

18.2 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

3

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Land Use	Year of mapping	Mapping scale
A	233m NE	Ponds	1895	1:10560
A	242m NE	Ponds	1938	1:10560
A	242m NE	Ponds	1931	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 90**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site

0

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.



18.10 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on [page 94](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

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

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	22	3.8	303	208	1.1	63	81	27	28
10m N	23	4	320	220	1.2	64	90	28	32
24m W	21	3.7	283	194	1.1	62	74	26	25
26m NW	22	3.8	298	205	1.1	63	82	27	28
35m E	20	3.5	265	182	1	62	67	24	22
37m NE	21	3.7	276	190	1.1	62	74	25	25

This data is sourced from the British Geological Survey.



20.3 BGS Measured Urban Soil Chemistry

Records within 50m

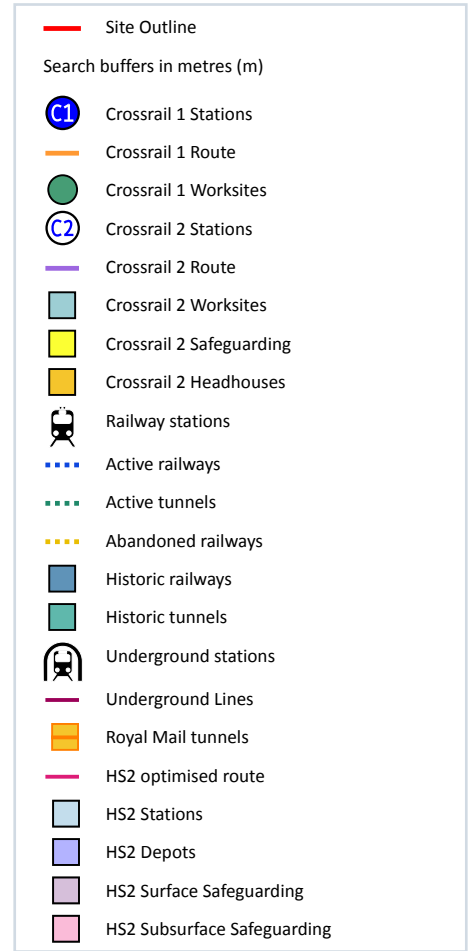
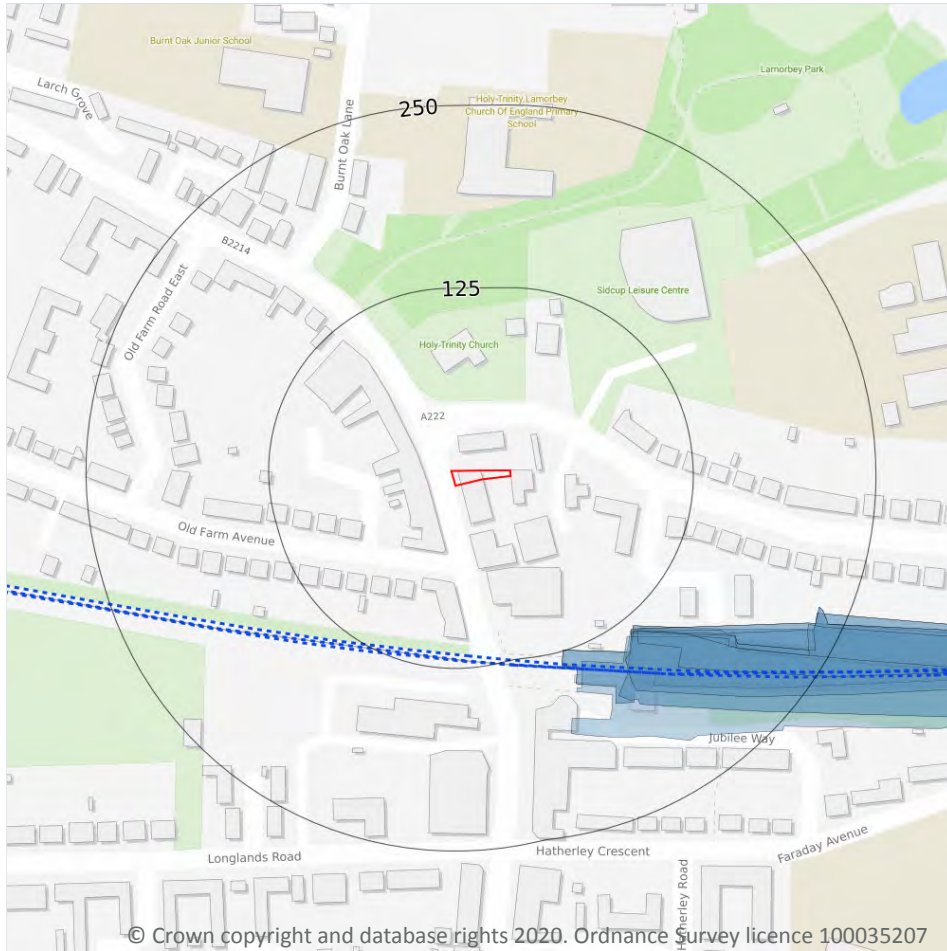
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	20
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Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 97**

Location	Land Use	Year of mapping	Mapping scale
124m S	Railway Sidings	1973	10000
124m S	Railway Sidings	1966	10560
134m SE	Railway Sidings	1938	10560
134m SE	Railway Sidings	1914	10560
134m SE	Railway Sidings	1908	10560
134m SE	Railway Sidings	1909	2500
135m SE	Railway Sidings	1938	10560
135m SE	Railway Sidings	1931	10560
136m SE	Railway Sidings	1895	10560
136m S	Railway Sidings	1951	10560
137m SE	Railway Sidings	1959	2500
137m SE	Railway Sidings	1897	2500
137m SE	Railway Sidings	1933	2500
137m SE	Railway Sidings	1936	2500
137m SE	Railway Sidings	1888	10560
137m SE	Railway Sidings	1959	1250
137m SE	Railway Sidings	1960	1250



Location	Land Use	Year of mapping	Mapping scale
169m SE	Railway Sidings	1959	1250
242m SE	Railway Sidings	1960	1250
242m SE	Railway Sidings	1959	1250

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

10

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 97**

Location	Name	Type
115m S	Dartford Loop Line	rail
117m S	Dartford Loop Line	rail
118m S	Not given	Multi Track
119m S	Dartford Loop Line	rail
120m S	Not given	Multi Track
121m S	Dartford Loop Line	rail



Location	Name	Type
124m S	Dartford Loop Line	rail
126m S	Dartford Loop Line	rail
129m S	Not given	Multi Track
173m SE	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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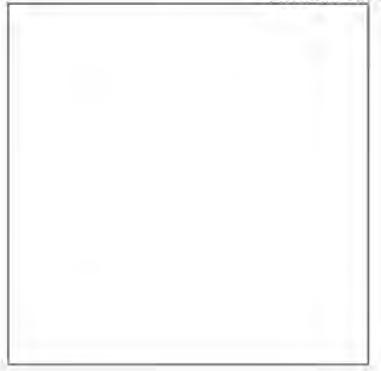
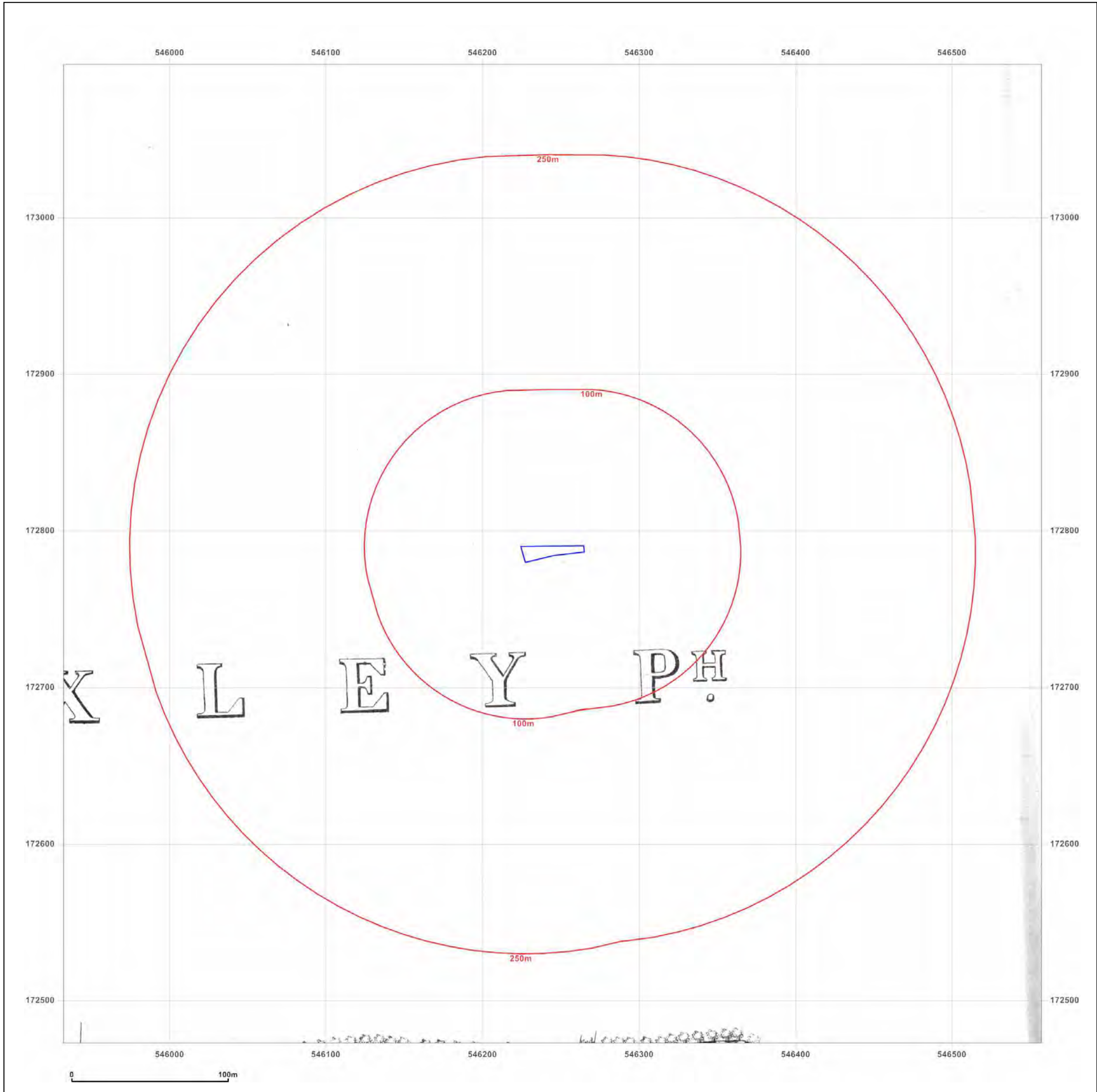
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Scale: 1:2,500

Printed at: 1:2,500



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Map Name: County Series

Map date: 1865

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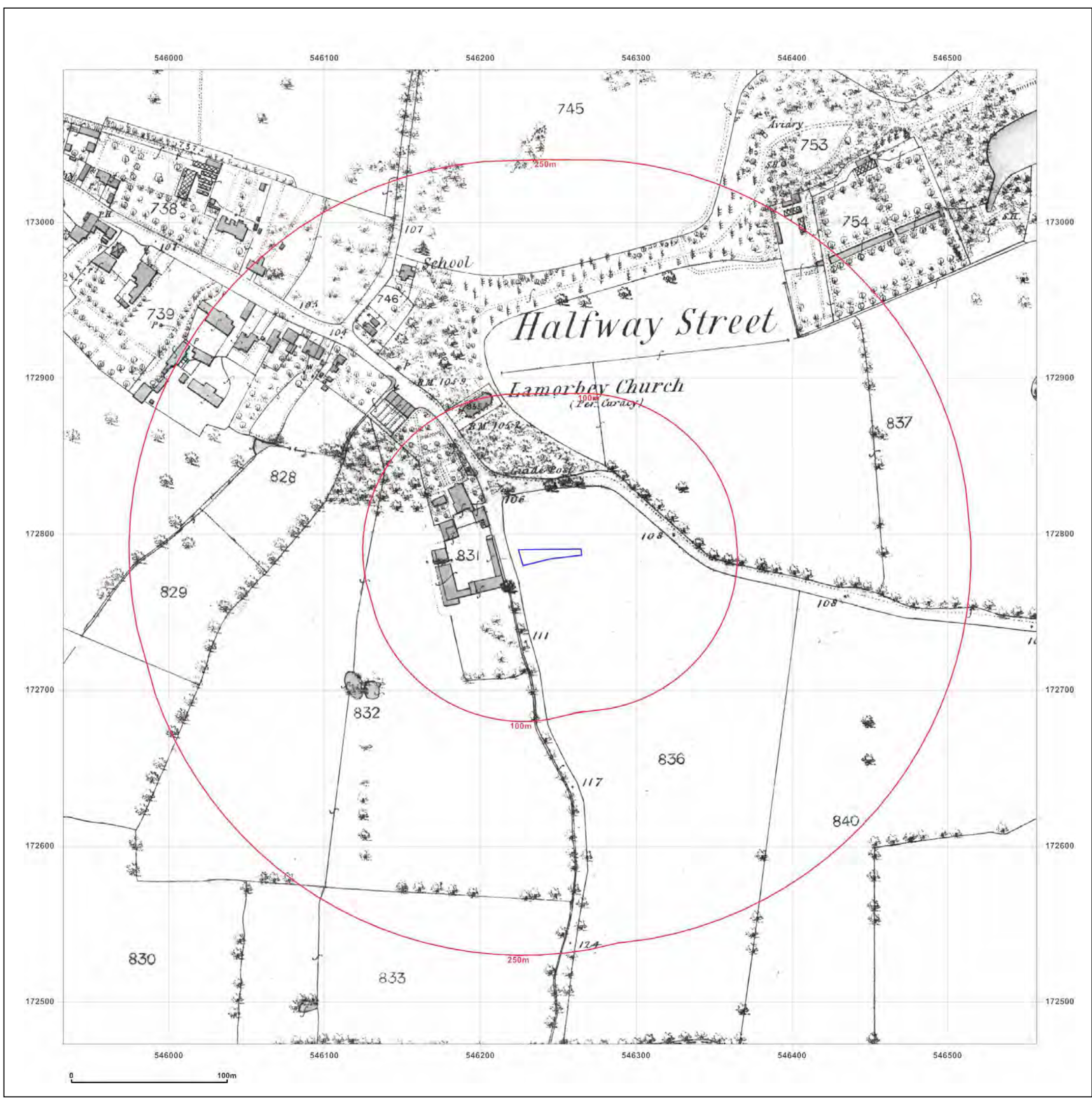


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Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1897

Scale: 1:2,500

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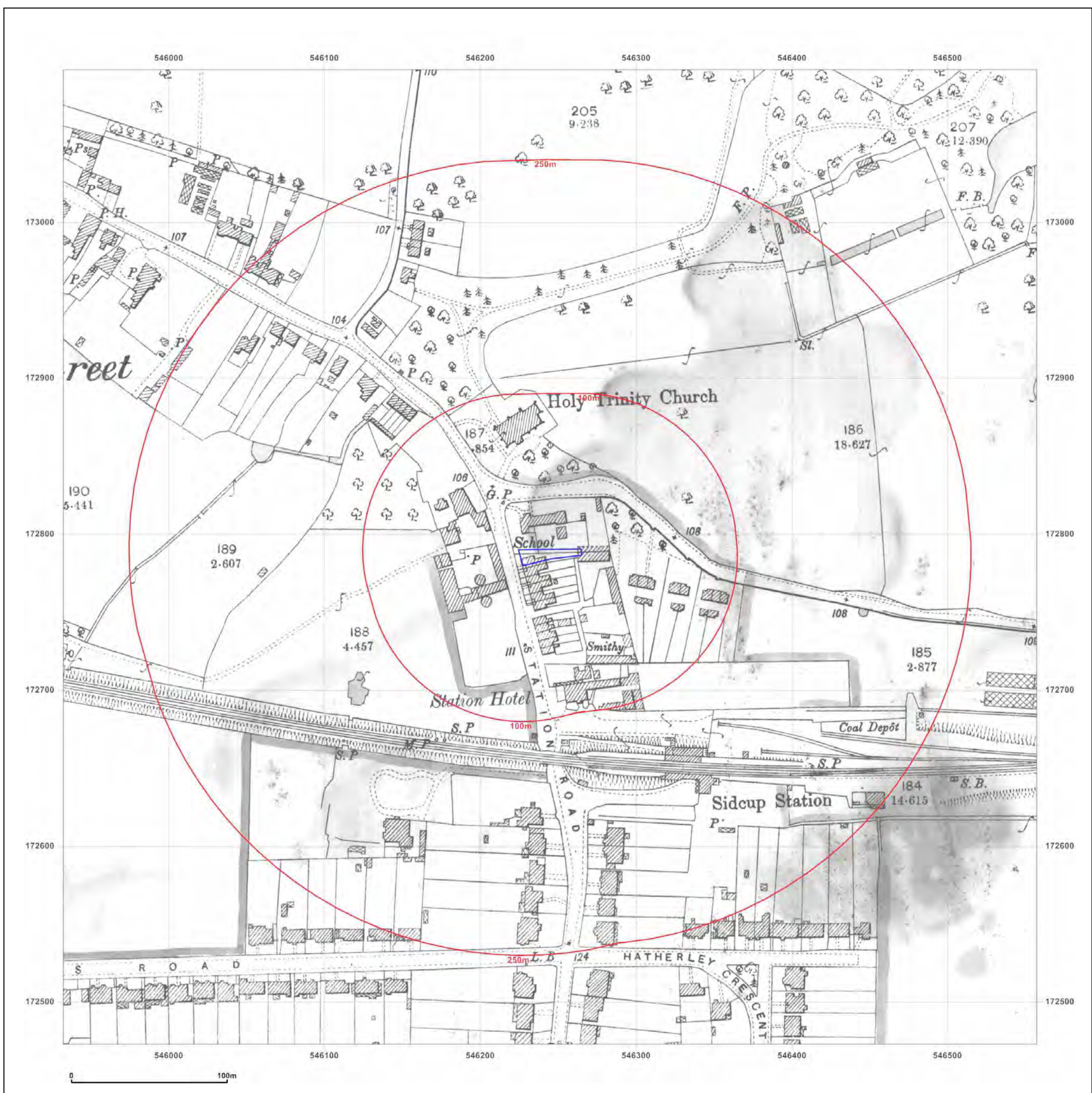


