

West Way Road, Newport, NP20 2PQ

## Professional opinion



### Contaminated Land

**Moderate-High:  
Action Required**

page 5



### Flood Risk

**Low-Moderate**

page 8

Consultant's guidance and recommendations inside.



### Operational Environmental Risk

**Low**

page 5



### Ground Stability

**Identified**

page 8



### Radon

**Passed**



### Energy

**Identified**

page 9



### Transportation

**Identified**

page 10



### Planning Constraints

**Not identified**



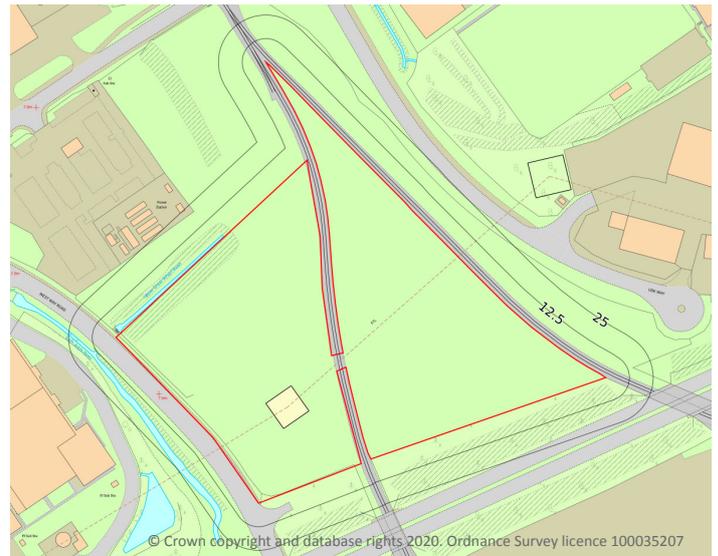
### Planning Applications

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page 11

**Written by:** L Speller BSc (Hons) FGS

**Reviewed by:** J Morfett BSc (Hons) AIEMA



## Contaminated land liability

### Banking security

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

**Further assessment required**

### Statutory or 3rd party action

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

**Potential**

### Environmental liability

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

**Potential**

## Useful contacts

Casnewydd - Newport City Council:

<http://www.newport.gov.uk>

info@newport.gov.uk

01633 656 656

Natural Resources Wales

Customer Care Centre

enquiries@naturalresourceswales.gov.uk

0300 065 3000

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 62**.



### Contaminated Land

Groundsure has identified historical land uses at and in proximity to the site that could have caused significant ground contamination, including the historical timber yard. As the site is to be developed, it is the responsibility of the developer to ensure that the property is suitable for use and as such it is likely that, as a minimum, a Phase 1 Risk Assessment will be required as part of the planning process, before the development starts. It would also be reasonable to expect some ground investigation to be required.

The Planning Department at the Local Authority can give advice on what level of assessment will be required in order to comply with planning policy. If a Phase 1 is required we can carry out an assessment for you and for a quote, please contact Groundsure at [projects@groundsure.com](mailto:projects@groundsure.com). This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 assessment is priced at around £1245 + VAT including disbursements.

Material environmental liabilities can have a bearing on the suitability of the property as loan security. However, frequently lenders are able to address environmental risk issue from an alternate perspective eg adjustment to LTVs; consideration of terms of lending; seeking title carve outs and other methods. Groundsure has specialist expertise in this area and may be able to discuss further options.



### Flood Risk

#### Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/)



[flho0911bugi-e-e.pdf](#)

## National Planning Policy Framework (NPPF)

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



## Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

## Other considerations

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



## Energy

### Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

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

### Wind

Existing or proposed wind installations have been identified within 5km. Next steps for consideration:

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



## Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

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

## Power stations

One or more Power Stations have been identified within 5km of the property. Next steps for consideration:

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

## Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property. Next steps for consideration:

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

## Planned oil and gas

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

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

## Electricity transmission lines

Electricity transmission lines have been identified within 50m. Next steps for consideration:

- ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes
- further information on electromagnetic fields from power lines can be found at <http://www.emfs.info>



## Transportation

### Railways

The property lies within 250m of an active railway. Next steps for consideration:

- consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage



## Consultant's assessment



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

Please see **page 2** for further advice.



### Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Please see **page 15** for details of the identified issues.

**Past Land Use**

**Waste and Landfill**

**Current and Recent Industrial**

**Operational environmental**

**risk**

**Moderate-High**

**Low**

**Low-Moderate**

**Low**

## Current and proposed land use

### Current land use

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

The site has been identified to comprise two plots of open land divided by a railway in the centre which is excluded from the site plan. An electricity pylon is also noted in the south west and a drain crosses the north.

### Proposed land use

Groundsure has been advised that the property will be developed for industrial purposes.

### Site location

The site lies within an industrial area of Newport, Wales.

### Surrounding area

**North:** A drain to the north west with a power station beyond and open land to the north east.

**South:** Open land and Usk Way (road) with industrial land beyond.

**East:** A railway with the Usk Way (road) and commercial units beyond.

**West:** West Way Road with a retail park beyond.

## Historical land use

### On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1882** - The site was predominantly occupied by two lakes in the west and the east, with railway lines noted in the centre.



- **1900** - The lakes had been infilled, further railway lines were present in the centre and two minor units had been built in the north.
- **1920** - Two minor units had been built in the north west and the railway lines had extended across the east. A pond had also been established in the north east.
- **1937** - One of the minor units in the north west had been cleared while the far west was noted as allotment gardens. Two further minor units had been built in the west.
- **1937 - 1965** - No significant changes were observed, however, by 1957, an elongated unit had been built in the south west.
- **1971** - Most of the railway lines had been cleared, along with the pond and minor units in the west. An electricity pylon had been built in the south west and an elongated unit had been constructed in the north. The east was associated with a timber yard.
- **1971 - 1991** - No significant changes were observed.
- **1993** - The units in the north and remaining railway lines had been cleared.
- **2009** - (Aerial photography). The west had been cleared, along with the timber yard, bringing the site to resemble its current layout.

## Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- **1882** - Railway adjacent to the centre and east since this time.
- **1971 - 1993** - The aforementioned timber yard extended off site to the south east.

## Environmental permits and register entries

- A List 2 Dangerous Substance Inventory Consent to discharge iron and zinc has been identified 13m to the north west, and is noted as not active.
- A recorded pollution incident was identified 22m to the south west on the 23rd of December, 2014, whereby other pollutants were noted to have had a minor impact on land.
- A historical NIHHS site has been identified 3m to the north west.
- No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## Site setting and overall environmental sensitivity

The site is situated on underlying geology comprising superficial tidal flat deposits underlain by bedrock layers of the Mercia Mudstone Group. Groundwater mapping indicates the superficial deposits to be classified as an unproductive stratum and bedrock layers to be classified as a Secondary B aquifer.

Potentially vulnerable receptors have been identified including current and future site users, ground workers during development, the aforementioned surface water features and the underlying aquifer. Groundsure considers that the property has a high environmental sensitivity.

## Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low ongoing operational environmental risk.

As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

## Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical land uses. The significance of this issue is greater given the intention to develop the site. To address this issue it is recommended that a Phase 1 Environmental Risk Assessment is undertaken and it is possible that some degree of physical site investigation and quantitative risk assessment will also be required to support this process. This is likely to be a minimum requirement under planning policy. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

## Environmental summary



### Flood Risk

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on **page 68**.

**River and Coastal Flooding**

**Very Low**

**Groundwater Flooding**

**Moderate**

**Surface Water Flooding**

**Low-Moderate**

**FloodScore™**

**Moderate-High**

**Past Flooding**

**Not identified**

**Flood Storage Areas**

**Not identified**

**NPPF Flood Risk Assessment required if site redeveloped?**

**Yes**



### Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 42** for details of the identified issues.

**Natural Ground Stability**

**Moderate-High**

**Non-Natural Ground Stability**

**Identified**



### Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

**Not in a radon affected area**



## Energy summary



### Oil and Gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 45** for details of the identified issues.

**Oil and Gas Areas**  
**Oil and Gas Wells**

**Not identified**  
**Identified**



### Wind and Solar

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

Please see **page 2** for further advice. Additionally, see **page 47** for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy

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

Please see **page 2** for further advice. Additionally, see **page 53** for details of the identified issues.

**Power stations**

**Identified**

**Energy Infrastructure Projects**

**Identified**

**Identified**



## Transportation summary



### HS2

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

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

**HS2 Route**

Not identified

**HS2 Safeguarding**

Not identified

**HS2 Stations**

Not identified

**HS2 Depots**

Not identified

**HS2 Noise**

Not assessed

**HS2 Visual impact**

Not assessed



### Crossrail

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

**Crossrail 1 Route**

Not identified

**Crossrail 1 Stations**

Not identified

**Crossrail 1 Worksites**

Not identified

**Crossrail 2 Route**

Not identified

**Crossrail 2 Stations**

Not identified

**Crossrail 2 Worksites**

Not identified

**Crossrail 2 Safeguarding**

Not identified

**Crossrail 2 Headhouse**

Not identified



### Other Railways

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

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

Please see **page 2** for further advice. Additionally, see **page 56** for details of the identified issues.

**Active Railways and Tunnels**

Identified

**Historical Railways and Tunnels**

Identified

**Railway and Tube Stations**

Not identified

**Underground**

Not identified



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

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#### **Large Developments**

searched to 500m

Please see **page 59** for details of the proposed developments.

1

#### **Small Developments**

searched to 125m

Please see **page 61** for details of the proposed developments.

0

#### **House extensions or new builds**

searched to 50m

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.



### Planning constraints

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

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Not identified



### Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts**

**Identified**

Please see **page 61** for details of the identified issues.



## Other environmental considerations



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

### Asbestos

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

### Site-specific features

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

### Unexploded ordnance (UXO)

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

### Environmental insurance

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

### Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at [projects@groundsure.com](mailto:projects@groundsure.com). The reports start from £1245+VAT, which includes a discount for current reporting.

### Made ground and infilled land

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

## Recent aerial photograph



Aerial photography supplied by Getmapping PLC © Copyright Getmapping PLC 2020. All Rights Reserved.

