

East Sussex County Council
DX 97482
Lewes 3

East Sussex - Received

29 SEP 2017

Assistant Chief Executive
Governance Services

28 September 2017

Dear Sirs,

Thank you for your recent search request(s). Please find below a summary of items included in this dispatch.

If you have any queries regarding your order, please contact our dedicated Customer Services team on 0800 0858 050 or customer.services@geodesys.com

Kind regards,

Customer Services

Item Ref	Product / Service	Reference	Address
G2262793-3	FCI Premium	BS506.512	Firstfields Resource Centre (including caretakers flat) and Former Hailsham Ambulance Station 42 London Road



PREMIUM COMMERCIAL ▶ 0.25HA

ENVIRONMENTAL + FLOOD + GROUND STABILITY + ENERGY & INFRASTRUCTURE

REPORT SUMMARY

SECTION 1: ENVIRONMENTAL (INC. CONTAMINATED LAND)

PASS: NO FURTHER RECOMMENDATIONS

SECTION 2: ENVIRONMENTAL & GEOLOGICAL SETTING

PASS: NO FURTHER RECOMMENDATIONS

SECTION 3: FLOOD (INC. FLOODABILITY RATING)

FURTHER ACTION: NEXT STEPS: - CONSIDER FLOOD PROTECTION SURVEY

SECTION 4: GROUND STABILITY

PASS: OPTIONS: - CONSULT SURVEYOR
- SEE SECTION 4.02

SECTION 5: ENERGY & INFRASTRUCTURE

PASS: NO FURTHER RECOMMENDATIONS

Address:

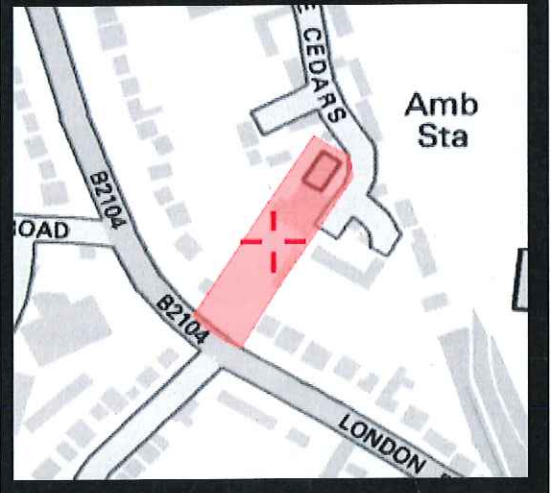
Firstfields Resource Centre (including caretakers flat) and Former Hailsham Ambulance Station, 42, London Road, Hailsham, BN27 3BU

Requested By:

Anglian Water Services Limited trading as Geodesys

Grid Ref: Date: References:

E: 558615 28/09/2017 G2262793-3
N: 110004 ID: 235624



PROFESSIONAL OPINION

This summary should be read in conjunction with the full report. The Professional Opinion below summarises the risks and other potential issues associated with the property. The Professional Opinion results are displayed as GREEN for PASS, GREEN for PASS WITH ADVISORY, and RED for FURTHER ACTION. A PASS is given if there is no specific risk. A 'PASS WITH ADVISORY' is given where there is no specific risk from an environmental perspective, but where the client should be made aware of the feature(s) and/or information within the section as they may consider it affects their quiet enjoyment of the property. A 'FURTHER ACTION' is given if there is a specific risk and a specific further action is advised. The Pass, Pass with Advisory, or Further Action results should be disclosed to client and /or lender and / or insurer as appropriate. The Professional Opinion is summarised below. The Professional Opinion summary will indicate where more details on Advisory or Further Actions are available in the body of the report.

In the event of a request to review the Professional Opinion based on additional information, or any technical queries, the professional advisor who ordered the report should contact us at info@futureclimateinfo.com or call 01279 798 111.