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Map Name: County Series

Map date: 1909

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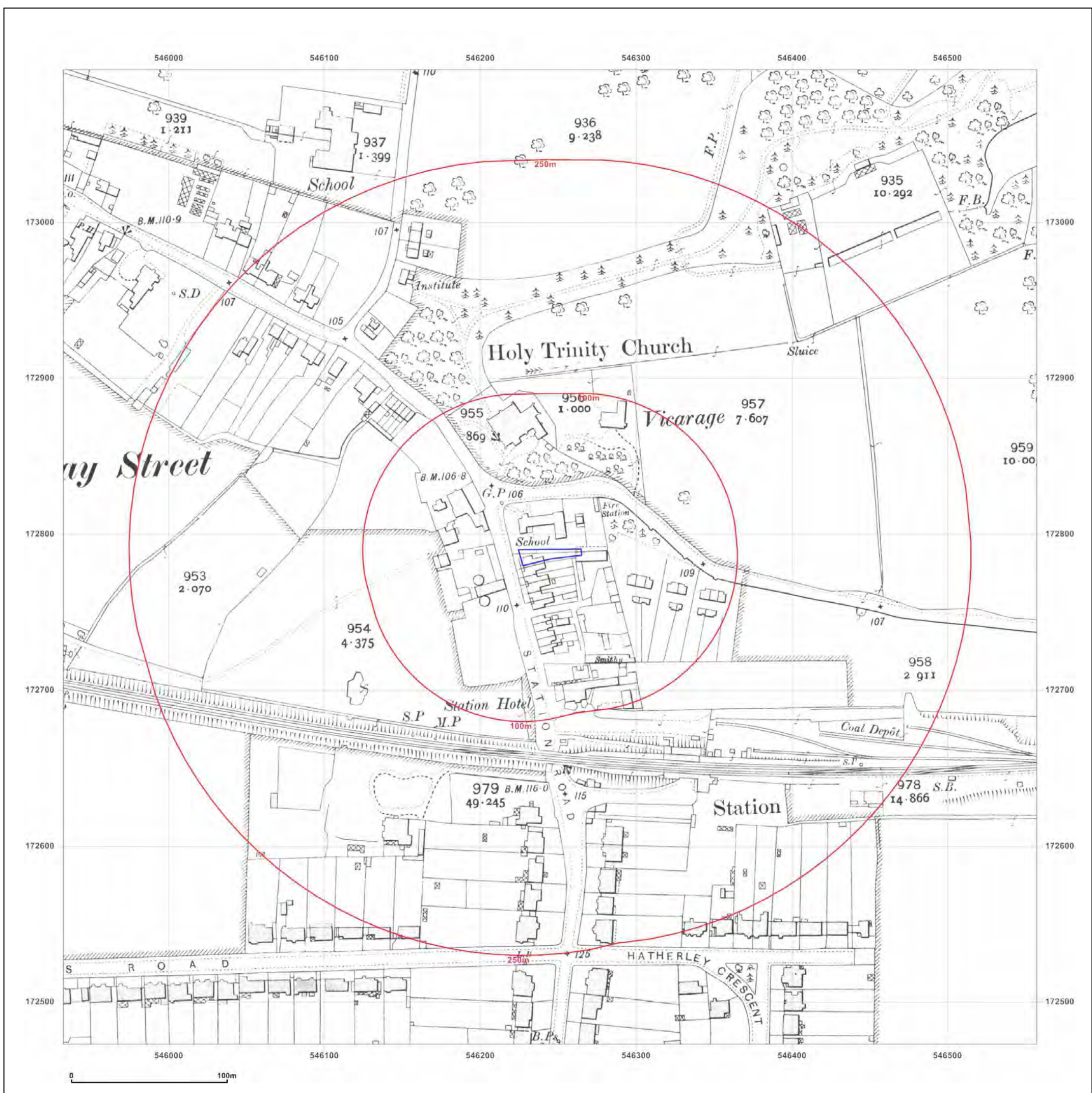


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Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1933

Scale: 1:2,500

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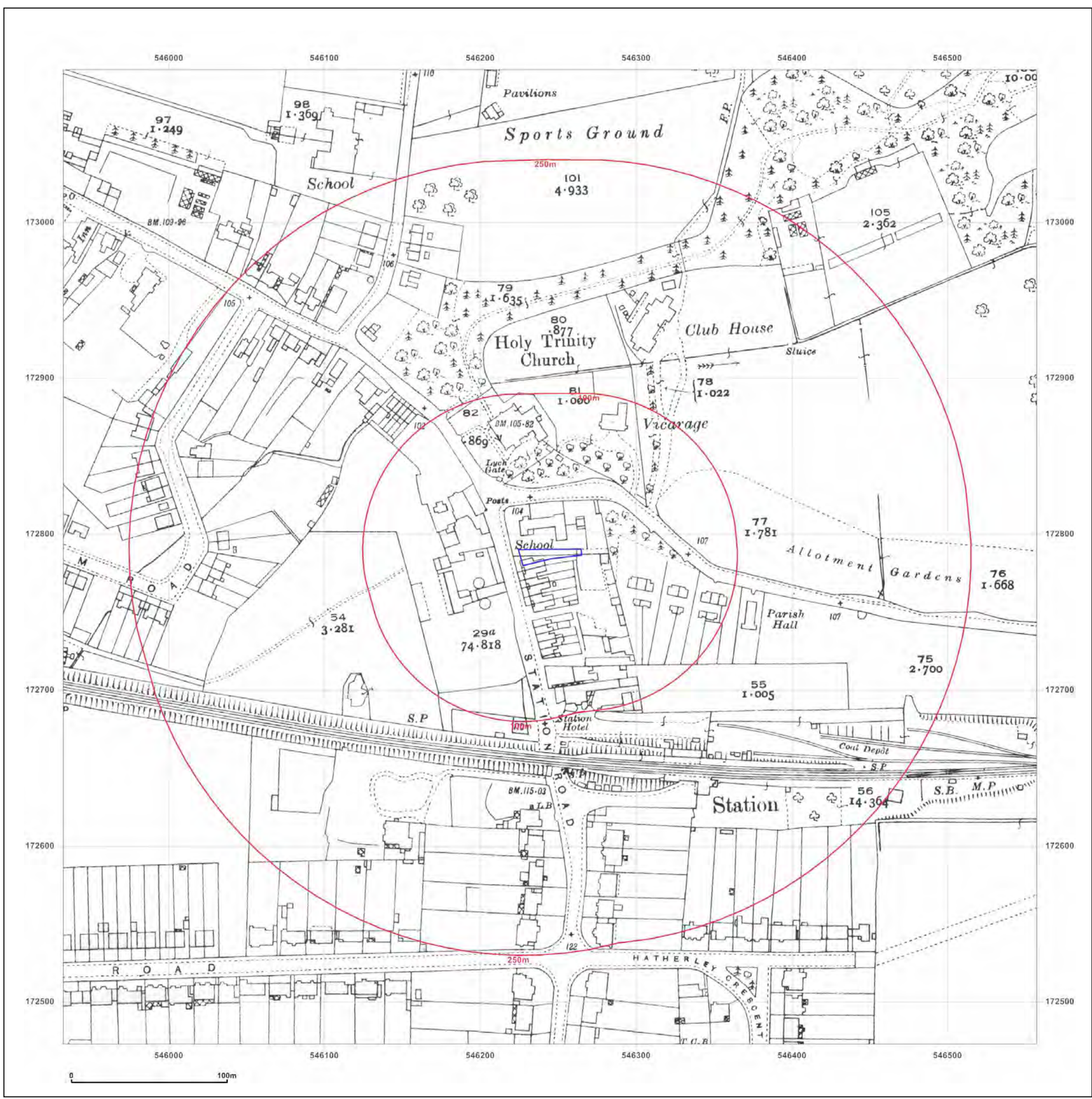


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Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1936

Scale: 1:2,500

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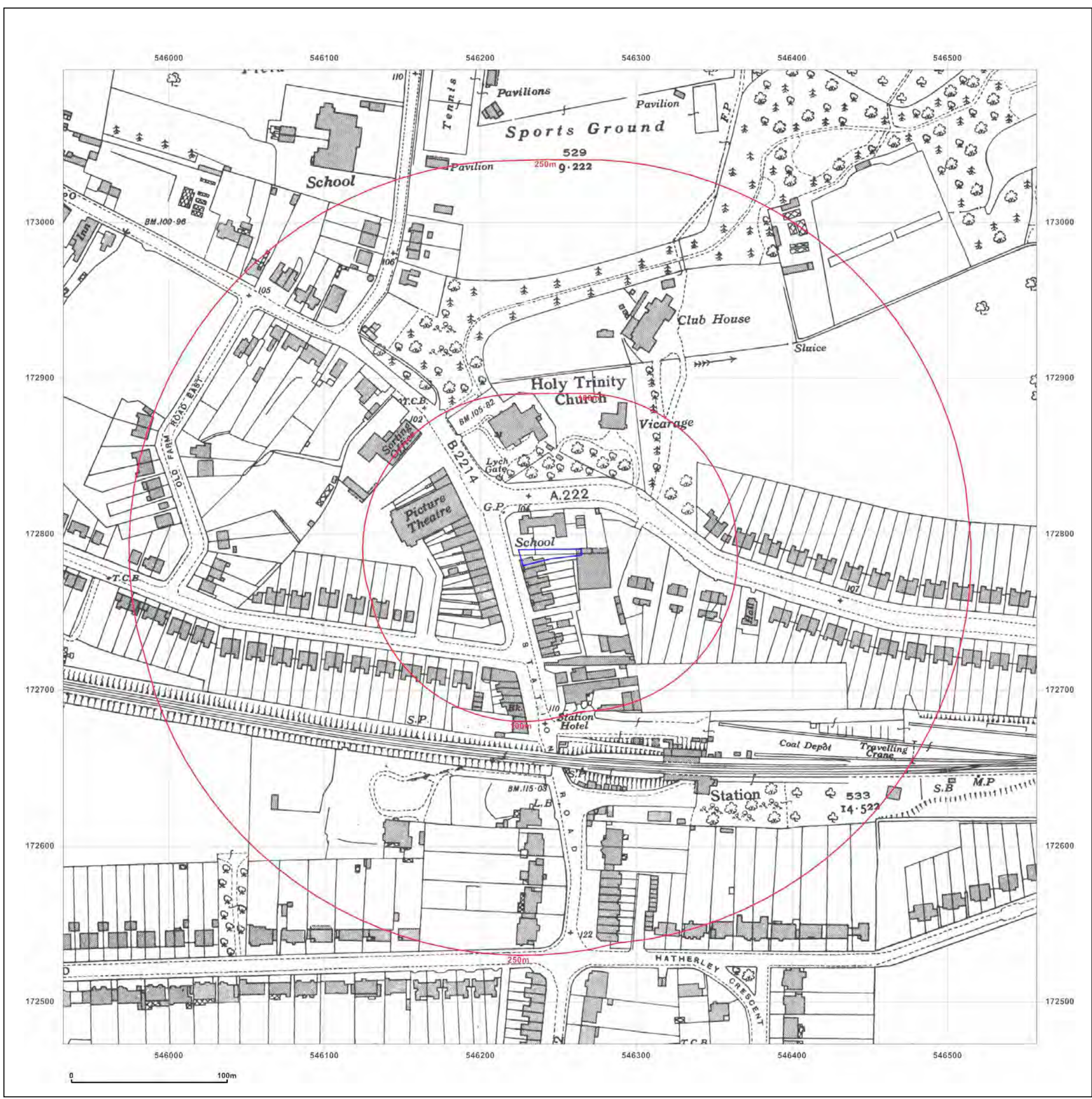


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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1956-1960

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1959
Revised 1959
Edition N/A
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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1957-1960

Scale: 1:1,250

Printed at: 1:2,000



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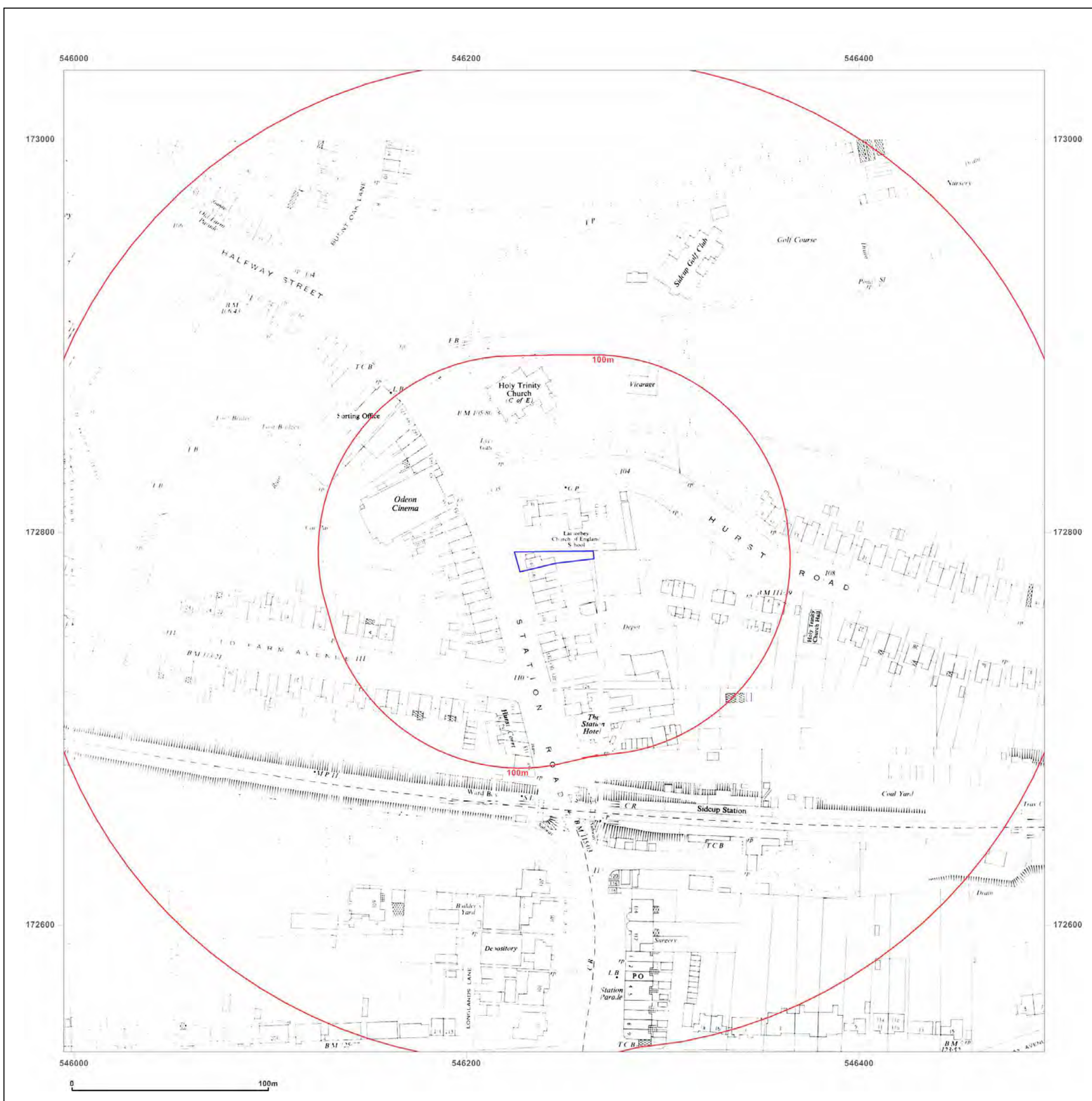


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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

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Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1958-1961

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1957
Revised 1957
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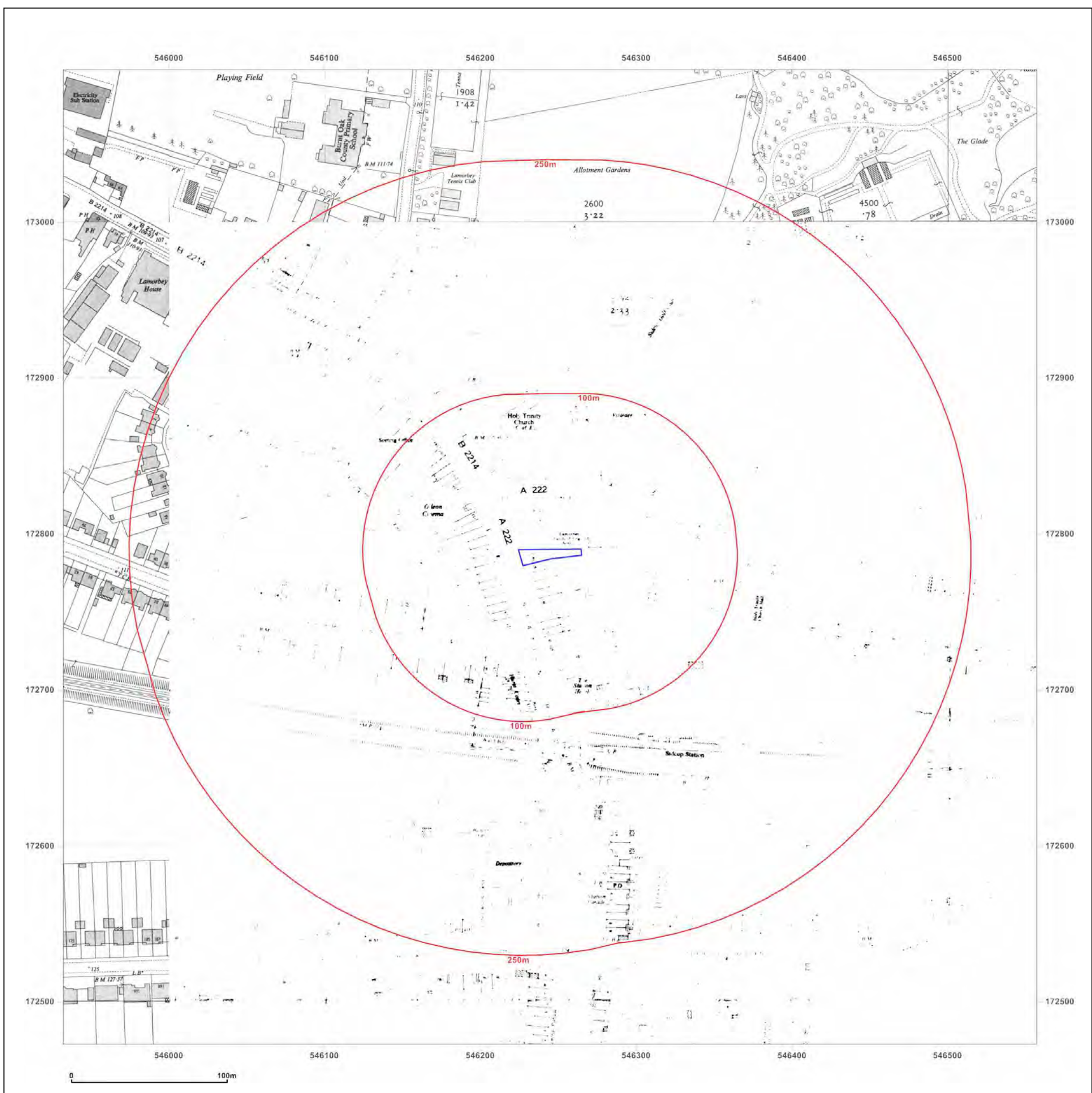


