



Phase 1 Geo-Environmental Report

Arthurs Lane, Hambleton
Gladman Developments
SHF.1132.039.GE.R.001.A



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Arthur's Lane, Hambleton.

Project:	Phase 1 Geo-Environmental Report
For:	Gladman Developments
Status:	Issued
Date:	February 2016
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Executive Summary

Proposed Development

Gladman Developments Ltd are seeking outline planning permission for up to 165 residential dwellings (including up to 30% affordable housing), provision of a car park / drop-off area and signalised crossing for Hambleton Primary Academy, extension of school playing field, introduction of structural planting and landscaping, informal Public Open Space, internal footpaths, surface water flood mitigation and attenuation, vehicular access points off Arthurs Lane and associated ancillary works. All matters to be reserved with the exception of the vehicular access points.

Investigation

A desk study and site visit were undertaken by Enzygo Ltd. in July 2015.

Ground Conditions

Ground Conditions comprise agricultural land, woodland, residential housing gardens and a playing field.

Contamination

No significant contamination was noted on site and the former and existing land uses do not indicate there are likely to be significant levels of contamination.

No ground investigation was undertaken.

Ground Gas

No radon or significant ground gas risk has been identified.

1.0 Introduction

1.1 Background

1.1.1 Enzygo Limited was commissioned by Gladman Developments Ltd to prepare a Geo-Environmental Report for Land at Arthur's Lane, Hambleton, FY6 9AT.

1.2 Proposed Development

1.2.1 Gladman Developments are seeking to promote land for 165 residential units with associated access roads, gardens and landscaping on the 11.38ha site (the Site).

1.3 Objectives

1.3.1 The objectives of the study are to:

- Review historical plans, geology, hydrogeology, site sensitivity, mining records and contaminated land information provided by the local authority in order to complete a Desk Study. A Groundsure report has been obtained for the site and is included in Appendix A;
- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors; and
- Provide a factual and interpretative report relating to the desk study and a site inspection.
- Provide a revised conceptual model and recommendations on any potential development issues and mitigation measures, where appropriate.

1.4 Risk Classification

1.4.1 Enzygo has utilised the available information, to assess the likely risks to development from land quality issues. Definitions of the risk terms used are provided in the following table.

Risk	Description
Negligible	No contamination risk has been identified which is likely to affect development.
Low	No significant contaminated land risks have been encountered affecting development and a low risk that remediation will be required.
Low-Moderate	There are unlikely to be significant contaminated land issue associated with the site which will adversely affect its re-development. However, minor or localised contamination may be present requiring remediation. Remediation should be possible under a discovery strategy and with a call out service.
Moderate	Some potential contaminated land risks have been encountered or identified which may affect re- development. The risks identified are unlikely to affect the entire site or preclude development. Remediation is considered feasible as part of the development process and no further investigation is considered necessary.
Moderate-High	Some potentially significant contaminated land risks have been identified at the property that requires remediation. It is recommended that a separate remedial methodology is prepared supported by a site specific risk assessment
High	Significant potential contaminated land risks have been identified and remediation is required supported by further intrusive ground investigation, risk assessment and remedial design.

1.4.2 Where adverse risks from ground instability are identified these are discussed within the report.

2.0 Site Setting

2.1 Site Description

- 2.1.1 The following site description has been compiled from the site inspection, together with current maps, aerial photographs and a topographical survey.
- 2.1.2 The Site is located at Land at Arthur's Lane, Hambleton and is approximately 11.38ha (NGR: 337868, 442771).
- 2.1.3 The Site is currently occupied by 4 fields used for agriculture bisected by hedgerows and includes two ponds and a farm building.
- 2.1.4 The site is accessed from gated access off Arthurs Lane to the west of the Site.

2.2 Surrounding Area

- 2.2.1 The Site is bounded by Primary Academy playing field and Church to the south, east and north with Arthur's Lane and residential development to the west.
- 2.2.2 No significant risks have been identified on or adjacent to the site.

3.0 Site History

3.1 Historical Land Use

3.1.1 A review of historical Ordnance Survey Maps and information pertinent to the site and within a 250m radius is summarised below:

Potentially Contaminative Historical Land Use		
Map Edition	Site	Surrounding Area
1891	Agricultural Land, Crooklands Farm, Woodland	No Change
1912	No Change	No Change
1932	Woodland clearance	No Change
1965	No Change	No Change
1970	No Change.	Construction of residential to the west, construction of school to the south
1978	No Change	Further residential to the west
1988	No Change.	No Change
1988	Some farm buildings demolished	No Change
1993	No Change	No Change
2010	No Change	No Change
2014	No Change.	No change

3.1.2 No sources of significant contamination other than those potential sources associated with agricultural practices have been identified from historical maps.

4.0 Environmental Setting

4.1 Ground Conditions

4.1.1 British Geological Survey (BGS) online 1:50 000 geological mapping indicates that the Site is underlain by the following geological sequence:

Geological Unit	Type	Description	Aquifer Classification
Superficial Deposits	Devensian Till	Diamicton	Unproductive
Bedrock	Sidmouth Mudstone Formation	Mudstone	Secondary B

4.1.2 There are no records of Artificial / Made Ground on and within 500m of the Site.

4.1.3 There are no records of landslips within 500m of the Site.

4.1.4 Records of background soil chemistry do not identify any concentrations above residential GAC values.

4.2 Groundwater

4.2.1 The permeability of the bedrock is recorded as being low with a Secondary B aquifer located below site.

4.2.2 The GroundSure Report shows the site being outside of any Source Protection Zone.

4.2.3 There are no records of groundwater abstraction licenses within 1000m of the site.

4.2.4 The site is identified as having the potential for groundwater flooding to occur at surface.

4.3 Coal Mining

4.3.1 There are no records of coal mining activity occurring on in vicinity of the site.

4.4 Non Coal Mining and Natural Cavities

4.4.1 There are no records of non-coal mining activities or natural cavities within 1000m of the site.

4.5 Ground Workings

4.5.1 The following Historical Surface Ground Working Features were recorded within 250m of the site:

ID	Distance (m)	Direction	NGR	Use	Date
1A	0	On Site	337789 442892	Pond	1891
2A	0	On Site	337794 442890	Pond	1910
3A	0	On Site	337794 442890	Pond	1930
4A	0	On Site	337799 442901	Pond	1951
5	0	On Site	337856 442820	Pond	1891
6A	0	On Site	337789 442892	Pond	1938
7B	90	SW	337664 442522	Unspecified Pit	1951

8B	103	SW	337655 442512	Unspecified Pit	1938
9B	103	SW	337655 442516	Unspecified Pits	1930
10B	109	SW	337648 442508	Ponds	1910
11	113	NE	338067 443073	Unspecified Pit	1891
12	137	SW	337625 442509	Unspecified Ground Workings	1930
13C	150	W	337499 442770	Ponds	1938
14C	151	W	337498 442748	Ponds	1891
15C	152	W	337497 442752	Ponds	1930
16D	202	NE	338116 443173	Pond	1930
17D	202	NE	338116 443173	Pond	1910
18D	202	NE	338116 443173	Pond	1938
19D	209	NE	338120 443167	Pond	1891
20D	215	NE	338125 443181	Pond	1985
21D	215	NE	338125 443181	Pond	1968
22D	215	NE	338125 443181	Pond	1951
23E	226	NW	337460 442940	Ponds	1951
24E	228	NW	337439 442931	Ponds	1938
25E	228	NW	337439 442931	Ponds	1930
26E	228	NW	337439 442931	Ponds	1891
27E	228	NW	337439 442931	Ponds	1910

4.5.2 None of the active or former ground workings are considered to be a significant risk to the Site.

4.6 Hydrology

4.6.1 There are no 'Main Rivers' (watercourses where flood defences are maintained by the Environment Agency) located within the immediate vicinity of the site. There is however an unnamed land drain which runs along in a south easterly direction just outside the southern boundary.

4.6.2 There are 7 surface water abstractions within 2000m of the Site all of which relate to either fish farms or lakes and pond throughflow, the nearest of which is 708m to the east of the Site.

4.6.3 Environment Agency records show that the entirety of the site is located within Flood Zone 1 and therefore is at low risk of fluvial flooding.

4.6.4 The majority of the Site is shown to be outside the mapped extent of surface water flooding. There are some sporadic patches of land at high risk of surface water flooding, associated with the ponds on Site.

4.7 Radon Risk Potential

4.7.1 The Groundsure GeolInsight Report indicates that the site is not within a Radon Affected Area and therefore no radon protective measures are necessary for the construction of new development.

4.8 Natural Hazards Finding

4.8.1 BGS information presented within the Groundsure Enviroinsight report assigns the following risks to identified ground stability hazards:

Hazard	Risk Designation (Groundsure)
Coal Mining	None
Collapsible Ground	Very Low
Compressible Ground	Negligible
Ground Dissolution	Negligible
Landslide	Very Low
Running Sand	Very Low
Swelling / Shrinking Clay	Very Low

4.8.2 No significant ground stability risks have been identified.

4.9 Sensitive Land Uses

4.9.1 The site and surrounding land are residential and agricultural.

4.9.2 No ecologically sensitive designations are identified on or in the vicinity of the site.

4.10 Historical and Archaeological Features

4.10.1 English Heritage does not identify any Scheduled Ancient Monuments or Listed Buildings on or in vicinity of the site. The nearest Historic Monument is Hambleton Hall (Grade II listed) located approximately 550m to the south east of the Site.

4.11 Environmental Sensitivity

4.11.1 Overall the site is currently considered to be of low sensitivity due to the following:

- The underlying stratum is classified as a Secondary B Aquifer;
- No licensed groundwater abstractions within 1000m of the site;
- Site outside of any Source Protection Zone;
- No land drain located outside the site's southern boundary; and
- No sensitive ecology is noted on site.

4.11.2 The proposed end use of the site is residential and as such future sensitivity will be high for end users.

4.12 Industrial Land Uses.

4.12.1 The Groundsure EnviroInsight Report identifies 14 potentially contaminative uses identified from the 1:10000 scale mapping:

ID	Distance (m)	Direction	Use	Date
1A	90	SW	Unspecified Pit	1951
2	91	W	Unspecified Depot	1985
3A	103	SW	Unspecified Pit	1938
4A	103	SW	Unspecified Pits	1930
5K	113	NE	Unspecified Pit	1891
6L	118	S	Grave Yard	1846
7M	137	SW	Unspecified Ground Workings	1930
8	144	SE	Pipe	1846
9	348	SE	Pipe	1846
10T	365	NW	Unspecified Pit	1891
11	400	W	Pipe	1846
12G	417	W	Telephone Exchange	1985
13V	461	N	Unspecified Pit	1891
14W	465	N	Unspecified Pit	1891

4.12.2 The pits have all been backfilled the nature of the backfill is not known but given the long timescales any contaminative backfill is considered to be low risk in relation to biodegradable substances and ground gas.

4.12.3 There are no records of use as a petrol/ fuel site.

4.12.4 There are no high pressure oil/gas pipelines located within 250m of the site.

4.12.5 No new risks are identified from the register of industrial uses.

5.0 Consultations

5.1 Regulatory Database

5.1.1 The following information has been obtained from a commercially available environmental database. The summary table only includes records not otherwise detailed in the report.

Environmental Permits, Incidents and Registers	0 -250m	250-500m	Details
Site determined as contaminated land	0	0	Not Applicable.
Authorised industrial processes	0	0	Not Applicable.
Registered radioactive substances	0	0	Not Applicable.
Enforcements, prohibitions or prosecutions	0	0	Not Applicable
Pollution Incidents	0	0	Not Applicable
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	Not Applicable
Control of Major Accident Hazard (COMAH)/ Notification of Installations Handling Hazardous Substances (NIHHS) sites	0	0	Not Applicable
Records of Licensed Discharge Consents	0	1	Surface Water discharge 390m to south of Site.

5.1.2 No significant risks to the site have been identified from regulated activities.

5.2 Landfill and Waste Treatment Sites

5.2.1 There are 4 landfill, waste treatment, transfer or disposal sites within 1500m of the site.

5.2.2 The EA historic landfill sites are;

- A Commercial waste disposal site 479m to the north of the site, last recorded in 1973.
- A Commercial waste disposal site 676m to the north east of the site last recorded in 1975.

5.2.3 It is noted that there are two non-operational landfills 504m and 797m from the site respectively.

5.2.4 Given the age and distance of the landfill sites from the Site it is considered the risk is negligible.

6.0 Preliminary Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details	
Human Health						
Asbestos, hydrocarbons and metals.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal PPE will address risk.	
			Site users	Negligible.	No significant sources identified.	
Metals.	Unforeseen Contamination	Ingestion dermal and inhalation.	Construction Workers.	Dismissed	Normal PPE will address risk.	
			Site users	Negligible.	No significant sources likely.	
Hydrocarbon and metals	Unforeseen Contamination	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant sources identified	
			Site users.			
Ground Gas.	Landfills.	Inhalation & Explosive.	Construction Workers.	Negligible	Normal PPE will address risk.	
			Site users.			
	Potential Made Ground.	Inhalation & Explosive.	Construction Workers.	Negligible	No Significant sources identified.	
			Site users.			
Groundwater						
Hydrocarbon and metals.	Potential spillage on site.	Vertical Migration.	Groundwater.	Low	Secondary B Aquifer	
Surface Water						
Hydrocarbon and metals.	Potential spillage on site.	Horizontal Migration.	On site ponds, watercourses.	Low	Surface water runoff to ponds	
Environmental Receptors						
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation on site.	
			Direct.	Archaeology.	Dismissed.	None present.
			Direct.	Geology.	Dismissed.	None present.
			Phytotoxic.	Woodland.	Dismissed.	None present.
			Phytotoxic.	Crops.	Dismissed.	Sources to be removed
			Ingestion dermal and inhalation.	Livestock.	Dismissed.	None present.
Building Services						
On site contaminants			Direct.	Historic Buildings.	Dismissed.	Sources to be removed
			Direct.	Proposed Buildings.	Dismissed.	No source identified
			Permeate into pipework.	Water Pipes.	Low	No source identified.