Capture Date: 25/05/2017

Site Area: 2.41ha

## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	23	15	66
Former tanks	0	7	39
Former energy features	0	7	11
Former petrol stations	0	0	0
Former garages	0	0	4
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	1
Former landfill (from Environment Agency Records)	0	0	4
Former landfill (from Local Authority and historical mapping records)	0	0	1
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	9

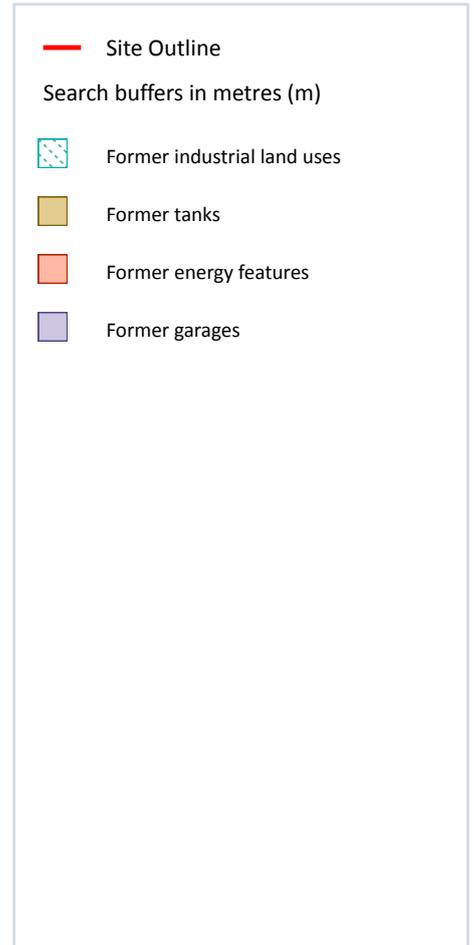
  

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	1	22
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	5
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	1	0
Dangerous or explosive sites	0	1	0
Hazardous substance storage/usage	0	0	2
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	2	2

## Contaminated Land



### Past land use



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

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

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Railway Sidings	1882
0	on site	Engineering and Ship Repairing Works	1900
0	on site	Railway Sidings	1920
0	on site	Railway Buildings	1920

# Review

West Way Road, Newport, NP20 2PQ

Ref: GS-6722747

Your ref: J Plant

Grid ref: 331008 186087

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1920
0	on site	Unspecified Ground Workings	1920
0	on site	Docks	1920
0	on site	Railway Sidings	1922
0	on site	Docks	1922
0	on site	Timber Yard	1922
0	on site	Railway Building	1949
0	on site	Unspecified Pit	1949
0	on site	Railway Sidings	1949
0	on site	Railway Sidings	1963
0	on site	Unspecified Commercial/Industrial	1963
0	on site	Dock	1963
0	on site	Railway Sidings	1973
0	on site	Dock	1973
0	on site	Railway Sidings	1981
0	on site	Dock	1981
0	on site	Railway Building	1985
0	on site	Railway Building	1985
0	on site	Railway Sidings	1985
23 m	NW	Unspecified Commercial/Industrial	1963
23 m	NW	Gas Holder	1973
23 m	NW	Gas Holder	1981
23 m	NW	Gas Holder	1985
25 m	NE	Railway Building	1973
25 m	NE	Railway Building	1981
31 m	S	Refuse Heap	1973
31 m	S	Refuse Heap	1981
40 m	NW	Unspecified Tank	1963

Distance	Direction	Use	Date
40 m	NW	Gasometer	1973
40 m	NW	Gasometer	1981
40 m	NW	Gasometer	1985
41 m	NE	Railway Sidings	1882
48 m	S	Docks	1900
48 m	NE	Lime Kilns	1882
51 m	E	Unspecified Heap	1963
57 m	NE	Railway Building	1973
57 m	NE	Railway Building	1981
62 m	E	Timber Yard	1920
64 m	NE	Unspecified Depot	1973
64 m	NE	Unspecified Depot	1981
64 m	NE	Unspecified Depot	1985
69 m	S	Railway Building	1949
70 m	S	Railway Buildings	1920
73 m	S	Unspecified Tank	1963
74 m	S	Sawmill	1973
74 m	S	Sawmill	1981
74 m	S	Sawmill	1985
76 m	N	Unspecified Commercial/Industrial	1963
78 m	N	Timber Yard	1949
85 m	S	Railway Building	1949
90 m	S	Hydraulic Power Station	1922
93 m	S	Timber Yard	1920
96 m	S	Timber Yard	1922
97 m	S	Unspecified Heap	1963
109 m	NE	Engine Shed	1900
109 m	NE	Engine Shed	1920

# Review

West Way Road, Newport, NP20 2PQ

Ref: GS-6722747

Your ref: J Plant

Grid ref: 331008 186087

Distance	Direction	Use	Date
113 m	NE	Engine Shed	1922
116 m	NE	Engine Shed	1949
127 m	NE	Railway Building	1949
128 m	NE	Railway Building	1920
132 m	SW	Unspecified Ground Workings	1973
132 m	SW	Unspecified Ground Workings	1981
144 m	S	Pumping Station	1900
156 m	NW	Cuttings	1963
156 m	NW	Unspecified Pit	1973
156 m	NW	Unspecified Pit	1981
156 m	NW	Unspecified Pit	1985
156 m	SE	Dock	1882
162 m	NE	Unspecified Heap	1900
163 m	NW	Unspecified Warehouses	1985
168 m	NE	Railway Building	1949
172 m	SE	Timber Yard	1949
173 m	NE	Railway Building	1920
173 m	SE	Timber Yard	1920
173 m	SE	Dock	1900
175 m	SE	Dock	1985
177 m	S	Timber Yard	1922
179 m	SE	Timber Yards	1882
179 m	W	Industrial Estate	1985
180 m	S	Timber Yard	1900
181 m	NE	Unspecified Tank	1900
190 m	S	Timber Yards	1882
193 m	S	Timber Yard	1949
193 m	E	Railway Building	1900

Distance	Direction	Use	Date
211 m	NE	Filter Station	1963
217 m	NE	Brick Field	1882
218 m	NE	Unspecified Heap	1882
218 m	S	Sawmill	1920
219 m	S	Timber Yard	1900
221 m	E	Railway Building	1900
223 m	SE	Transit Shed	1920
226 m	S	Refuse Heap	1985
230 m	SE	Sawmill	1949
234 m	SW	Docks	1882
235 m	NW	Unspecified Heap	1882
236 m	SE	Transit Shed	1949
237 m	NE	Unspecified Heap	1882
237 m	SE	Sawmill	1900
237 m	SE	Sawmill	1920
242 m	NE	Pottery	1882

This data is sourced from Ordnance Survey/Groundsure.

## Former tanks

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

Please see **page 2** for further advice.

Distance	Direction	Use	Date
36 m	NW	Gasholder	1955
36 m	NW	Gasholder	1971
36 m	NW	Gasholder	1987
36 m	NW	Gasholder	1993
37 m	NW	Gas Holder	1955

# Review

West Way Road, Newport, NP20 2PQ

Ref: GS-6722747

Your ref: J Plant

Grid ref: 331008 186087

Distance	Direction	Use	Date
37 m	NW	Gas Holder	1982
37 m	NW	Gas Holder	1982
73 m	S	Unspecified Tank	1955
74 m	S	Unspecified Tank	1955
91 m	NW	Unspecified Tank	1993
91 m	NW	Unspecified Tank	1971
91 m	NW	Unspecified Tank	1987
92 m	NW	Unspecified Tank	1982
92 m	NW	Unspecified Tank	1982
102 m	S	Unspecified Tank	1976
105 m	S	Unspecified Tank	1968
106 m	S	Tanks	1976
111 m	S	Tanks	1968
111 m	S	Tanks	1976
124 m	NE	Tanks	1993
126 m	NE	Tanks	1971
126 m	NE	Tanks	1986
126 m	NE	Tanks	1989
129 m	S	Tanks	1955
130 m	NE	Unspecified Tank	1955
131 m	S	Tanks	1955
133 m	NE	Unspecified Tank	1955
133 m	S	Tanks	1955
136 m	S	Tanks	1937
145 m	SE	Unspecified Tank	1968
179 m	NE	Unspecified Tank	1902
195 m	S	Unspecified Tank	1976
199 m	NW	Unspecified Tank	1982

Distance	Direction	Use	Date
199 m	NW	Unspecified Tank	1982
205 m	N	Unspecified Tank	1955
205 m	N	Unspecified Tank	1955
205 m	N	Unspecified Tank	1971
210 m	NW	Unspecified Tank	1993
210 m	NW	Unspecified Tank	1987
211 m	NW	Unspecified Tank	1993
212 m	NW	Unspecified Tank	1987
238 m	NW	Unspecified Tank	1993
239 m	NW	Unspecified Tank	1987
245 m	SE	Tanks	1976
249 m	SE	Unspecified Tank	1968
249 m	SE	Unspecified Tank	1968

This data is sourced from Ordnance Survey/Groundsure.

## Former energy features

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

Please see **page 2** for further advice.

Distance	Direction	Use	Date
36 m	NW	Gasholder	1955
36 m	NW	Gasholder	1971
36 m	NW	Gasholder	1987
36 m	NW	Gasholder	1993
37 m	NW	Gas Holder	1955
37 m	NW	Gas Holder	1982
37 m	NW	Gas Holder	1982
61 m	S	Hydraulic Power Station	1955
72 m	S	Hydraulic Power Station	1955

Distance	Direction	Use	Date
88 m	S	Hydraulic Power Station	1921
89 m	W	Electricity Substation	1987
89 m	W	Electricity Transformer	1971
90 m	W	Electricity Substation	1993
91 m	W	Electricity Substation	1982
91 m	W	Electricity Substation	1982
111 m	SE	Electricity Substation	1976
238 m	NE	Electricity Substation	1989
240 m	NE	Electricity Substation	1993

This data is sourced from Ordnance Survey/Groundsure.

## Former garages

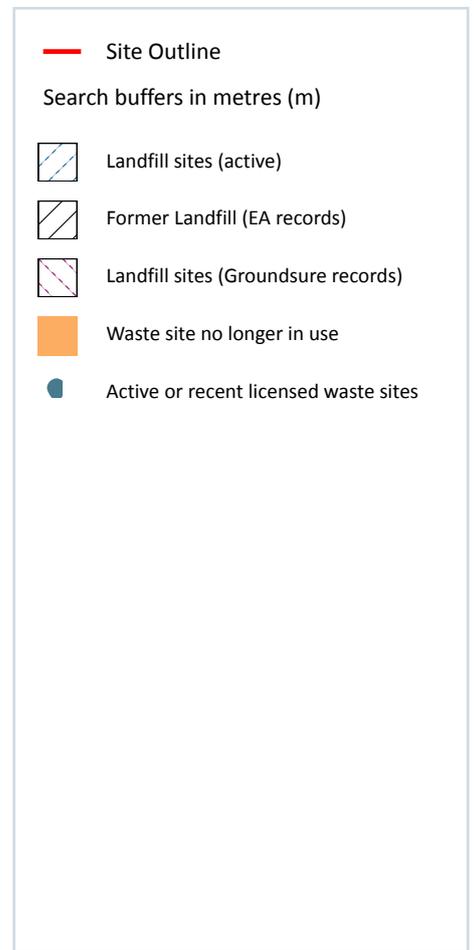
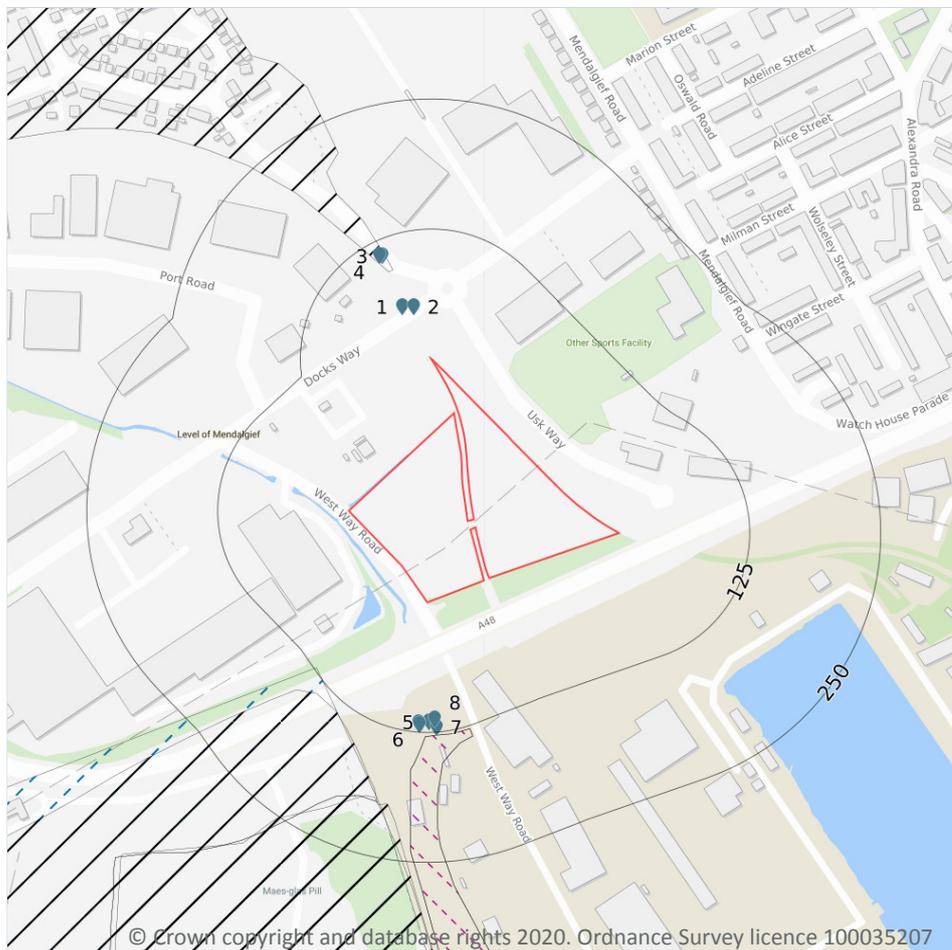
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
85 m	W	Garage	1982
85 m	W	Garage	1982
86 m	W	Garage	1987
86 m	W	Garage	1993

This data is sourced from Ordnance Survey/Groundsure.