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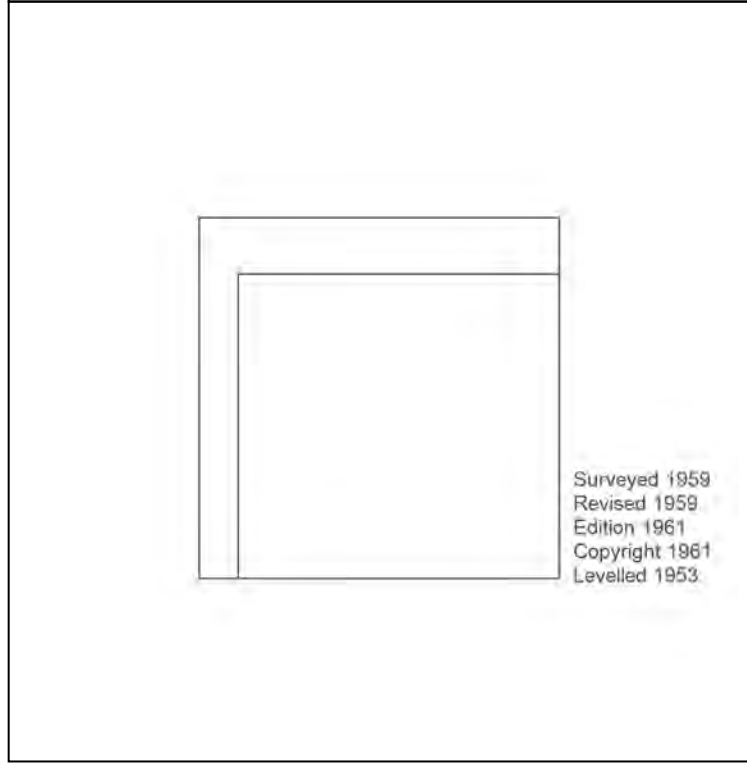
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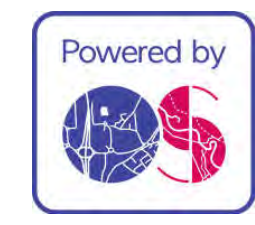
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Scale: 1:2,500

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Edition 1961
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Levelled 1953

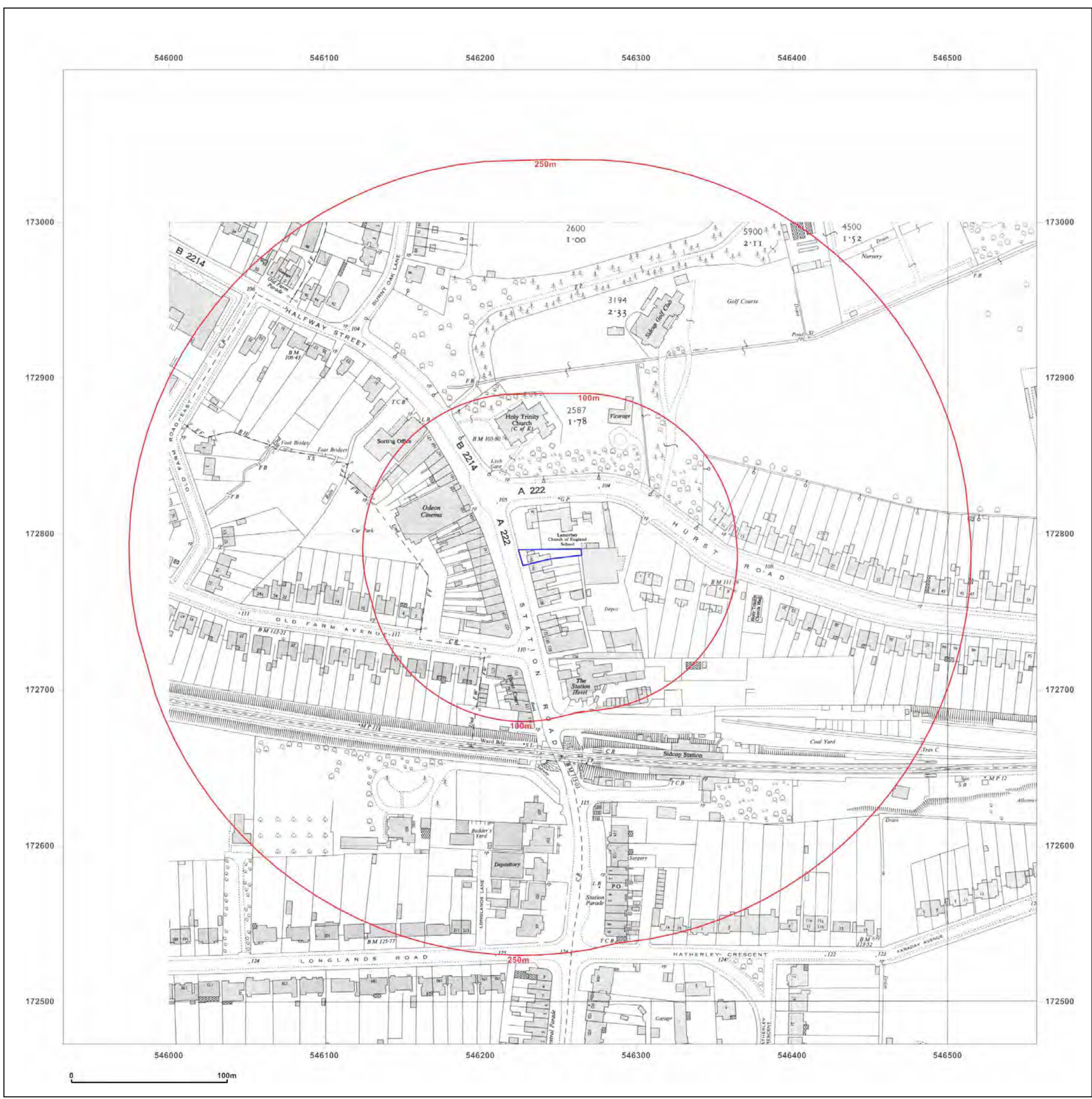


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Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1971-1974

Scale: 1:1,250

Printed at: 1:2,000



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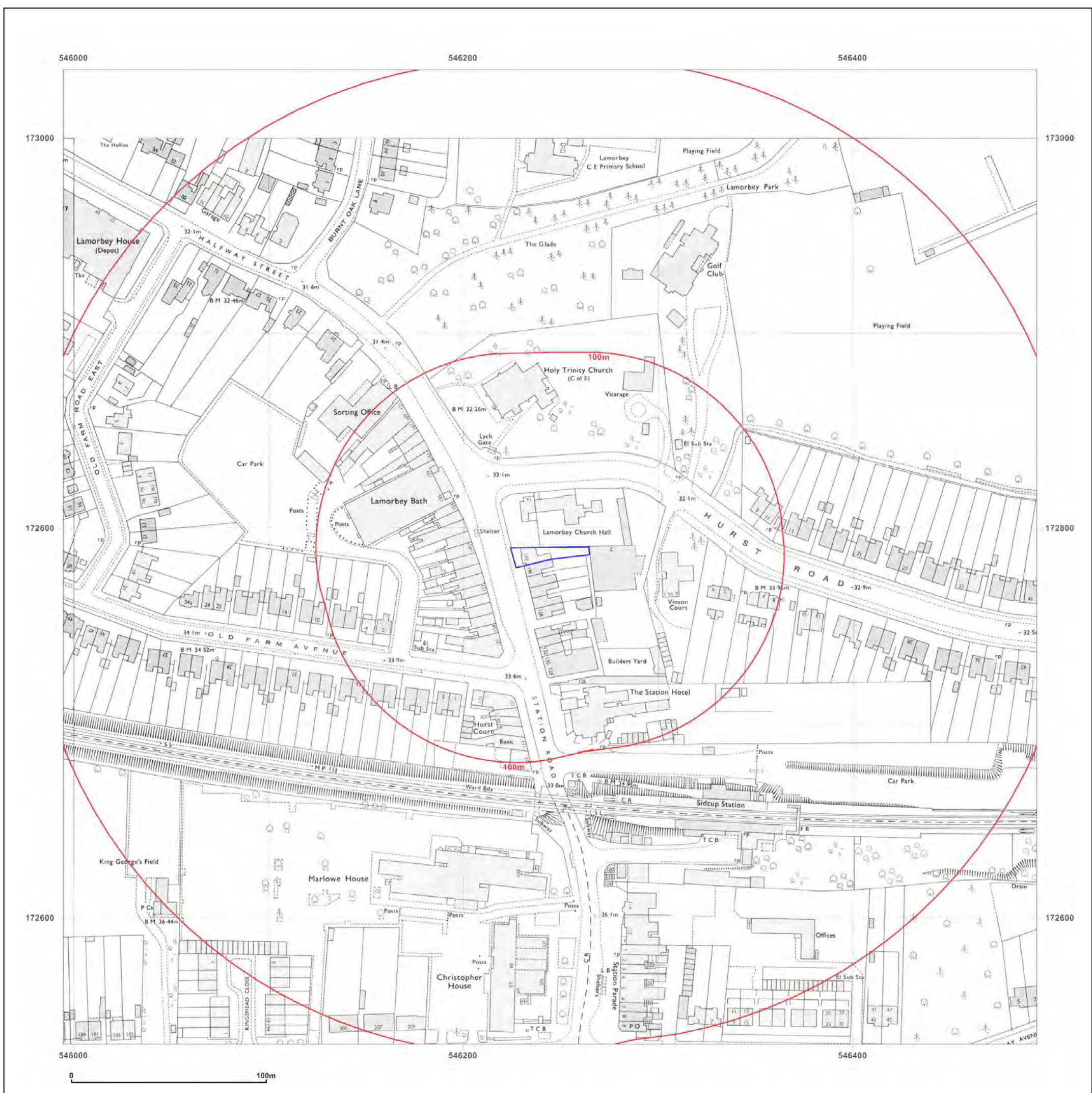


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Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1979

Scale: 1:1,250

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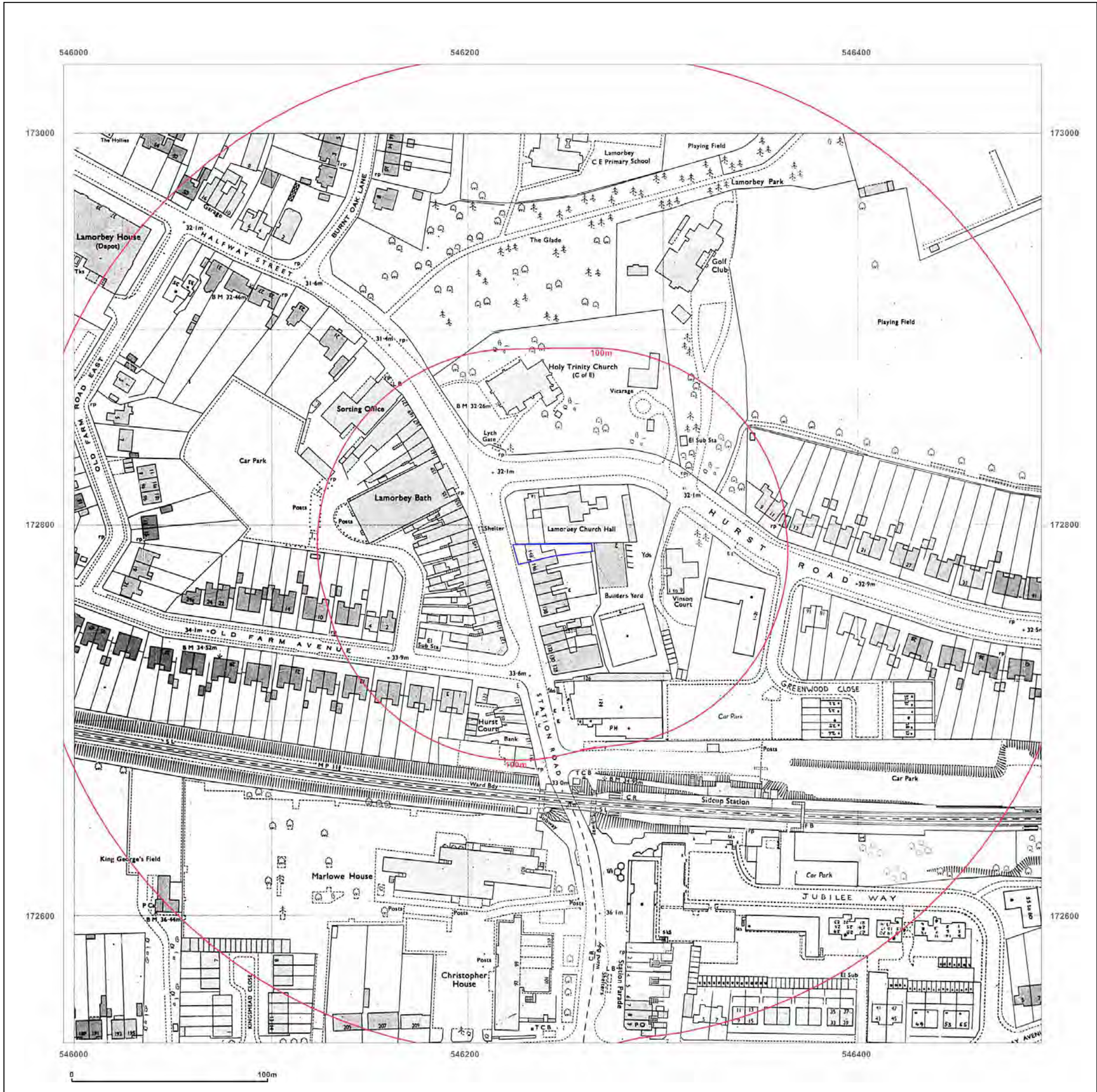


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Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1978-1982

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
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Revised N/A
Edition N/A
Copyright 1979
Levelled 1968

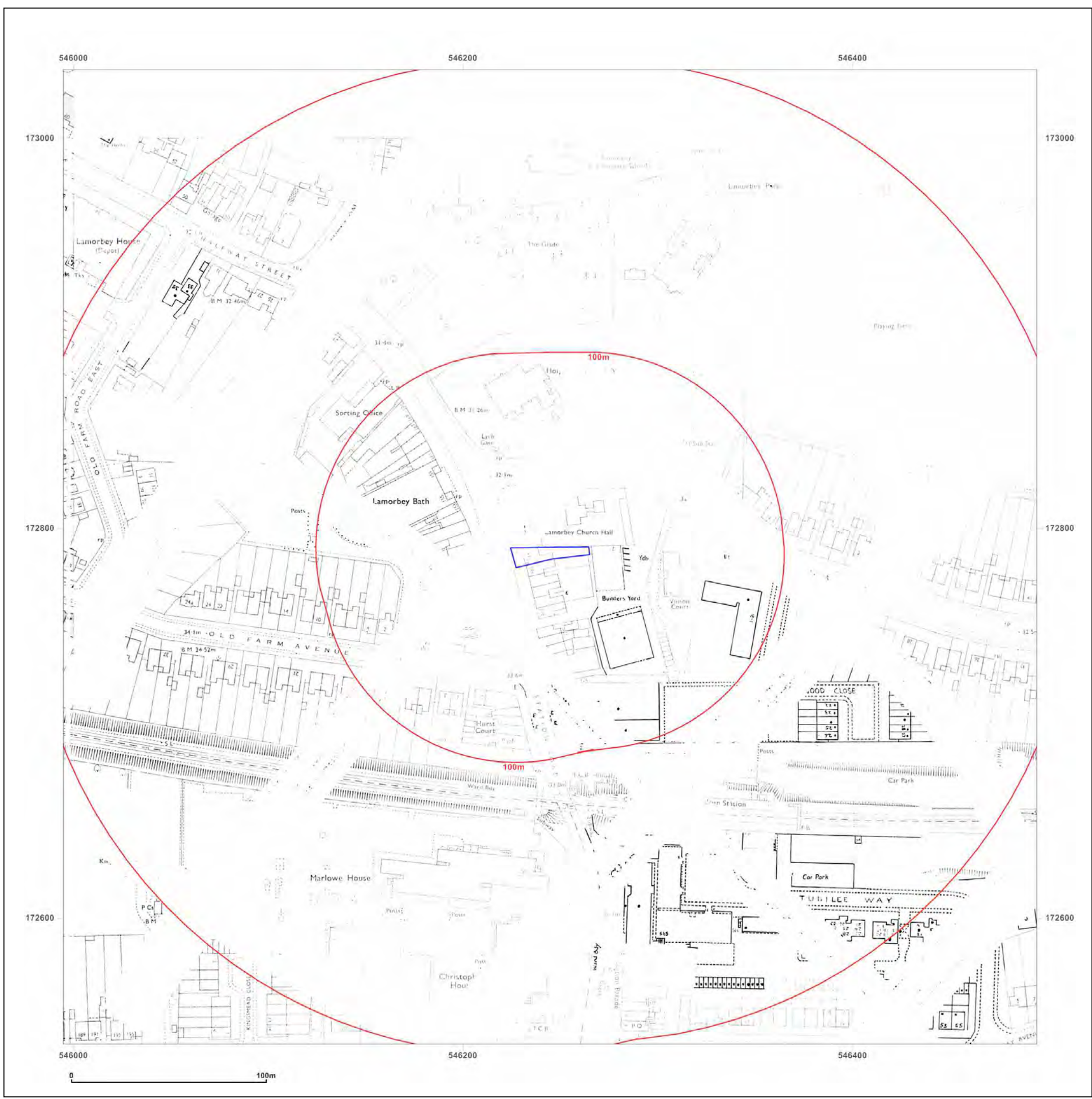


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Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1985-1988