6.1.1 There is a low risk associated with unforeseen contamination on site and from the present/ former use as agricultural land

6.1.2 No other significant risks are identified.

7.0 Discussions and Recommendations

Proposed Development

- 7.1.1 Gladman Developments Ltd are seeking outline planning permission for up to 165 residential dwellings (including up to 30% affordable housing), provision of a car park / drop-off area and signalised crossing for Hambleton Primary Academy, extension of school playing field, introduction of structural planting and landscaping, informal Public Open Space, internal footpaths, surface water flood mitigation and attenuation, vehicular access points off Arthurs Lane and associated ancillary works. All matters to be reserved with the exception of the vehicular access points

Discussion

- 7.1.2 It is considered that there are negligible risks associated with land quality at the Site.
- 7.1.3 Any contamination is likely to be localised and easily addressed during development through a discovery strategy with any unforeseen contamination identified during construction works being addressed through a combination of source removal and cover soils to landscape areas.
- 7.1.4 There is a low risk of clay heave impacting foundation design near to trees.
- 7.1.5 Based on the ground conditions the permeability of the Site is likely to be variable and would need to be confirmed through soakaway testing.

Recommendations

- 7.1.6 It is recommended that an intrusive ground investigation is undertaken to confirm the ground conditions and provide information for the design of foundations and pavements.
- 7.1.7 It is considered that despite the negligible risk from potential contamination, samples should be collected to confirm soil quality. Testing of existing topsoil in accordance with British Standards BS3882 should be undertaken to assess the suitability of the soils for re-use within the development.
- 7.1.8 Given the negligible contaminated land risk identified within the Conceptual Model it is considered that the investigation could be undertaken post-planning.
- 7.1.9 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- 1) A site investigation scheme, based on the findings of the Phase I Desk Study Report prepared by Enzygo Ltd (ref SHF.1132.009.GE.R.001.A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 2) The site investigation results and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- 7.1.10 Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
- 7.1.11 If significant concentrations of putrescible (biodegradable) material is encountered during the Site investigation then additional gas monitoring may be required.



EmapSite

Masdar House,
Eversley, RG27 0RP

Report Reference: EMS-318787_429670

Your Reference: EMS_318787_429670

Report Date 7 Aug 2015

Report Delivery Method: Email - pdf

Groundsure Geoinsight

Address: Arthur's Lane,Hambleton,FY6 9AT,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geoinsight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.
Groundsure Geoinsight



Groundsure Geoinsight

Address: Arthur's Lane, Hambleton, FY6 9AT,
Date: 7 Aug 2015
Reference: EMS-318787_429670
Client: EmapSite

NW N NE



SW S SE

Aerial Photograph Capture date: 19-Jul-2013
Grid Reference: 337868,442771
Site Size: 10.40ha

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Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

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

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

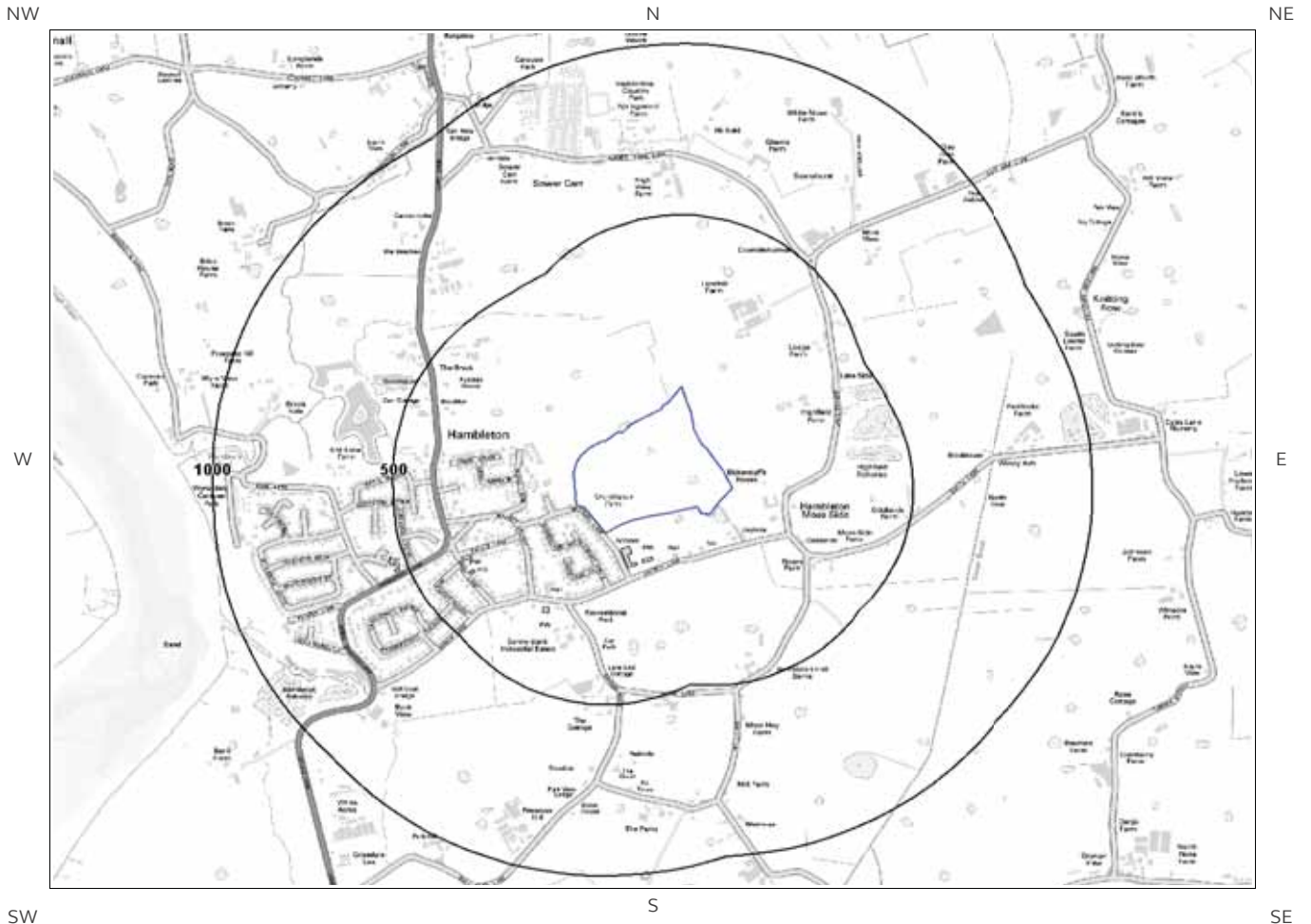
Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	6	0	21	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
<hr/>					
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Negligible				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Very Low				
<hr/>					
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	0	1		
<hr/>					
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	3	1	4		
<hr/>					
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	0	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

1 Geology

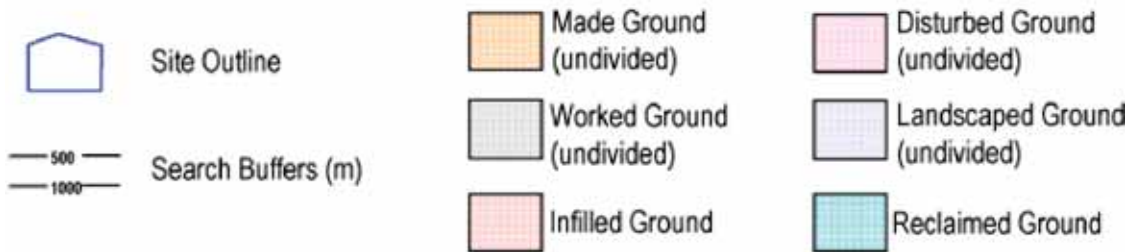
1.1 Artificial Ground Map



Artificial Ground Legend



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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:066

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

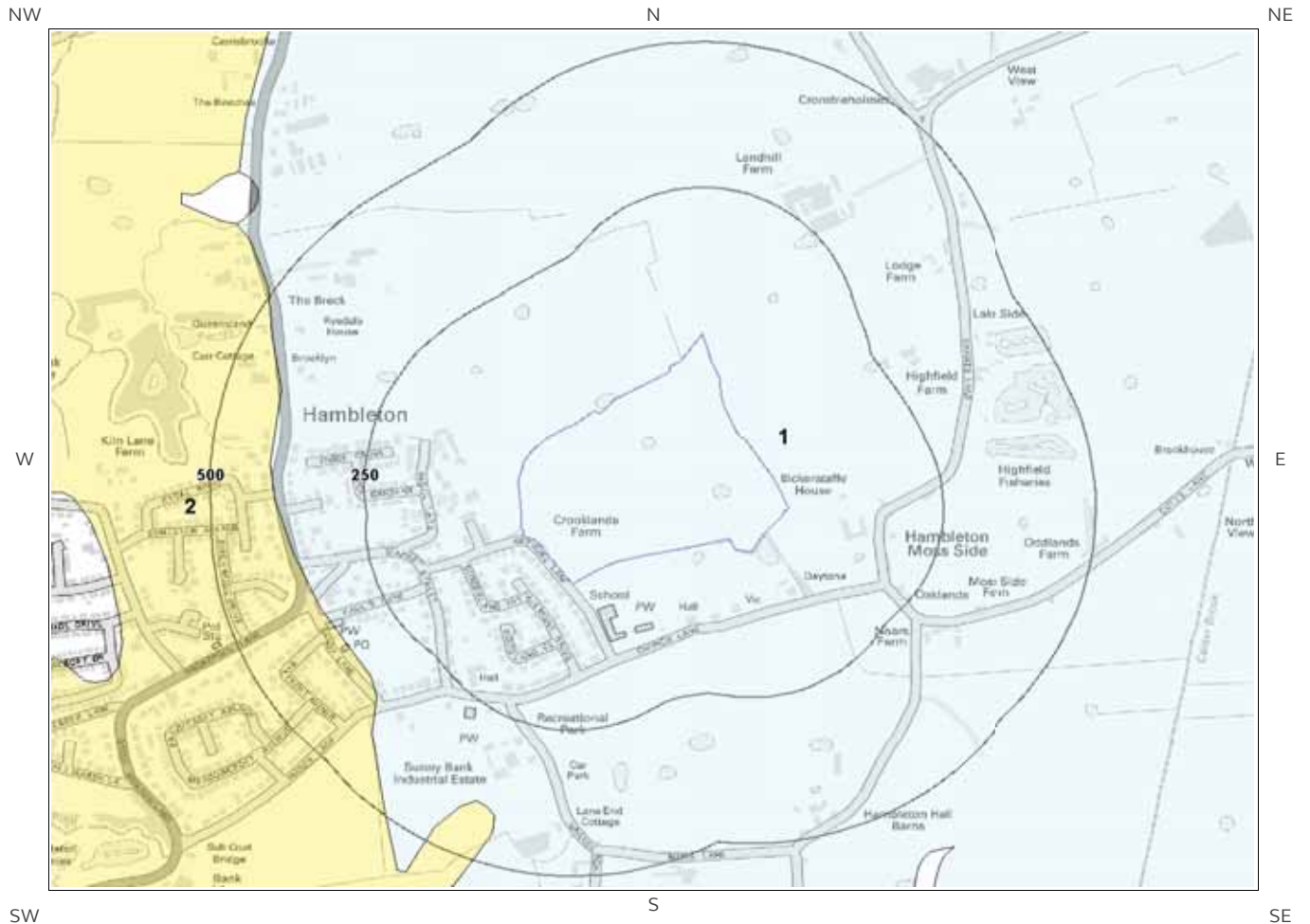
Database searched and no data found.

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map



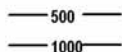
Superficial Deposits and Landslips Legend



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Site Outline



Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON
2	341.0	SW	TFD1	TIDAL FLAT DEPOSITS, 1	CLAY AND SILT [UNLITHIFIED DEPOSITS CODING SCHEME]

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

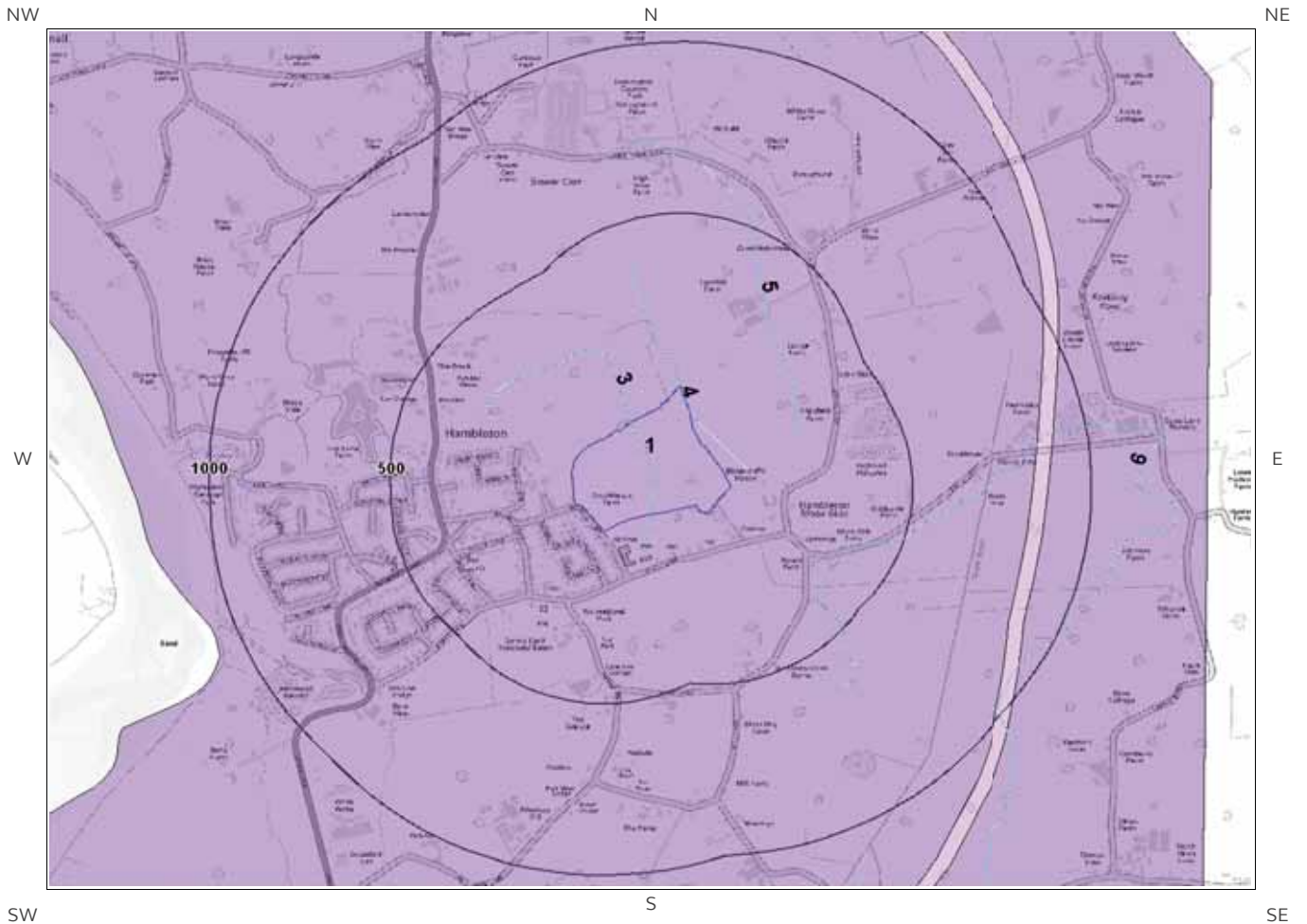
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site** boundary? No