## Waste and landfill



### Former landfill (from Local Authority and historical mapping records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Site Address	Source	Data Type
128 m	S	Refuse Tip	1968 mapping	Polygon

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

## Active or recent landfill

These are records of landfill sites that are operational or are in official closure and aftercare programs. Depending on the nature of the waste these landfill sites have accepted, they may pose a risk of contamination (including from landfill gases). Active landfills can also cause nuisance problems due to noise, dust and odour. However, these effects should be minimised under the conditions of their operating licence.

Please see **page 2** for further advice.

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
123 m	SW	Docks Way Landfill, Docks Way, Maesglas, Newport, Gwent, NP20 2NS	Newport City Council	A4 : Household, Commercial & Industrial Waste Landfill	NEW002

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

## Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Details		
93 m	NW	Site Address: Land at Newport Sidings Waste Licence: Yes Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: WU1/L/RAI001	Licence Issue: 04/07/1979 Licence Surrendered: - Licence Holder Address: 40 Melton Street, London	First Input: - Last Input: - Control Measures: -
136 m	SW	Site Address: Docksway Landfill Newport Phase 1 Waste Licence: - Site Reference: 6935/0012 Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1958 Last Input: 31/12/1980 Control Measures: Gas control, Leachate control

Distance	Direction	Details		
194 m	S	Site Address: Maesglas Tip Waste Licence: - Site Reference: - Waste Type: Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 30/04/1967 Last Input: - Control Measures: -
197 m	S	Site Address: Docks Way Waste Licence: Yes Site Reference: 6935/0013 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 03/06/1987 Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1980 Last Input: - Control Measures: -

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

### Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	57 m	NW	Land/ Premises At, Newport, Gwent, NP20 2NS	Household, Commercial & Industrial Waste T Stn	Large	Surrendered
2	58 m	NW	Land/ Premises At, Newport, Gwent, NP20 2NS	Household, Commercial & Industrial Waste T Stn	not available	Surrendered
3	110 m	NW	Maesglas, Newport, Gwent, NP20 2NS	Landfill taking other wastes	Small	Surrendered
4	110 m	NW	Maesglas, Newport, Gwent, NP20 2NS	Landfill taking other wastes	not available	Surrendered
5	115 m	S	A1 Skip Hire, West Way Rd, Newport Docks, Newport, Gwent, NP20 2UW	Household, Commercial & Industrial Waste T Stn	Small	Transferred
6	116 m	S	A1 Skip Hire, West Way Rd, Newport Docks, Newport, Gwent	Household, Commercial & Industrial Waste T Stn	Small	Issued

# Review

West Way Road, Newport, NP20 2PQ

Ref: GS-6722747

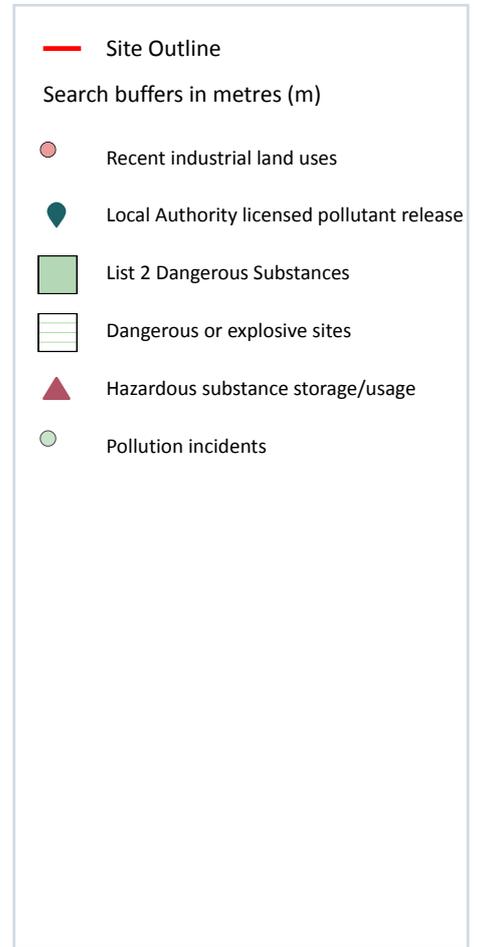
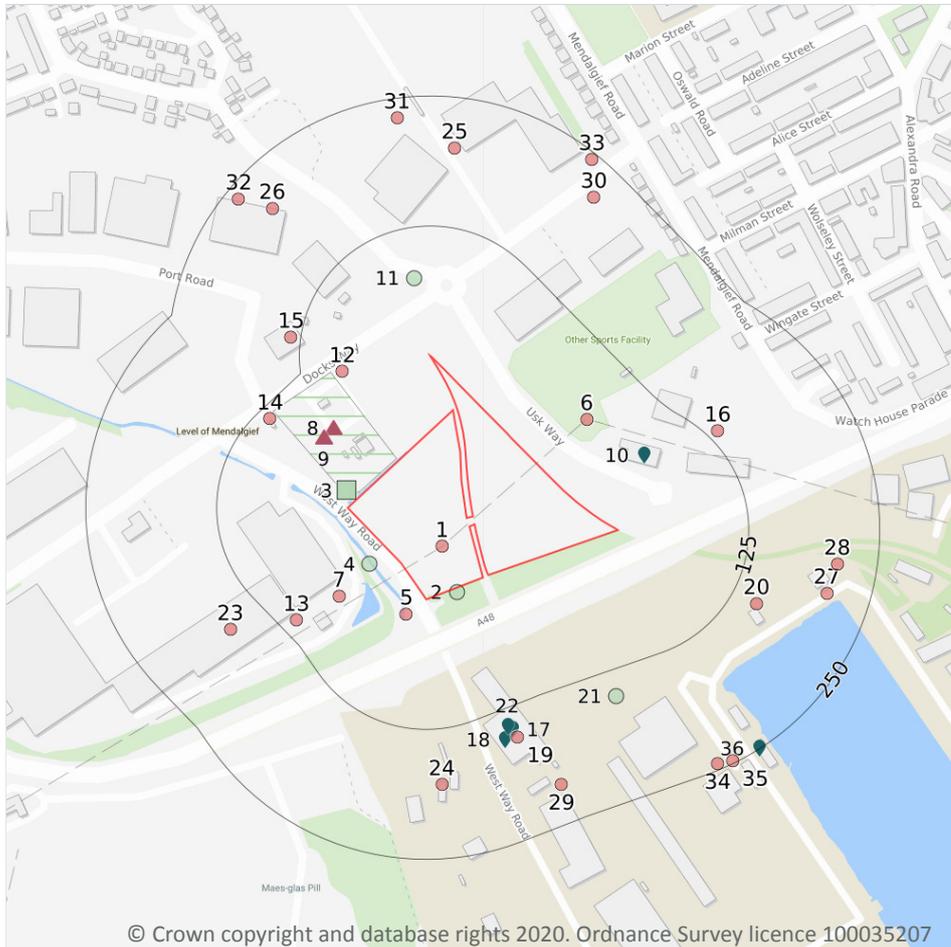
Your ref: J Plant

Grid ref: 331008 186087

ID	Distance	Direction	Address	Type	Size	Status
7	116 m	S	A1 Skips, Newport Docks, Newport, Gwent, NP20 2UW	Household, Commercial & Industrial Waste T Stn	-	Effective
8	116 m	S	A1 Skips, Newport Docks, Newport, Gwent, NP20 2UW	Household, Commercial & Industrial Waste T Stn	-	Effective
9	116 m	S	A1 Skips, Newport Docks, Newport, Gwent, NP20 2UW	Household, Commercial & Industrial Waste T Stn	-	Effective

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

## Current and recent industrial



### Recent industrial land uses

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

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Pylon - Gwent, NP20	Electrical Features	Infrastructure and Facilities
5	24 m	SW	Pipeline - Gwent, NP20	Pipelines	Industrial Features
6	64 m	NE	Pylon - Gwent, NP20	Electrical Features	Infrastructure and Facilities
7	65 m	SW	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
12	85 m	W	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities
13	110 m	SW	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities
14	113 m	NW	Gas Governor - Gwent, NP20	Gas Features	Infrastructure and Facilities
15	134 m	W	Motorline - Toyota House, Maesglas Retail Park, Newport, Gwent, NP20 2NS	New Vehicles	Motoring
16	135 m	NE	Tank - Gwent, NP20	Tanks (Generic)	Industrial Features
19	148 m	S	Saw Mill - Gwent, NP20	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
20	150 m	SE	Electricity Sub Stations - Gwent, NP20	Electrical Features	Infrastructure and Facilities
23	162 m	SW	Halfords - Unit 5 28 East Retail Park, Docks Way, Newport, Gwent, NP20 2NW	Vehicle Parts and Accessories	Motoring
24	179 m	S	A1 Skips - Westway Road, Alexandra Docks, Newport, Gwent, NP20 2WD	Construction and Tool Hire	Hire Services
25	201 m	N	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities
26	207 m	NW	Tank - Gwent, NP20	Tanks (Generic)	Industrial Features
27	208 m	E	Bol North Dock - Gwent, NP20	Marine Equipment Including Boats and Ships	Industrial Products
28	212 m	E	Pylon - Gwent, NP20	Electrical Features	Infrastructure and Facilities
29	213 m	S	Tank - Gwent, NP20	Tanks (Generic)	Industrial Features
30	218 m	NE	Sewage Pumping Station - Gwent, NP20	Waste Storage, Processing and Disposal	Infrastructure and Facilities
31	231 m	N	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities
32	237 m	NW	Tank - Gwent, NP20	Tanks (Generic)	Industrial Features
33	244 m	NE	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
34	244 m	SE	Tank - Gwent, NP20	Tanks (Generic)	Industrial Features
35	247 m	SE	Electricity Sub Station - Gwent, NP20	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

## Dangerous or explosive sites

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

Please see **page 2** for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
3 m	NW	British Gas	British Gas, Mendalgeif Holder Station, Maesglas Road, Docksway, Newport, NPT 3DD	Historical NIHHS Site	-

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

## Hazardous substance storage/usage

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

Please see **page 2** for further advice.

ID	Distance	Direction	Application Reference No	Application Status	Address	Details
8	66 m	NW	00/0914/HSC	Historical Consent	Mendalgief Holder Station, Docks Way, Newport, South Wales, NP20 2HF	Continuation of HSC for the storage of natural gas following a change in control of part of the land.
9	68 m	NW	01/0624/HSC	Approved	Transco PLC, Mendalgief Holder Station, Maes Glas Road, Docks Way, Newport, Gwent, Wales, NP20 2NS	Continuation of HSC for the storage of natural gas following a change in control of part of the land.

This data is sourced from Local Authorities.

