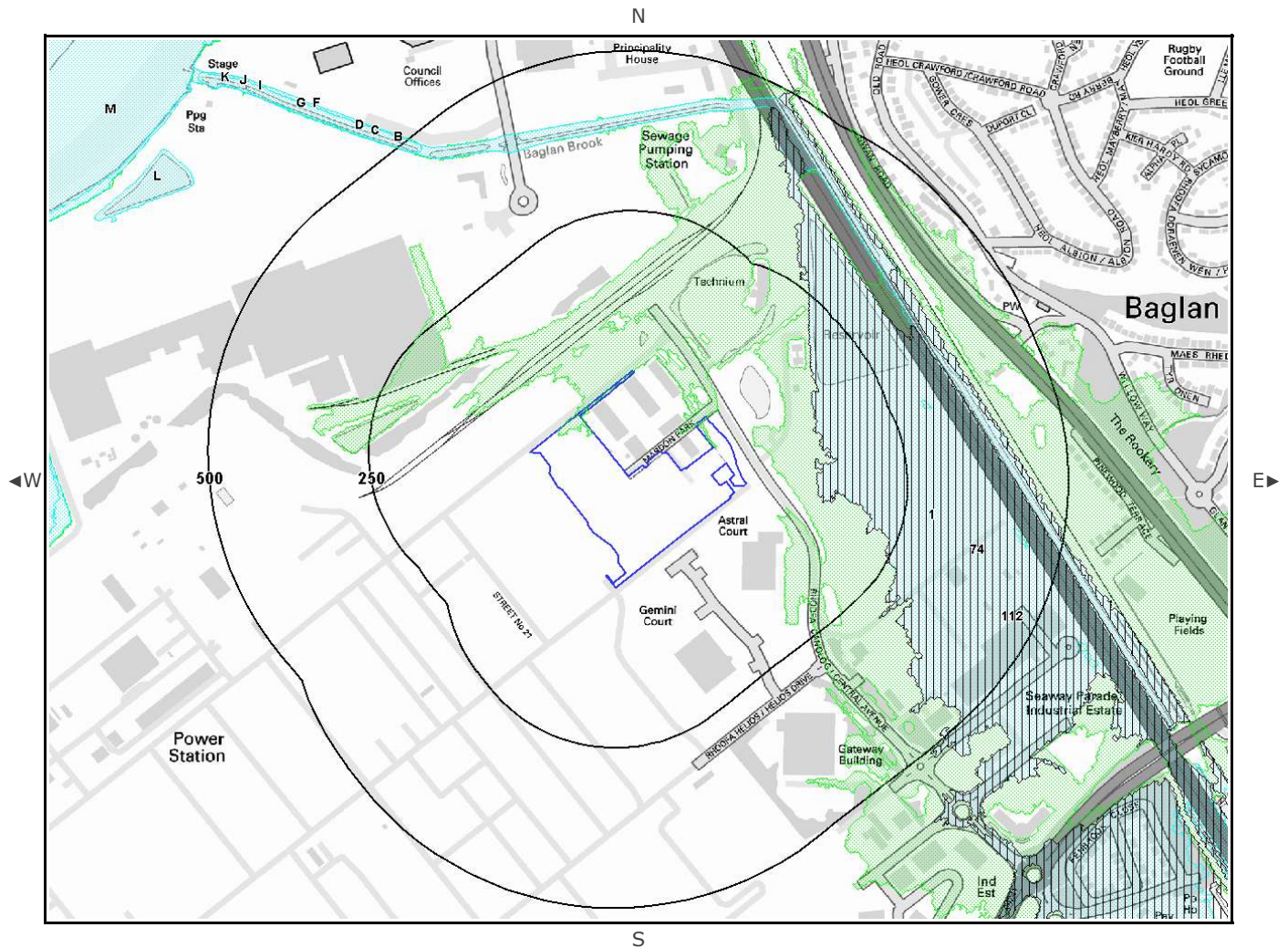
Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

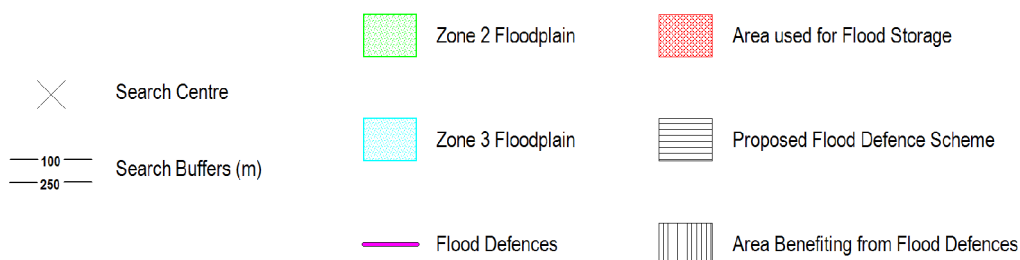
Distance to Surface Water (m)	on-site	0-50 m	51-250 m
	1	2	6