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site

1.3 Bedrock and Faults Map



Bedrock and Faults Legend



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-  Site Outline
 -  500
 -  1000
- Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:066

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	SIM-MDST	Sidmouth Mudstone Formation - Mudstone	Carnian / Olenekian

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Category Description	Feature Description
3	0.0	On Site	LANDFORM	Drumlin, form line at base
4	0.0	On Site	LANDFORM	Drumlin, form line at base
5	232.0	NE	LANDFORM	Drumlin, form line at base
6	361.0	SE	LANDFORM	Back-feature marking former lake margin, arrowheads denote uphill side

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

* This includes an automatically generated 50m buffer zone around the site

1.4 Radon Data

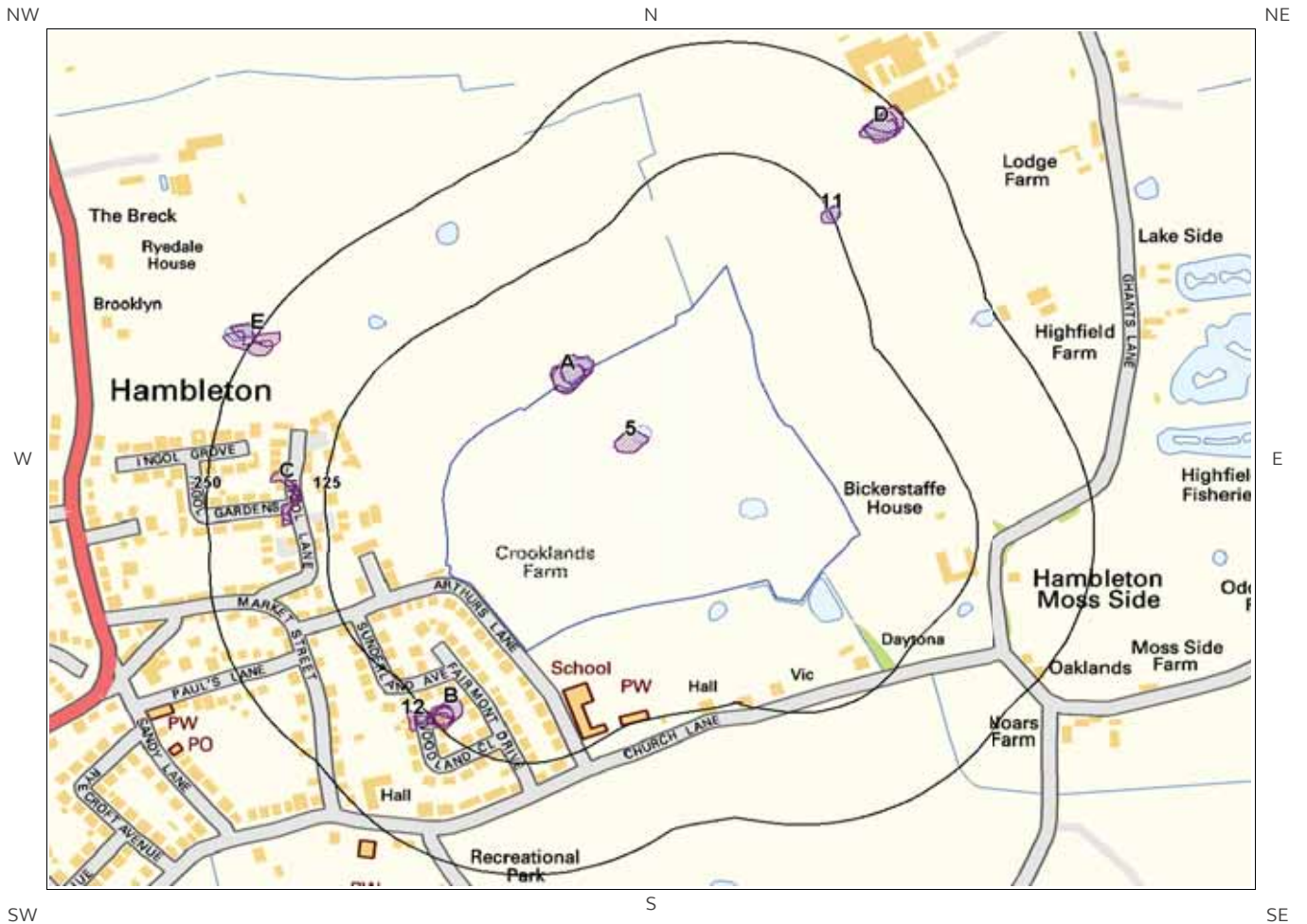
1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	0.0	On Site	337789 442892	Pond	1891
2A	0.0	On Site	337794 442890	Pond	1910
3A	0.0	On Site	337794 442890	Pond	1930
4A	0.0	On Site	337799 442901	Pond	1951
5	0.0	On Site	337856 442820	Pond	1891
6A	0.0	On Site	337789 442892	Pond	1938
7B	90.0	SW	337664 442522	Unspecified Pit	1951
8B	103.0	SW	337655 442512	Unspecified Pit	1938
9B	103.0	SW	337655 442516	Unspecified Pits	1930
10B	109.0	SW	337648 442508	Ponds	1910
11	113.0	NE	338067 443073	Unspecified Pit	1891
12	137.0	SW	337625 442509	Unspecified Ground Workings	1930
13C	150.0	W	337499 442770	Ponds	1938
14C	151.0	W	337498 442748	Ponds	1891
15C	152.0	W	337497 442752	Ponds	1930
16D	202.0	NE	338116 443173	Pond	1930
17D	202.0	NE	338116 443173	Pond	1910
18D	202.0	NE	338116 443173	Pond	1938
19D	209.0	NE	338120 443167	Pond	1891
20D	215.0	NE	338125 443181	Pond	1985

ID	Distance (m)	Direction	NGR	Use	Date
21D	215.0	NE	338125 443181	Pond	1968
22D	215.0	NE	338125 443181	Pond	1951
23E	226.0	NW	337460 442940	Ponds	1951
24E	228.0	NW	337439 442931	Ponds	1938
25E	228.0	NW	337439 442931	Ponds	1930
26E	228.0	NW	337439 442931	Ponds	1891
27E	228.0	NW	337439 442931	Ponds	1910

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

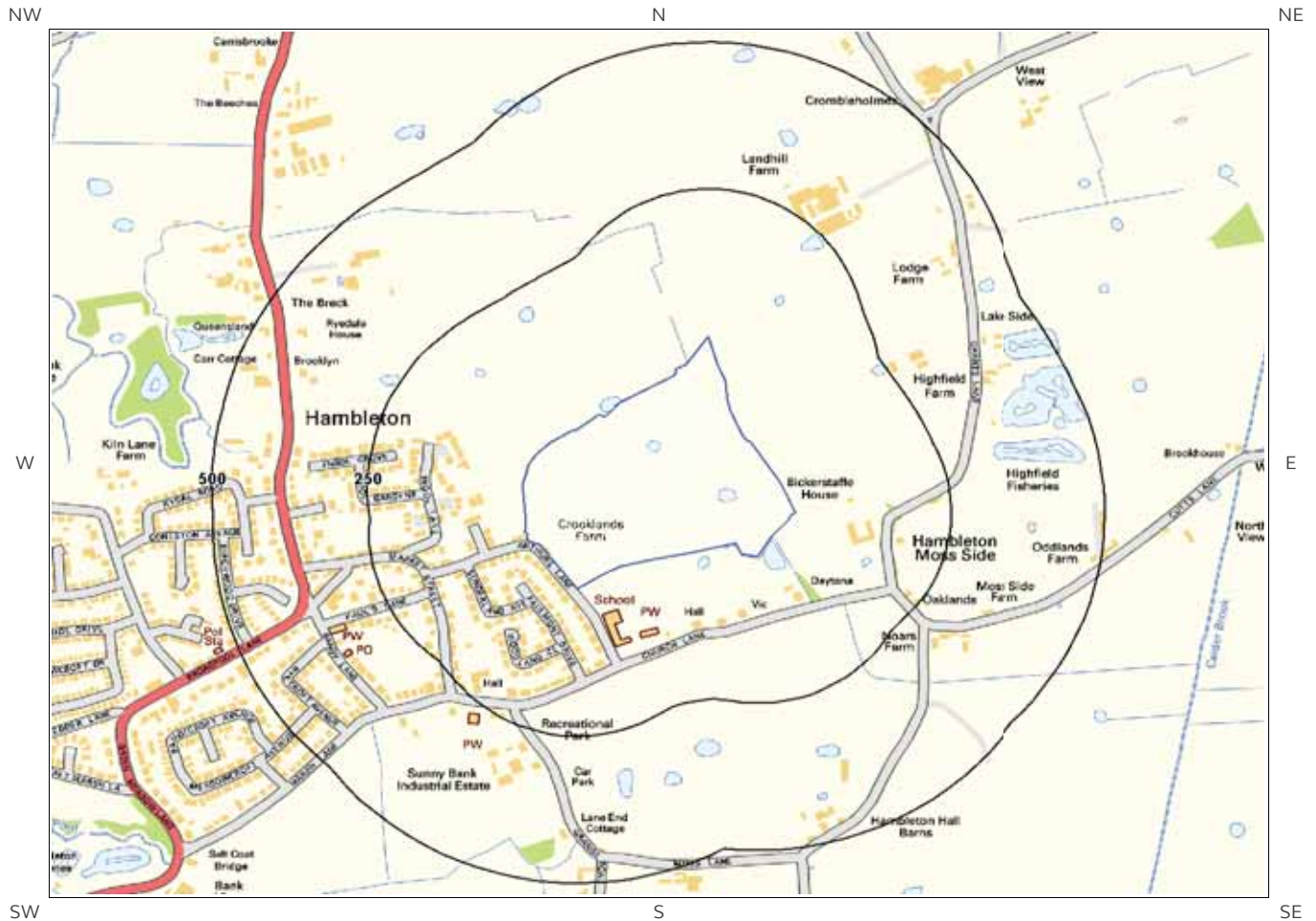
2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

Mapping sourced from Ordnance Survey

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

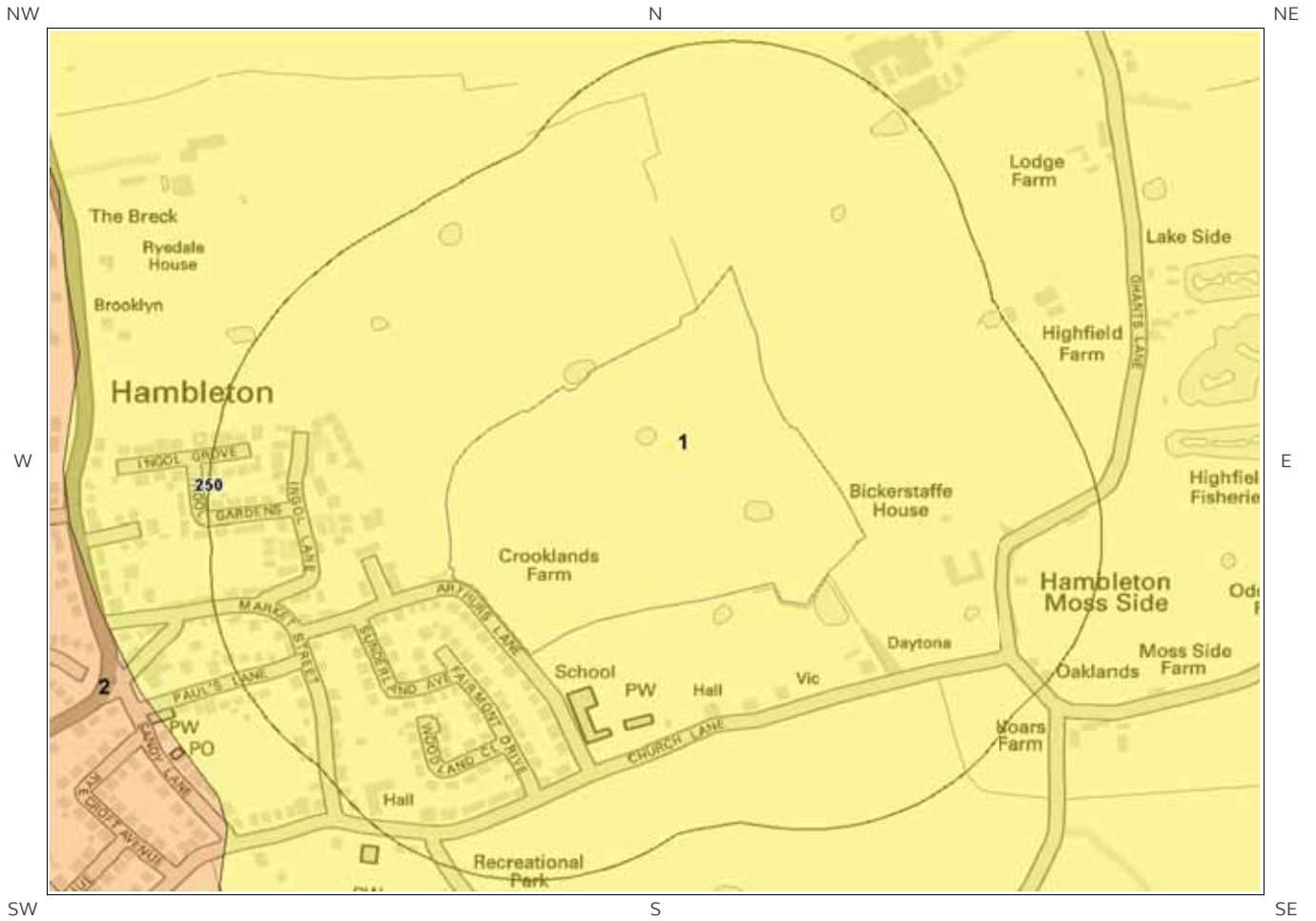
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4 Natural Ground Subsidence