## Local Authority licensed pollutant release

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

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
10	75 m	NE	Precision Cast Components Ltd, Usk Way, Newport, South Wales, Gwent, NP20 2JY	Newport City Council	Non-ferrous Metal Foundry Processes	Part A2 & B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
18	146 m	S	Jewson Ltd, Internal Timber Supply, North Dock, Alexandra Dock, Newport, South Wales, NP20 2WB	Newport City Council	Timber Manufacture	Part A2 & B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
17	146 m	S	Jewson Ltd, Internal Timber Supply, North Dock, Alexandra Dock, Newport, South Wales, NP20 2WB	Newport City Council	Timber Manufacture	Part A2 & B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
22	151 m	S	International Timber, North Dock, Alexandra Dock, Newport, South Wales, NP20 2WB	Newport City Council	Timber Manufacture; Sawmill	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
36	249 m	SE	Burt Boulton & Haywood Ltd, Westway Road, Alexandra Dock, Newport, South Wales, NP20 2WA	Newport City Council	Coating Processes	Part A2	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

## Dangerous industrial substances (D.S.I. List 2)

Under the Dangerous Substances Directive (76/464/EEC), industrial facilities that use pollutants included on the 'List 2' of dangerous substances (considered to be less harmful than the substances included on List 1) should try to reduce their discharge to the environment. This data is presented as a historical archive and does not necessarily represent any current processes being carried out.

Please see **page 2** for further advice.

ID	Distance	Direction	Details	
3	13 m	NW	Name: Transco Mendalgief Holder Station Status: Not Active Receiving Water: Cefn Adda Reen	Authorised Substances: Iron, Zinc

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

## Pollution incidents

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

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
2	4 m	S	14/05/2013	Category 4 (No Impact)	-	Construction and Demolition Materials and Wastes
4	22 m	SW	23/12/2014	Category 3 (Minor)	-	Other
11	77 m	N	06/10/2014	Category 3 (Minor)	-	Diesel
21	150 m	S	25/07/2013	Category 4 (No Impact)	-	Other Specific Waste Material

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

## Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

### Aquifers within superficial geology

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

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Unproductive

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

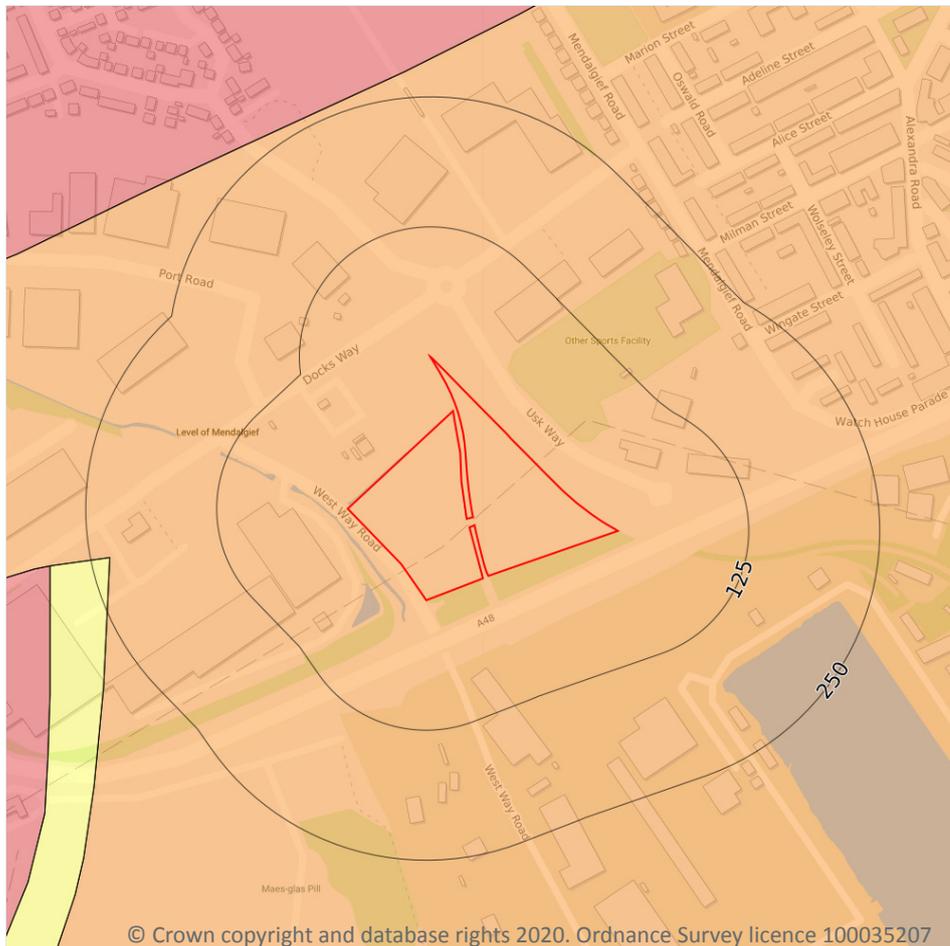
## Superficial geology

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

Description	BGS LEX Code	Rock Type
TIDAL FLAT DEPOSITS	TFD-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.

## Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary B
232 m	W	Secondary Undifferentiated

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

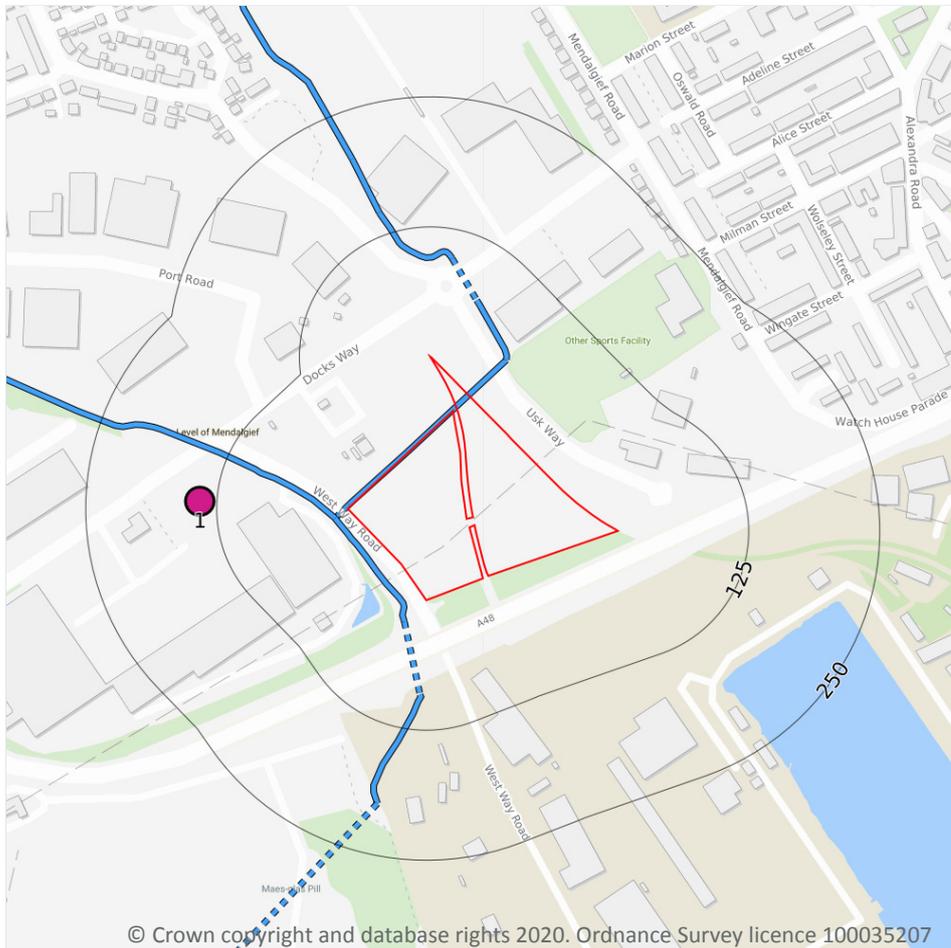
## Bedrock geology

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

Description	BGS LEX Code	Rock Type
MERCIA MUDSTONE GROUP	MMG-MDST	MUDSTONE

This data is sourced from British Geological Survey.

## Hydrology



### Water courses from Ordnance Survey

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

Distance	Direction	Details
0	on site	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NW	Name: Upper Great Wharf Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
2 m	NW	Name: Upper Great Wharf Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
13 m	SW	Name: Upper Great Wharf Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
15 m	SW	Name: Cefn Adda Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
15 m	SW	Name: Maes-glas Pill Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
29 m	SW	Name: Maes-glas Pill Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
50 m	NE	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
70 m	NE	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
91 m	S	Name: Maes-glas Pill Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
96 m	N	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
147 m	N	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
201 m	S	Name: Maes-glas Pill Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
204 m	N	Name: Twenty Acres Reen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

## Surface water abstractions

These are records of licences for water abstractions from the surface water features in the area. Abstractions of surface water can be for uses such as an industrial process that requires large amounts of water, irrigation and in some cases for drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

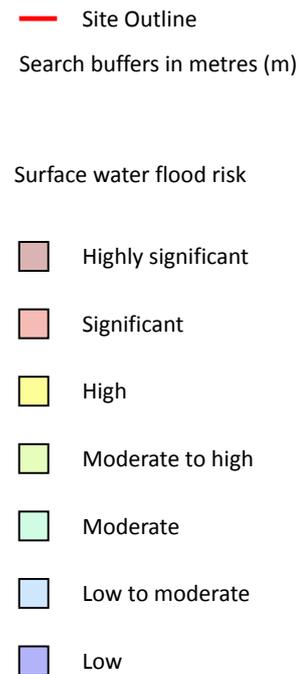
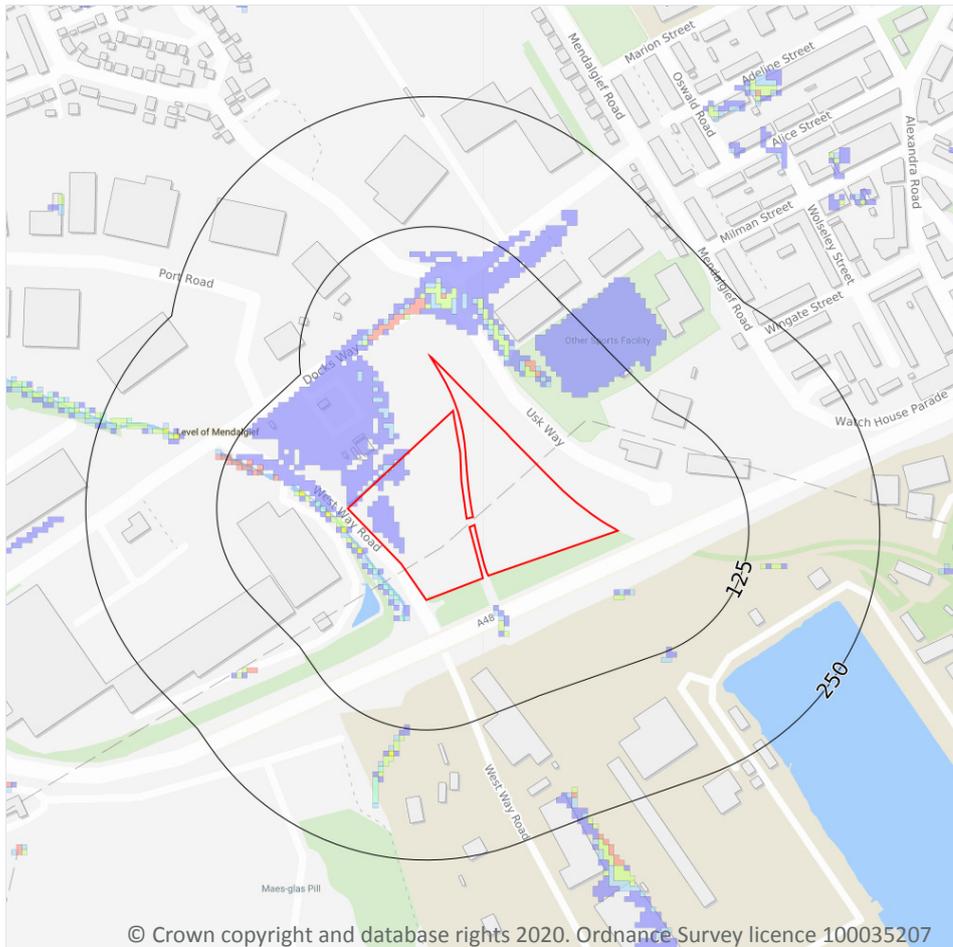
ID	Distance	Direction	Details
1	141 m	W	Licence No: 20/56/11/0013 Licence status: Historical Use of water: General use relating to Secondary Category (Medium Loss) Direct source: EAW Surface Water Abstraction point: DOCK FEEDER AT PILLGWENLLY TO WHITEHEAD Data type: Point Annual volume (m3): - Max daily volume (m3): - Original start date: 22/10/1973 Expiry Date: - Version start date: 17/04/2000 Version end date: -