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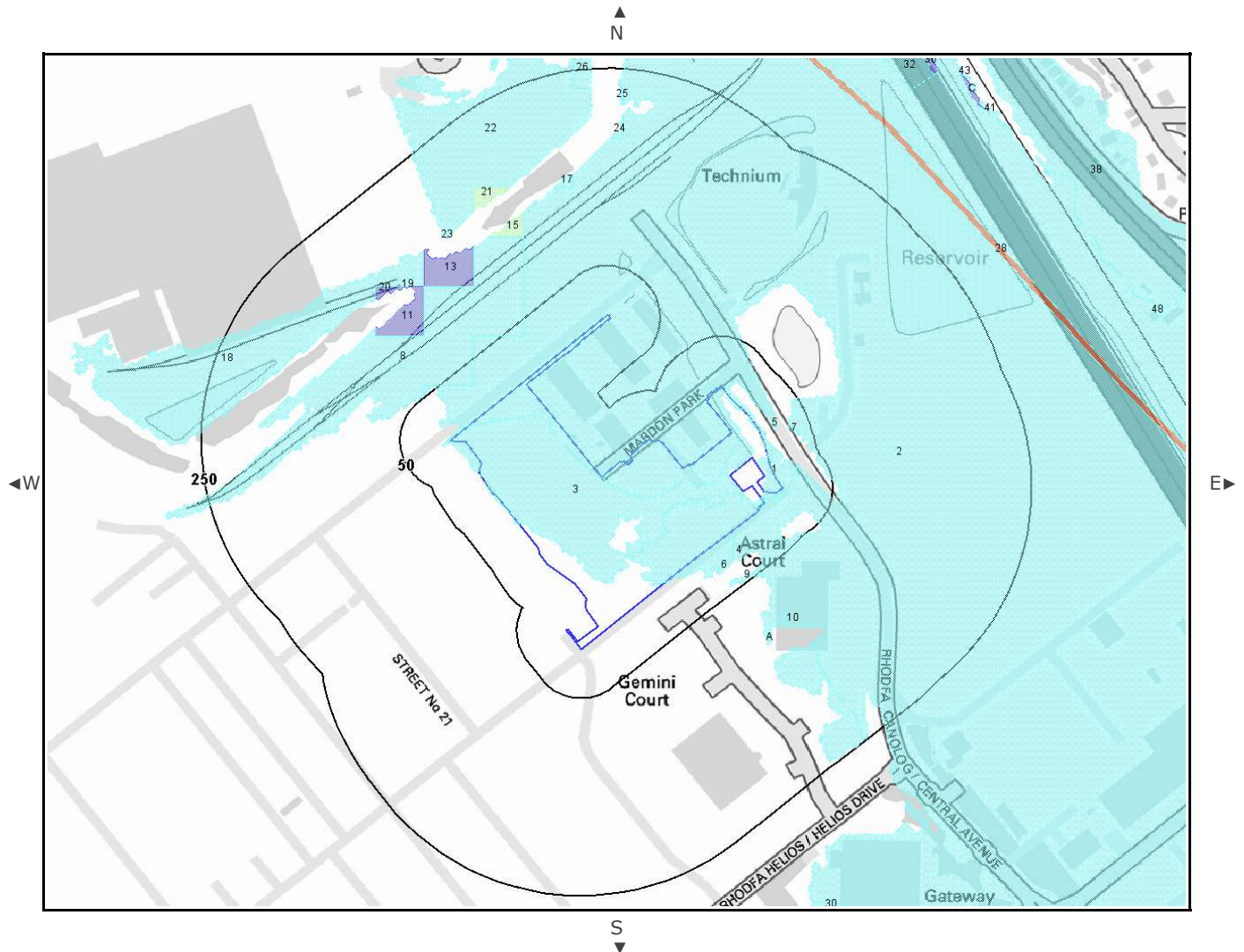
7a Environment Agency/Natural Resources Wales Flood Map for Planning (from Rivers and the Sea)