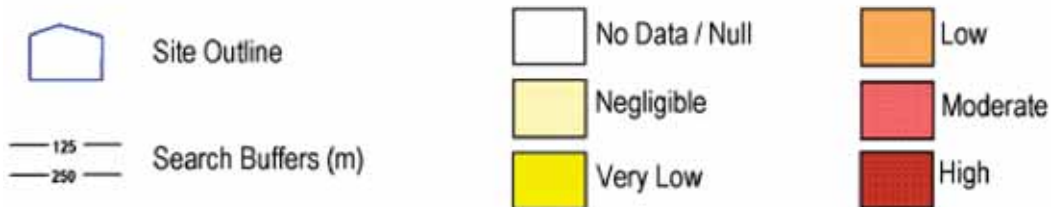
4.1 Shrink-Swell Clay Map



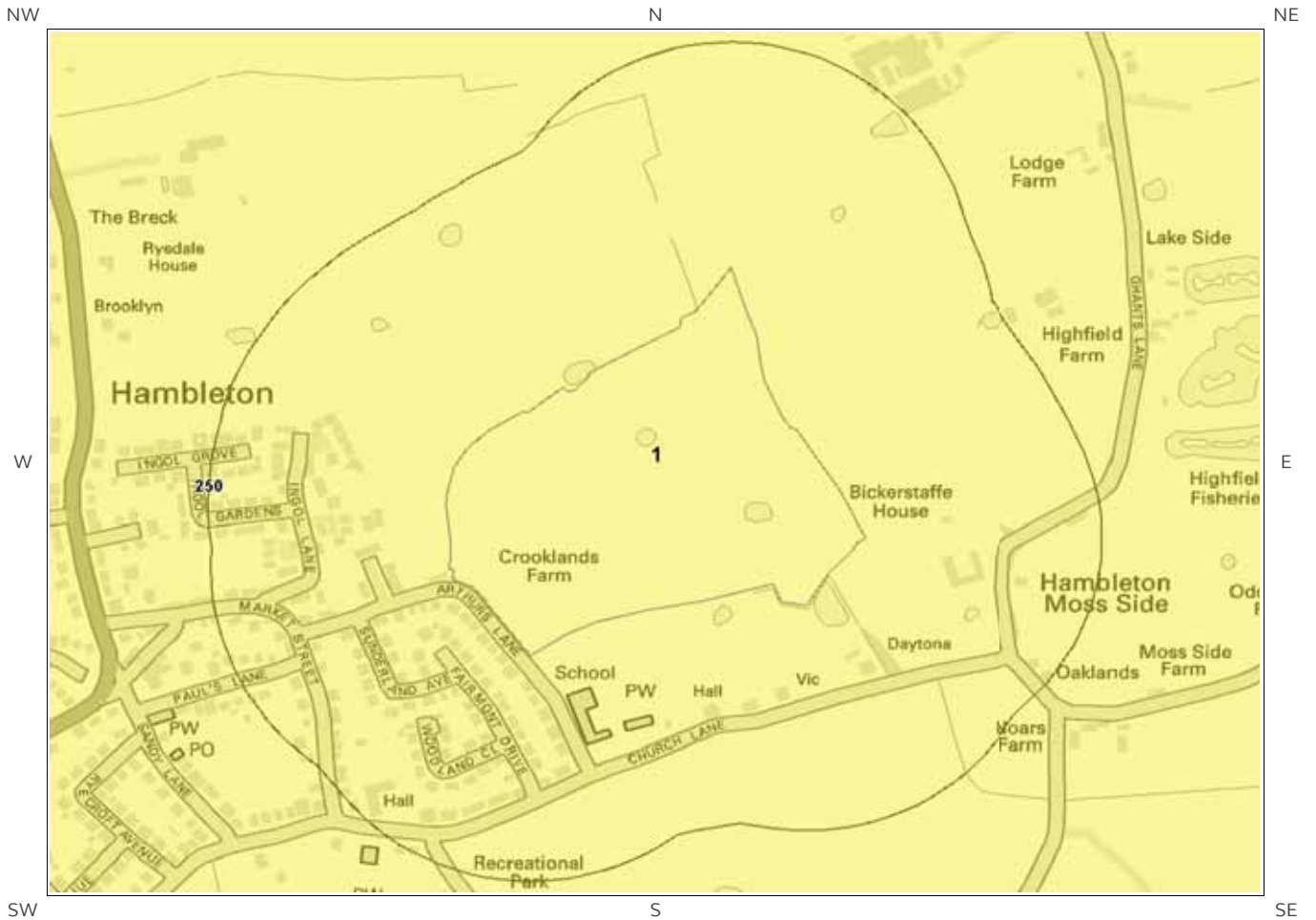
Shrink Swell Clay Legend



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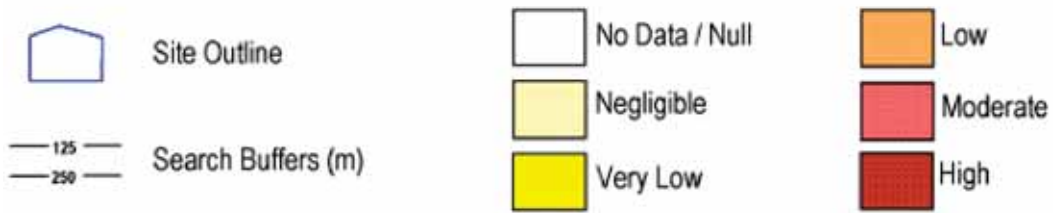
4.2 Landslides Map



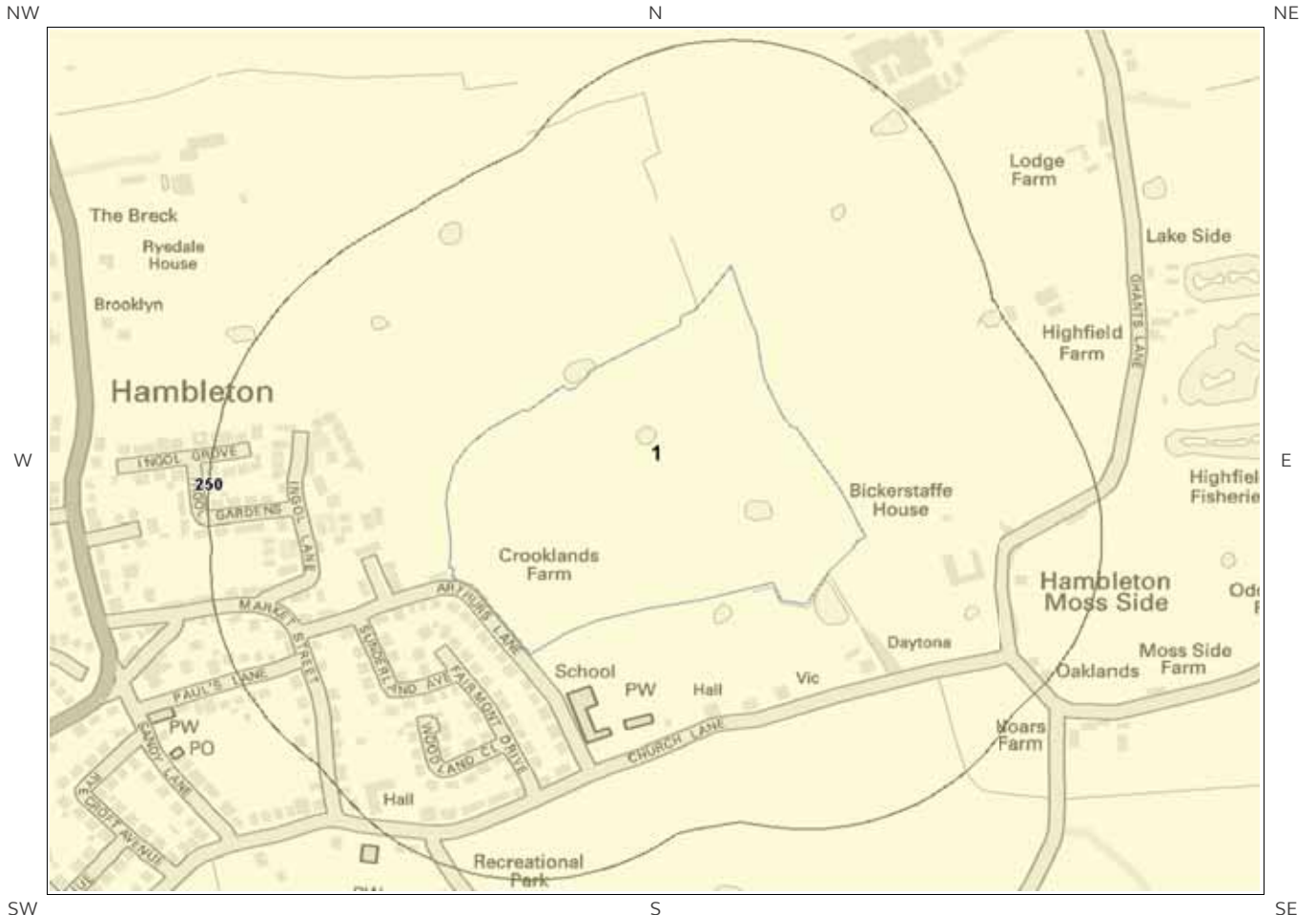
Landslides Legend



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4.3 Ground Dissolution Soluble Rocks Map






Ground Dissolution Soluble Rocks Legend



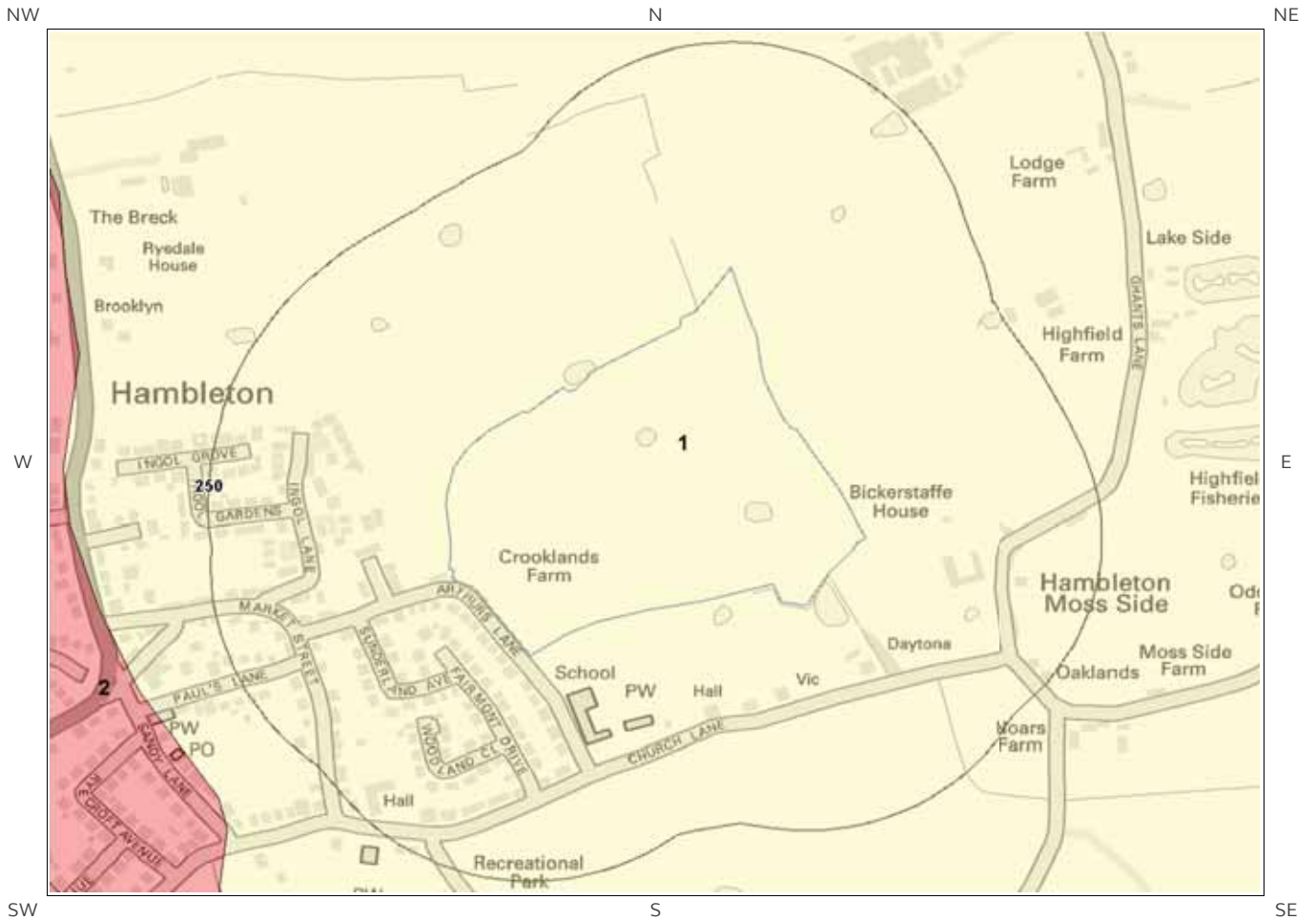
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-  Site Outline
-  Search Buffers (m)