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

## Flood Risk



### Surface water flood risk



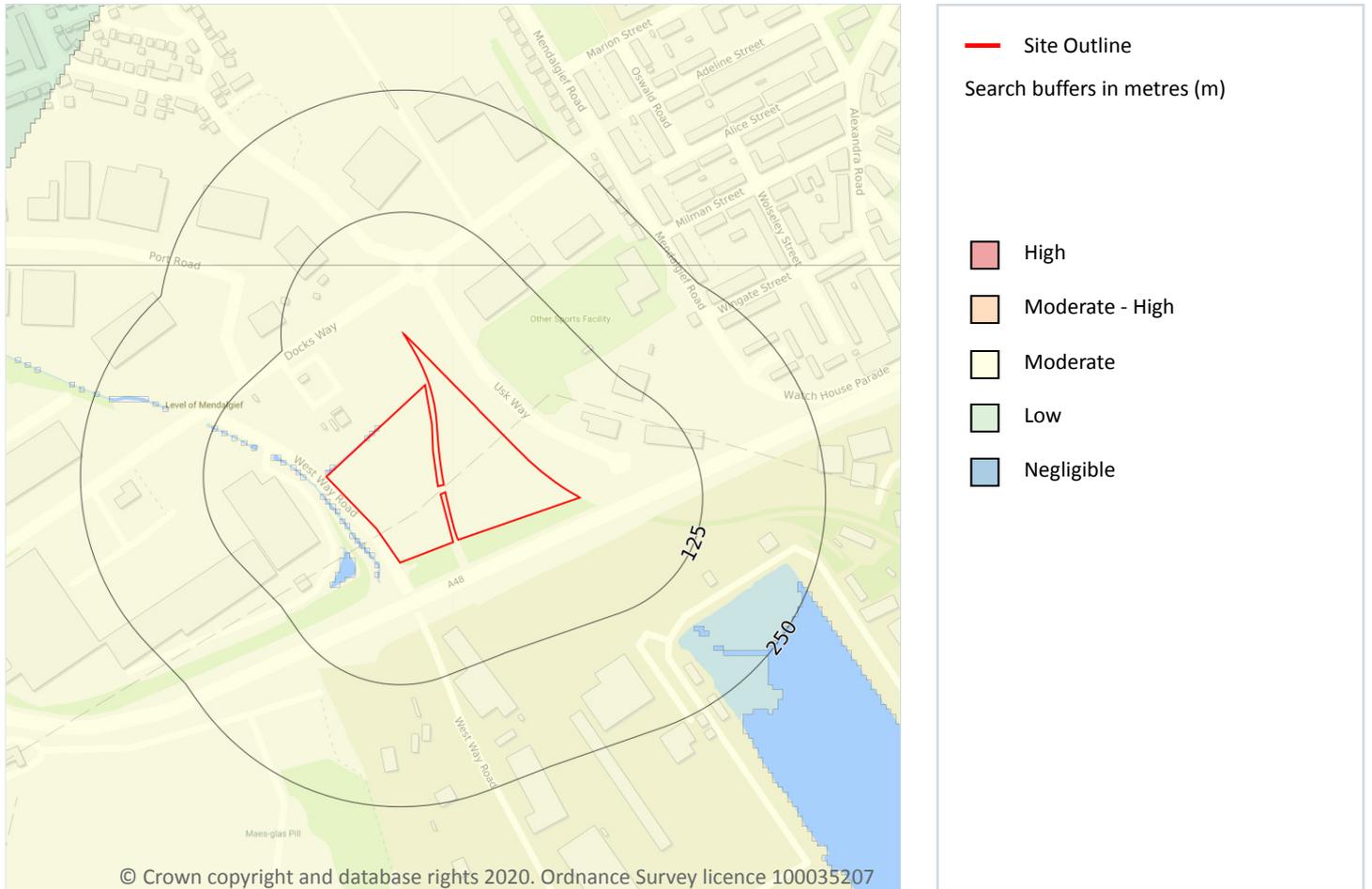
### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

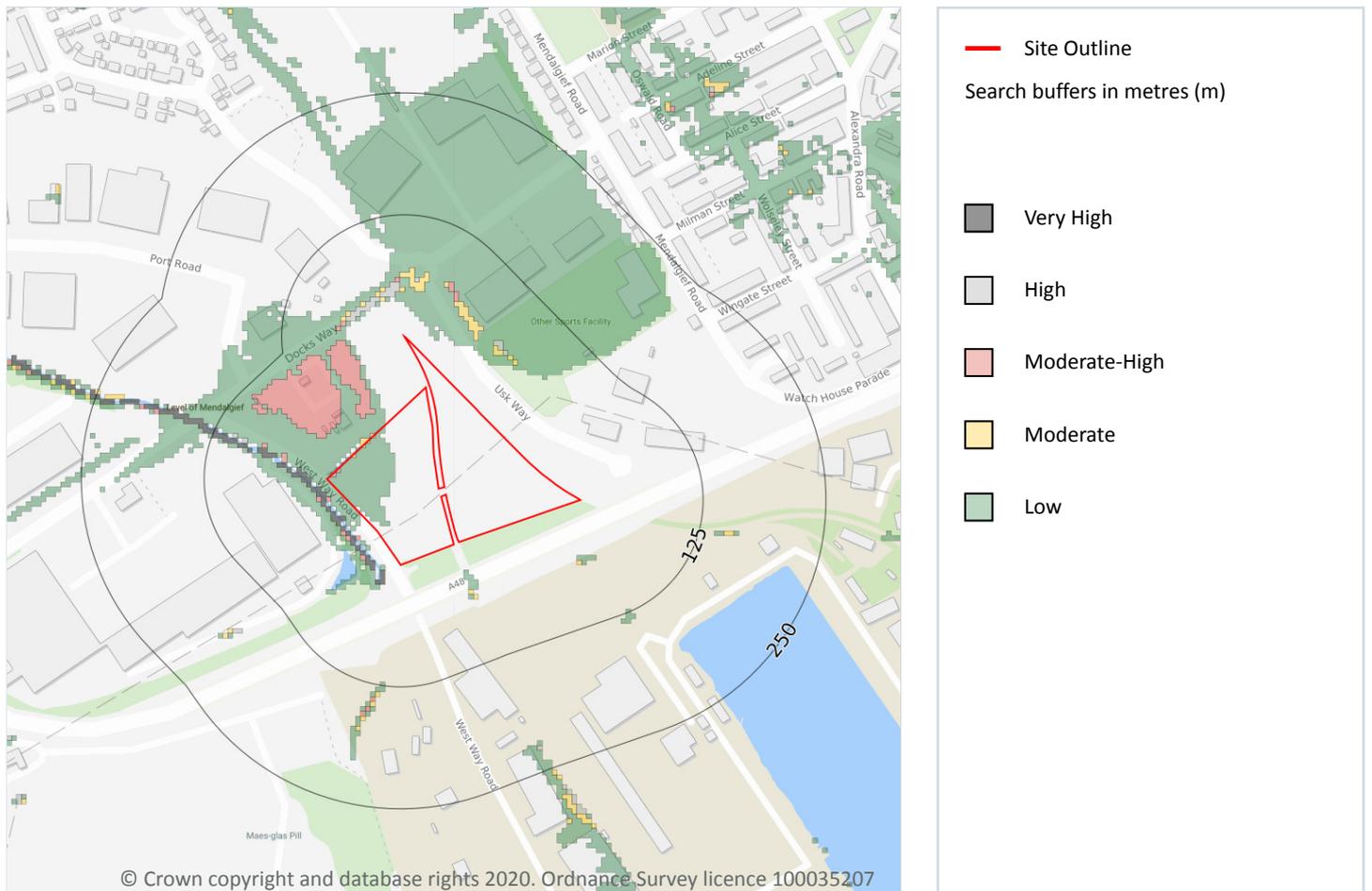
## Groundwater flooding



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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

## Ambiental FloodScore™



The property has been rated as having a Moderate to High level of flood hazard.

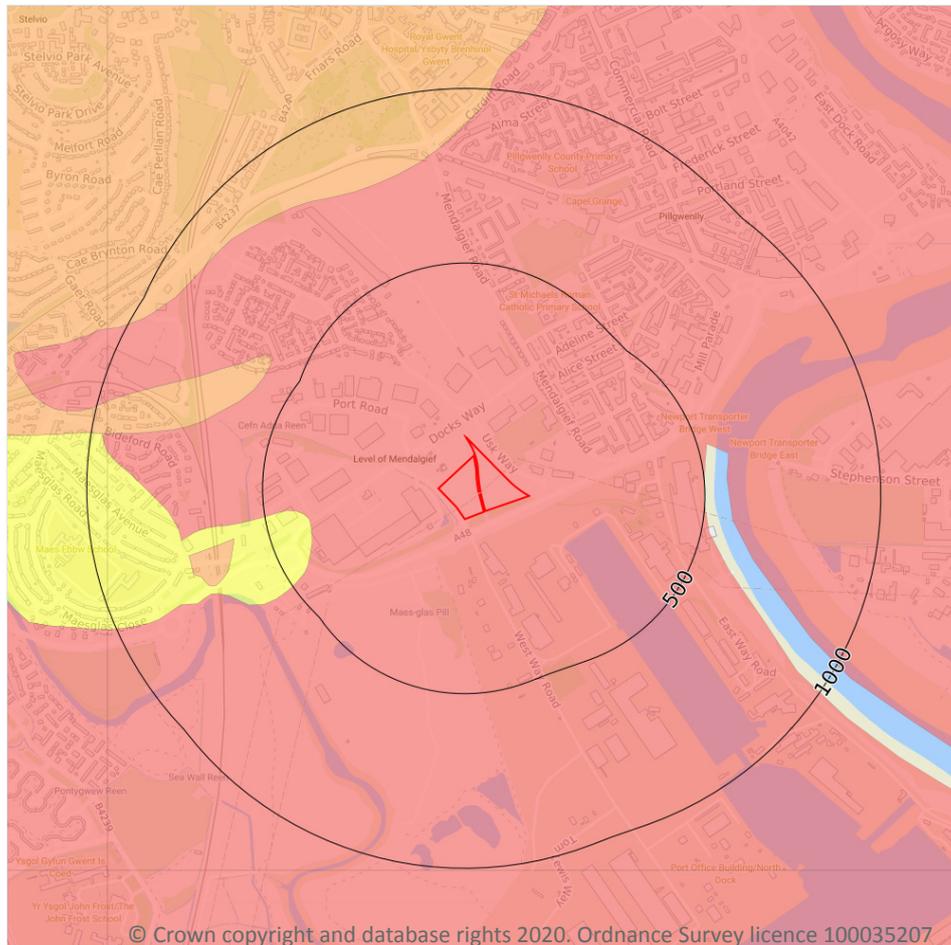
Ambiental's FloodScore™ rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