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1983
Edition N/A
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Revised 1985
Edition N/A
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Revised 1987
Edition N/A
Copyright 1988
Levelled 1968

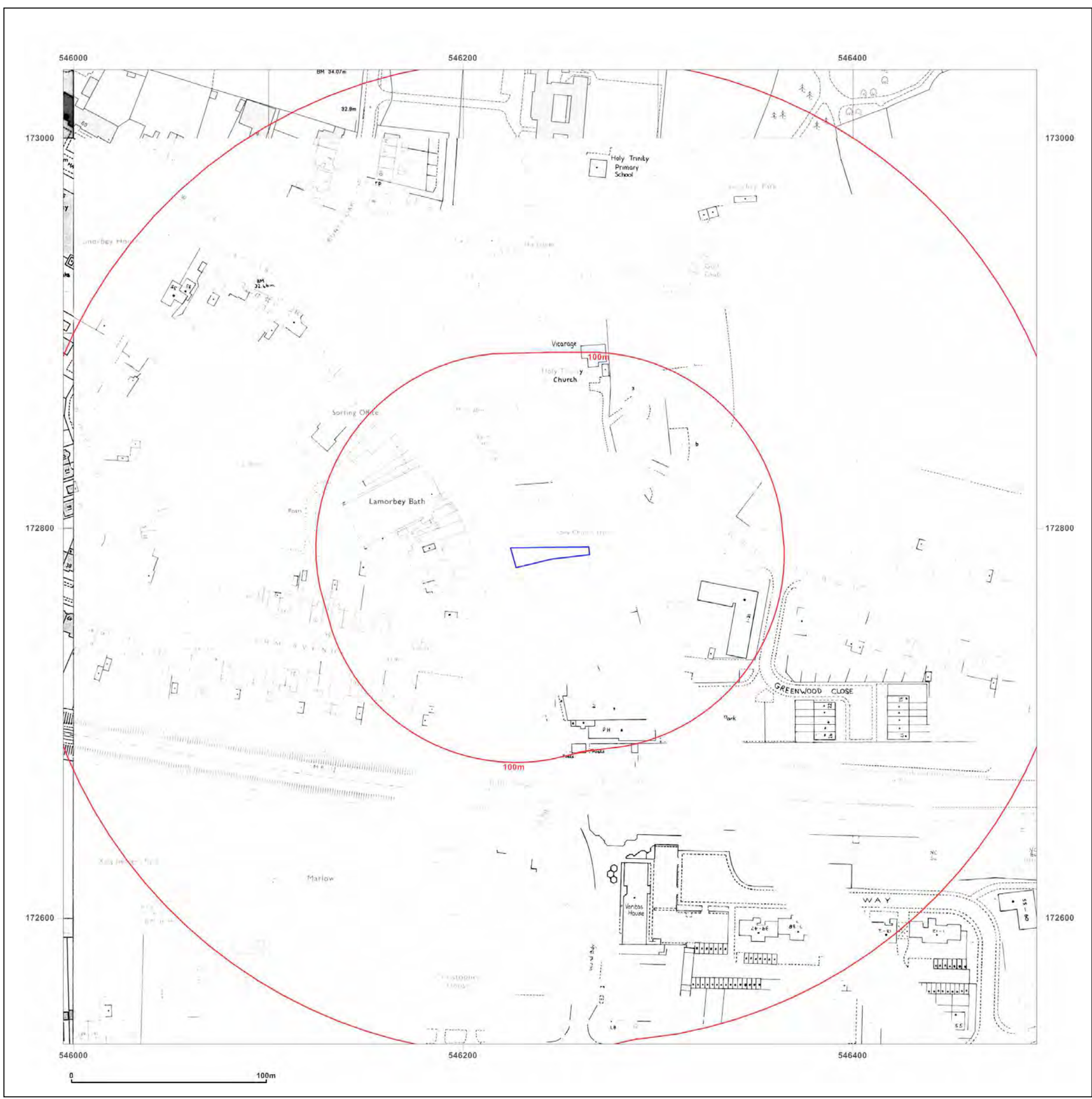


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Production date: 18 June 2020

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Site Details:

148B, STATION ROAD,
SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1988-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1968	Surveyed N/A
Revised 1986	Revised N/A
Edition N/A	Edition N/A
Copyright 1989	Copyright 1991
Levelled 1968	Levelled N/A

Surveyed N/A	Surveyed 1968
Revised N/A	Revised 1987
Edition N/A	Edition N/A
Copyright 1991	Copyright 1988
Levelled N/A	Levelled 1968

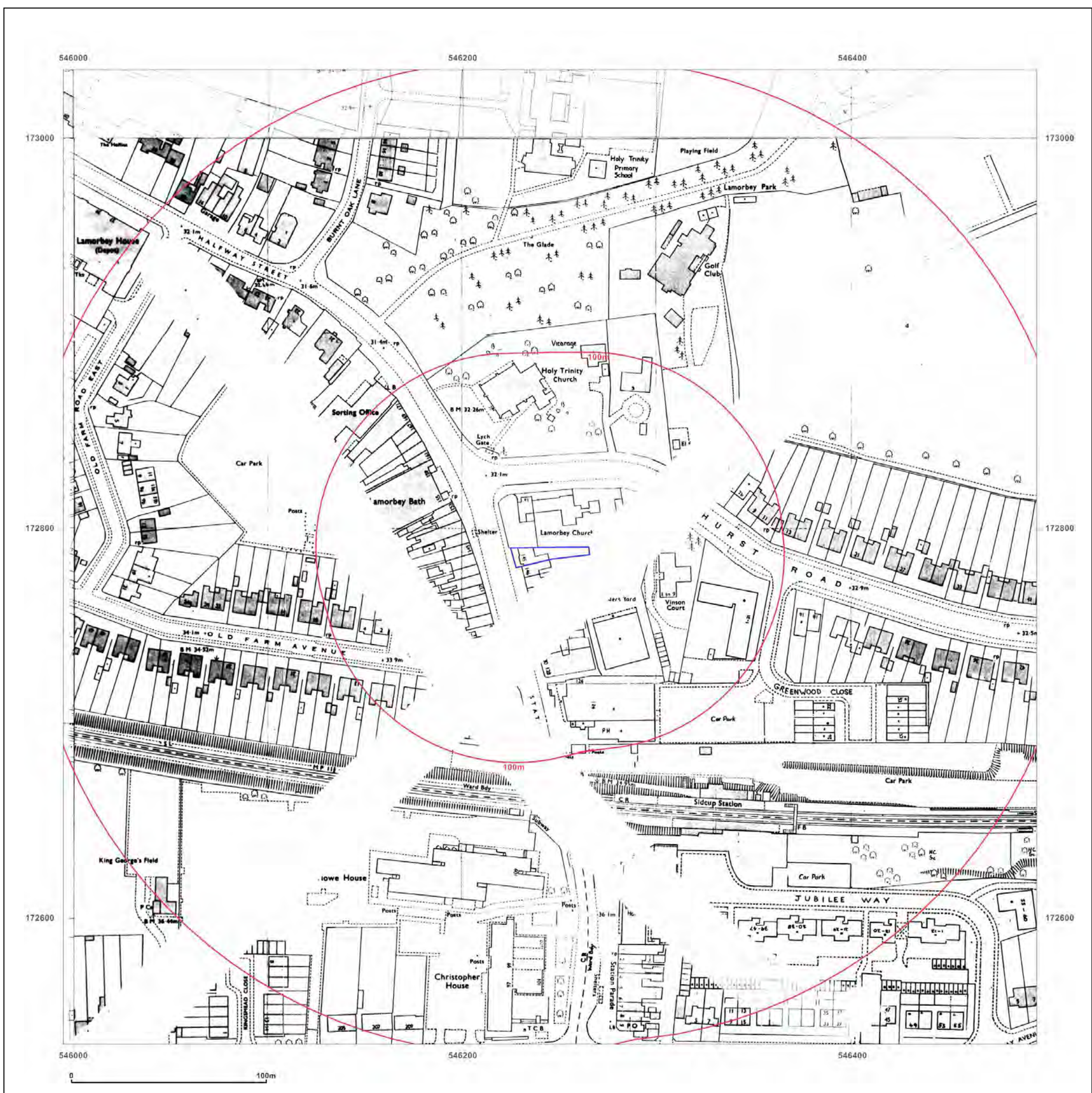


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Site Details:

148B, STATION ROAD,
SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1990
Revised 1990
Edition N/A
Copyright 1990
Levelled N/A

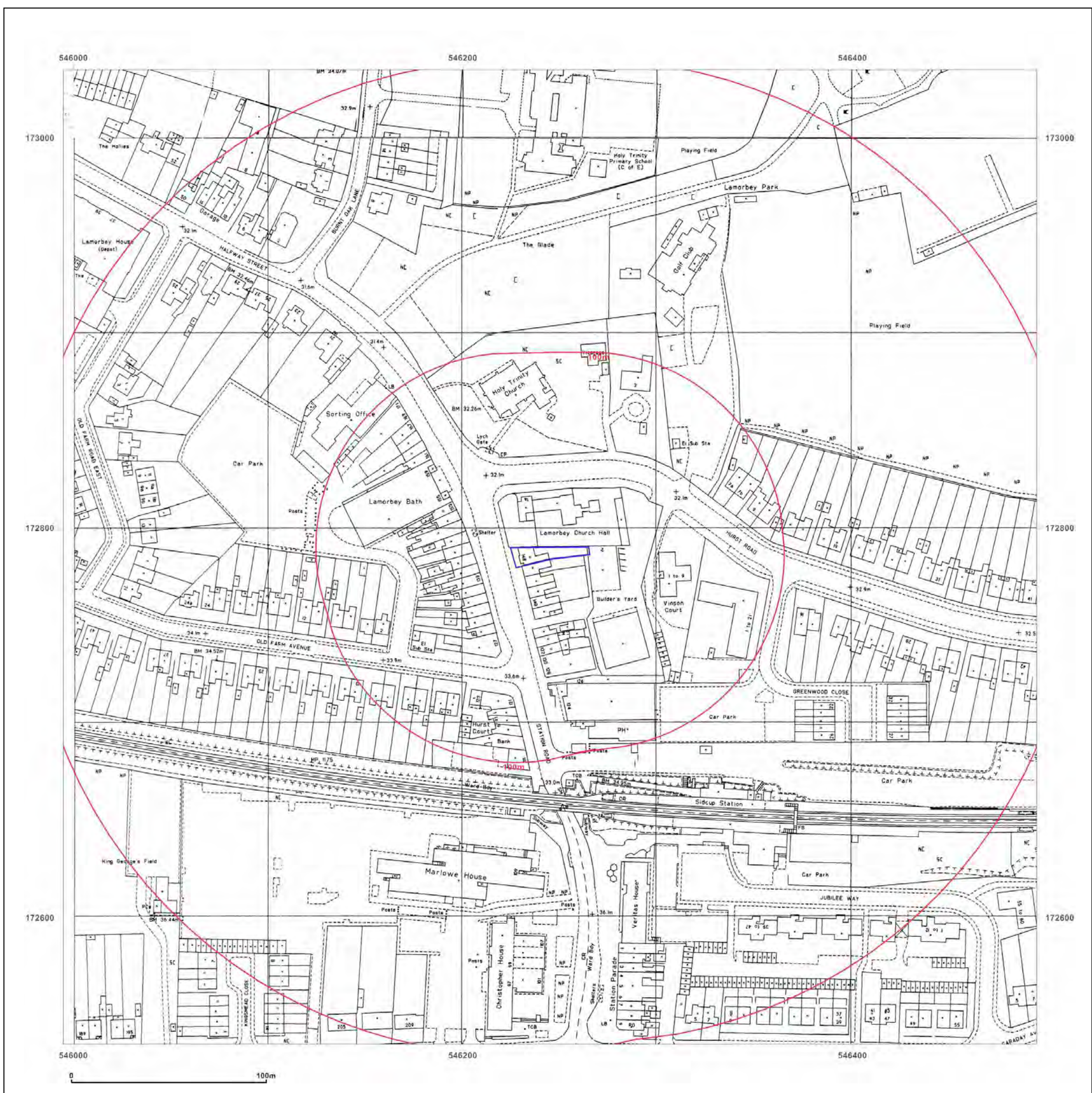


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Site Details:

148B, STATION ROAD,
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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1991-1992

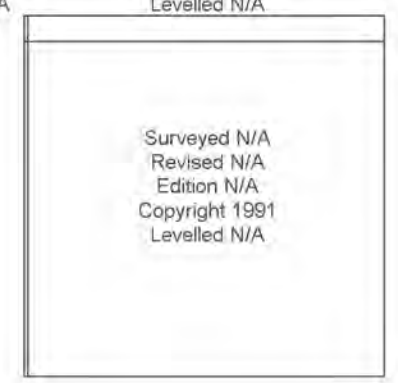
Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled N/A

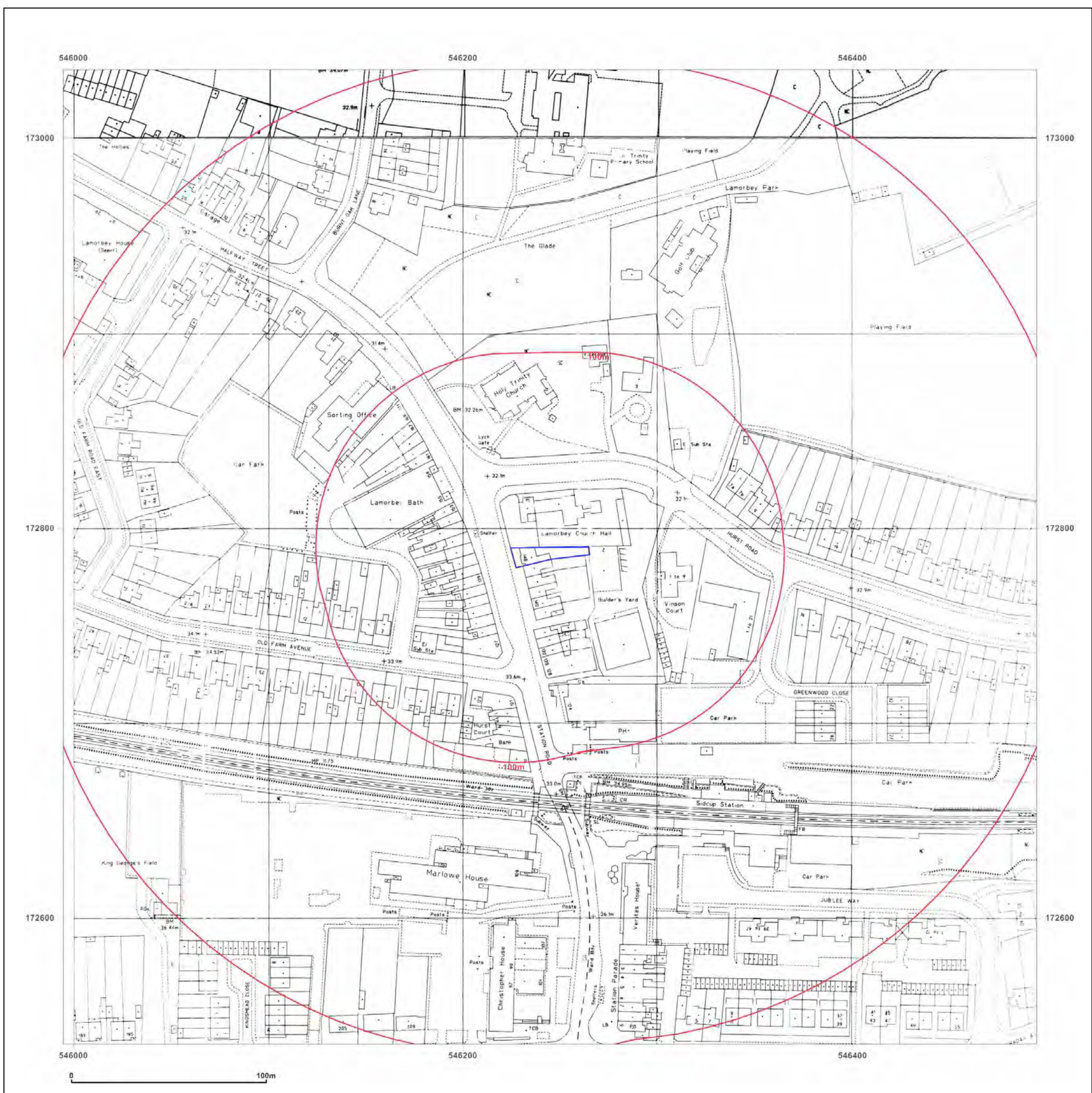


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Site Details:

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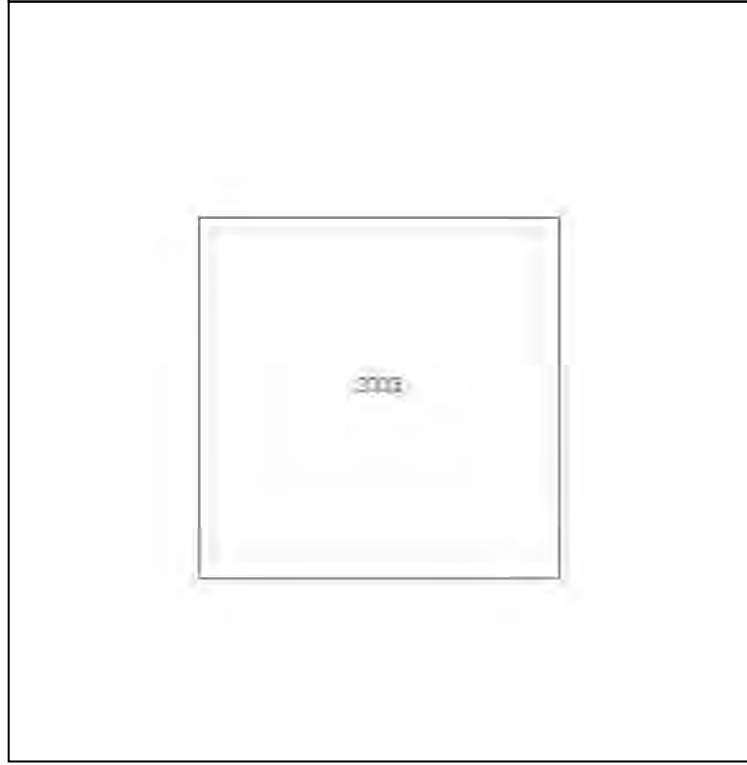
Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