PROFESSIONAL OPINION APPROVED BY:

Philip Wilbourn

Philip Wilbourn, CEO
Wilbourn & Co Ltd



Future Climate Info Limited is an Appointed Representative of CLS Risk Solutions Limited who are authorised by the Financial Conduct Authority.

Regulated by RICS

If you require assistance please contact your Search Provider or alternatively contact FCI directly and quote order: 235624
Tel: 01279 798 111 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com

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ENVIRONMENTAL + ENVIRONMENTAL & GEOLOGICAL SETTING + FLOOD + GROUND STABILITY + ENERGY & INFRASTRUCTURE

ADDRESS LINE:

FIRSTFIELDS RESOURCE CENTRE (INCLUDING CARETAKERS
FLAT) AND FORMER HAILSHAM AMBULANCE STATION, 42,
LONDON ROAD, HAILSHAM, BN27 3BU

REQUESTED BY:

ANGLIAN WATER SERVICES LIMITED
TRADING AS GEODESYS

REFERENCE:

G2262793-3
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1 ENVIRONMENTAL (INC. CONTAMINATED LAND)

1.01 PROFESSIONAL OPINION | FURTHER GUIDANCE

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to and any current use that the property is put to should take into account the sensitivity of the environmental setting. If there is any data identifying sensitive receptors, which may have a significantly increased sensitivity to contamination, these will be highlighted within the report.

It is also advisable to ascertain from the Local Authority that potential contamination from all former land uses and any associated restrictions on the use of the property are not of concern. It should also be confirmed that any conditions associated with planning permissions have been complied with, and that there are no residual issues from a building control point of view.

If the information set out above can be provided to us, it may be possible to change the outcome of this report from Further Action to Pass.

However if the information is not available it would be prudent to consider an Environmental Screening Report if the purpose of this report is for investment purposes. An Environmental Screening Report prepared by a Chartered Environmental Surveyor in accordance with RICS guidance to ensure that the valuation is sustainable for lending purposes should be acquired.

Commercial Contaminated Land Insurance may be available for this property on a bespoke basis. To obtain a bespoke quotation, please contact CLS on 01732 897 530 or email express@cls.co.uk.

It should be noted that if any development of the property is considered, a professional inspection and Phase 1 Environmental Survey (Environmental Screening) should be undertaken as part of any Conceptual Site Model to comply with the National Planning Policy Framework. The local Planning Authority may also identify the phased investigation process as a condition of planning approval. Wilbourn & Co. Chartered Surveyors is a professional practice able to provide the reports needed to comply with planning conditions and assist in project management for any such development.

1.03 OFFICIAL CONTAMINATED LAND | REGISTER ENTRIES & NOTICES

PASS

Wealden District Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.10 ELECTRICAL INFRASTRUCTURE | SUBSTATIONS

PASS (WITH ADVISORY)

Data provided by the Ordnance Survey indicates that the property is within 25 metres of one or more electricity substations.

ADVISORY: For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

1.18 OFCOM MAST SITE CLEARANCE LOCATIONS

PASS (WITH ADVISORY)

Data provided by OFCOM indicates that the property is within 250 metres of one or more mobile phone base stations.

ADVISORY: For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

1.19 PAST INDUSTRIAL LAND USES

PASS

Historic Ordnance Survey maps indicate that the property is not within 25 metres or on the site of, one or more former industrial land uses and having considered the history of the site in more detail, in the opinion of Wilbourn & Co the risk of an action under Part 2A of the Environmental Protection Act 1990 is unlikely.

It is important to note that the way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

1.22 RADON GAS

PASS

Data provided by the British Geological Survey (BGS) indicates that the property is not in a Radon Affected Area.

This is because the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq m⁻³), therefore no protective measures are required.