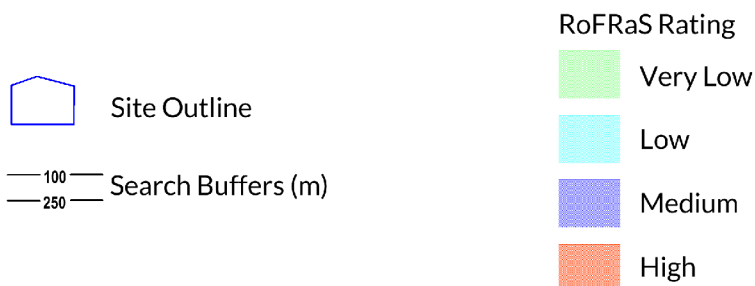
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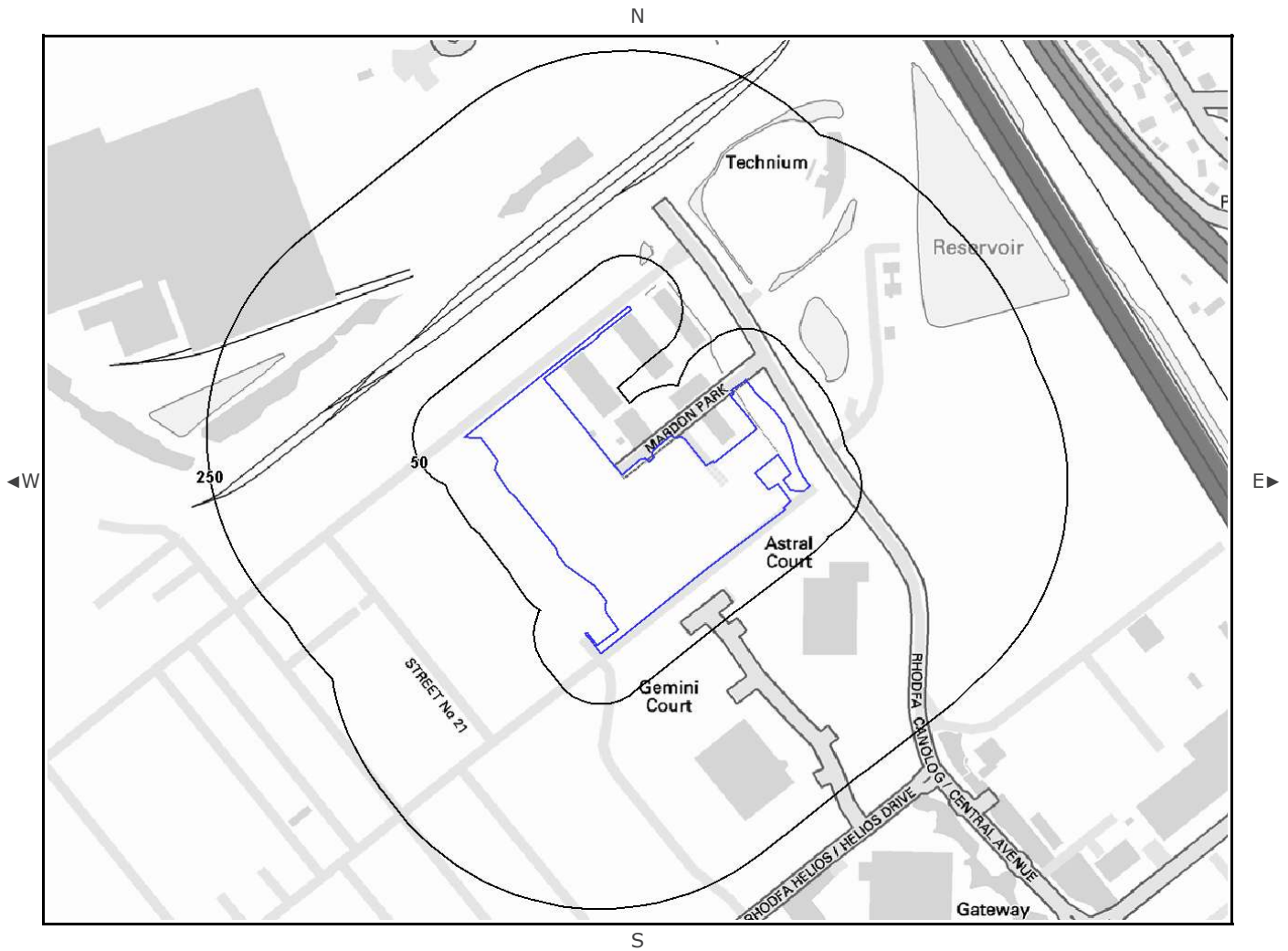
7b Environment Agency/Natural Resources Wales RoFRaS Flooding