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

## Ground stability



### Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

### Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

## Non-natural ground subsidence



### Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Docks	1922
0	on site	Dock	1981
0	on site	Dock	1963
0	on site	Dock	1973
0	on site	Unspecified Pit	1949

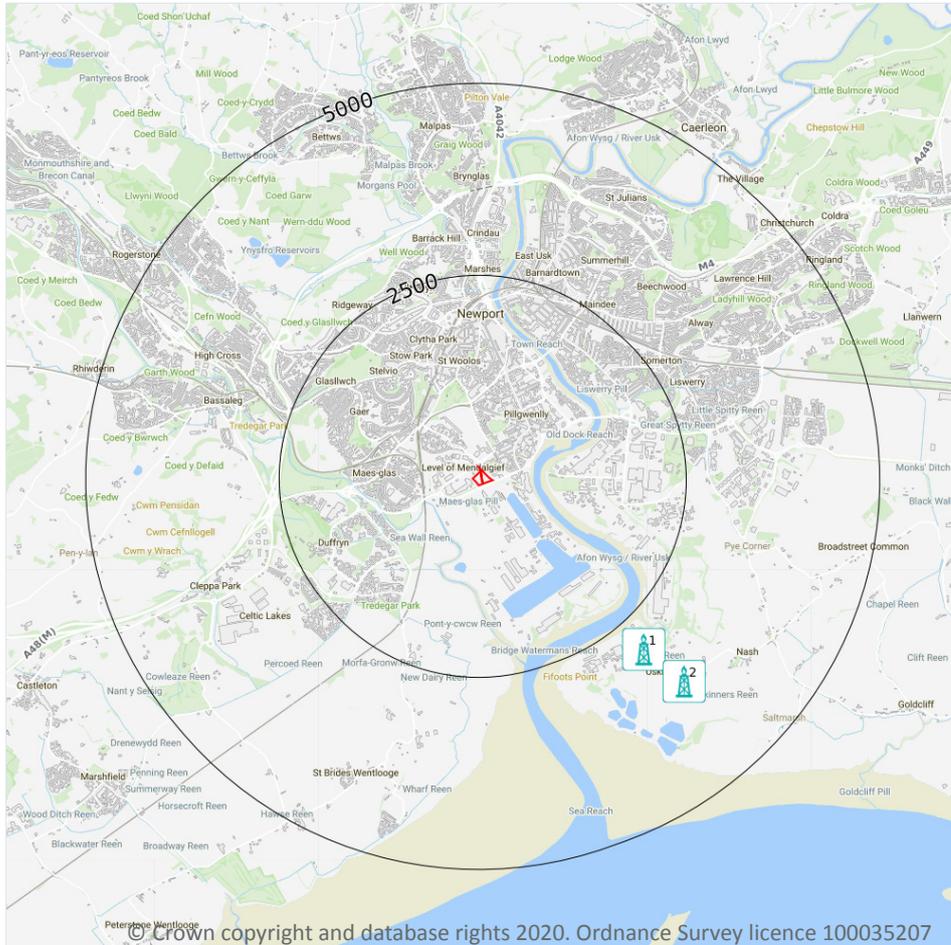
Distance	Direction	Use	Date
0	on site	Unspecified Pit	1920
0	on site	Unspecified Ground Workings	1920
0	on site	Pond	1900
0	on site	Pond	1900
0	on site	Pond	1882
0	on site	Pond	1882
0	on site	Pond	1922
0	on site	Pond	1963
0	on site	Pond	1949
0	on site	Pond	1920
0	on site	Docks	1920

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

## Energy



### Oil and gas



— Site Outline  
Search buffers in metres (m)

-  Oil or gas drilling well
-  Proposed oil or gas drilling well
-  Licensed blocks
-  Potential future exploration areas

### Oil and gas wells

#### Proposed oil or gas drilling well

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

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

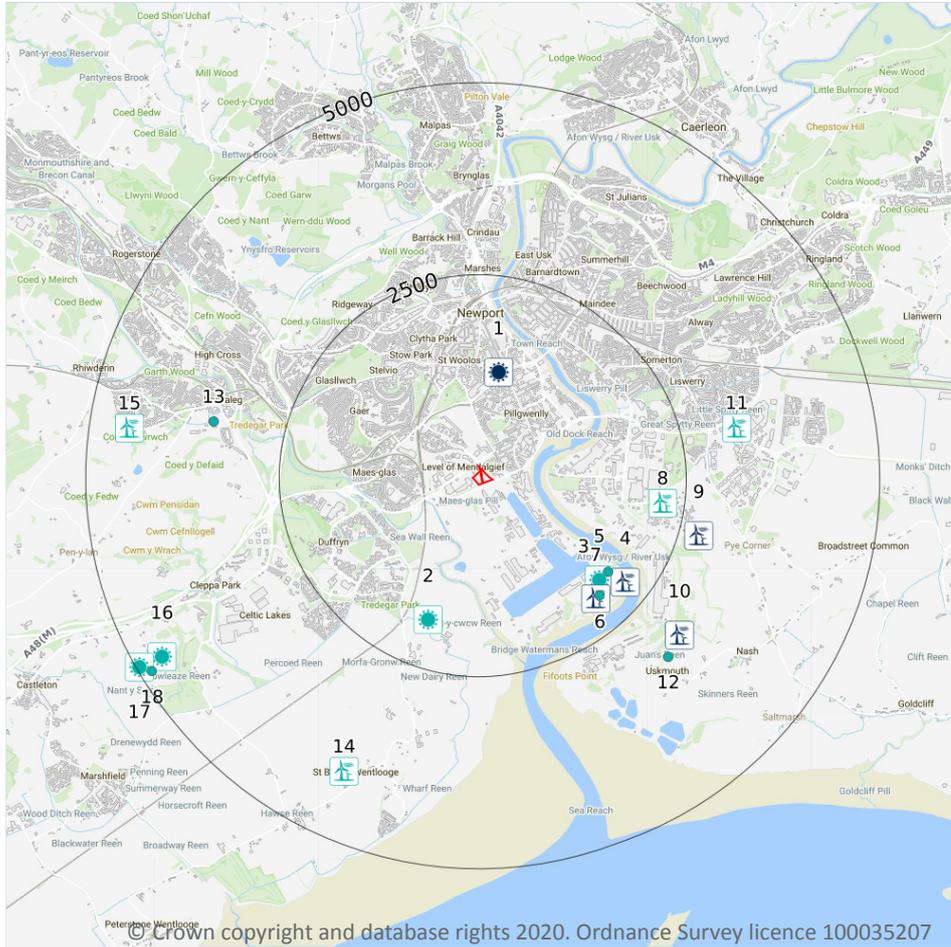
Groundsure recommends further research into the planning applications identified to determine exactly what is proposed. Please be aware that as the identified records are taken from a planning record archive, the

proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	2-3 km	SE	Location: USKMOUTH POWER STATION, WEST NASH ROAD, NASH, NEWPORT, SOUTH WALES, NP18 2BZ Applicant: SONOREX Application Type: Not available Application Date: 20/04/2011 Application Reference: 11/1359	SCREENING REQUEST IN RELATION TO TEMPORARY EXPLORATORY DRILLING FOR OIL / GAS
2	3-4 km	SE	Location: LAND TO EAST OF CAR PARK, NEWPORT WETLANDS, WEST NASH ROAD, NASH, NEWPORT, SOUTH WALES Applicant: SONOREX OIL & GAS LTD Application Type: Granted Application Date: 21/12/2011 Application Reference: 11/1351	CONSTRUCTION OF TEMPORARY OIL/GAS EXPLORATION DRILLING SITE AND ASSOCIATED WORKS, THE CREATION OF PERIMETER BUND, VEHICULAR ACCESS, AND INCLUDING THE SITING OF DRILLING RIG

This data is sourced from Glenigan.

## Wind and solar



**Site Outline**

**Search buffers in metres (m)**

-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

## Wind

### Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
4	1-2 km	SE	<p>Site Name: ABP Newport, 11 East Way Road, Alexandra Docks, Newport, South Wales, NP20 2NQ</p> <p>Operator Developer: Associated British Ports</p> <p>Status of Project: Operational</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 2.35MW</p> <p>Total project capacity: 2.35</p> <p>Approximate Grid Reference: 332717, 184862</p>

ID	Distance	Direction	Details	
7	2-3 km	SE	Site Name: ABP Newport 2, South Dock, East Way Road, Alexandra Docks, South Wales Operator Developer: Associated British Ports Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.3MW Total project capacity: 2.3 Approximate Grid Reference: 332597, 184555
9	2-3 km	E	Site Name: Solutia UK Ltd, Newport, South Wales Operator Developer: Wind Direct Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 2.5MW Total project capacity: 5 Approximate Grid Reference: 333860, 185341
10	3-4 km	SE	Site Name: Nash Waste Water Treatment Works, West Nash Road, Nash, Newport, South Wales Operator Developer: Welsh Water / Dwr Cymru Cyf Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.5MW Total project capacity: 2.5 Approximate Grid Reference: 333612, 184047

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

## Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
8	2-3 km	E	Site Name: Solutia UK Ltd, Traston Road, Newport, Gwent, NP19 4XF Planning Application Reference: 08/1412 Type of Project: Wind Turbines	Application Date: 2008-11-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises the provision of two 130m high 2MW wind turbines at the Solutia UK chemical manufacturing site in Newport, South Wales. The turbines will provide green energy directly into the Solutia chemical plant. When built, the turbines will be the Approximate Grid Reference: 333394, 185764

ID	Distance	Direction	Details	
11	3-4 km	E	Site Name: Tesco, Newport Retail Park Spytty Road, Seven Stiles Avenue, Newport, Gwent, NP19 4TX Planning Application Reference: 08/1323 Type of Project: 2 Wind Turbines	Application Date: 2008-10-16 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two 10.6m high wind turbines. Approximate Grid Reference: 334350, 186744
14	4-5 km	SW	Site Name: Church Farm Church Road, St. Brides Wentlooge, Newport, Gwent, NP10 8SQ Planning Application Reference: 12/0291 Type of Project: 3 Wind Turbines	Application Date: 2012-03-20 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation three 15m high domestic wind turbines. Approximate Grid Reference: 329278, 182274
15	4-5 km	W	Site Name: Chestnut House Pentre-Poeth Road, Bassaleg, Newport, Gwent, NP10 8LN Planning Application Reference: 10/0805 Type of Project: 2 Wind Turbines	Application Date: 2010-08-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines. Approximate Grid Reference: 326506, 186742

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
3	1-2 km	SE	Site Name: 11 Alexandra Docks, East Way Road, Newport, Newport, Gwent, NP20 2NQ Planning Application Reference: 12/0649 Type of Project: Wind Turbine	Application Date: 2012-06-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 wind turbine (height to hub 80 metres/height to blade tip 125 metres) and new substation. Approximate Grid Reference: 332693, 184878
6	2-3 km	SE	Site Name: Land To South Of South Dock, Alexandra Docks, And Adjacent to River Usk, East Way Road, Newport, NP20 2UW Planning Application Reference: 15/0839 Type of Project: Wind Turbine	Application Date: 2015-07-24 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of 2.3mw wind turbine. Approximate Grid Reference: 332583, 184564
12	3-4 km	SE	Site Name: Nash Treatment Works, Nash, Newport, Gwent, NP18 2YH Planning Application Reference: 11/1287 Type of Project: Wind Turbine	Application Date: 2011-12-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 1 wind turbine and associated works. Approximate Grid Reference: 333467, 183768
13	3-4 km	W	Site Name: Bassaleg Comprehensive School Forge Lane, Bassaleg, Newport, Gwent, NP10 8NF Planning Application Reference: 09/0138 Type of Project: Wind Turbine	Application Date: 2009-02-05 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a wind turbine consisting of a 15m high tower and 5.5m diameter blades (total height to blade tip of 17.75m). Approximate Grid Reference: 327593, 186826
18	4-5 km	SW	Site Name: 2 Cardiff Road, Coedkernew, Newport, Newport, Gwent, NP10 8UD Planning Application Reference: 06/1690 Type of Project: Wind Turbine	Application Date: 2006-11-30 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a single wind turbine. Approximate Grid Reference: 326727, 183747