1.25 AIR QUALITY MANAGEMENT AREA

NOTE

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ENVIRONMENTAL + ENVIRONMENTAL & GEOLOGICAL SETTING + FLOOD + GROUND STABILITY + ENERGY & INFRASTRUCTURE

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Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

2 ENVIRONMENTAL & GEOLOGICAL SETTING

2.02 BEDROCK GEOLOGY

PASS (WITH ADVISORY)

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Bedrock Geology is mudstone.

2.03 ECOLOGICAL FEATURES

PASS (WITH ADVISORY)

We have analysed data about the ecological setting of this property and these features may present themselves as receptors of contamination should this be present from historic or current land uses. The property is on or within 25 metres of the following classifications:

Feature	Source	Distance
National Character Area: Low Weald	Natural England	0 m
Natural Area: Low Weald and Pevensey	Natural England	0 m

Regardless of whether or not the property has historically been subject to a contaminative use any current use that the property is put to should reflect the sensitivities of this designation.

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

ADVISORY: If any development of the real estate interest is planned, then a site inspection should take place in accordance with RICS guidance by a Chartered Environmental Surveyor, such as Wilbourn & Co. Chartered Surveyors.

2.04 GEOLOGICAL PERMEABILITY

PASS (WITH ADVISORY)

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the predominant permeability flow type is Fracture. The minimum permeability index is Very Low and the maximum permeability index is Low.

3 FLOOD (INC. FLOODABILITY RATING)

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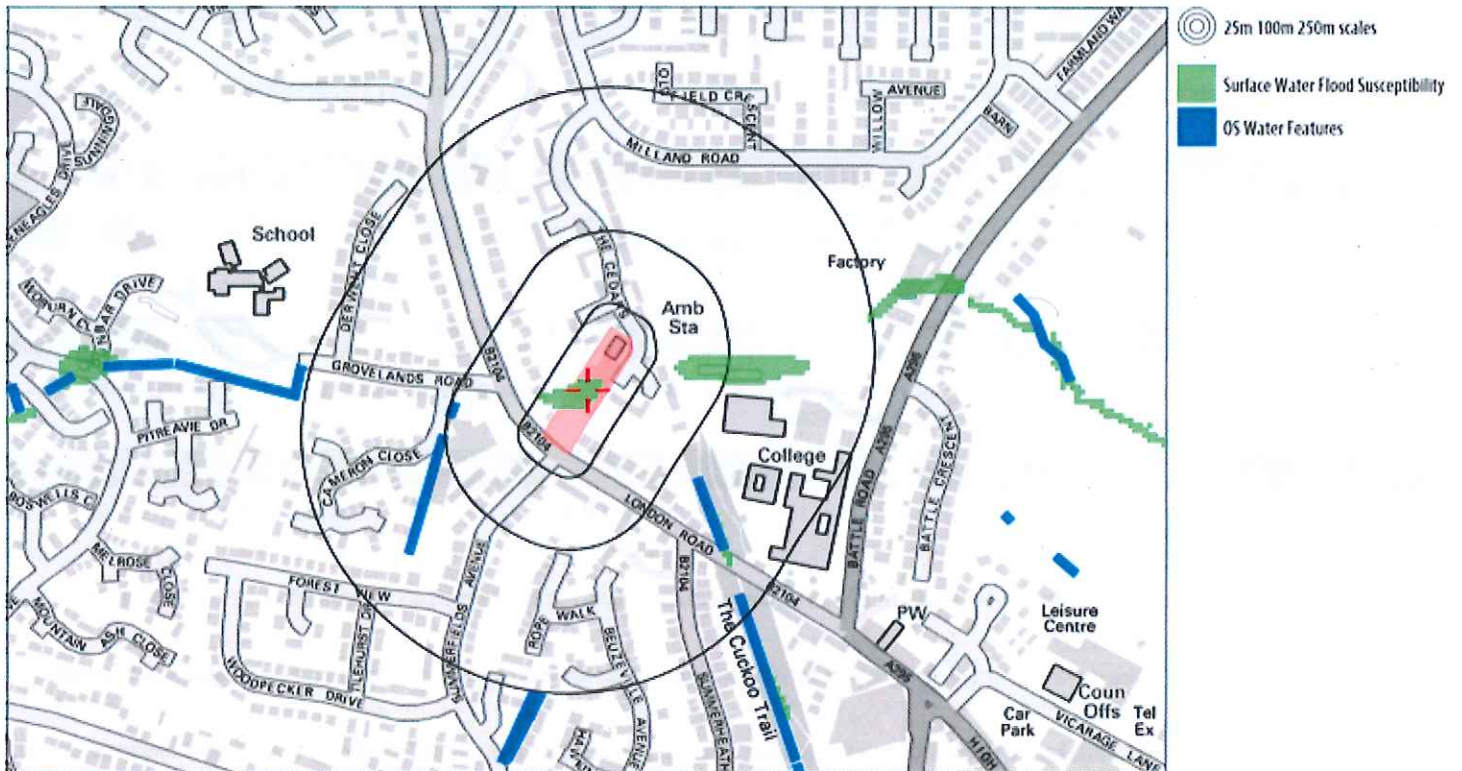
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3.01 FLOOD RISK MAP