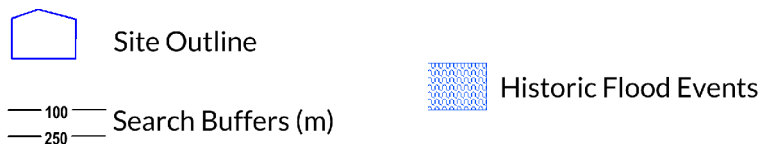
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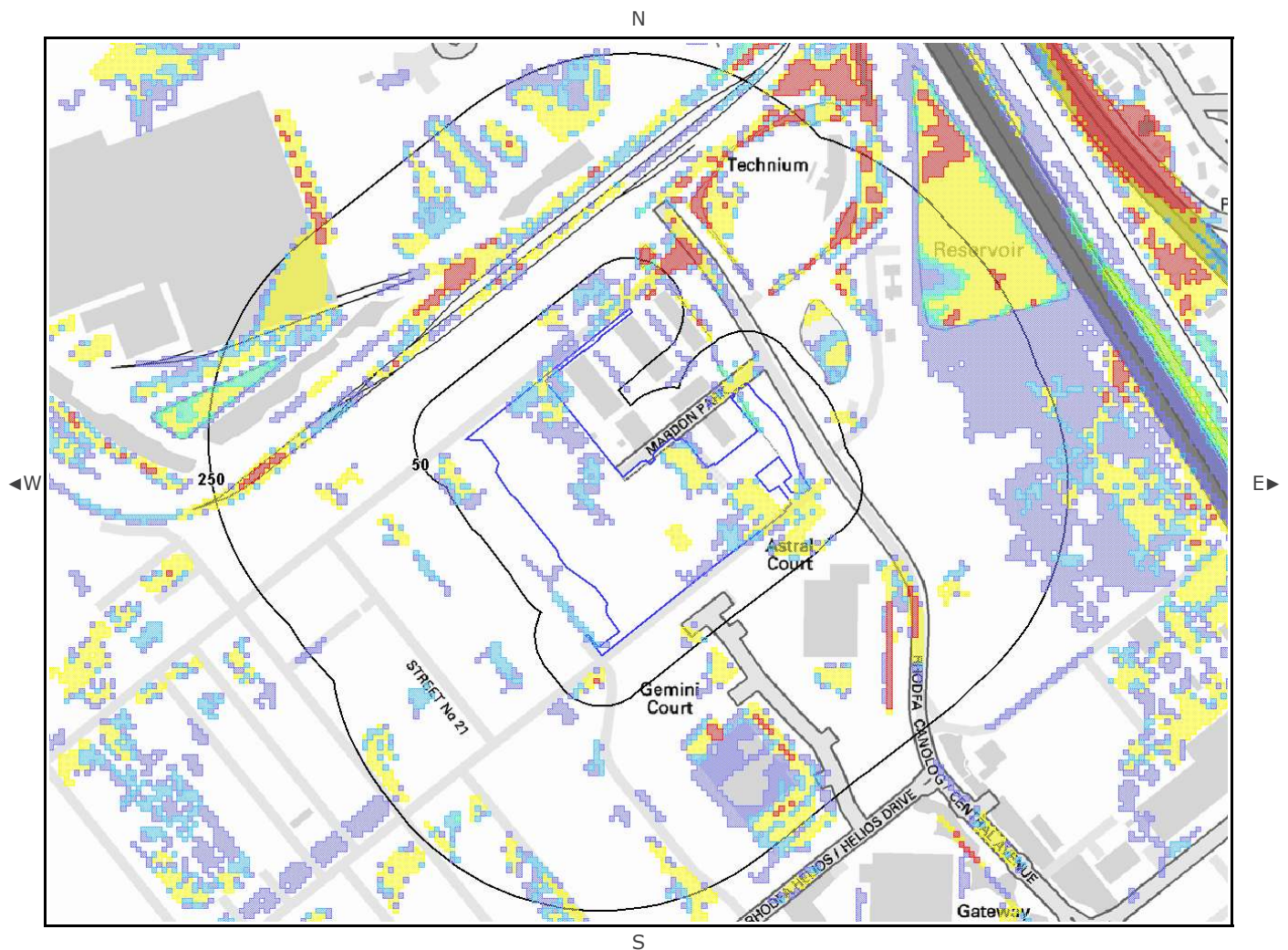
7c Environment Agency/Natural Resources Wales Historical Flooding Events



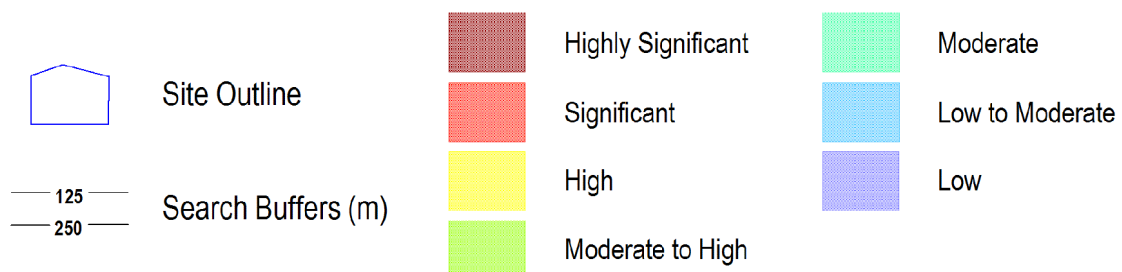
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7d JBA Surface Water (Pluvial) Flooding



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? **Yes**

The following floodplain records are represented as green shading on the Flood Map (7a):

ID	Distance (m)	Direction	Update	Type
1	0.0	On Site	24-Nov-2017	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? **Yes**

The following floodplain records are represented as blue shading on the Flood Map (7a):

ID	Distance (m)	Direction	Update	Type
74	109.0	E	24-Nov-2017	Zone 3 - (Fluvial Models)

7.3 River and Coastal Flood Defences

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

Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales.

Any relevant data is represented on Map 7a – Flood Map for Planning.

7.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? **Yes**

Any relevant data is represented on Map 7a – Flood Map for Planning.

These are areas that may benefit from the presence of major defences during a 1% fluvial (river) or 0.5% tidal flood event. These areas would flood if the defence were not present, but may not flood because the defence is present.