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Solar

### Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	1-2 km	N	Land To West Of Cefn Llogell Farm, Land To West Of Cefn Llogell Farm, Cardiff Road, Newport, Gwent, NP10 8UD	Contractor: Private Developer LPA Name: Newport City Council Capacity (MW): 3.8	Application Date: 19/05/2015 Pre Consent Status: Appeal Refused Post Consent Status: Application Refused Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

### Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
2	1-2 km	S	Fair Orchard Farm, Lighthouse Road, Newport, NP10 8SF	Applicant name: Archiception Ltd Application Status: Env Impact Screening Application Date: 16/07/2014 Application Number: 14/0700	

# Review

West Way Road, Newport, NP20 2PQ

Ref: GS-6722747

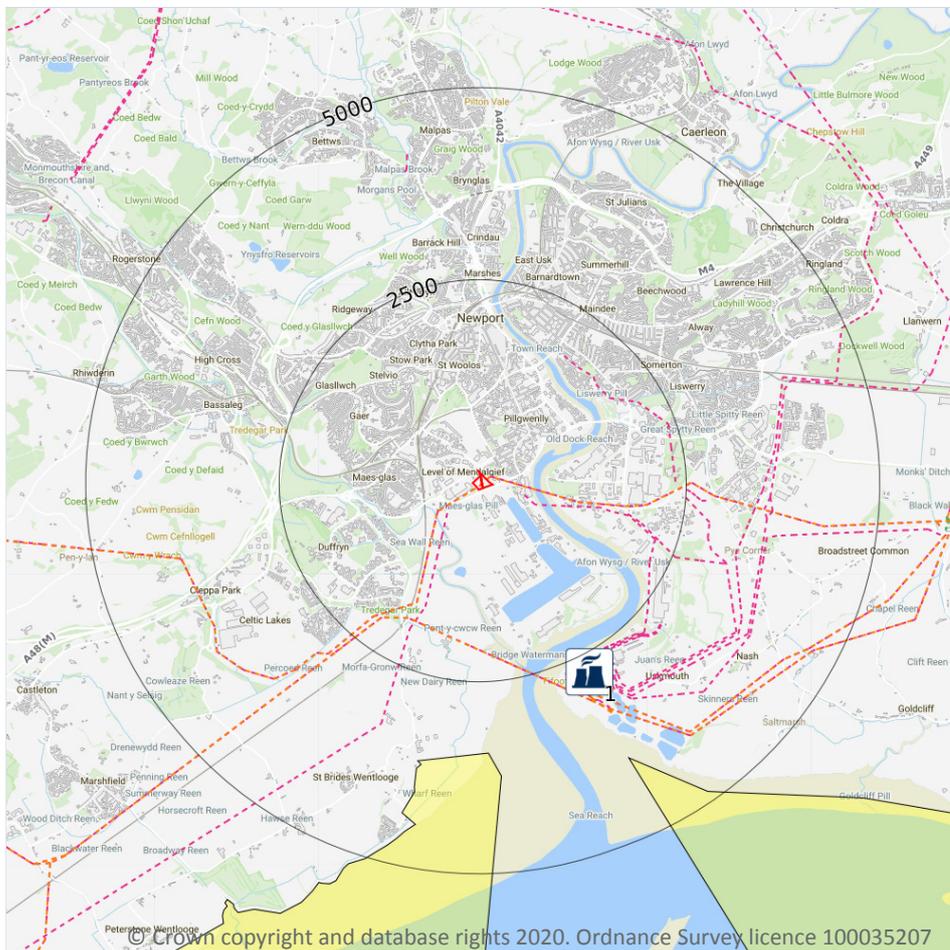
Your ref: J Plant

Grid ref: 331008 186087

ID	Distance	Direction	Address	Details
5	2-3 km	SE	11 East Way Road, Alexandra Docks, Newport, NP20 2NQ	Applicant name: ABP MER Application Status: Env Impact Screening Application Date: 08/09/2015 Application Number: 15/1111
16	4-5 km	SW	Land East Of And Adjacent To Tyn-y-brwyn Farm, Cardiff Road, Newport	Applicant name: Stratus Environmental Limited Application Status: Env Impact Screening Application Date: - Application Number: 15/0456
17	4-5 km	SW	3A Tyn-y-brwyn Farm, Cardiff Road, Newport, NP10 8UD	Applicant name: C Perkins Application Status: Full Application Date: 10/11/2014 Application Number: 14/0985

The data is sourced from public registers of planning information and is updated every two weeks.

## Energy infrastructure



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 0m from the property.

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 <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

## National Grid energy infrastructure

There is energy infrastructure, such as electricity or gas transmission or storage taking place on or near to the property. This could include high capacity electricity transmission lines, electricity substations, strategic gas pipes and feeders and other National Grid infrastructure associated with electricity generation and transmission and gas transmission.

This data is sourced from the National Grid.

## Power stations

### Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	2-3 km	SE	Calon Energy	Severn Power	CCGT	850	2010

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

## Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
3-4 km	S	Operator: Tidal Lagoon Power Site Name: Tidal Lagoon Cardiff Stage: Pre application	Tidal lagoon electricity generating station with a potential generating capacity of 1800MW up to a possible 2800 MW. A seawall attached to the foreshore, at its western extent approximately 2 km from the entrance to Cardiff Bay, and at its eastern extent approximately 2km from the mouth of the River Usk. The furthest offshore extent is approximately 8km from the foreshore to the centre of the Severn Estuary.

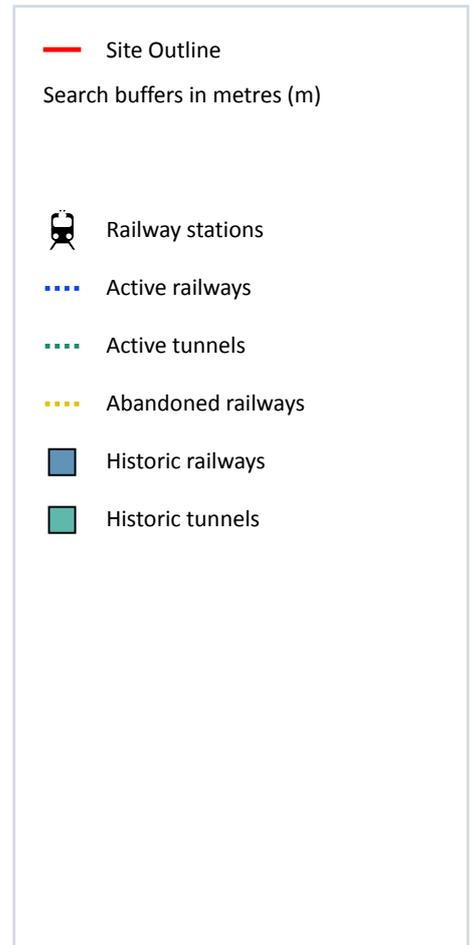
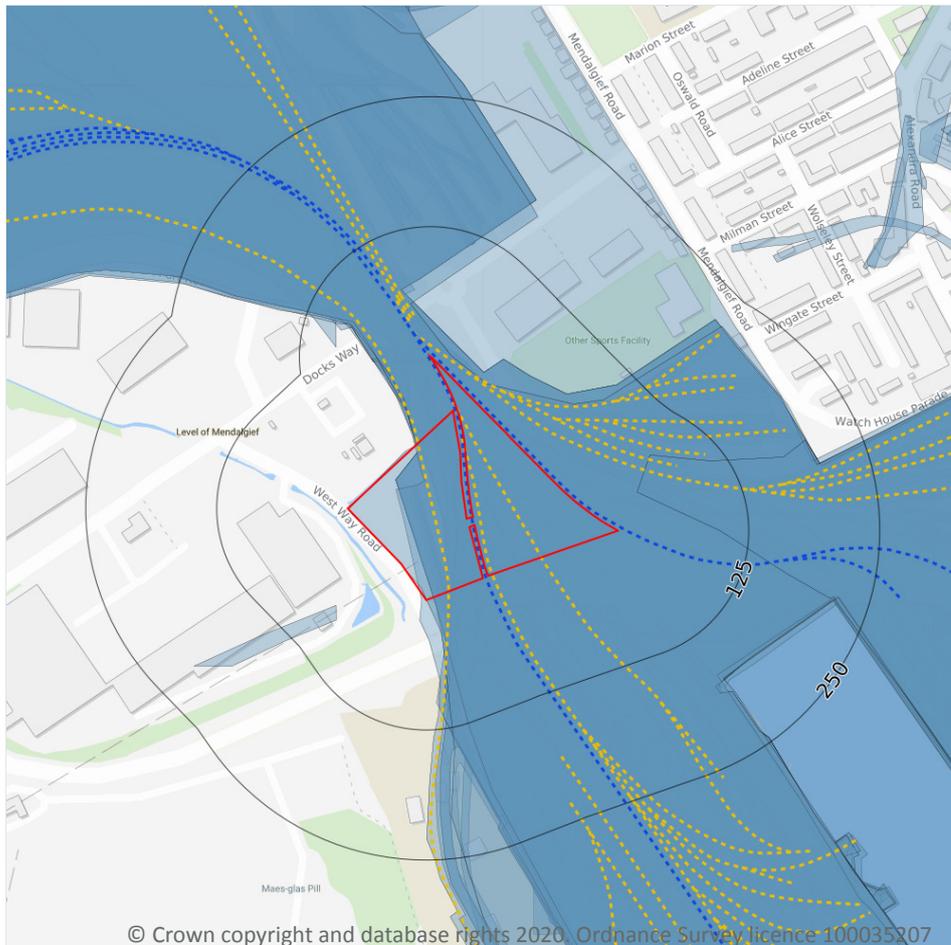
Distance	Direction	Details	Summary
3-4 km	SE	Operator: Tidal Lagoon Newport Site Name: Tidal Lagoon Newport Stage: Pre application	Tidal lagoon electricity generating station with a potential generating capacity of 1800MW up to a possible 2800 MW. A seawall attached to the foreshore, at its western extent approximately 1km to the mouth of the River Usk, and at its eastern extent to the foreshore in the area of Baldwin Sands. The furthest offshore extent is up to 8km from the foreshore towards the centre of the Severn Estuary.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - <https://infrastructure.planninginspectorate.gov.uk/projects/>.