3.02 RIVER AND SEA FLOOD RISK

PASS

Data provided by the Environment Agency indicates no risk of flooding from River or Sea within 25 metres of the property.

3.03 SURFACE WATER FLOOD RISK

FURTHER ACTION

Data provided by JBA Risk Management indicates that the property is located within an area where the Surface Water flood risk is High. This indicates that the property may flood up to 0.3 metres in depth, within a 75 year frequency. Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore difficult to predict, as it is hard to forecast exactly where or how much rain will fall in any storm. The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made.

ADVISORY: If you wish to consider a Flood Protection Survey prepared by a Chartered Building Surveyor to identify and recommend appropriate mitigation measures for your property please contact us for further details at info@futureclimateinfo.com.

3.04 GROUNDWATER FLOODING

PASS

Data provided by JBA Risk Management indicates that the property has negligible risk from groundwater flooding.

3.05 SURFACE WATER FEATURES

PASS (WITH ADVISORY)

The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 95 metres from the property boundary.

3.06 FLOODABILITY RATING

PASS (WITH ADVISORY)

The JBA Floodability Rating at this location is Amber. Amber indicates that the likelihood of flooding is Moderate.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher Floodability Rating is indicated further investigation into flood risk is usually advisable.

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Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any commercial mortgage or loan (as appropriate) may require all risks to be covered to meet the lender's terms, furthermore if the property is leasehold the landlord may also require that all perils cover is put in place as a requirement of any lease.

3.08 HISTORIC FLOODING

PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

3.09 FLOOD STORAGE

PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

3.10 SEWER FLOODING

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

4 GROUND STABILITY

4.01 PROFESSIONAL ADVICE

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

4.02 SUBSIDENCE RISK RATING

PASS (WITH ADVISORY)

The Subsidence Risk Rating produced by Property Assure based on subsidence damage insurance claims is **High**, with a risk exposure 2-4 times greater than the insurance subsidence incidence rate for England and Wales. This correlates to a rate of 2 to 4 incidents in every 1000 residencies.

The Subsidence Risk Rating assesses the risk of subsidence caused by soil shrinkage. Soil Shrinkage accounts for over 75% of all insurance subsidence incidents in England and Wales and the two main causes are clay shrinkage triggered by vegetation (60% of cases) or leaking drainage (15% of cases) washing away fine particles in the soil or softening the soil.

It is important to note that property Insurance is normally readily available - some 30% of all postcodes in England and Wales have a High or Very High risk.