7.5 Proposed Flood Defences

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

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site

Any relevant data is represented on Map 7a – Flood Map for Planning.

This information is taken from the Environment Agency/Natural Resources Wales's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittent Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please contact us with any questions relating to this report:

Tel: 08444 159 000

info@groundsure.com

Groundsure Reference: GS-4767275

Date: 27 Feb 2018

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

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7.6 Areas used for Flood Storage

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

Guidance: Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. The National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 7a – Flood Map for Planning.

7.7 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

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

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

The following floodplain records are represented on the RoFRaS Flood Map (7b):

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low
2	0.0	On Site	Low
3	0.0	On Site	Low
4	10.0	SE	Low
5	13.0	NE	Low
6	19.0	SE	Low
7	28.0	E	Low
8	29.0	NW	Low
9	40.0	SE	Low

7.8 Historical Flood Outlines

Has the site or any area within 250m been subject to historical 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 historical 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.

7.9 JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? High

Guidance: The site as been assessed to be at High Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.1m to 0.3m

This data is provided by JBA Risk Management, © Jeremy Benn Associates Limited 2008-2014.

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance (m)	Direction	Risk
0.0	On Site	High
0.0	On Site	High
0.0	On Site	High

[illegible]

Distance (m)	Direction	Risk
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
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0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
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0.0	On Site	Low to Moderate
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0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Moderate
0.0	On Site	Moderate
0.0	On Site	Moderate
1.0	NW	High
1.0	NE	Low
1.0	NE	Low
1.0	NE	Low
1.0	S	Low to Moderate
2.0	NW	Low
2.0	NE	Low
2.0	SE	Low
2.0	SW	Low
2.0	NW	Low to Moderate
2.0	NW	Low to Moderate
2.0	NW	Low to Moderate
3.0	SE	Low
3.0	NW	Low to Moderate
3.0	NW	Low to Moderate
4.0	SE	Low
4.0	NE	Low to Moderate
4.0	SE	Low to Moderate
5.0	NW	Low
5.0	SE	Low
5.0	SE	Low to Moderate

Distance (m)	Direction	Risk
6.0	SE	Low to Moderate
7.0	NW	Low
7.0	SE	Low to Moderate
8.0	W	High
8.0	W	Low to Moderate
8.0	NW	Low to Moderate
9.0	NW	Low
9.0	NW	Low
9.0	NW	Low to Moderate
9.0	NE	Low to Moderate
9.0	NW	Low to Moderate
9.0	NW	Low to Moderate
9.0	NW	Low to Moderate
10.0	NE	Low to Moderate
10.0	NW	Low to Moderate
11.0	NE	Low
11.0	SE	Low to Moderate
12.0	NW	High
12.0	S	High
12.0	SE	Low
13.0	E	Low
13.0	NE	Low
13.0	S	Low
13.0	NW	Low
13.0	SE	Low to Moderate
14.0	SE	Low
14.0	N	Low
14.0	E	Low
15.0	SE	Low
16.0	SE	Low to Moderate
16.0	S	Low to Moderate
16.0	NW	Moderate
17.0	SW	Low
17.0	NE	Significant
18.0	NE	Low
18.0	W	Low
18.0	E	Low
18.0	NW	Low to Moderate
19.0	NW	Low
19.0	NW	Low to Moderate
20.0	SE	Low
21.0	NE	High
21.0	SW	Low
21.0	NW	Low
21.0	SW	Low
22.0	NW	Low
22.0	N	Low to Moderate
22.0	S	Significant
23.0	SW	Low
23.0	NW	Low to Moderate
23.0	NW	Moderate
24.0	SW	High
24.0	SW	Low
24.0	SW	Low to Moderate
24.0	NE	Significant
25.0	NE	Low
25.0	SW	Low
26.0	SW	Low
26.0	N	Low
26.0	SE	Low
26.0	NW	Low

Distance (m)	Direction	Risk
27.0	SE	High
27.0	NW	Low
27.0	N	Low
27.0	NW	Low
27.0	NW	Low
27.0	S	Low
27.0	SW	Low to Moderate
28.0	NE	High
28.0	NW	High
28.0	NW	Low
28.0	SW	Low to Moderate
29.0	SE	Low
29.0	S	Low
29.0	N	Low
29.0	NW	Low to Moderate
32.0	NW	Low
33.0	SW	Low to Moderate
33.0	SW	Low to Moderate
33.0	SE	Low to Moderate
34.0	NW	Low
34.0	SE	Low
35.0	S	Low
35.0	NE	Low
35.0	SW	Low to Moderate
36.0	SE	Low to Moderate
37.0	SW	High
38.0	E	Low
38.0	NE	Low
40.0	N	Low
40.0	SE	Low
40.0	NW	Low
40.0	SE	Low
40.0	SW	Low to Moderate
41.0	N	High
41.0	SW	Low to Moderate
41.0	S	Low to Moderate
42.0	E	High
42.0	SW	Low
42.0	W	Low to Moderate
42.0	NE	Low to Moderate
42.0	N	Moderate
43.0	W	Low
43.0	NW	Low
43.0	NE	Significant
44.0	E	High
44.0	SE	Low
44.0	SE	Low
44.0	NE	Low
44.0	NW	Low
45.0	N	Low to Moderate
45.0	NW	Low to Moderate
45.0	N	Significant
47.0	NE	High
47.0	SW	Low
47.0	SE	Low
47.0	SE	Low
47.0	SE	Low to Moderate
47.0	SE	Low to Moderate
48.0	E	High
49.0	NE	Moderate