## Transportation



### Railways and Underground



#### Active railways

The property is within 0 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

## Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
0	on site	Railway Sidings	1902

## Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
0	on site	Abandoned
0	on site	Abandoned
0	on site	Abandoned
9 m	NE	Abandoned
14 m	NE	Abandoned
26 m	NE	Abandoned
40 m	NW	Abandoned
40 m	NW	Abandoned
41 m	N	Abandoned
44 m	NE	Abandoned
57 m	NE	Abandoned
64 m	NW	Abandoned
65 m	NW	Abandoned
75 m	NE	Abandoned
97 m	NE	Abandoned
126 m	NE	Abandoned
132 m	E	Abandoned
152 m	E	Abandoned
163 m	E	Razed

# Review

West Way Road, Newport, NP20 2PQ

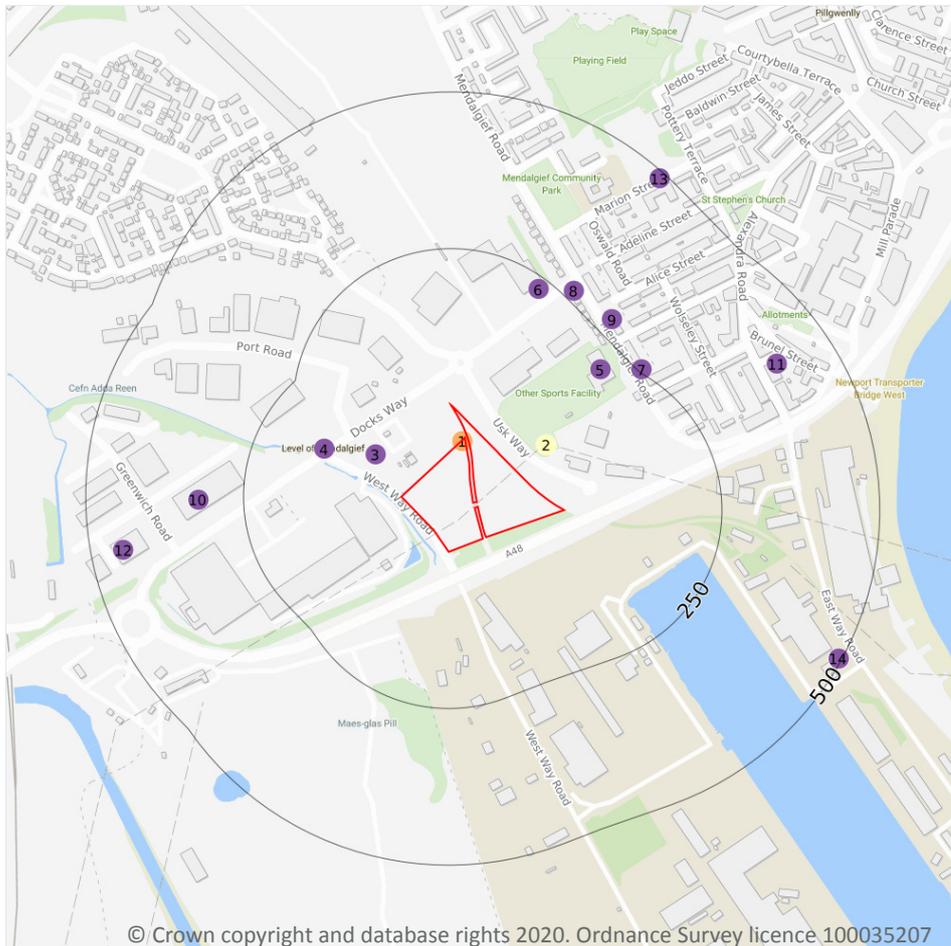
Ref: GS-6722747

Your ref: J Plant

Grid ref: 331008 186087

Distance	Direction	Status
169 m	S	Abandoned
170 m	S	Abandoned
184 m	SE	Abandoned
186 m	S	Abandoned
228 m	S	Abandoned
245 m	S	Abandoned

## Planning Applications



— Site Outline

Search buffers in metres (m)

- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

## Large projects searched to 500m

12 large developments within 500m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 3 Distance: 78 m Direction: W	Application reference: 15/0493 Application date: 30/04/2015 Council: Newport Accuracy: Exact	Address: Unit 8, Land To North East Of, Docks Way, 28 East Retail Park, Newport, Gwent, NP20 2NS Project: Energy Generation Plant Last known status: Detailed plans have been granted.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 4 Distance: 144 m Direction: W	Application reference: 19/1073 Application date: 25/10/2019 Council: Newport Accuracy: Exact	Address: Unit 1, Port Road, Maesglas Retail Park, Newport, Gwent, NP20 2NS Project: 2 Restaurant/Cafe & 1 Shop Last known status: An application has been submitted for detailed approval.	<a href="#">Link</a>
ID: 5 Distance: 207 m Direction: NE	Application reference: 15/1531 Application date: 13/01/2016 Council: Newport Accuracy: Exact	Address: R/o Ymca Conference Centre, Mendalgief Road, Newport, Gwent, NP20 2HF Project: 31 Houses & 24 Flats Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: 6 Distance: 229 m Direction: N	Application reference: 12/1191 Application date: 11/12/2012 Council: Newport Accuracy: Exact	Address: Unit 4, Mendalgief Retail Park, Newport, Gwent, NP20 2NS Project: Retail Unit (Extension/Alterations) Last known status: Detailed plans have been granted.	N/A
ID: 7 Distance: 254 m Direction: NE	Application reference: 14/0964 Application date: 10/10/2014 Council: Newport Accuracy: Exact	Address: Land Formerly Known As Whitehe, Mendalgief Road, Newport, Gwent, NP20 2 Project: Remediation Works Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 8 Distance: 265 m Direction: NE	Application reference: 12/1102 Application date: 15/11/2012 Council: Newport Accuracy: Exact	Address: Newport West Retail Park, Docs Way, Newport, Gwent, NP20 2HF Project: Restaurant/Cafe Building Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 9 Distance: 277 m Direction: NE	Application reference: 15/0775 Application date: 29/06/2015 Council: Newport Accuracy: Exact	Address: formerly Whiteheads Works, Mendalgief Road, Newport, Gwent, NP20 2HF Project: 381 Houses/117 Flats & 3 Care Home/School/Retail Units Last known status: An application has been submitted for outline approval.	<a href="#">Link</a>
ID: 10 Distance: 323 m Direction: W	Application reference: 13/0052 Application date: 04/02/2013 Council: Newport Accuracy: Exact	Address: Unit 21, Maesglas Industrial Estate, Greenwich Road, Newport, Gwent, NP20 2NN Project: 2 Warehouse Units (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 11 Distance: 409 m Direction: NE	Application reference: 13/0360 Application date: 22/04/2013 Council: Newport Accuracy: Exact	Address: 103 Alexandra Road, Newport, Gwent, NP20 2JG Project: 11 Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 12 Distance: 449 m Direction: W	Application reference: 18/0642 Application date: 18/07/2018 Council: Newport Accuracy: Exact	Address: Unit 2, East Retail Park, Docks Way, Newport, Gwent, NP20 2NW Project: Supermarket (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 13 Distance: 488 m Direction: NE	Application reference: 19/0843 Application date: 15/08/2019 Council: Newport Accuracy: Exact	Address: Tredegar Court, Marion Street, Newport, Gwent, NP20 2HB Project: 47 Sheltered Flats Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 14 Distance: 494 m Direction: SE	Application reference: 16/0798 Application date: 29/07/2016 Council: Newport Accuracy: Exact	Address: 1 Alexandra Dock, North Dock Road, Newport, Gwent, NP20 2NP Project: Factory (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Small projects searched to 125m

1 small development within 125m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 0 Direction: on site	Application reference: 18/0399 Application date: 01/05/2018 Council: Newport Accuracy: Exact	Address: Unit 8, Land To North East Of, Docks Way, 28 East Retail Park, Newport, Gwent, NP20 2NW Project: Open Storage Yard (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Mobile phone masts

### Mobile phone masts

There is a mobile phone mast within 62m of the property. See below for details of the mast and its location. Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

ID	Distance	Direction	Operator	Type	Antenna	Band	Power(dBW)
2	63 m	NE	Vodafone	GSM	15	900	25.1

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.

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

<b>Contaminated Land</b>		<b>Contaminated Land</b>	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 1)	Not identified
Former tanks	Identified	Dangerous industrial substances (D.S.I. List 2)	Identified
Former energy features	Identified	Pollution incidents	Identified
Former petrol stations	Not identified	<b>Superficial hydrogeology</b>	
Former garages	Identified	Aquifers within superficial geology	Identified
Former military land	Not identified	Superficial geology	Identified
Former landfill (from Local Authority and historical mapping records)	Identified	<b>Bedrock hydrogeology</b>	
Waste site no longer in use	Not identified	Aquifers within bedrock geology	Identified
Active or recent landfill	Identified	Groundwater abstraction licences	Not identified
Former landfill (from Environment Agency Records)	Identified	Bedrock geology	Identified
Active or recent licensed waste sites	Identified	<b>Source Protection Zones and drinking water abstractions</b>	
Recent industrial land uses	Identified	Source Protection Zones	Not identified
Current or recent petrol stations	Not identified	Source Protection Zones in confined aquifer	Not identified
Dangerous or explosive sites	Identified	Drinking water abstraction licences	Not identified
Hazardous substance storage/usage	Identified	<b>Hydrology</b>	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Identified
Current or recent licensed industrial activities	Not identified	<b>Flood Risk</b>	
Local Authority licensed pollutant release	Identified	Risk of flooding from rivers and the sea	Not identified
Pollutant release to surface waters	Not identified		
Pollutant release to public sewer	Not identified		

## Flood Risk

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified

**Surface water flood risk** **Identified**

**Groundwater flooding** **Identified**

## Ground stability

**Natural ground subsidence** **Identified**

Natural geological cavities Not identified

Coal mining Not identified

Non-coal mining Not identified

Mining cavities Not identified

**Infilled land** **Identified**

## Radon

Radon Not identified

## Oil and Gas

Oil or gas drilling well Not identified

**Proposed oil or gas drilling well** **Identified**

Licensed blocks Not identified

Potential future exploration areas Not identified

## Wind and solar

**Wind farms** **Identified**

**Proposed wind farms** **Identified**

**Proposed wind turbines** **Identified**

**Existing and agreed solar installations** **Identified**

## Wind and solar

**Proposed solar installations** **Identified**

## Energy Infrastructure

**Electricity transmission lines and pylons** **Identified**

**National Grid energy infrastructure** **Identified**

**Power stations** **Identified**

Nuclear installations Not identified

**Large Energy Projects** **Identified**

## Transportation

HS2 route: nearest centre point of track Not identified

HS2 route: nearest overground section Not identified

HS2 surface safeguarding Not identified

HS2 subsurface safeguarding Not identified

HS2 Homeowner Payment Zone Not identified

HS2 Extended Homeowner Protection Zone Not identified

HS2 stations Not identified

HS2 depots Not identified

HS2 noise and visual assessment Not identified

Crossrail 1 route Not identified

Crossrail 1 stations Not identified

Crossrail 1 worksites Not identified

Crossrail 2 route Not identified

Crossrail 2 stations Not identified

Crossrail 2 worksites Not identified

Crossrail 2 headhouses Not identified

Crossrail 2 safeguarding area Not identified

**Active railways** **Identified**

Railway tunnels Not identified

## Transportation

Active railway stations Not identified

**Historical railway infrastructure Identified**

**Abandoned railways Identified**

London Underground and DLR lines Not identified

London Underground and DLR stations Not identified

Underground Not identified

Underground stations Not identified

## Planning

**Large projects searched to 500m Identified**

**Small projects searched to 125m Identified**

House extensions and small new builds searched to 50m Not identified

**Mobile phone masts Identified**

Mobile phone masts planning records Not identified

## Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites (Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

Conservation Areas Not identified

## Planning constraints

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

Scheduled Monuments Not identified

Registered Parks and Gardens Not identified

## Contaminated Land 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 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 their 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 source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

## Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

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

**Low to 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 to 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.

## 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.

## 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 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 (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 information

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 of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

### Surface water flooding

Ambiental Risk Analytics 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 30 year, 1 in 100 year, 1 in 250 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.

### Proposed flood defences

The data includes all 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.

### Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

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## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- liaise, at your request, with anyone acting formally on your behalf

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[info@groundsure.com](mailto: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](mailto:admin@tpos.co.uk) We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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