ADVISORY: Due consideration should be given to the appointment of Chartered Building Surveyor or other appropriately qualified expert with the relevant professional indemnity insurance to consider the management of a number of external influencing factors in order to prevent subsidence and thereby reduce the risk. The actions are property specific dependent on a number of factors as set out below:

1. Foundation: Any as built drawings or plans should be reviewed by an expert consultant.
2. Are there trees within the curtilage? Who is responsible for the management of them? Is there an agreed maintenance plan. There may be restrictions on landscape management.
3. As appropriate consider a drainage survey. This would determine the layout and condition of the drainage system. Ownership and the management responsibility of the drainage system should be considered during the conveyancing phase. Is there an appropriate agreed maintenance plan?
4. Are there signs of cracking or historic distortions/misalignments in the structure?
5. Has the property had any previous subsidence issues? If so what were they and what rectification works were undertaken? A Chartered Building Surveyor should be appointed to consider this further.

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor. Stace LLP, Eldon House, 2-3 Eldon Street, London, EC2M 7LS. Email: london@stace.co.uk Tel: 0207 377 4080 and quote reference "FUTURE 235624"

4.06 GEOHAZARDS | SHRINK-SWELL

PASS (WITH ADVISORY)

The British Geological Survey indicates that the property is within 50 metres of an area where ground conditions predominantly have a medium plasticity.

ADVISORY: There is a possible increase in insurance risk in droughts or where high moisture demand vegetation is present.

If planning development on the site a test for plasticity index is recommended. There may be possible increase in construction cost to remove the possibility of potential shrink-swell problems caused by the level of clay minerals in the soil where foundations are not suitable. Shrink-swell is where clay minerals in the soil absorb water (making them swell) and lose water as they dry (making them shrink).

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4.13 MINING | MINING HAZARDS (NON-COAL)

PASS

The British Geological Survey indicates that the property is located within 50 metres of an area where 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.

The presence of past underground mine workings may occur but workings will be of small limited extent. Rock types present could support small scale underground mining. 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.