-  No Data / Null
-  Negligible
-  Very Low

-  Low
-  Moderate
-  High

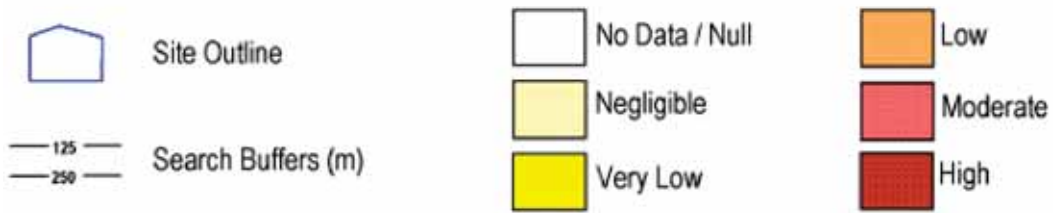
4.4 Compressible Deposits Map



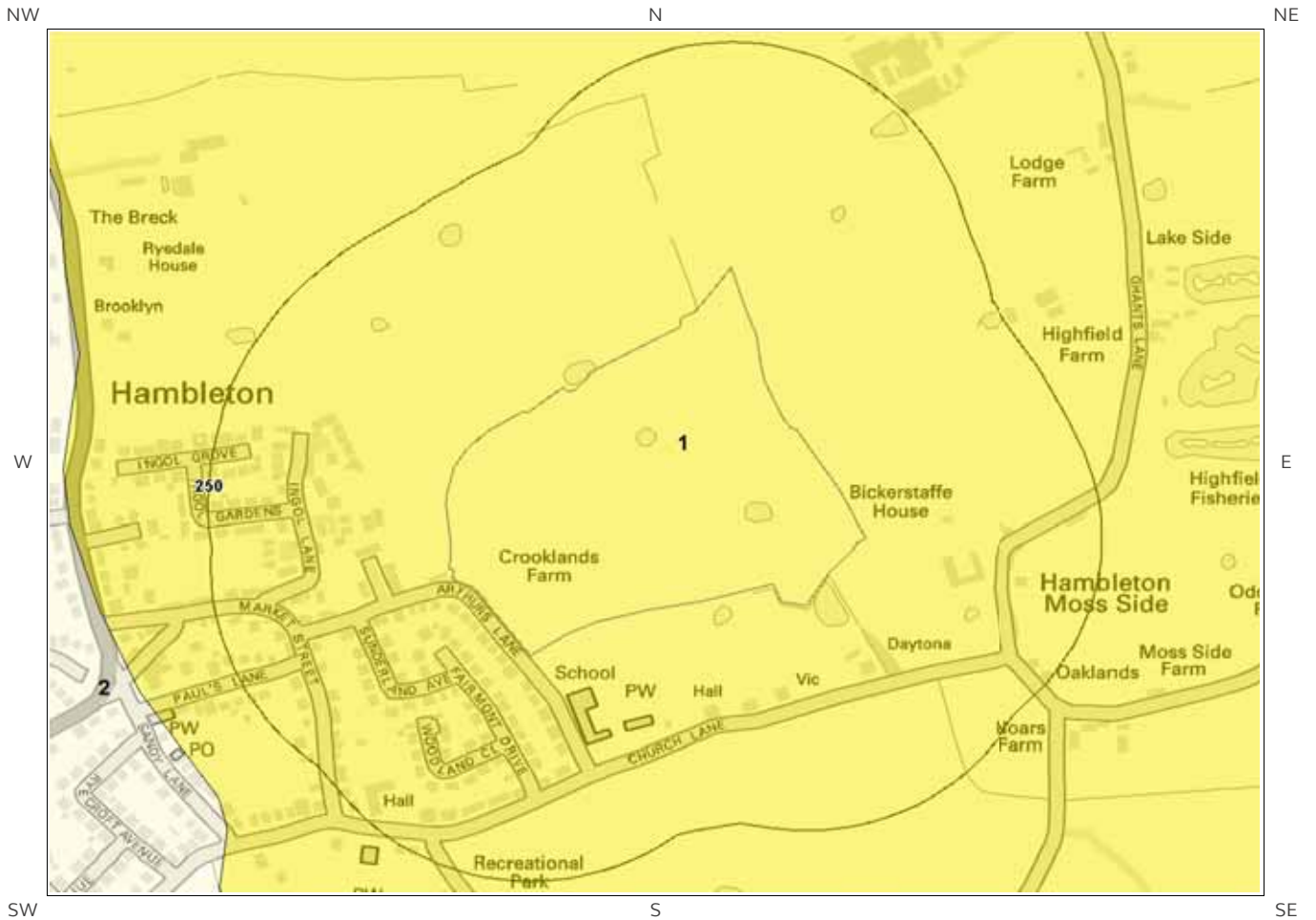
Compressible Deposits Legend



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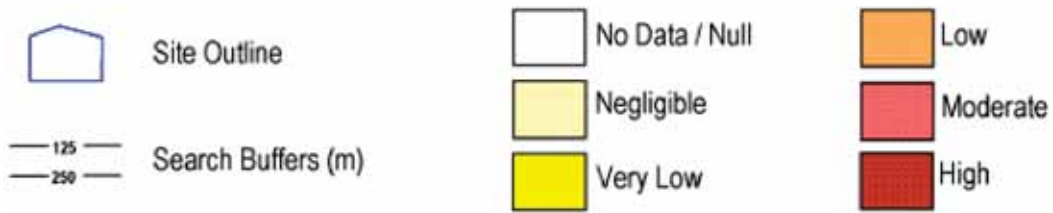
4.5 Collapsible Deposits Map



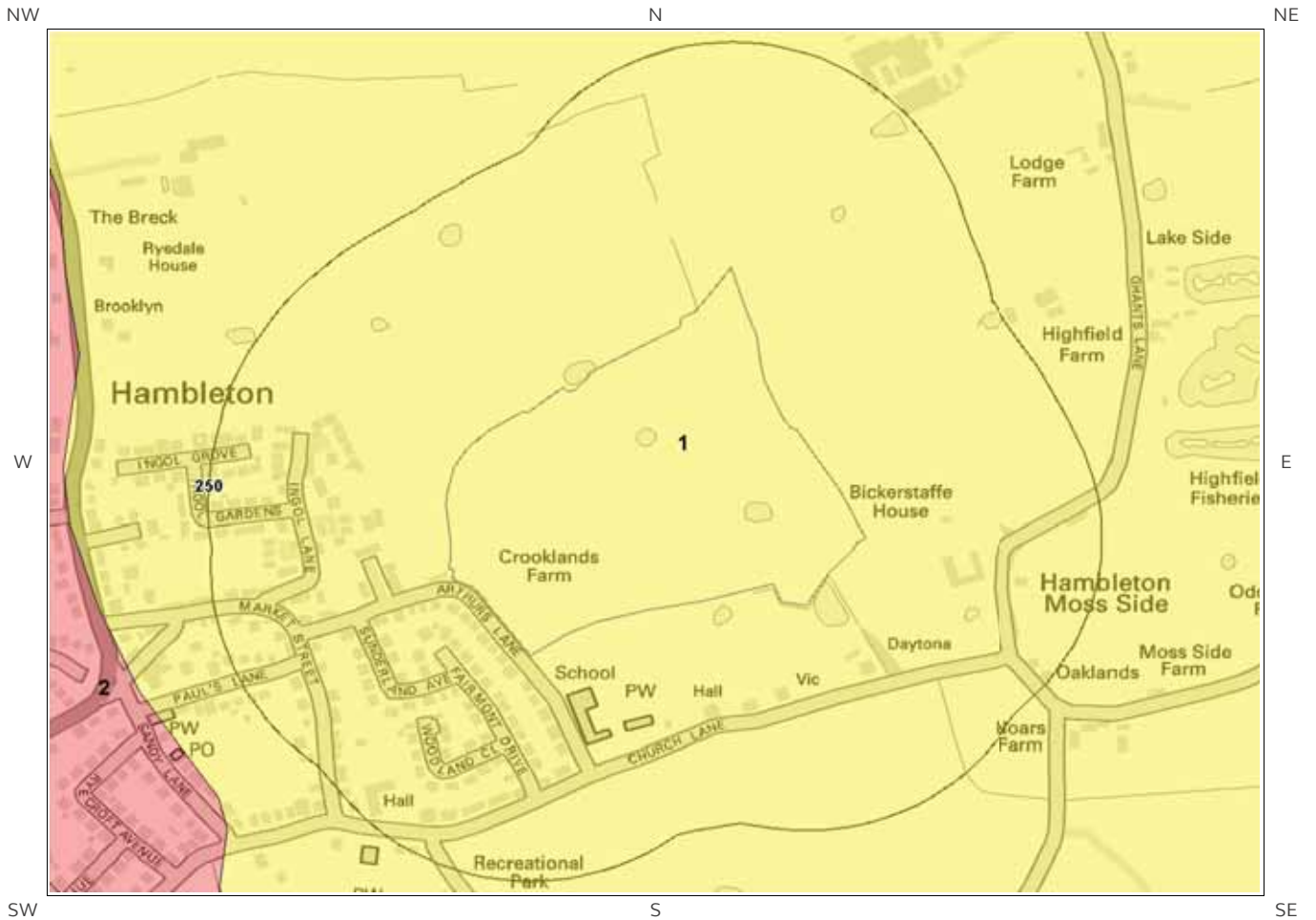
Collapsible Deposits Legend



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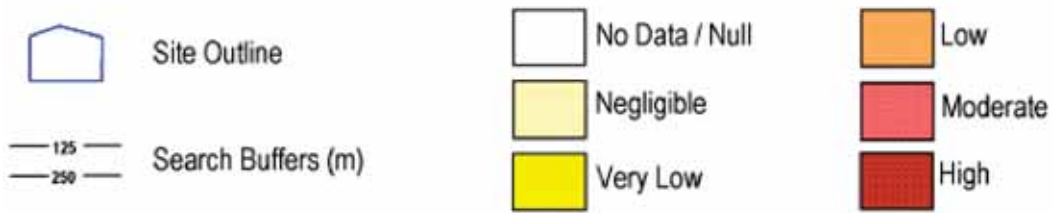
4.6 Running Sand Map



Running Sand Legend



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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Very Low

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

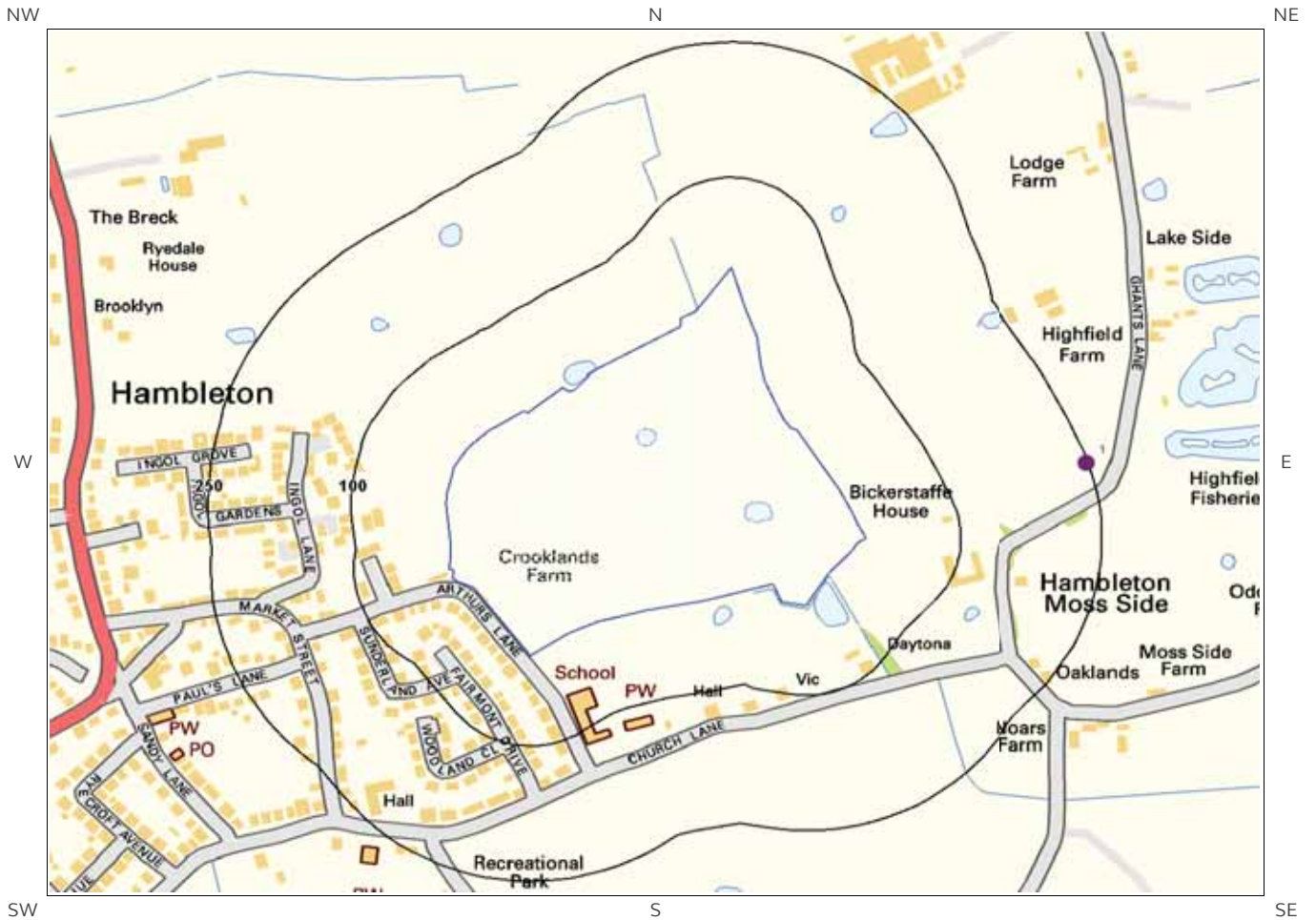
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.