148B, STATION ROAD,
SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

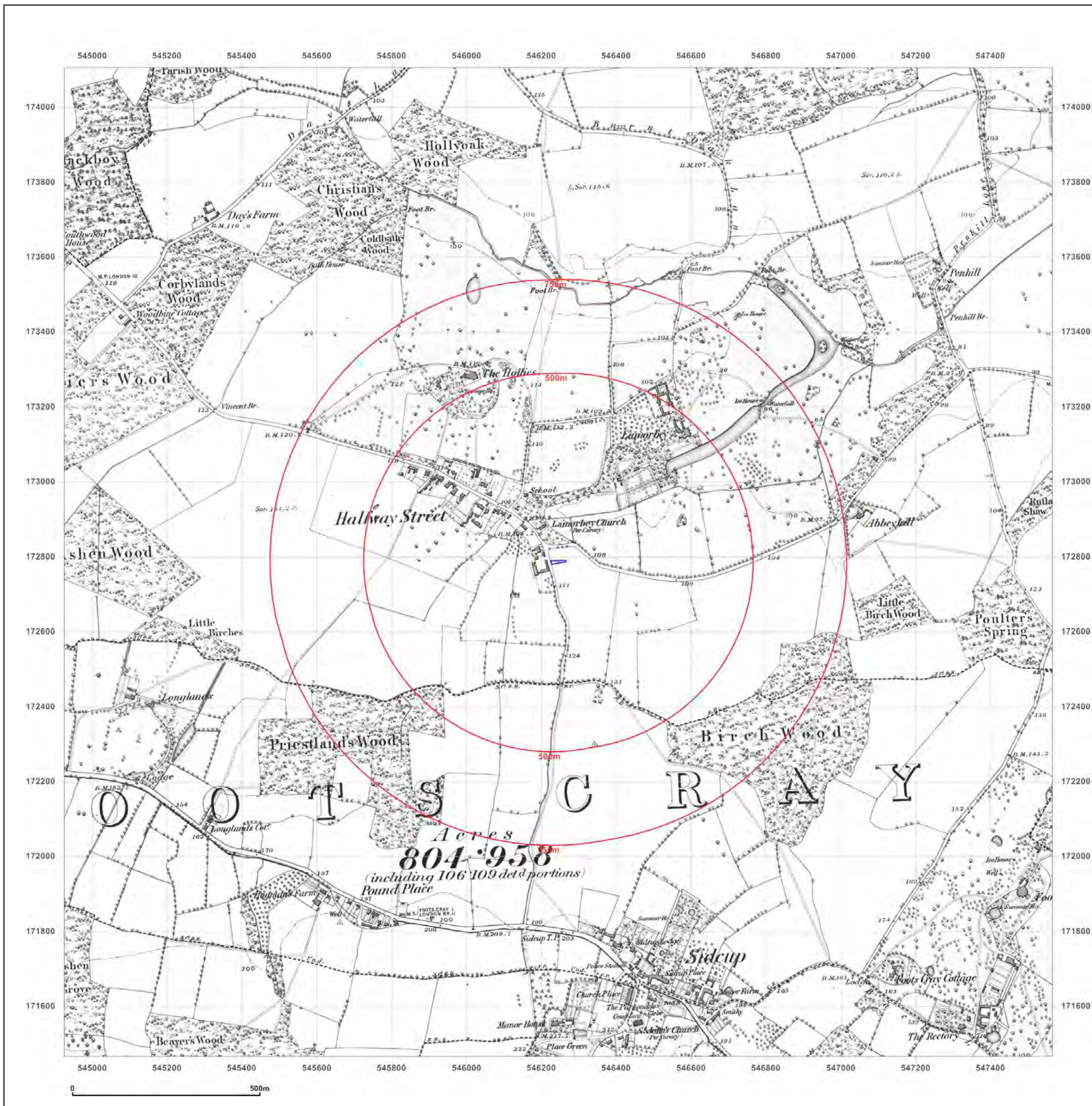


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Production date: 18 June 2020

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Site Details:

148B, STATION ROAD,
SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

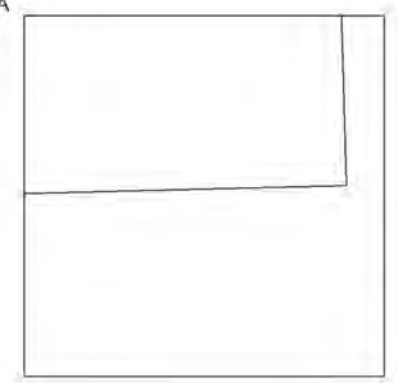
Map date: 1882

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1882
Revised 1882
Edition N/A
Copyright N/A
Levelled N/A

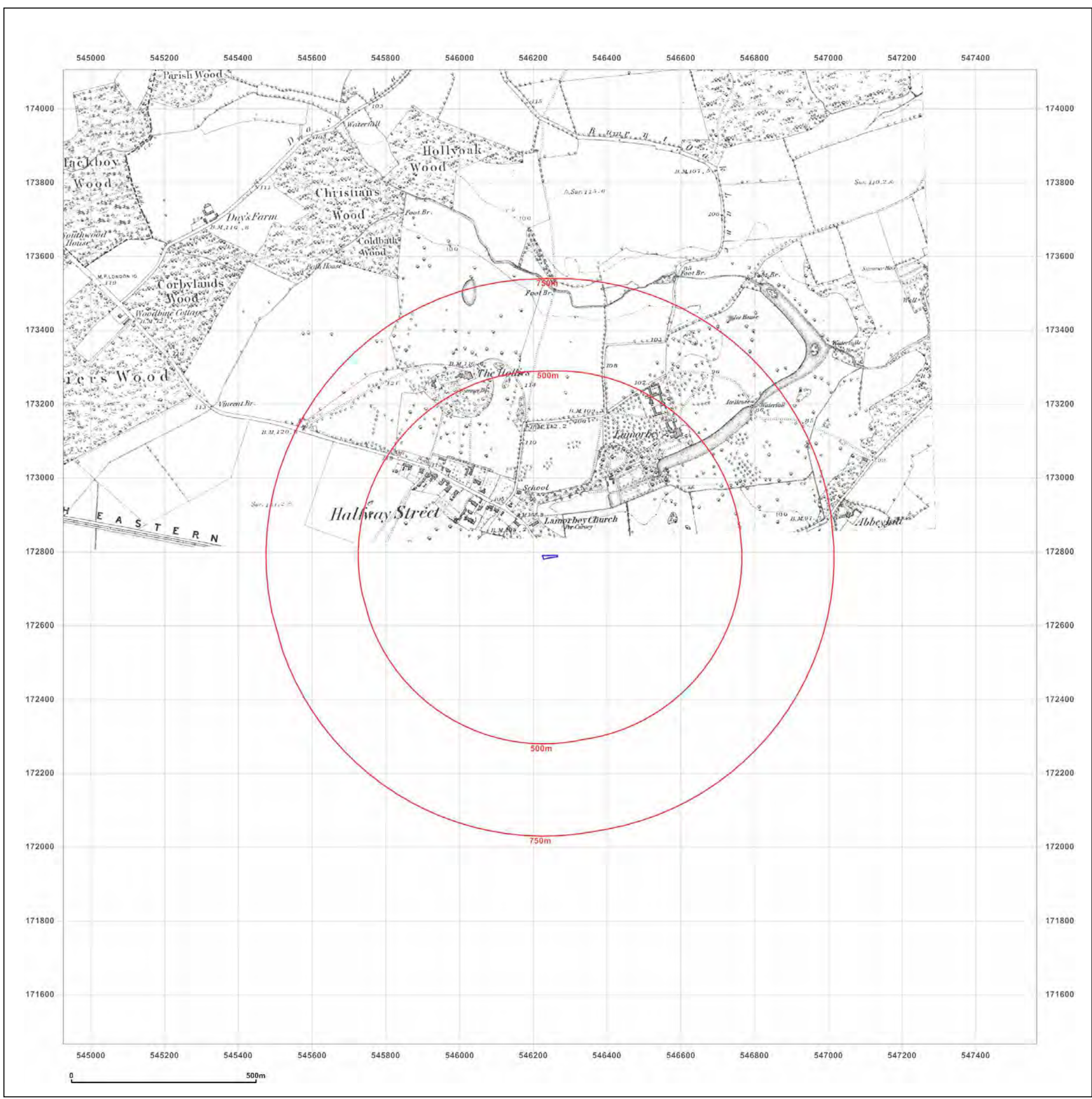


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Site Details:

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SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

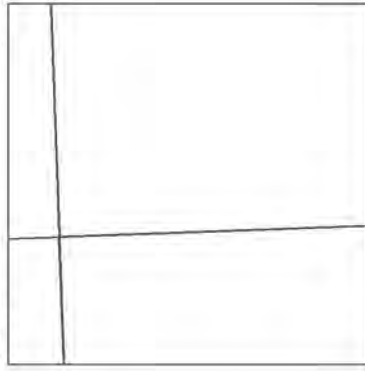
Map Name: County Series

Map date: 1895-1898

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1866 Revised 1895 Edition N/A Copyright N/A Levelled N/A</p>		<p>Surveyed 1867 Revised 1895 Edition 1898 Copyright N/A Levelled N/A</p>
<p>Surveyed 1868 Revised 1895 Edition N/A Copyright N/A Levelled N/A</p>		<p>Surveyed 1868 Revised 1895 Edition N/A Copyright N/A Levelled N/A</p>

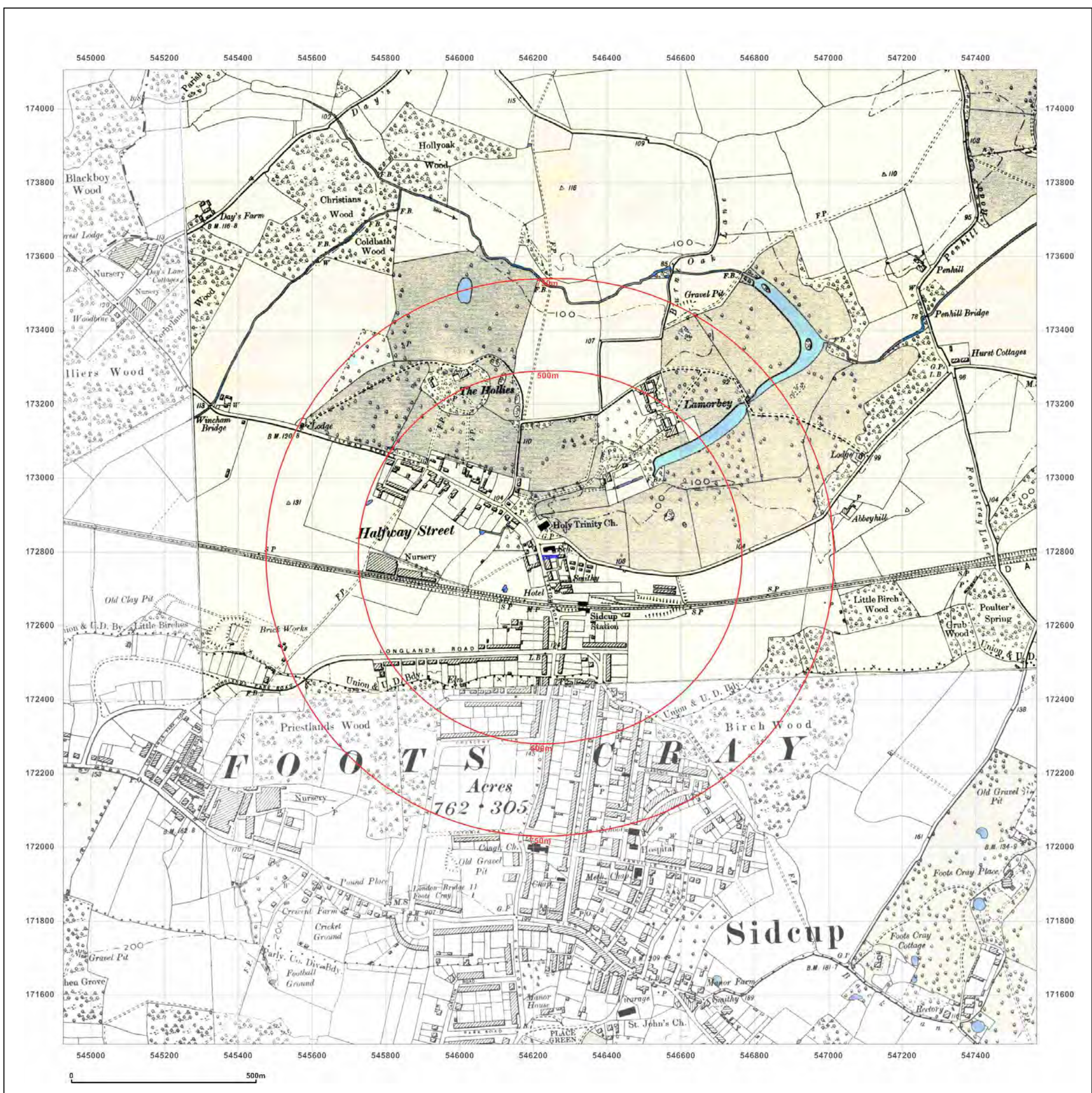


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Site Details:

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SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

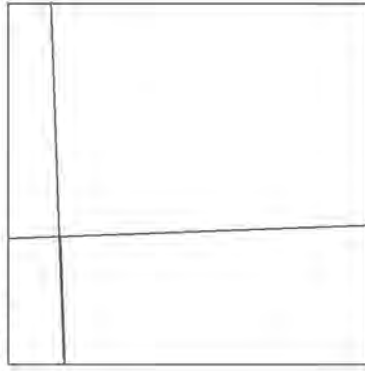
Map date: 1895-1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1868
Revised 1895
Edition 1898
Copyright N/A
Levelled N/A

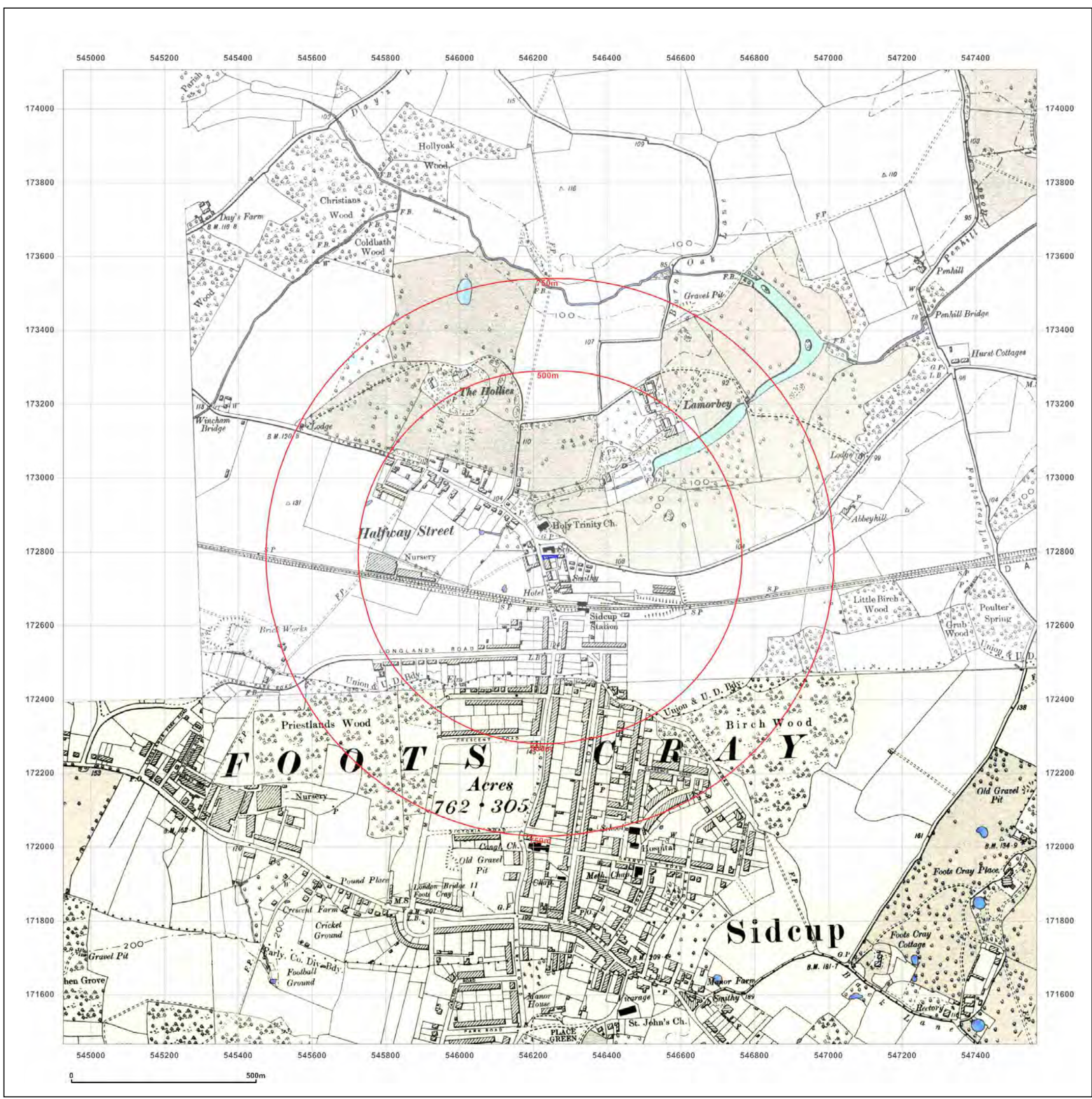


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Site Details:

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SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

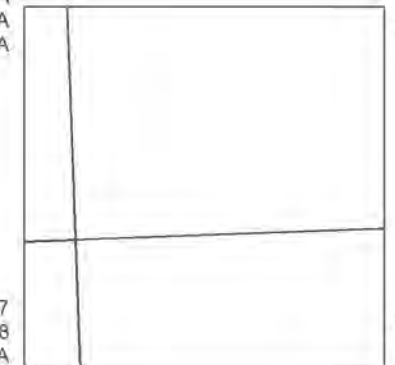
Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1862
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