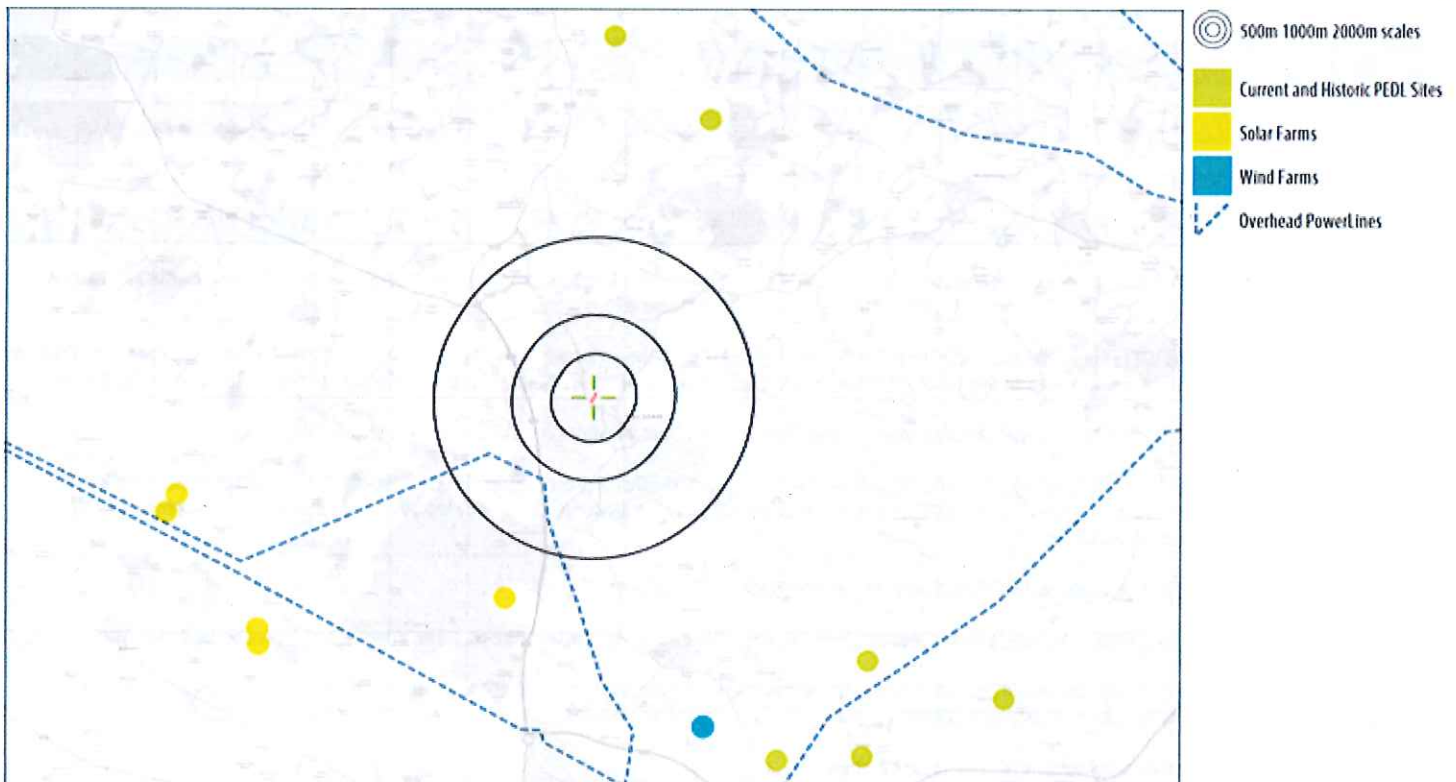
4.16 NATURAL CAVITIES

PASS

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

5 ENERGY & INFRASTRUCTURE

5.01 ENERGY MAP



5.07 ELECTRICAL INFRASTRUCTURE | SUBSTATIONS

PASS (WITH ADVISORY)

Data provided by the Ordnance Survey indicates that the property is within 25 metres of one or more electricity substations.

ADVISORY: Electrical substations can emit Electric and Magnetic Fields (EMFs). Businesses and employees who work near to electrical infrastructure must manage the risks. Further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

5.15 OIL AND GAS | INVITATION AREA (INC. SHALE GAS)

PASS (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is within an area for which Petroleum Exploration and Development Licence (PEDL) applications have been invited in the 14th Landward Licensing Round. Please bear in mind that these areas are quite large, almost half of the country was included in the 14th round.

The main reason for the 14th Round was to facilitate exploration for shale gas. Shale gas (methane) is trapped in impermeable shale rock. Hydraulic fracturing (or 'fracking') of the shale rock enables the shale gas to flow. Fracking has been used in the UK for many years but recent improvements in technology have made the exploitation of shale gas reservoirs more economical.

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A PEDL is the first step to starting drilling, but it does not imply prior consent to actual activities. An operator wishing to drill an exploratory well must first negotiate access with landowners, as well as obtain consents from a number of bodies, including planning permission and environmental permits. DECC will only give consent to drill once the planning authority has granted permission to drill, and if the relevant planning conditions have been discharged. An operator wishing to start production from a development site must start again with the permissions process.

If a PEDL licence is granted, it will appear below, under 'Oil and Gas | Current and Historic Sites'.

5.18 OIL AND GAS | CURRENT AND HISTORIC SITES

PASS (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is within 5000 metres of one or more sites operated under a Petroleum Exploration and Development Licence (PEDL).

The existence of a current or potential oil or gas site does not necessarily mean that gas production is actually occurring or will occur. Even if gas production does occur, there is no evidence accepted as yet that there will be any material impact on the property.

The table below shows the latest or last date of each type of current or historic well drilled by the operator at a site.