7.10 BGS Groundwater Flooding Susceptibility Areas

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

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding at surface

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.11 BGS Groundwater Flooding Confidence Areas

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

Notes:

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

7.12 BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site? Yes

Guidance: This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

ID	Distance (m)	Direction	Description
	0.0	On Site	Higher flood potential from the sea: the first areas to experience the effects of coastal flooding.

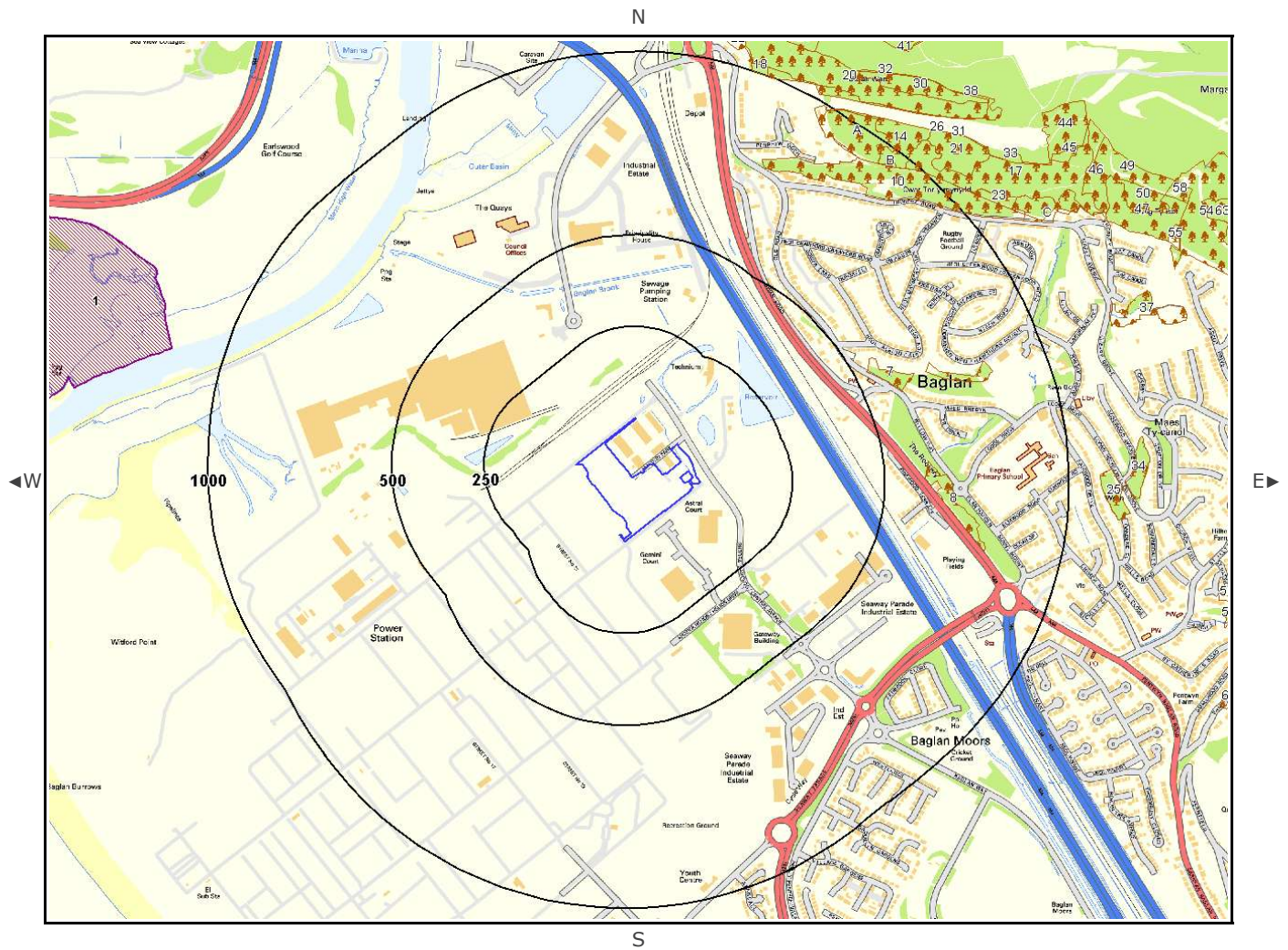
7.13 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

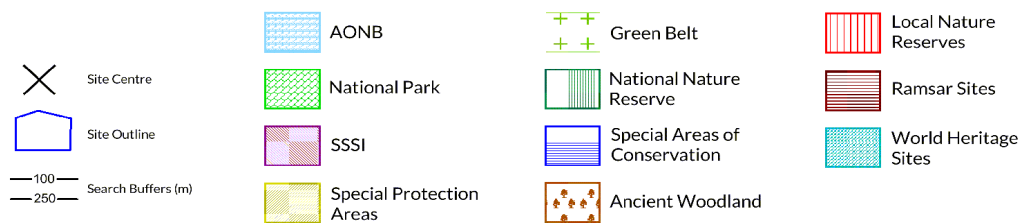
JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment.