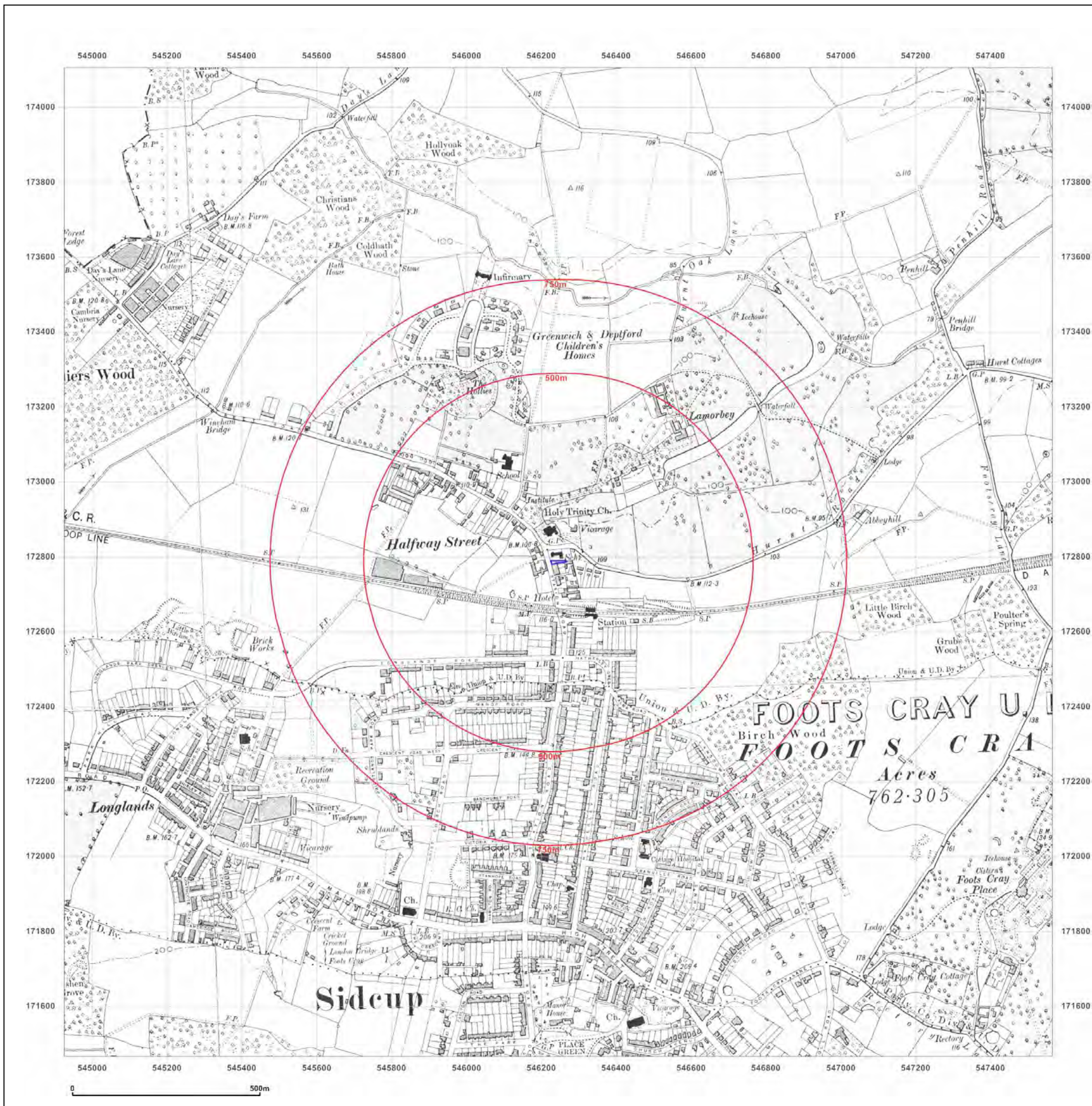


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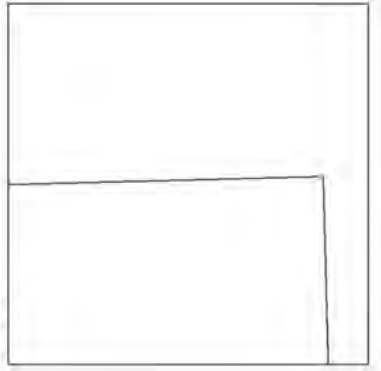
Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1862
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

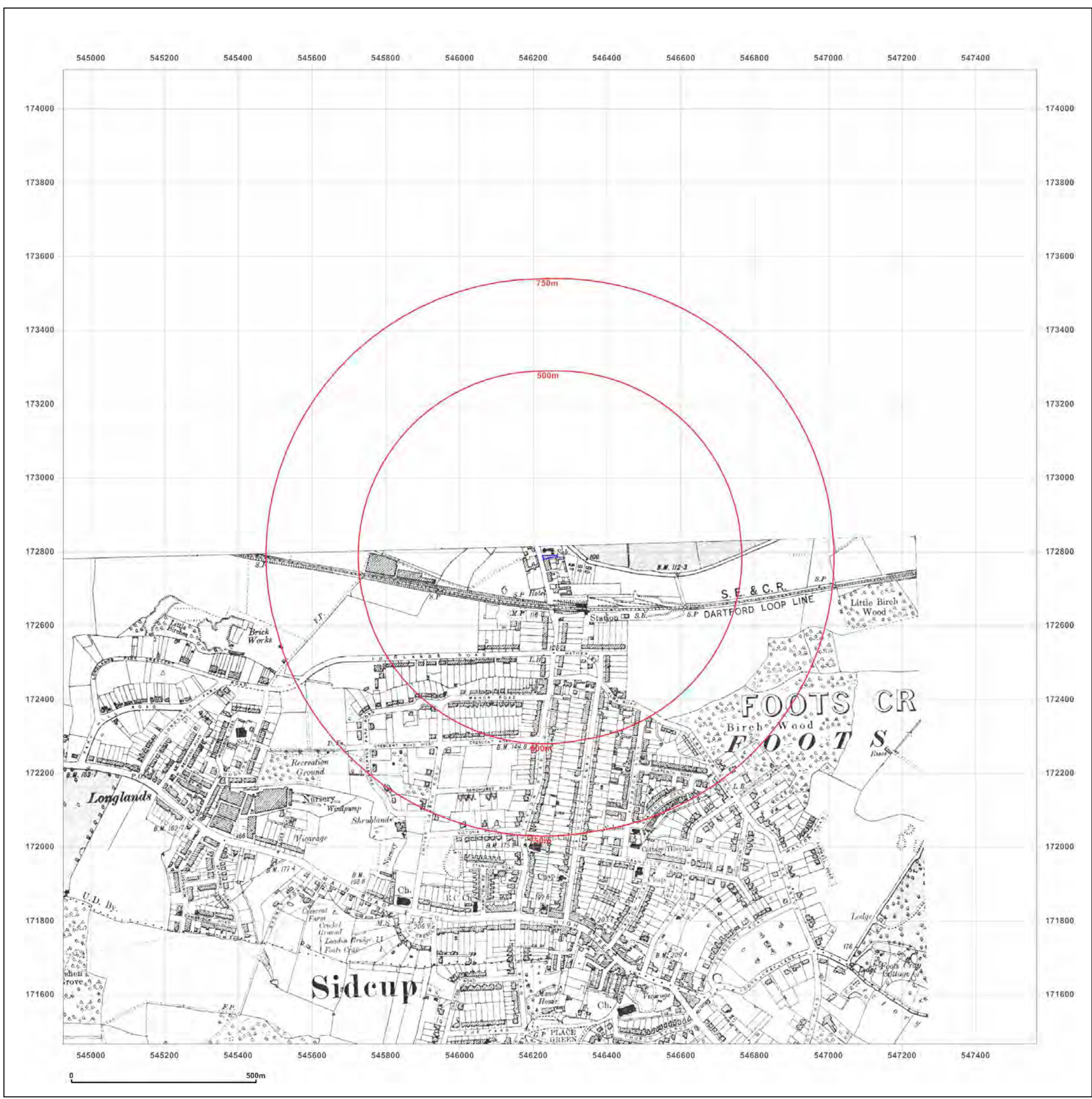


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Site Details:

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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1920-1921

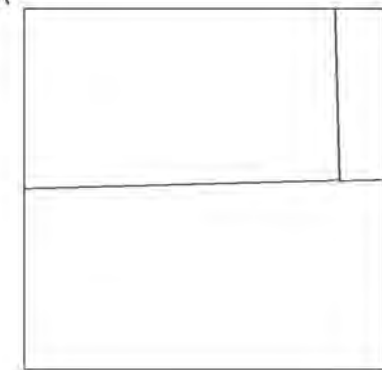
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1914
Edition 1920
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

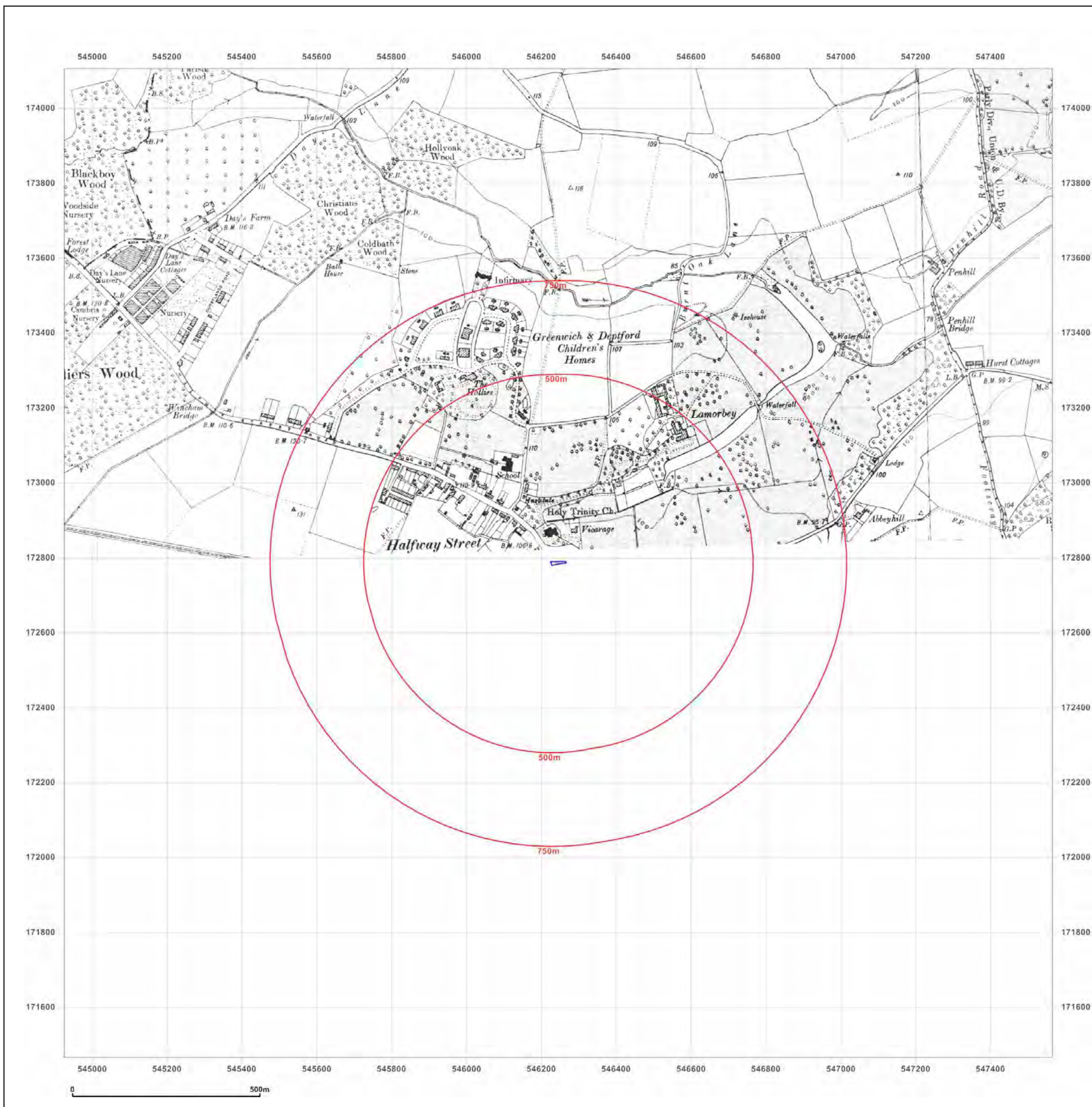


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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1930-1931

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1862 Revised 1931 Edition N/A Copyright N/A Levelled N/A	Surveyed 1867 Revised 1930 Edition N/A Copyright N/A Levelled N/A
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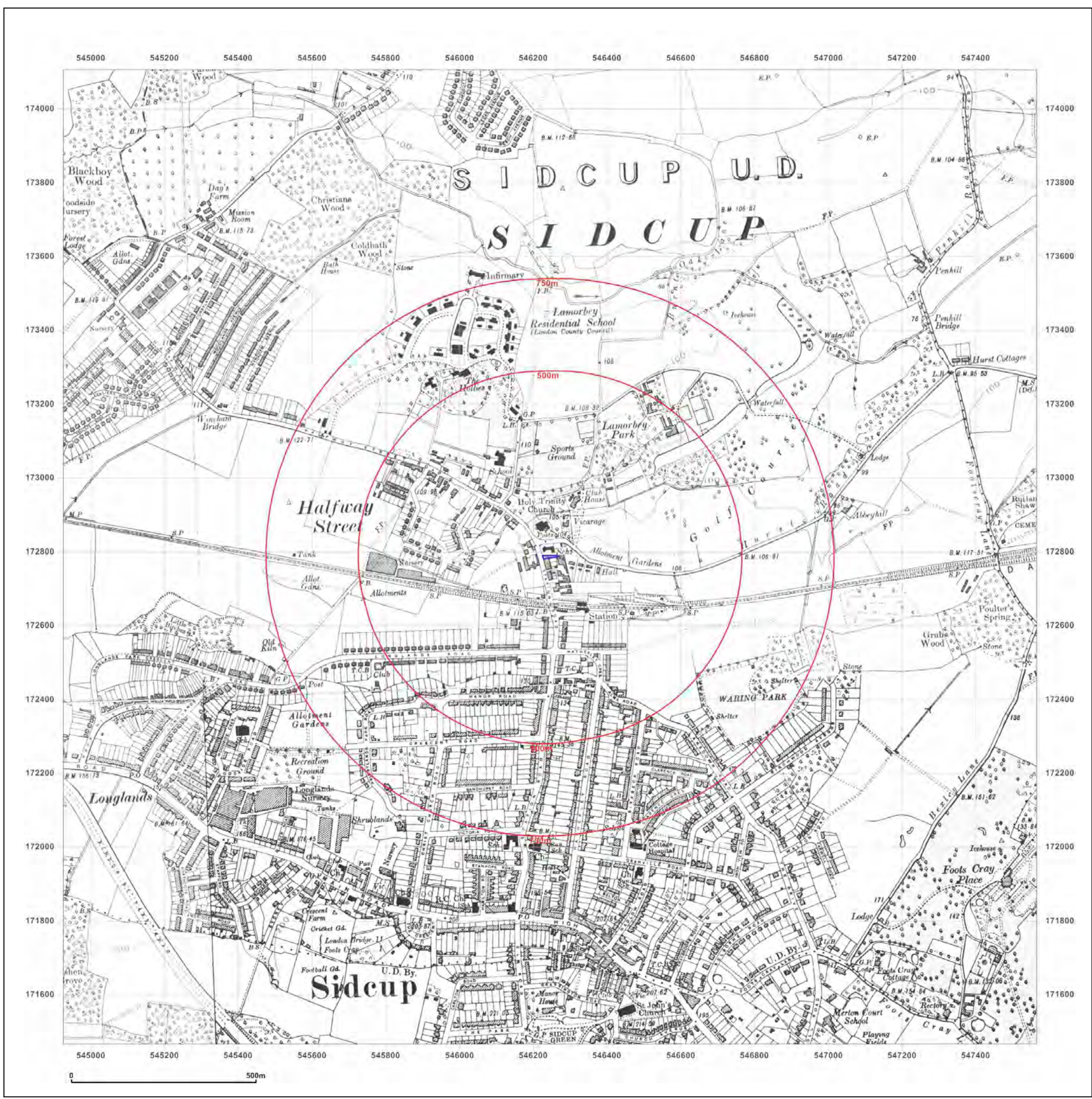


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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

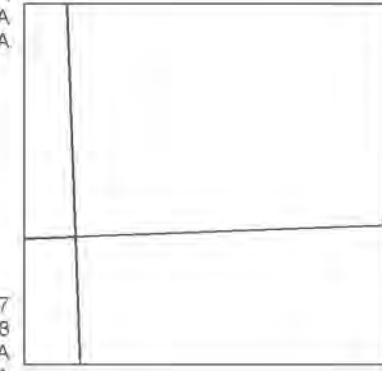
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1862
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
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Surveyed 1938
Revised 1938
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Site Details:

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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1938

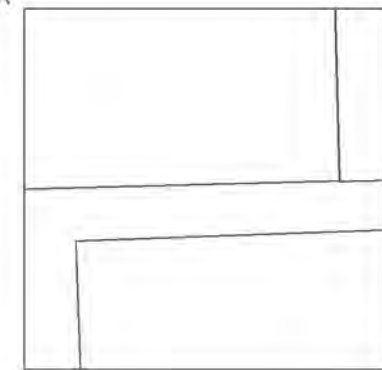
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1877
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