Site Name	License Number	Operator	Intent	Start Date	End Date	Distance	Source
HELLINGLY 1 (GROVE HILL)	A43	ANGLO AMERICAN	Exploration	18/05/1937	17/07/1937	3802 m	DECC
HELLINGLY 2	PL247	CONOCO	Exploration	02/06/1986	14/06/1986	4592 m	DECC
PEVENSEY G4 (RICKNEY)	A12	D'ARCY	Exploration	14/04/1936	17/04/1936	4833 m	DECC

5.23 SOLAR FARMS

PASS (WITH ADVISORY)

Data provided by the Department of Energy & Climate Change (DECC) indicates that the property is within 3000 metres of one or more solar farm(s).

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Contractor/Applicant	Site Name	Address	Status	Distance	Source
Haymaker Energy	Natewood Farm	Natewood Farm, Polegate Road, Hailsham, East Sussex	This installation is recorded as operational	2740 m	DECC

6 NOTES & GUIDANCE

6.1 REPORT NOTES

METHODOLOGY

This report has been produced solely for the purposes of screening the subject property for the dataset categories listed in 6.2. This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the professional risk assessment in this report is provided by a Chartered Environmental Surveyor who is regulated by RICS.

6.2 REPORT DATASET CATEGORIES

METHODOLOGY

The dataset categories analysed in this report are listed below. For more information on these dataset categories, please visit our website www.futureclimateinfo.com.

1.01 Professional Opinion | Further Guidance, 1.02 Environmental Map, 1.03 Official Contaminated Land | Register Entries & Notices, 1.04 Artificial Ground, 1.05 Current Industrial Land Uses, 1.06 Discharge Consents, 1.07 Electrical Infrastructure | Electricity Pylons, 1.08 Electrical Infrastructure | Overhead Power Lines, 1.09 Electrical Infrastructure | Power Cables and Lines, 1.10 Electrical Infrastructure | Substations, 1.11 Environmental Permits | Closed Mining Waste Facilities, 1.12 Environmental Permits | End of Life Vehicles, 1.13 Environmental Permits | Industrial Sites, 1.14 Environmental Permits | Waste Sites, 1.15 Fuel / Petrol Stations, 1.16 Landfill | Current, 1.17 Landfill | Historic, 1.18 OFCOM Mast Site Clearance Locations, 1.19 Past Industrial Land Uses, 1.20 Pollution Incidents, 1.21 Potentially Infilled Land, 1.22 Radon Gas, 1.23 Surface Dangers or Hazards | COMAH Sites, 1.24 Water Abstractions, 1.25 Air Quality Management Area, 2.01 Aquifer Designation, 2.02 Bedrock Geology, 2.03 Ecological Features, 2.04 Geological Permeability, 2.05 Groundwater Vulnerability, 2.06 Source Protection Zones, 2.07 Superficial Deposits, 3.01 Flood Risk Map, 3.02 River and Sea Flood Risk, 3.03 Surface Water Flood Risk, 3.04 Groundwater Flooding, 3.05 Surface Water Features, 3.06 Floodability Rating, 3.07 Historic Flood Map, 3.08 Historic Flooding, 3.09 Flood Storage, 3.10 Sewer Flooding, 4.01 Professional Advice, 4.02 Subsidence Risk Rating, 4.03 Geohazards | Collapsible Deposits, 4.04 Geohazards | Compressible Ground, 4.05 Geohazards | Running Sand, 4.06 Geohazards | Shrink-Swell, 4.07 Landslips/slides | Mass Movement, 4.08 Landslips/slides | Slope Instability, 4.09 Mining | Britpits, 4.10 Mining | Cheshire Brine Compensation Area, 4.11 Mining | Coal Mining, 4.12 Mining | Mining Cavities (Non-Coal), 4.13 Mining | Mining Hazards (Non-Coal), 4.14 Modified Ground | Artificial Ground, 4.15 Modified Ground | Historical Analysis, 4.16 Natural Cavities, 5.01 Energy Map, 5.02 Infrastructure Map, 5.03 Carbon Capture & Storage, 5.04 Electrical Infrastructure | Electricity Pylons, 5.05 Electrical Infrastructure | Overhead Power Lines, 5.06 Electrical Infrastructure | Power Cables and Lines, 5.07 Electrical Infrastructure | Substations, 5.08 Hydropower | Existing, 5.09 Hydropower | Potential, 5.10 Major Energy