Guidance: None required

8 Designated Environmentally Sensitive Sites



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8 Designated Environmentally Sensitive Sites

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

Yes

8.1 Sites of Special Scientific Interest (SSSI)

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

6

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	1142.0	W	CRYMLYN BURROWS	Natural Resources Wales
Not shown	1358.0	NW	EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES	Natural Resources Wales
Not shown	1656.0	NW	EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES	Natural Resources Wales
Not shown	1677.0	NW	EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES	Natural Resources Wales
Not shown	1711.0	NW	EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES	Natural Resources Wales
Not shown	1759.0	NW	EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES	Natural Resources Wales

8.2 National Nature Reserves

Records of National Nature Reserves within 2000m of the study site:
 Database searched and no data found.

0

8.3 Special Areas of Conservation (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site:
 Database searched and no data found.

0

8.4 Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site:
 Database searched and no data found.

0

8.5 Ramsar sites

Records of Ramsar sites within 2000m of the study site:
 Database searched and no data found.

0

8.6 Local Nature Reserves

Records of Local Nature Reserves within 2000m of the study site:
 Database searched and no data found.

0

8.7 World Heritage Sites

Records of World Heritage Sites within 2000m of the study site:
 Database searched and no data found.

0

8.8 Areas of Outstanding Natural Beauty (AONB)

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:
 Database searched and no data found.

0

8.9 National Parks

Records of National Parks within 2000m of the study site:
 Database searched and no data found.

0

8.10 Green Belt land

Records of Green Belt land within 2000m of the study site:
 Database searched and no data found.

0

8.11 Ancient Woodland

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

94

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

ID	Distance (m)	Direction	Ancient Woodland Name	Ancient Woodland Type
7	533	NE	Unknown	Ancient and Semi-Natural Woodland
8	610	E	Unknown	Ancient and Semi-Natural Woodland
9	678	E	Unknown	Ancient and Semi-Natural Woodland
10	769	NE	Unknown	Ancient and Semi-Natural Woodland
11A	923	NE	Unknown	Restored Ancient Woodland Site
12A	923	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland
13B	942	NE	Unknown	Ancient and Semi-Natural Woodland
14	942	NE	Unknown	Ancient Replanted Woodland
15	948	NE	Unknown	Ancient and Semi-Natural Woodland
16B	960	NE	Unknown	Ancient Replanted Woodland
17	974	NE	Unknown	Restored Ancient Woodland Site
18	999	N	CRAIG Y DAREN WOOD	Ancient and Semi-Natural Woodland
19	1000	N	Unknown	Ancient Replanted Woodland
20	1019	N	Unknown	Ancient and Semi-Natural Woodland
21	1027	NE	Unknown	Ancient and Semi-Natural Woodland
22	1027	N	CRAIG Y DAREN WOOD	Ancient and Semi-Natural Woodland
23	1039	NE	Unknown	Ancient and Semi-Natural Woodland
24	1056	NE	Unknown	Restored Ancient Woodland Site
25	1084	E	Unknown	Ancient and Semi-Natural Woodland
26	1101	NE	Unknown	Ancient and Semi-Natural Woodland
27	1107	NE	Unknown	Ancient Replanted Woodland
28C	1115	NE	Unknown	Ancient Replanted Woodland
29C	1115	NE	Unknown	Ancient Replanted Woodland
30	1117	NE	Unknown	Ancient Replanted Woodland
31	1120	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland
32	1124	NE	Unknown	Ancient Replanted Woodland
33	1148	NE	Unknown	Restored Ancient Woodland Site
34	1151	E	Unknown	Ancient and Semi-Natural Woodland
35	1162	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1186	NE	Unknown	Ancient Replanted Woodland
37	1193	E	Unknown	Ancient and Semi-Natural Woodland
38	1209	NE	Unknown	Ancient Replanted Woodland
39D	1224	NE	Unknown	Ancient Replanted Woodland
40D	1230	NE	Unknown	Ancient and Semi-Natural Woodland
41	1233	NE	Unknown	Ancient Replanted Woodland
42	1233	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland
Not shown	1263	N	CRAIG Y DAREN WOOD	Ancient and Semi-Natural Woodland
44	1271	NE	Unknown	Ancient Replanted Woodland
45	1274	NE	Unknown	Ancient Replanted Woodland
46	1280	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland
47	1305	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1334	N	Unknown	Ancient and Semi-Natural Woodland
49	1338	NE	Unknown	Ancient Replanted Woodland
50	1372	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Ancient Woodland Type
Not shown	1375	NE	CRAIG Y DAREN WOOD	Ancient and Semi-Natural Woodland
Not shown	1382	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1404	NE	Unknown	Ancient Replanted Woodland
54	1411	E	Unknown	Restored Ancient Woodland Site
55	1425	NE	MAES-MADOG WOOD	Ancient and Semi-Natural Woodland
56	1440	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
57	1456	E	Unknown	Ancient and Semi-Natural Woodland
58	1474	NE	Unknown	Restored Ancient Woodland Site
Not shown	1494	E	Unknown	Ancient and Semi-Natural Woodland
60	1533	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1535	N	Unknown	Restored Ancient Woodland Site
Not shown	1539	N	Unknown	Restored Ancient Woodland Site
63	1550	NE	Unknown	Ancient Replanted Woodland
Not shown	1550	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1552	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1553	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1569	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1569	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1596	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1604	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1607	NE	Unknown	Ancient Replanted Woodland
Not shown	1612	NE	Unknown	Other Ancient Woodland
Not shown	1617	N	Unknown	Restored Ancient Woodland Site
Not shown	1622	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1643	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1657	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1659	E	PLAS BAGLAN WOOD	Ancient and Semi-Natural Woodland
Not shown	1666	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1671	NW	Unknown	Ancient Replanted Woodland
Not shown	1687	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1695	NE	Unknown	Ancient Replanted Woodland
Not shown	1735	N	Unknown	Ancient Replanted Woodland
Not shown	1761	NE	CRAIG Y DAREN WOOD	Ancient and Semi-Natural Woodland
Not shown	1781	NE	Unknown	Ancient Replanted Woodland
Not shown	1788	NE	Unknown	Other Ancient Woodland
Not shown	1814	NE	Unknown	Restored Ancient Woodland Site
Not shown	1814	NE	Unknown	Restored Ancient Woodland Site