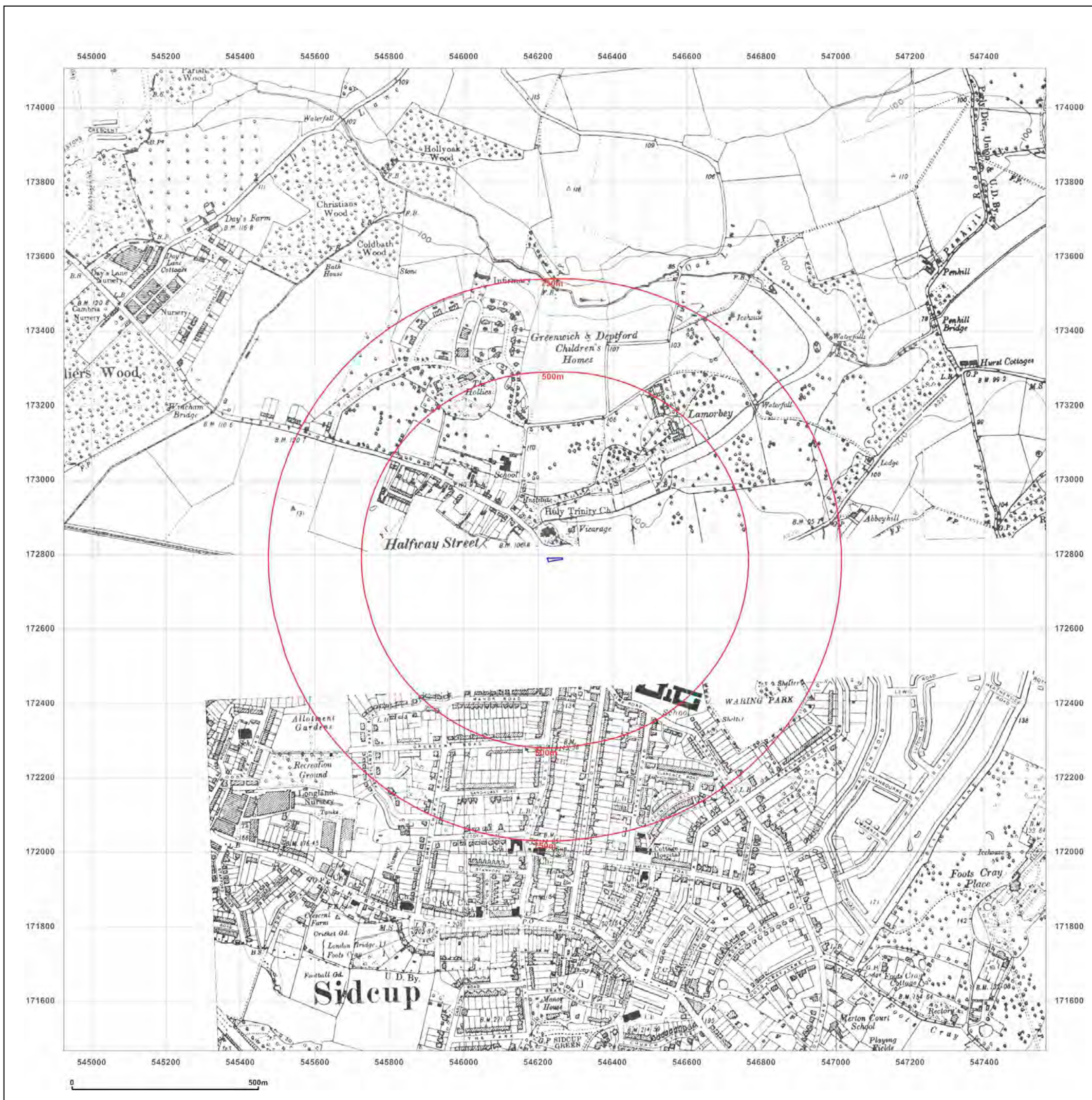


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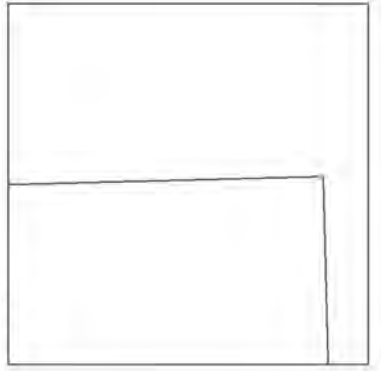
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Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1862
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

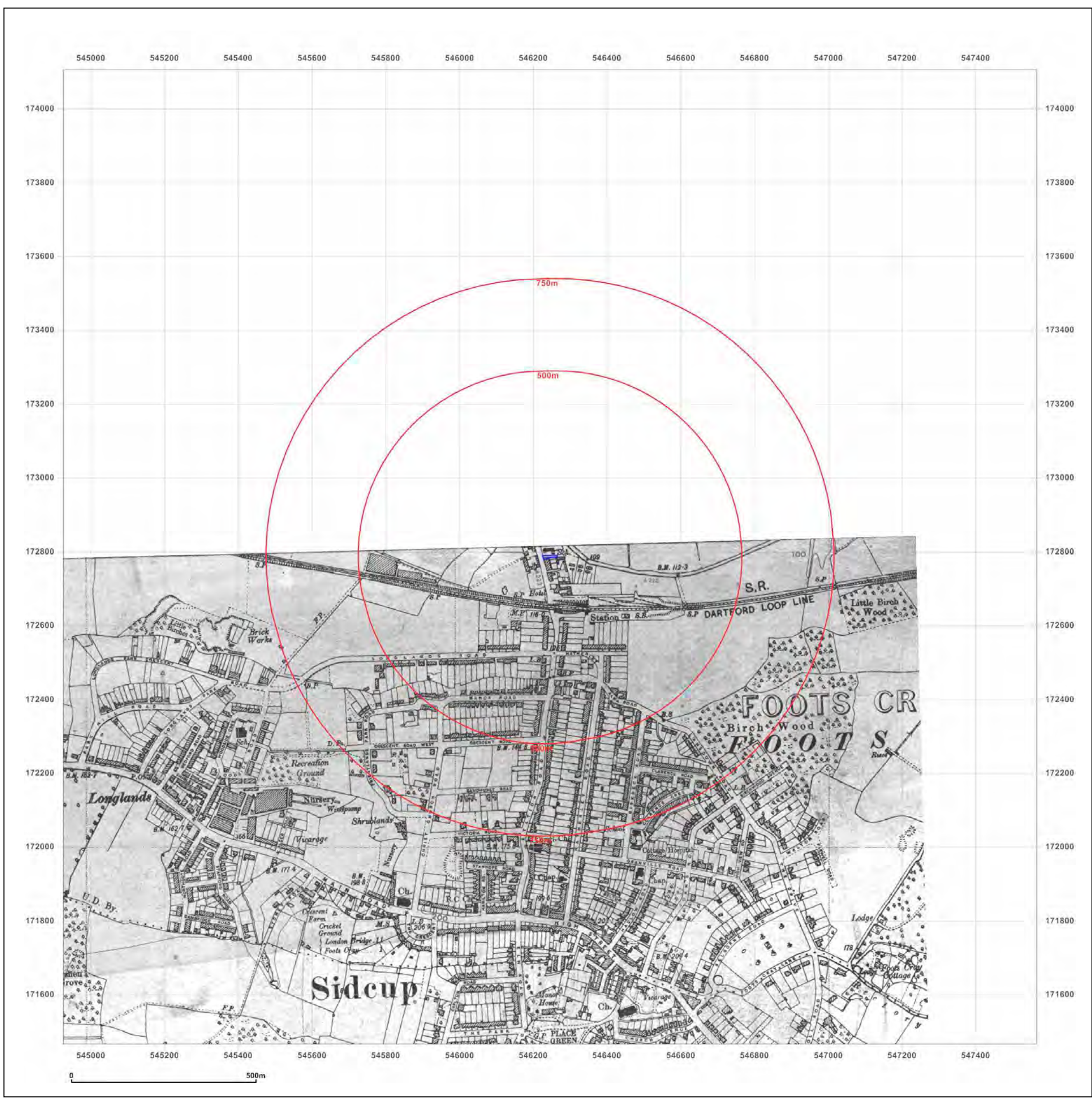


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Site Details:

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Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: Provisional

Map date: 1950-1951

Scale: 1:10,560

Printed at: 1:10,560



Surveied N/A Revised 1948 Edition N/A Copyright 1950 Levelled N/A	Surveied 1940 Revised 1940 Edition N/A Copyright 1951 Levelled N/A
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Site Details:

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SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: Provisional

Map date: 1961-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1961
Revised 1961
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

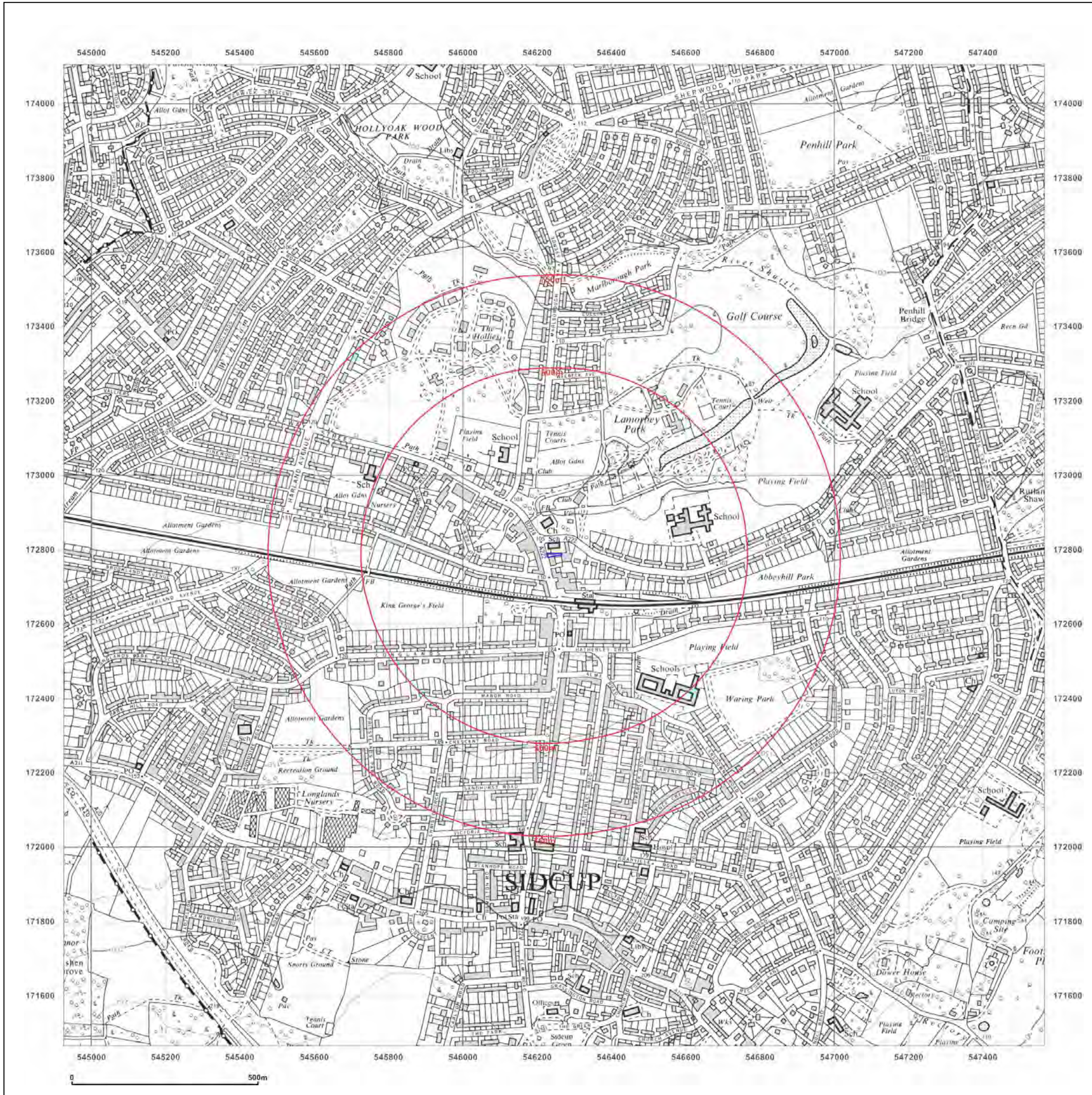


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SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1973-1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

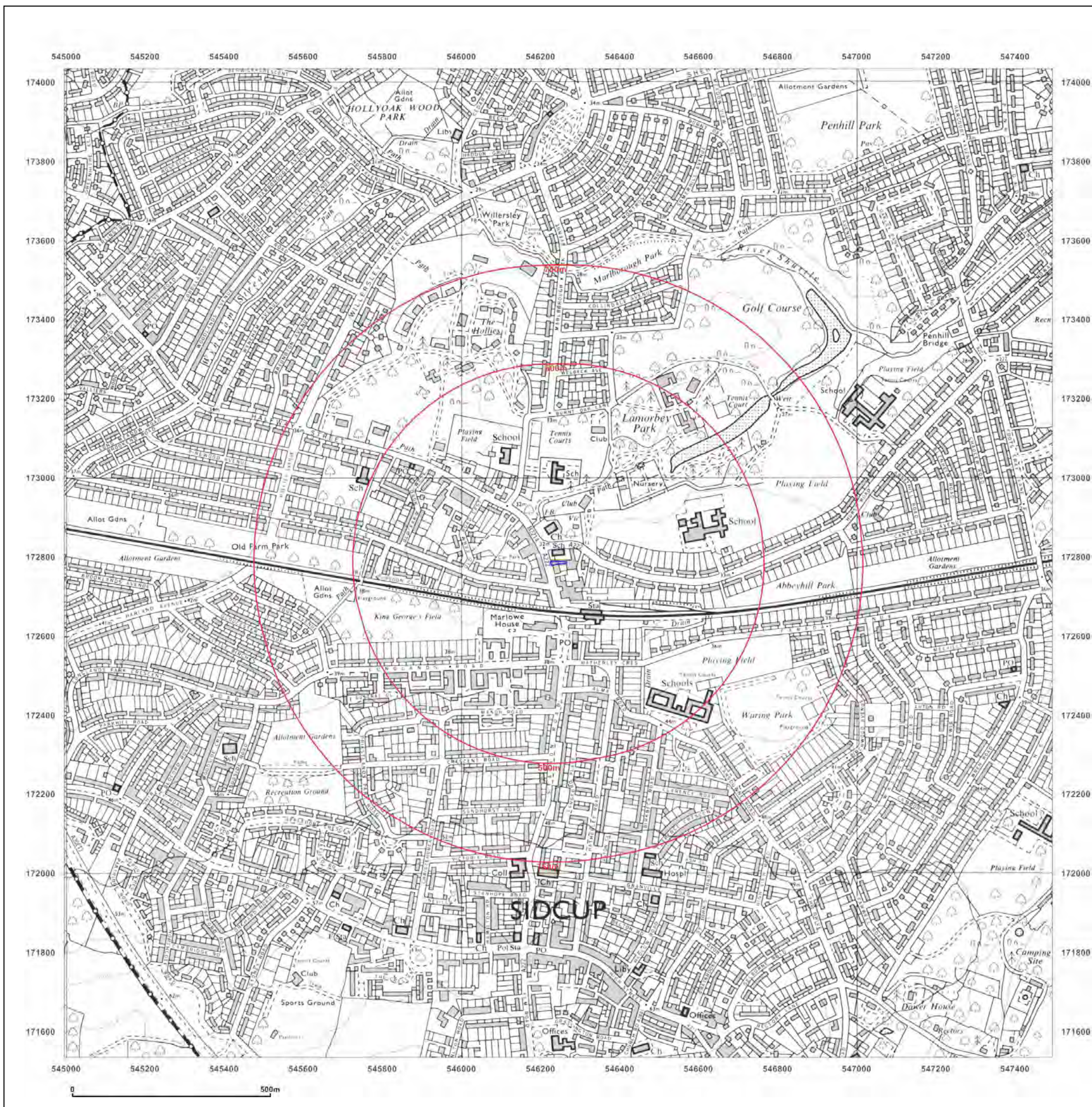


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Site Details:

148B, STATION ROAD,
SIDCUP, DA15 7AB

Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 1988-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1990
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1983
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

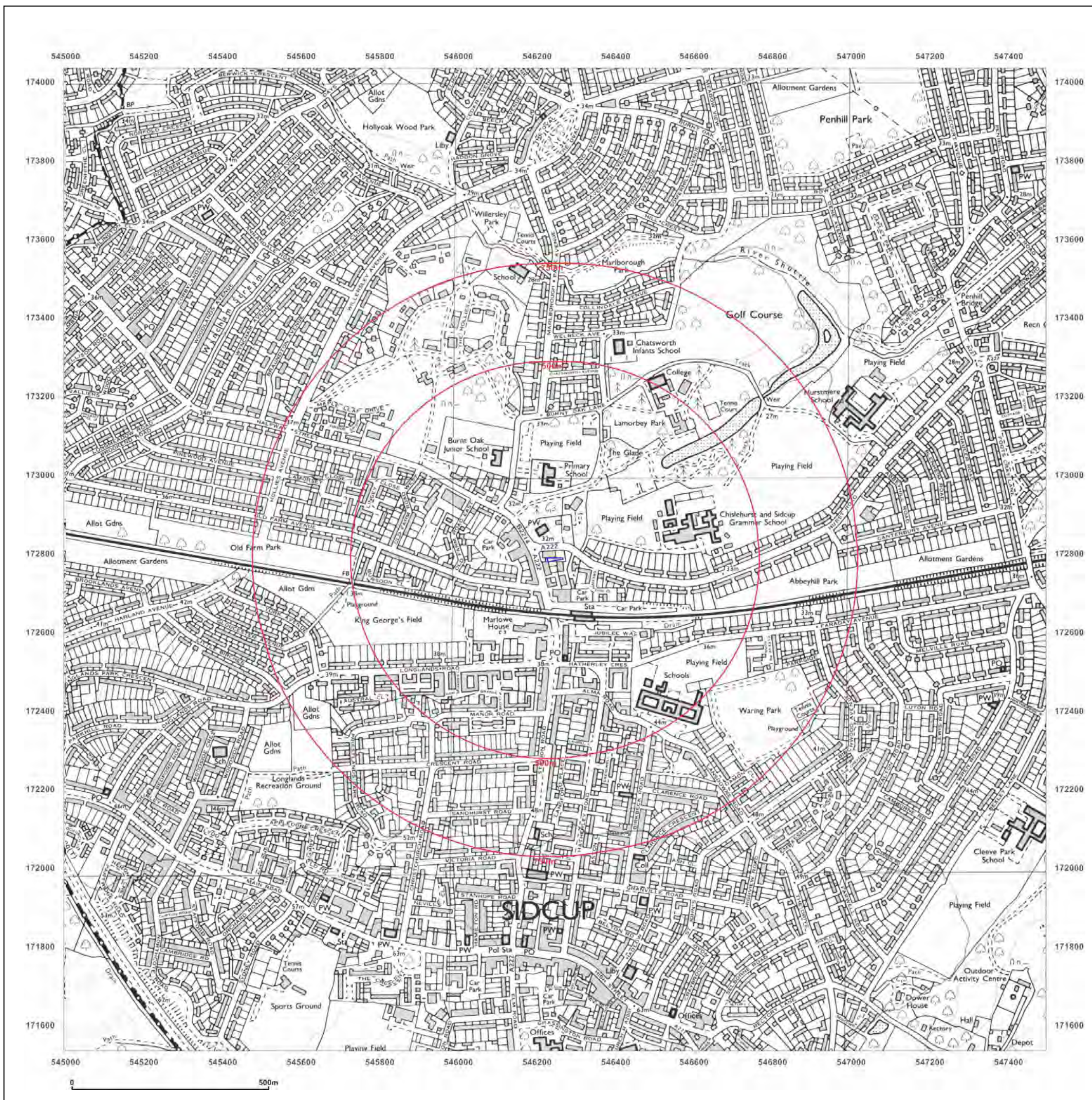


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Site Details:

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SIDCUP, DA15 7AB

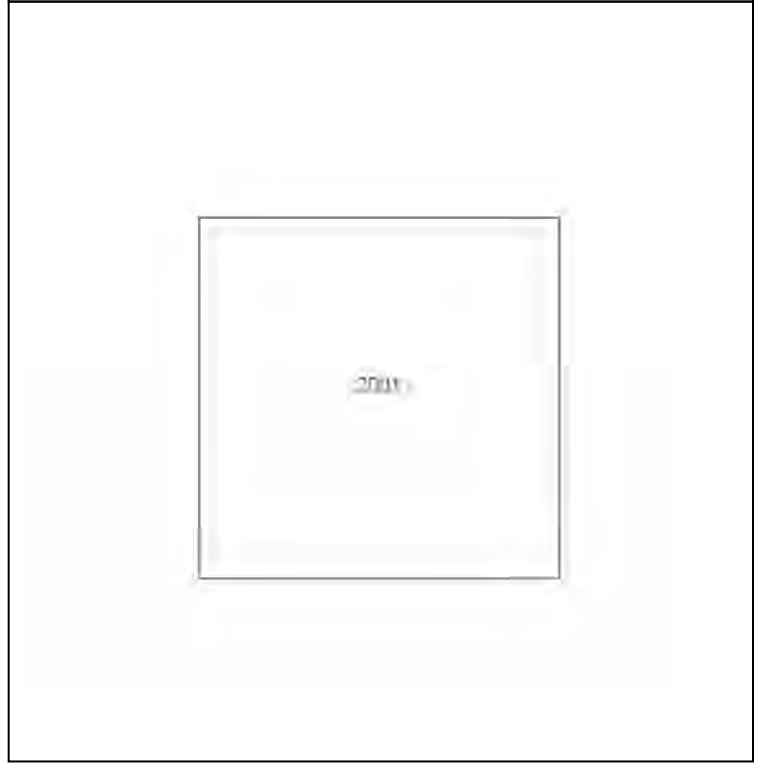
Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

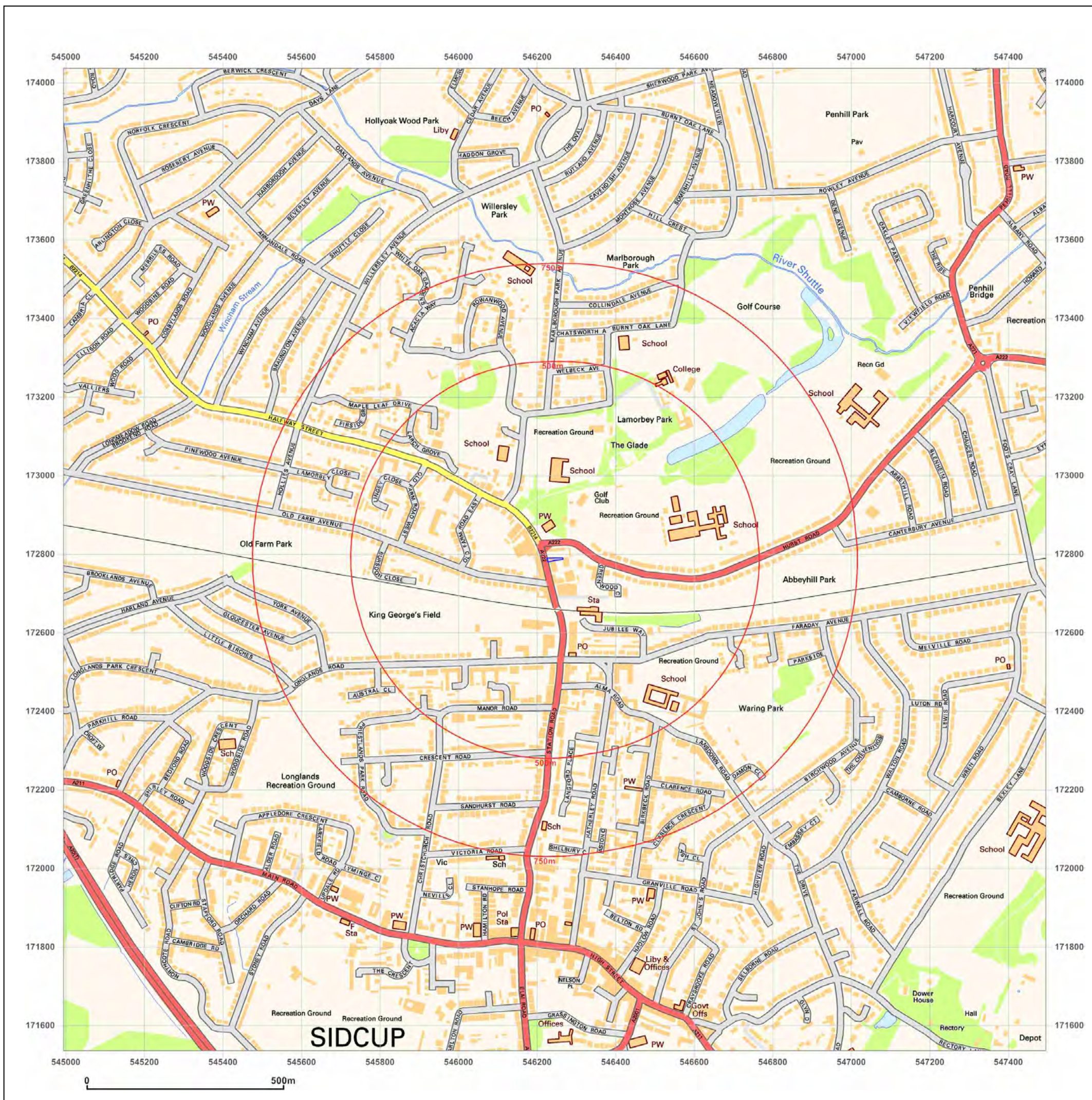


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Site Details:

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SIDCUP, DA15 7AB

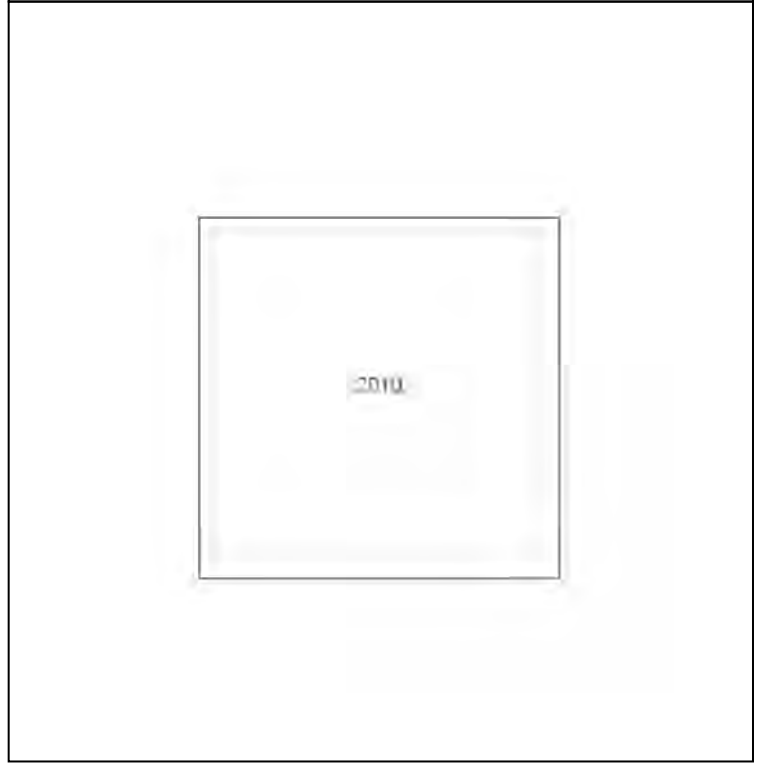
Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

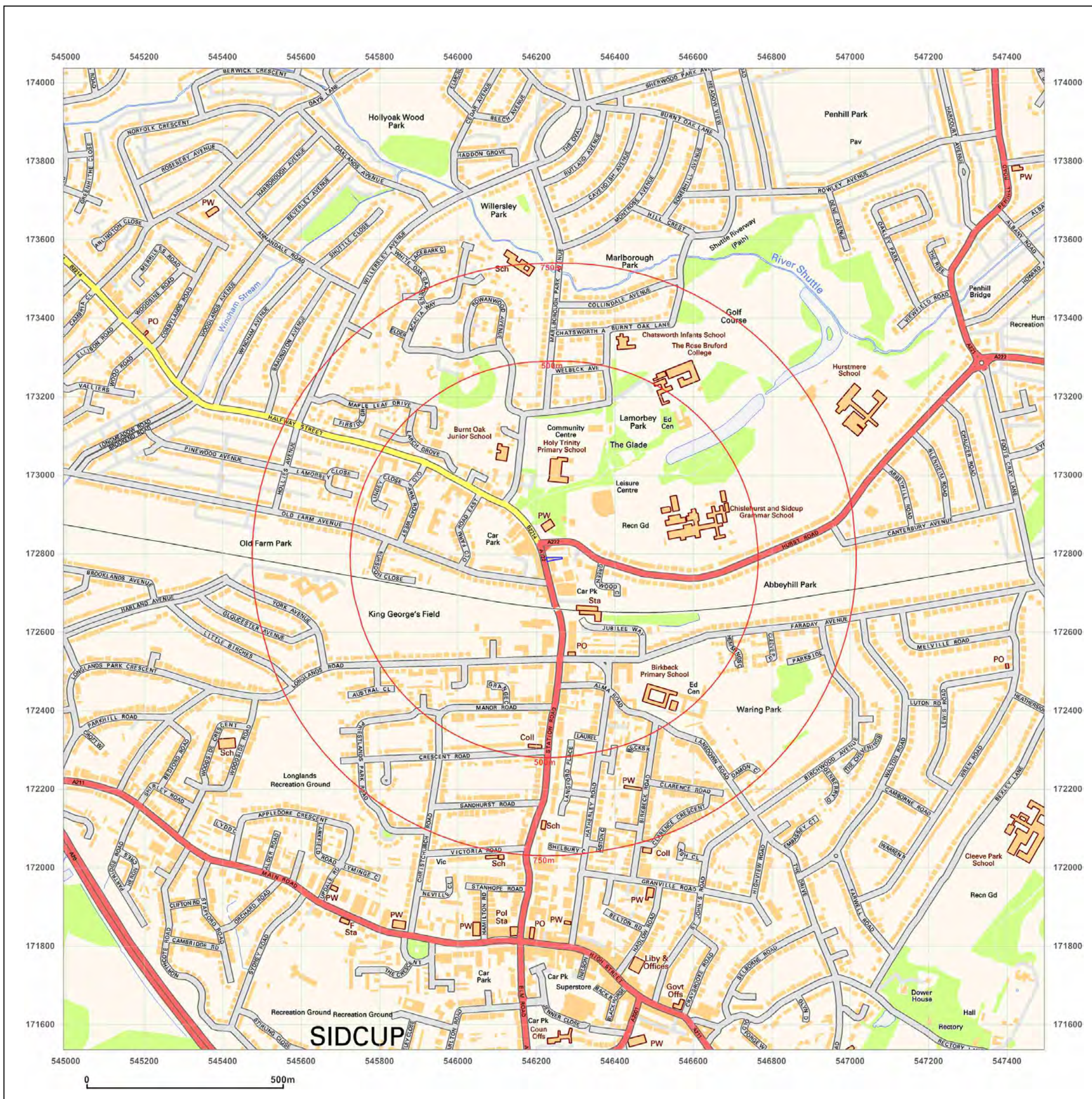


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Site Details:

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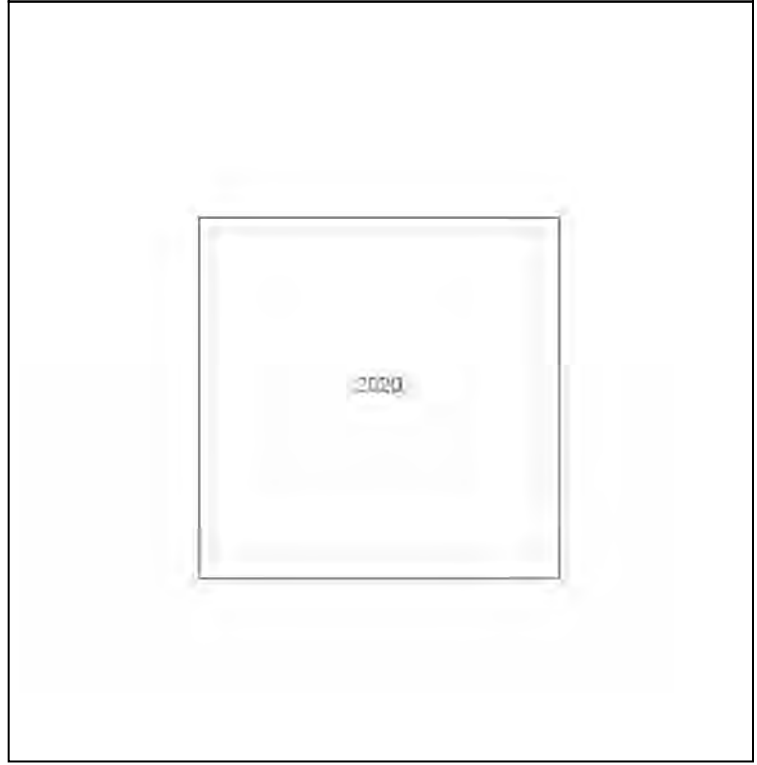
Client Ref: R0388
Report Ref: GS-6802163
Grid Ref: 546245, 172785

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000

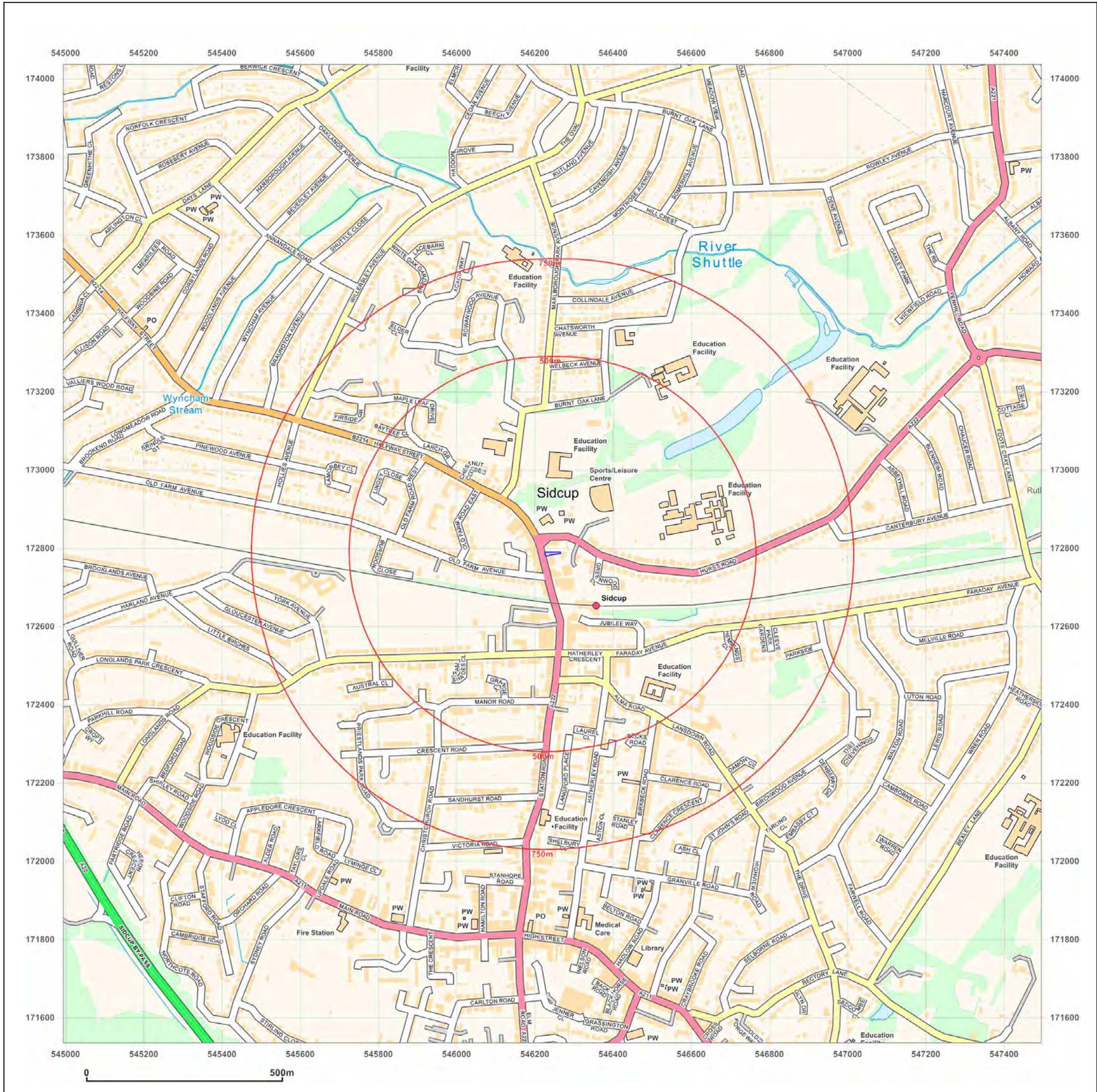


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Production date: 18 June 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



APPENDIX 2
REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2020 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance

of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.