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Infrastructure | Gas Pipe, 5.11 Major Energy Infrastructure | Gas Site, 5.12 Major Infrastructure Projects | Crossrail, 5.13 Major Infrastructure Projects | HS2, 5.14 Major Infrastructure Projects | Thames Tideway Tunnel, 5.15 Oil and Gas | Invitation Area (inc. Shale Gas), 5.16 Oil and Gas | Offered Blocks (inc. Shale Gas), 5.17 Oil and Gas | Licensed Areas (inc. Shale Gas), 5.18 Oil and Gas | Current and Historic Sites, 5.19 Oil and Gas | Underground Coal Gasification, 5.20 Power Stations, 5.21 Power Stations | Nuclear Power, 5.22 Railways, 5.23 Solar Farms, 5.24 Wind Farms

6.3 CONTAMINATED LAND

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

6.4 FLOOD INSURANCE

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding (certain groundwater flood data is also included). Over 85% of insurers use this data when assessing flood risk. The Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at <http://www.homeprotect.co.uk/floodcover>.

6.5 FLOOD RISK AND IMPACT ON VALUE

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and Jeremy Benn Associates (JBA). A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.6 FLOOD PLANNING, FLOOD WARNING AND REPORTING, AND FLOOD RESISTANCE AND RESILIENCE MEASURES

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>
Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>
RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.7 STANDARD

T&C's, QUERIES & COMPLAINTS

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ENVIRONMENTAL + ENVIRONMENTAL & GEOLOGICAL SETTING + FLOOD + GROUND STABILITY + ENERGY & INFRASTRUCTURE

ADDRESS LINE:

FIRSTFIELDS RESOURCE CENTRE (INCLUDING CARETAKERS
FLAT) AND FORMER HAILSHAM AMBULANCE STATION, 42,
LONDON ROAD, HAILSHAM, BN27 3BU

REQUESTED BY:

ANGLIAN WATER SERVICES LIMITED
TRADING AS GEODESYS

REFERENCE:

G2262793-3
ORDER ID: 235624

GRID REF:

E: 558615
N: 110004

DATE:

28/09/2017

6.8 SEARCHCODE

T&C's

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Suite 9, 10 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU, Telephone 01279 798 111, Email: info@futureclimateinfo.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.

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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, Email: admin@tpos.co.uk, Web: <https://www.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

6.9 REPORT LICENSING

METHODOLOGY

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7 USEFUL CONTACTS

Local Authority : Wealden District Council

Tel: 01323 443 322 or 01892 653 311
Visit: <http://www.wealden.gov.uk/>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX
Tel: 08708 506 506

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ADDRESS LINE: FIRSTFIELDS RESOURCE CENTRE (INCLUDING CARETAKERS FLAT) AND FORMER HAILSHAM AMBULANCE STATION, 42, LONDON ROAD, HAILSHAM, BN27 3BU	REQUESTED BY: ANGLIAN WATER SERVICES LIMITED TRADING AS GEODESYS	REFERENCE: G2262793-3 ORDER ID: 235624	GRID REF: E: 558615 N: 110004	DATE: 28/09/2017
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Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG
Tel: 020 7654 8000
Visit: <https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG
Tel: 0845 762 6848
Visit: www.groundstability.com
Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG
Tel: 0115 936 3143
Visit: <http://www.bgs.ac.uk/>
Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS
Tel: Please contact our helpline on 08456 05 05 05
between 8:30am and 5:30pm, Monday to Friday.
If you are calling from outside the UK, please call us on +44 8456 05 05 05
(international calls are charged at the standard rate).
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