ID	Distance (m)	Direction	Ancient Woodland Name	Ancient Woodland Type
Not shown	1816	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1819	NE	Unknown	Restored Ancient Woodland Site
Not shown	1830	NE	Unknown	Ancient Replanted Woodland
Not shown	1840	NE	Unknown	Ancient Replanted Woodland
Not shown	1843	NE	Unknown	Other Ancient Woodland
Not shown	1856	NE	Unknown	Other Ancient Woodland
Not shown	1867	NE	Unknown	Other Ancient Woodland
Not shown	1886	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1906	NE	Unknown	Other Ancient Woodland
Not shown	1912	NE	TYN-Y-DDRAENEN WOOD	Ancient and Semi-Natural Woodland
Not shown	1926	NE	Unknown	Ancient Replanted Woodland
Not shown	1928	NE	Unknown	Ancient Replanted Woodland
Not shown	1969	NE	TYN-Y-DDRAENEN WOOD	Ancient and Semi-Natural Woodland

9 Additional Information

9.1 Ofcom Sitefinder Mobile Phone Masts

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? No

The following records within 500m have been found within this search:

Distance (m)	Direction	Operator	Type	Antenna Height (m)	Power (dBW)
415.0	N	O2	GSM	19.2	23.5
415.0	N	O2	UMTS	19.2	28.39
422.0	N	Airwave	TETRA	16.5	17.0
442.0	SE	T-Mobile	GSM	16.0	25.0
442.0	SE	Three	UMTS	30.9	25.75
486.0	E	Vodafone	GSM	18.0	26.0
486.0	E	Vodafone	UMTS	18.0	28.7

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? Yes

The following records within 500m have been found within this search:

Distance (m)	Direction
38.0	NW
444.0	W
444.0	W

Guidance: Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

10 Natural Hazards

10.1 Risk of natural ground subsidence

What is the maximum risk of natural ground subsidence? Low
 BGS GeoSure data have been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geoinsight, available from our website. The following information has been found:

10.2 Shrink Swell

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

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

Hazard

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

10.3 Landslides

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

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

Hazard

Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

10.4 Soluble Rocks

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

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

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.5 Compressible Ground

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

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

Hazard

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

10.6 Collapsible Rocks

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

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

Hazard

No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.7 Running Sand

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

Very Low

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

Hazard

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

10.8 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

10.9 Radon Protection Measures

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

Basic radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint PHE-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

11 Mining

11.1 Coal Mining

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

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Iron Ore (Bedded)	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
 Guidance: No Guidance Required.

12 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

Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
Tel: 0300 065 3000
Email: enquiries@naturalresourceswales.gov.uk

JBA Risk Management

South Barn,
Broughton Hall,
Skipton
BD23 3AE

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com

Public Health England

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Castell-nedd Port Talbot - Neath Port Talbot Co
Phone: 01639 68 68 68
Web: <http://www.neath-porttalbot.gov.uk>
Address: Port Talbot Civic Centre, Port Talbot, SA13 1PJ

Get Mapping PLC

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

**Groundsure**
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CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
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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.

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- 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
Web: 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.

13 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/>