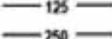
5 Borehole Records Map



Borehole Records Legend



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-  Site Outline
-  Borehole Locations
-  Search Buffers (m)

5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

1

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	247.0	E	338330 442800	SD34SE23	-1.0	PENWORTHAM TO STANNAH O/HEADLINE VF59

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

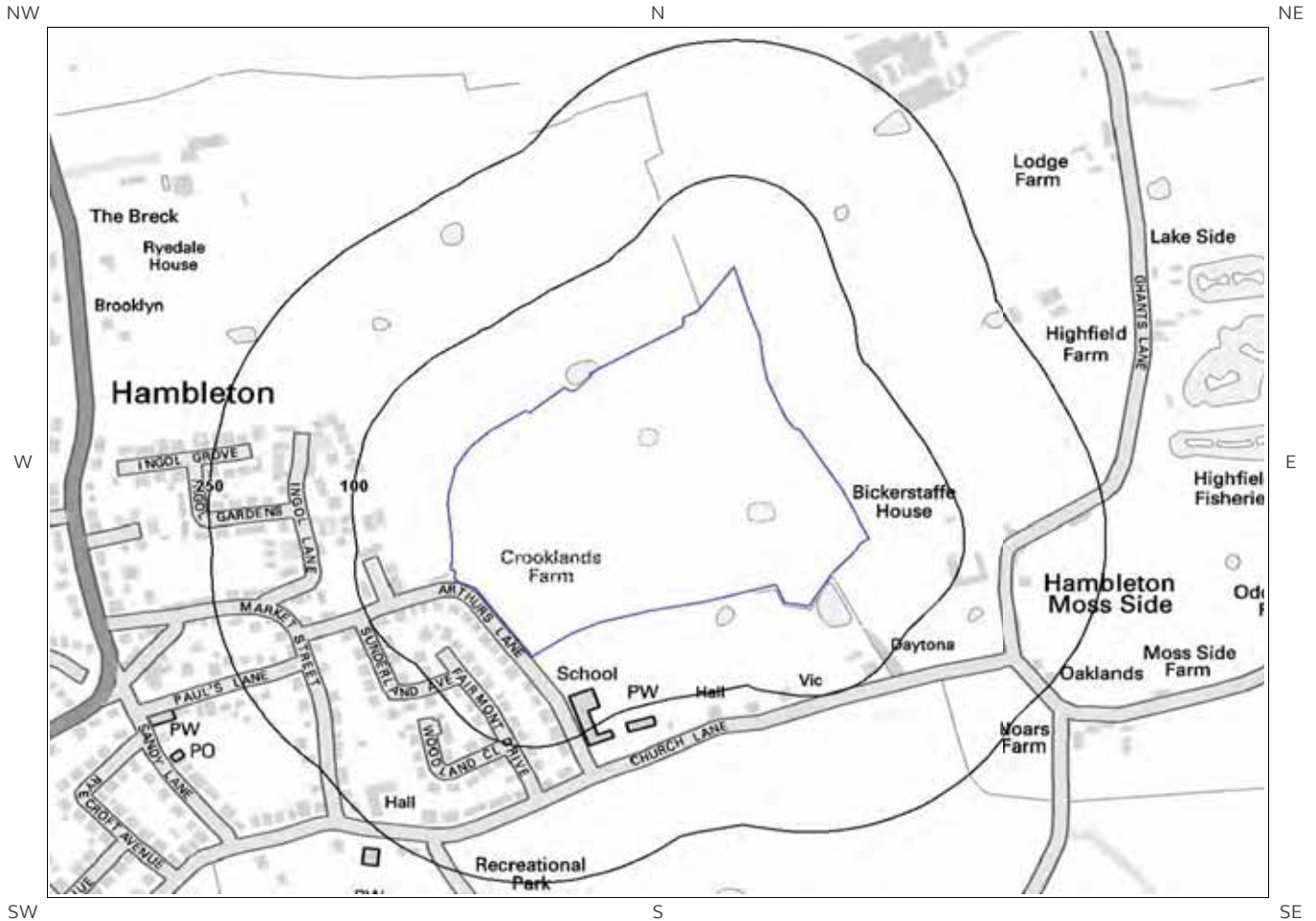
8

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
37.0	E	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
87.0	S	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
143.0	S	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
158.0	W	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
238.0	SW	RuSoilExAs	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map



Railways and Tunnels Legend



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	Underground or Partially Underground Railway / Subway System		Railway Track (OpenStreetMap)
	Railway Tunnel (OS Mapping)		High Speed 2
	Abandoned or Dismantled Railway (OpenStreetMap)		Crossrail 1
	Railway Track (OS Mapping)		Railway and/or Tunnel Feature from Historical Mapping
	Site Outline		
	Search Buffers (m)		

7 Railways and Tunnels

7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Contact Details

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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



Report Reference: EMS-318787_429669

Client Reference: EMS_318787_429669

Report Date 7 Aug 2015

Report Delivery Method: Email - pdf

Client Email: sales@emapsite.com

Groundsure Floodinsight

Address: Arthur's Lane,Hambleton,FY6 9AT,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Floodinsight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.
Groundsure Floodinsight



Groundsure Floodinsight

Address: Arthur's Lane,Hambleton,FY6 9AT,
Date: 7 Aug 2015
Reference: EMS-318787_429669
Client: EmapSite

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 19-Jul-2013
Grid Reference: 337868,442771
Site Size: 10.40ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

Section 1: Environment Agency Flood Zones

1.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
1.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
1.5 Are there any Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No

Section 2: Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
--	----------

Section 3: Historic Flood Events

3.1 Has the site been subject to past flooding as recorded by the Environment Agency?	No
---	----

Section 4: JBA Surface Water (Pluvial) Flood

4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
---	-----

Section 5: Surface Water Features

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

Section 6: Groundwater Flooding

6.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

Section 7: BGS Geological Indicators of historic flooding

7.1 Are there any geological indicators of historic flooding within 250m of the study site?	No
---	----

Section 8: JBA Reservoir and Canal Data

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

Additional Matters

Riparian ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

Sewerage Flooding

Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

Using this Report

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

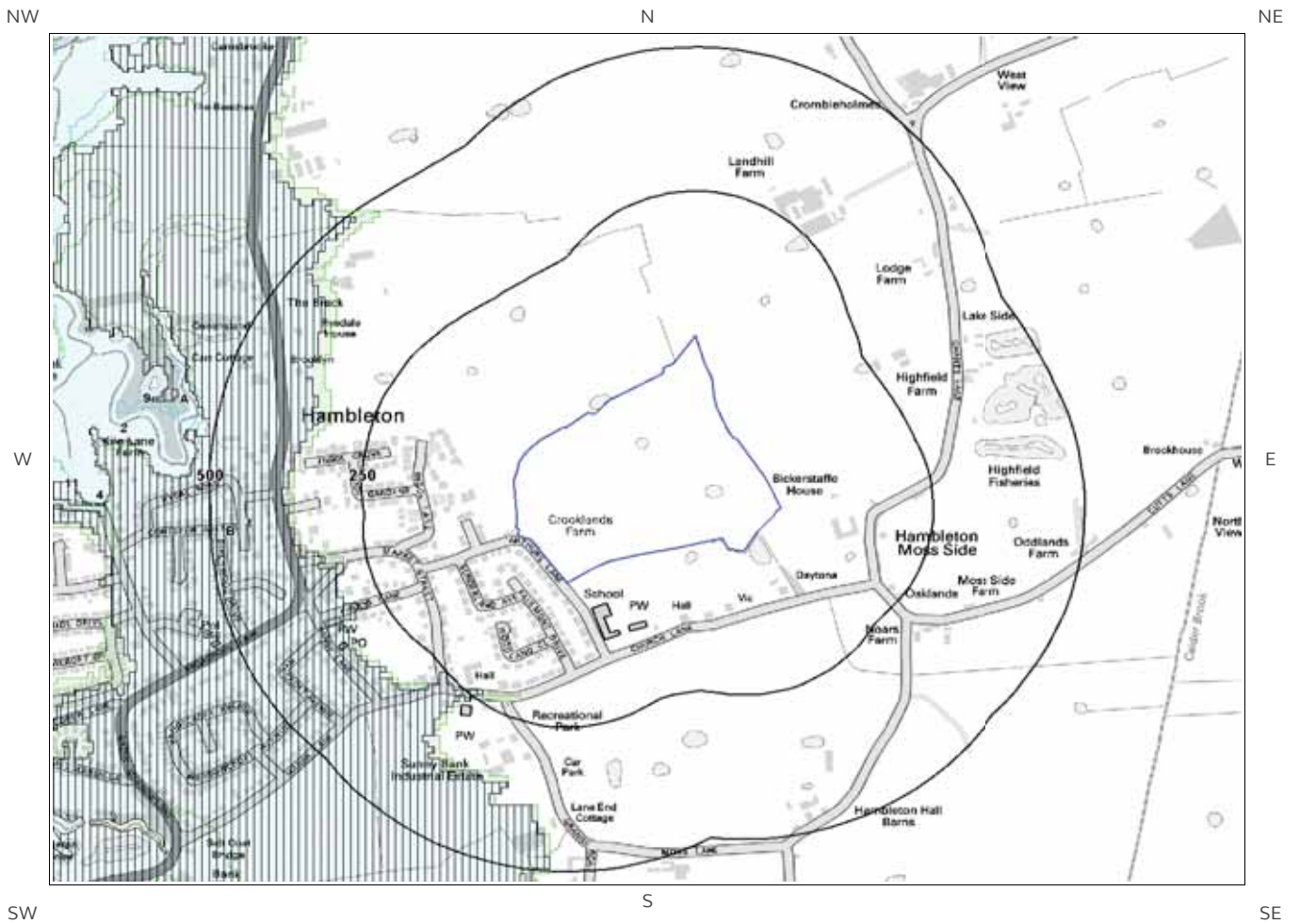
Note: Maps

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

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

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

1. Environment Agency Flood Map for Planning (from rivers and the sea)



Environment Agency Flood Map for Planning Legend



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- Zone 2 Floodplain
- Zone 3 Floodplain
- Area used for Flood Storage
- Proposed Flood Defence Scheme
- Flood Defences
- Area Benefiting from Flood Defences
- Search Centre
- Search Buffers (m)
 - 100
 - 250
 - 500

1. Environment Agency Flood Zones

1.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	209.0	S	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)

1.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

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

The following floodplain records are represented as green shading on the Flood Map (1):

ID	Distance (m)	Direction	Update	Type
5B	231.0	SW	26-May-2015	Zone 3 - (Fluvial Models)

1.3 River and Coastal Flood Defences

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

This search consists only of flood defences present in the dataset provided by the Environment Agency. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.4 Areas benefiting from Flood Defences

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

Any relevant data is represented on Map 1 – Flood Map for Planning.

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

1.5 Areas of Proposed Flood Defences

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

* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Any relevant data is represented on Map 1 – Flood Map for Planning.

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

1.6 Areas used for Flood Storage

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

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

Notes on Flood Zone Data:

This data relates solely to flooding from rivers or the sea. The Environment Agency estimate that over 2.5 million properties are at risk of flooding within England and Wales. River flooding occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment. Coastal flooding results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

The Groundsure Floodinsight Report comments upon whether a property lies in proximity to Environment Agency Zone 2 and Zone 3 floodplains. The Government's Technical Guidance to the National Planning Policy Framework explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and potential loss of life. The Government looks to planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause.

Flood Zones enable planning authorities to apply the sequential test (see Technical Guidance to the National Planning Policy Framework) for development proposals and prevent inappropriate development.

Technical Guidance to the National Planning Policy Framework defines the flood zones as: -

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Flood Zone 3b/Flood Storage Areas - very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

The flood zones are the main constraint map underpinning decisions on development and flood risk.

Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year. For example, defences in urban areas may be built to provide protection against flood events of a size which might occur on average once in one hundred years or less.

Proposed Flood Defences

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

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

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

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

Information Warning

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

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

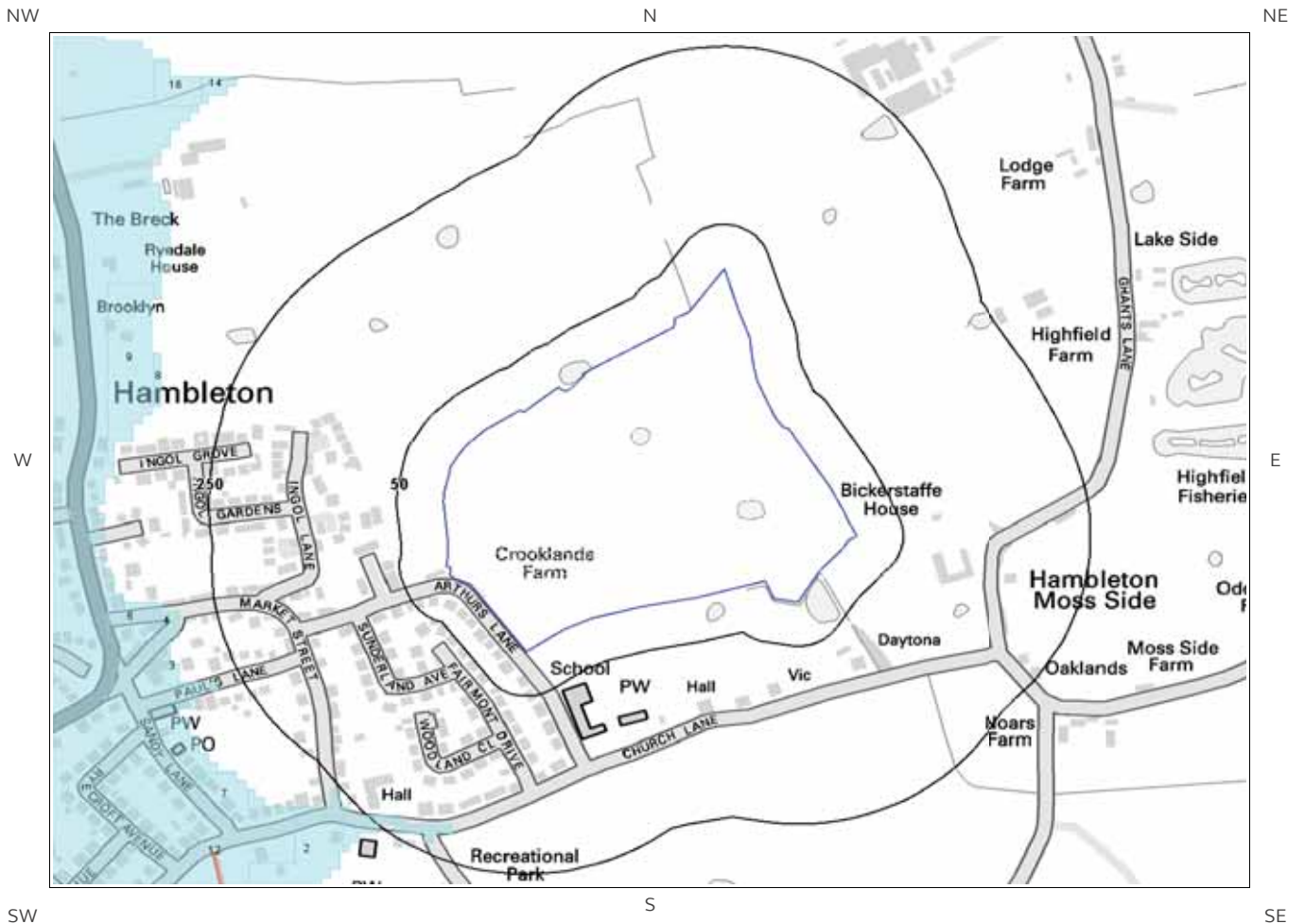
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

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.

A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. 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 the Environment Agency, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

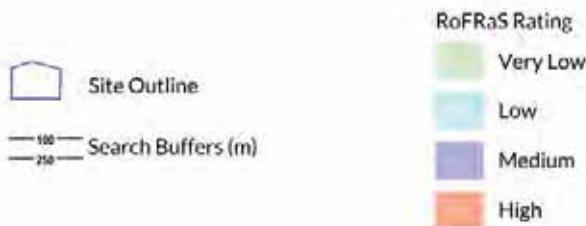
2. Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS
Flooding legend



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2. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

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

Notes on RoFRaS data:

This information is based on the very latest Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) data. This data has been created by dividing the flood plain into 50m squares, or smaller areas where a square is intersected by a river or coastline. These are called impact cells. The method then calculates the likelihood that the centre of each impact cell will start to flood using a number of different flood scenarios.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

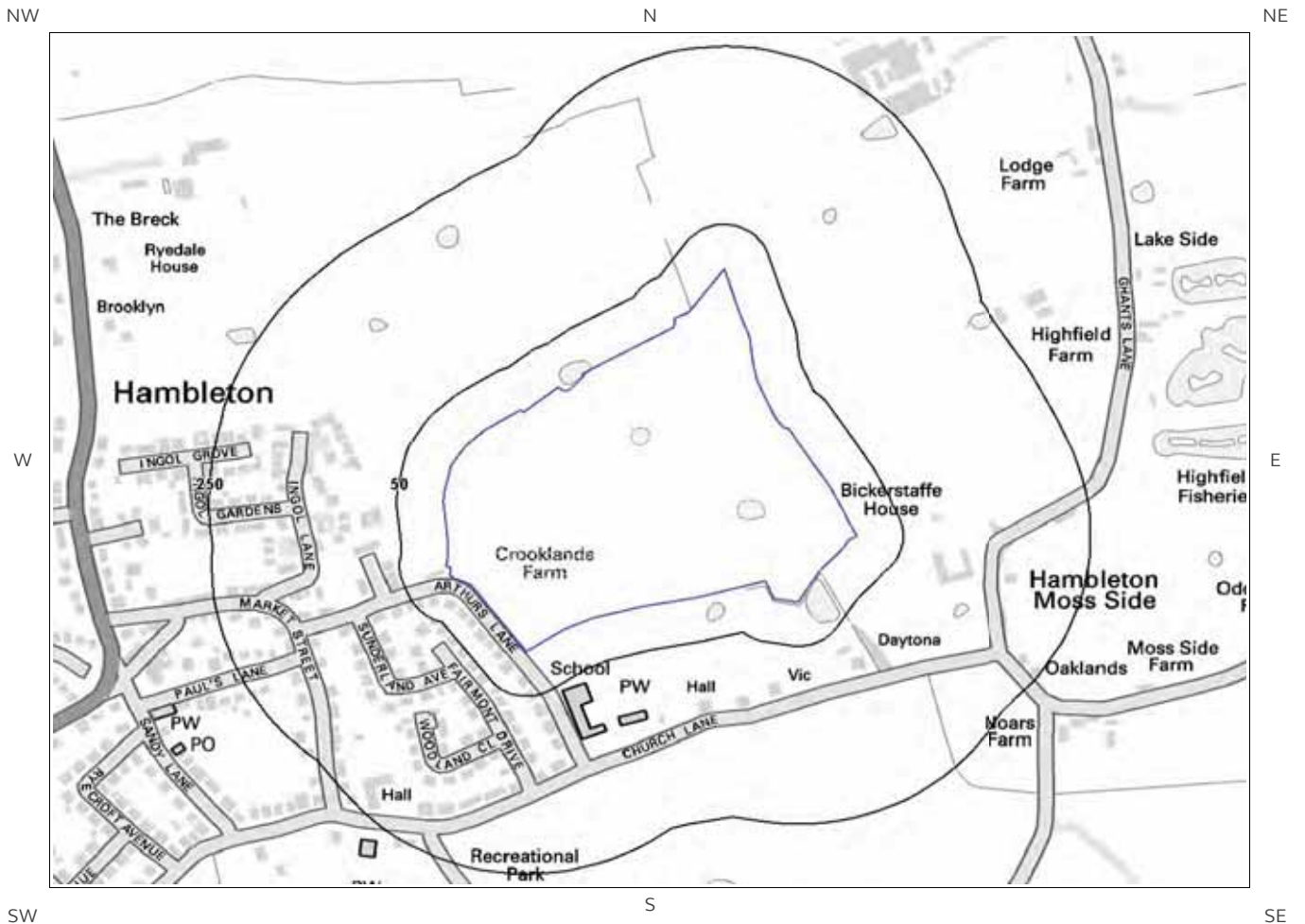
Very Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

3. Environment Agency Historic Flooding Events Map



Environment Agency Historic Flooding Events legend



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3. Environment Agency Historic Flooding Events

3.1 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency? No

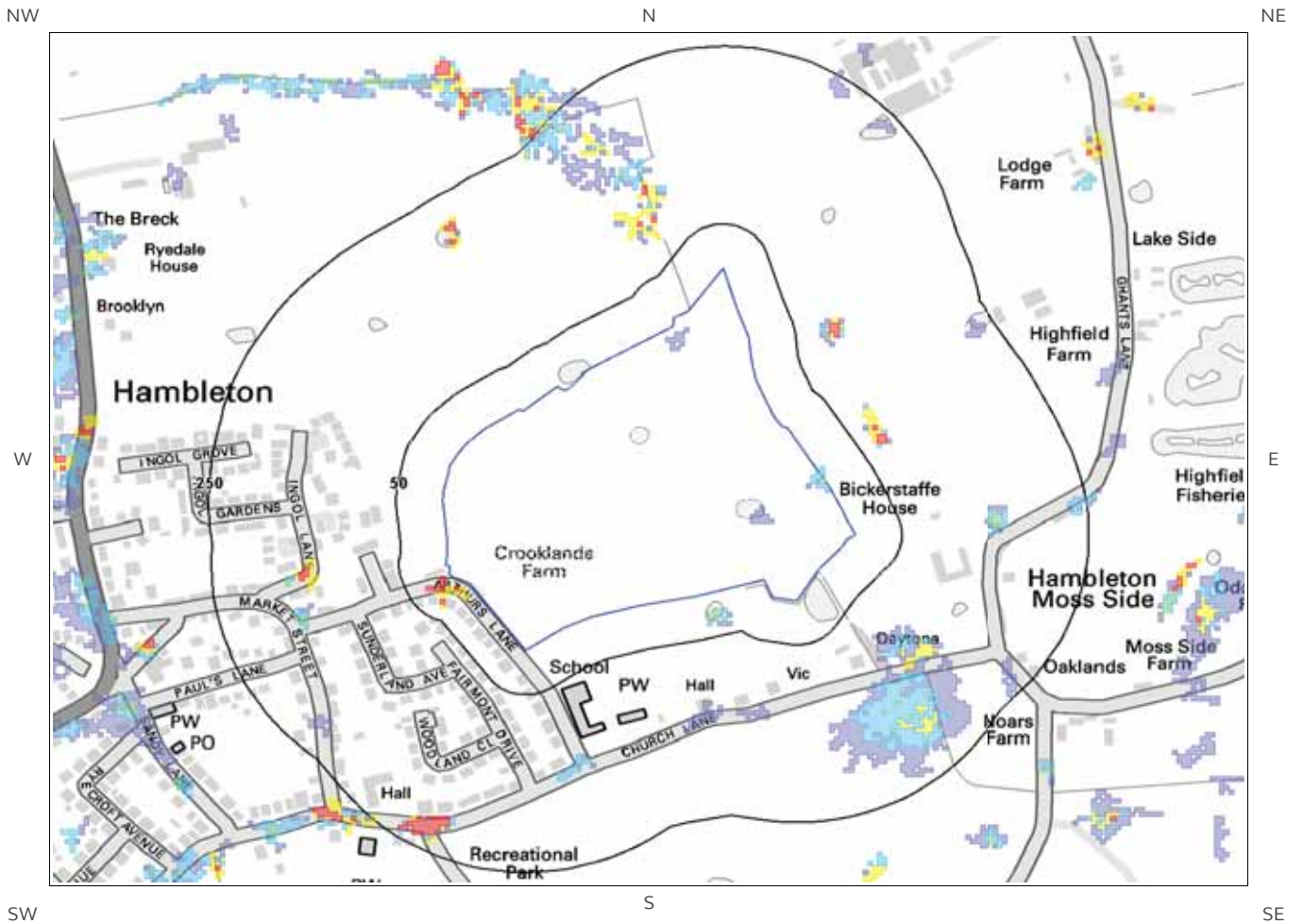
This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

Notes on Historic Flooding data:

Over 21,000 separate events are recorded within this database, dating back to 1947. 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 the Environment Agency 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.

4. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood Legend



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4. JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

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

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

Moderate

Guidance: The site or an area in close proximity has been assessed to be at Moderate Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 200 year rainfall event to a depth of between 0.3m and 1m.

Flood data provided by JBA RISK MANAGEMENT LIMITED Copyright © JBA RISK MANAGEMENT LIMITED 2008-2015

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

Distance	Direction	Risk
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Moderate
4.0	SW	High
6.0	SW	Significant
6.0	S	Significant
8.0	S	High
8.0	SW	High
17.0	S	Moderate
19.0	S	Low to Moderate
25.0	S	Low
25.0	S	Significant
29.0	S	Low to Moderate
30.0	S	High

Distance	Direction	Risk
30.0	S	Low to Moderate
33.0	S	Low

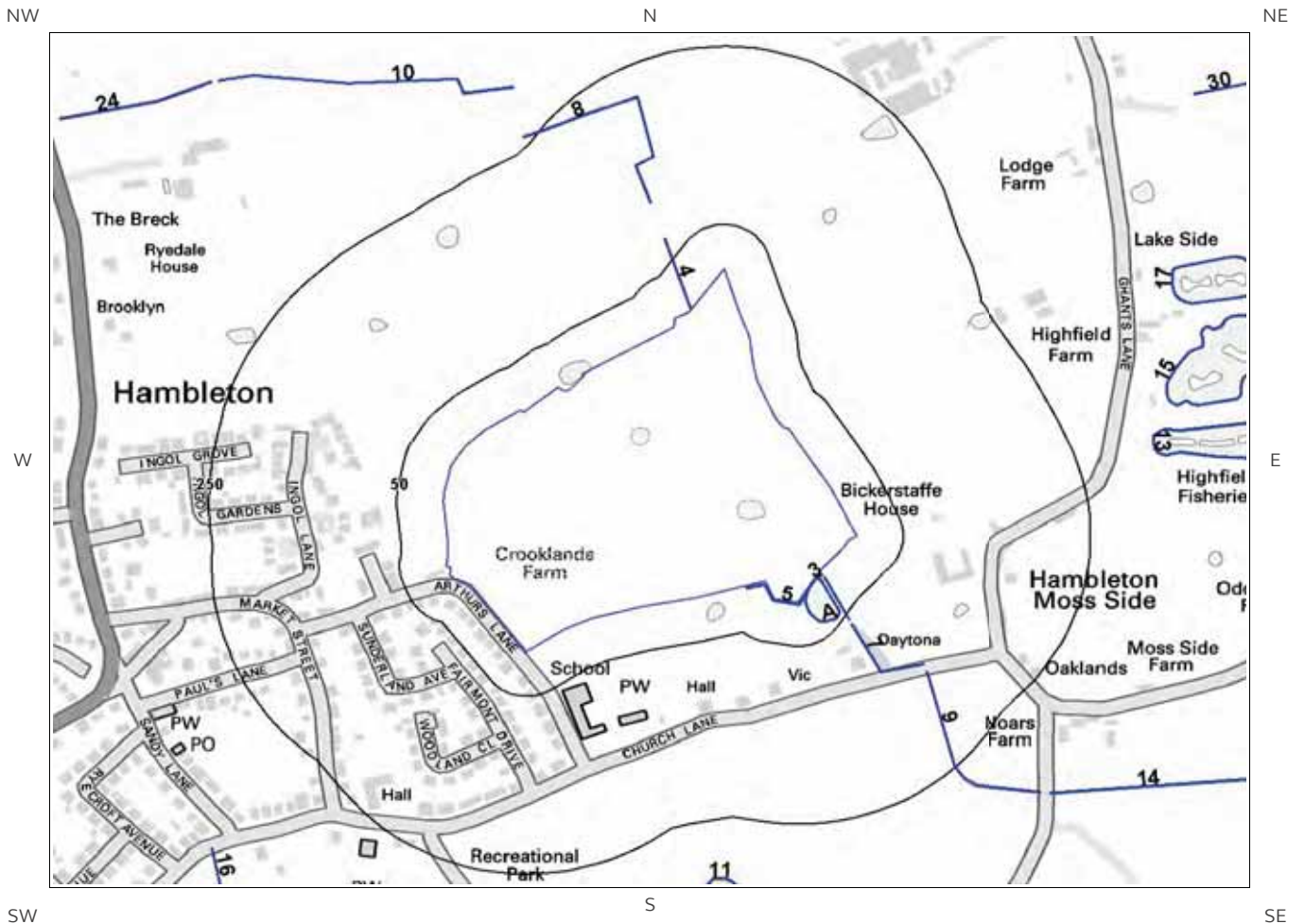
Notes on Surface water (Pluvial) Flooding data:

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

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

- **Less than 0.1m in a 1 in 1000 year rainfall event** - Negligible
 - **Greater than 0.1m in a 1 in 1000 year rainfall event** - Low
 - **Between 0.1m and 0.3m in a 1 in 200 year rainfall event** – Low to Moderate
 - **Between 0.3m and 1m in a 1 in 200 year rainfall event** – Moderate
 - **Greater than 1m in a 1 in 200 year rainfall event** – Moderate to High
 - **Between 0.1m and 0.3m in a 1 in 75 year rainfall event** – High
 - **Between 0.3m to 1m in a 1 in 75 year rainfall event** - Significant
 - **Greater than 1m in a 1 in 75 year rainfall event** – Highly Significant
-



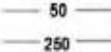

5. Surface Water Features map



Surface Water Features legend



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-  Site Outline
-  Surface Water Feature (wider than 5m)
-  Search Buffers (m)
-  Surface Water Feature (narrower than 5m)

5. Surface Water Features

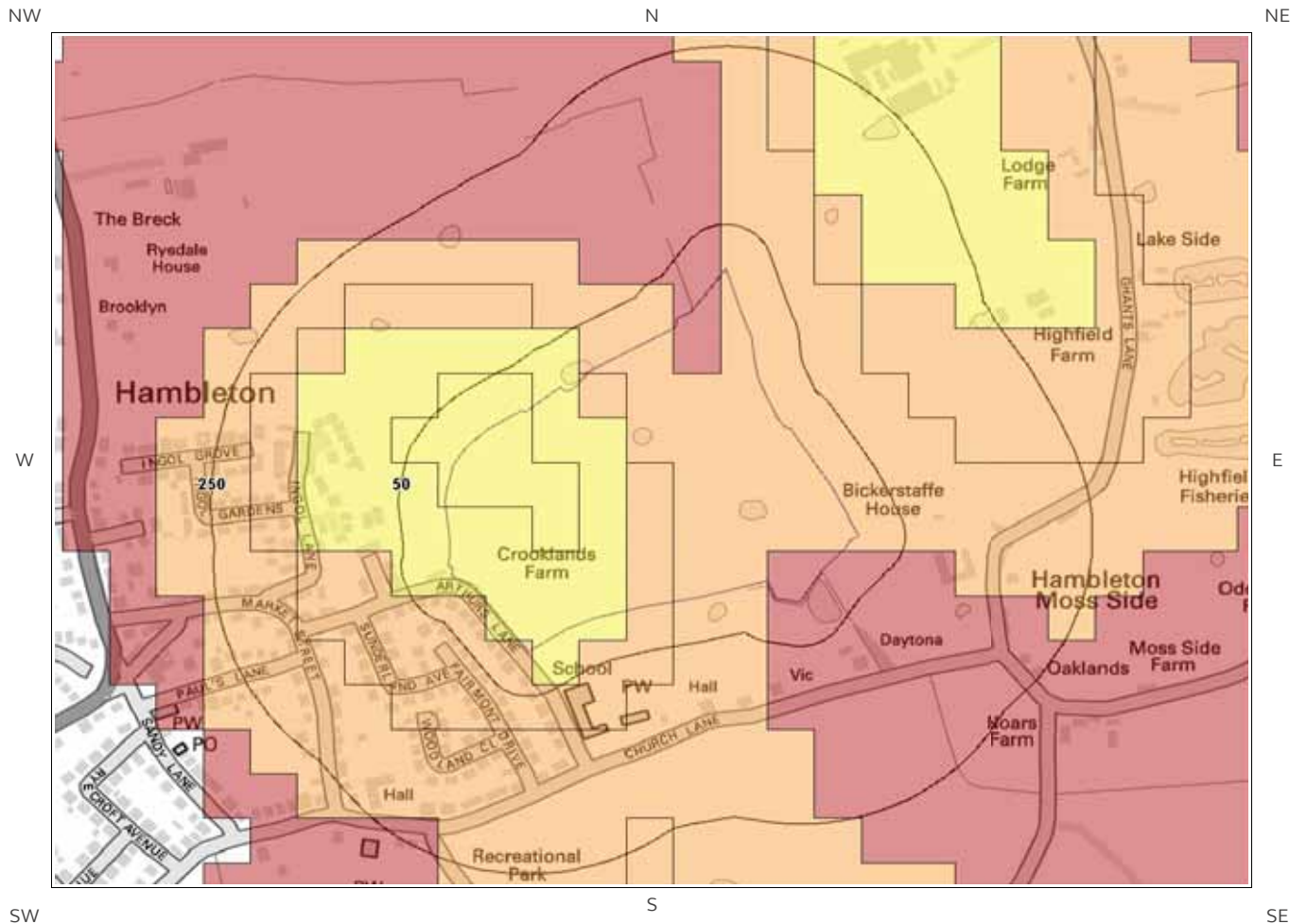
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are represented on mapping:

ID	Distance (m)	Direction
2A	1.0	SE
3	1.0	SE
4	1.0	NW
5	2.0	SE
6A	7.0	SE
7	60.0	SE
8	108.0	NW
9	157.0	SE

6. BGS Groundwater Flooding Map



BGS Groundwater Flooding legend



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- Limited potential for groundwater flooding to occur
- Potential for groundwater flooding of property below ground level
- Potential for groundwater flooding to occur at surface
- Site Outline
- Search Buffers (m)

6. Groundwater Flooding

6.1 Groundwater Flooding Susceptibility Areas

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

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

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

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

6.2 Groundwater Flooding Confidence Areas

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

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

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

Notes on Groundwater Flooding data:

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7. BGS Geological Indicators of Flooding

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

No

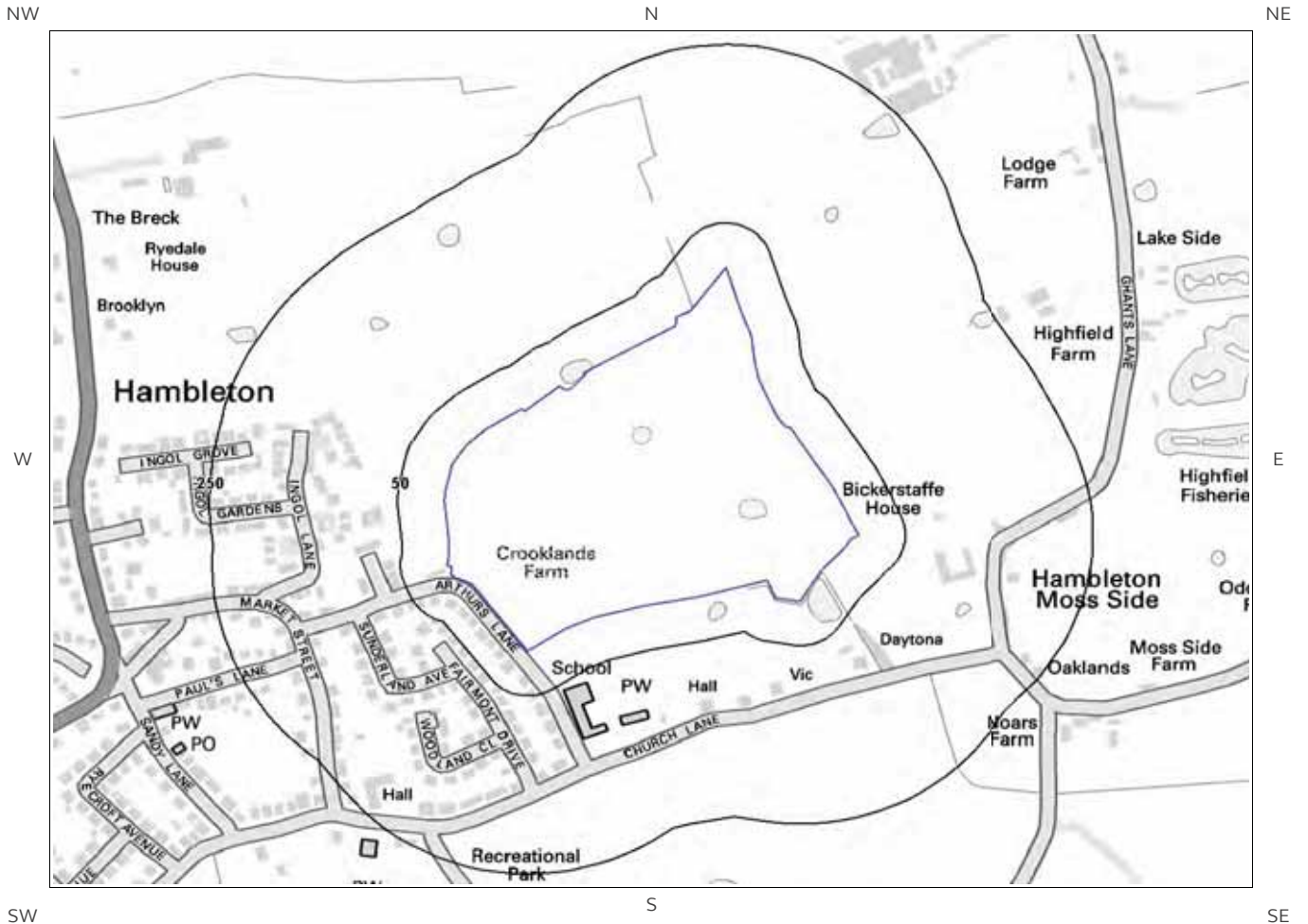
This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the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

Notes on BGS Geological Indicators of Flooding data:

The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow. These Superficial Deposits are considered 'recent' in geological terms, most having been formed in the later parts of the Quaternary geological period (i.e. within the last few tens of thousands of years). Observations made during recent major inland and coastal flooding events have demonstrated that the erosion and deposition of these recent geological sediments have produced subtle topographical variations, resulting in landforms such as fluvial and coastal floodplains. The mapping of these landforms, in conjunction with the fluvial and/or coastal deposits that underlie them, has in turn determined the extent of previous coastal and inland flooding.

On this basis, the floodplains which are at greatest risk from flooding can be both visualised and defined by Superficial Deposits as depicted on geological maps. These include deposits such as river alluvium and lacustrine (lake) alluvium, as well as the First River Terrace or 'Floodplain terrace' (raised flat areas adjacent to or within floodplains, which represent the level of the floodplain prior to the most recent episode of down-cutting). Older and higher river terraces have been excluded as they lie outside the geologically defined floodplain. Areas at risk from coastal inundation are similarly characterised by a range of estuarine or marine deposits that include, for example, tidal flats.

8. JBA Canal Break map



JBA Canal Break legend



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8. JBA Reservoir and Canal Data

8.1 JBA Reservoir Failure Impact Modelling

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

JBA consulting have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment. This data is not displayed on mapping.

Guidance: None required

Notes on Reservoir Failure Impact data:

This dataset identified areas that are most likely to flood following the sudden catastrophic failure of a reservoir and is provided by JBA Consulting. JBA has identified over 1,700 reservoirs that pose a risk to people and property. These maps identify properties that would flood in the unlikely event of the failure of the reservoir's dam or embankment. Empirical methods were used to predict the flow that would result from the failure which was then modelled onto high resolution Digital Terrain Models (DTM) using JBA's advanced 2D hydraulic modelling techniques. The model provides the maximum depth of flooding in each cell of the DTM.

8.2 JBA Canal Break Modelling

Is the property located within 500m of an area identified as being at potential risk in the event of a canal break? No

Database searched and no data found.

Notes on Canal Break modelling data

Canal failure mapping includes two types of failure:

- Breach of raised canal embankments - failure of the embankment due to weaknesses; these are typically caused by erosion or animal burrowing but can also arise from poor maintenance.
- Aqueduct failure - an aqueduct is where the canal passes over infrastructure such as roads, railways and subways, or over other canals and rivers. Failures of these are typically caused by the collapse of the underlying culvert.

A length of over 1,700km of canal covering England, Wales and Scotland was modelled. The canal modelling is restricted to the areas where LIDAR is available as the raised embankments are more defined in the LIDAR than in the Photogrammetry data. Each canal is categorised as part of the Merchant Shipping Notice (MSN 1776 (M)). The majority of the modelled canals are categorised as A, with a few exceptions, which fell under category B.

- Category A: narrow rivers and canals where the depth of water is generally less than 1.5m.
- Category B: wider rivers and canals where the depth of water is generally 1.5m or more and where the significant wave height could not be expected to exceed 0.6m at any time.
- Category C: tidal rivers and estuaries and large, deep lakes and lochs where the significant wave height could not be expected to exceed 1.2m at any time.
- Category D: tidal rivers and estuaries where the significant wave height could not be expected to exceed 2m at any time.

The canal map provides flood extent data only and show flooded areas with a depth greater than 0.1m.

Contact Details



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sales@emapsite.com



British Geological Survey Enquiries

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Keyworth, Nottingham NG12 5GG
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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

Environment Agency

Floodline tel: 0845 988 1188
General enquiry tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management

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Skipton
BD23 3AE
Tel: 01756 799919



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505
Website: <http://www.ordnancesurvey.co.uk/>



Local Authority

Authority: Wyre Council
Phone: 01253 891 000
Web: <http://www.wyre.gov.uk>
Address: Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU

Getmapping PLC

Virginia Villas, High Street, Hartley Witney
Hampshire RG27 8NW
Tel: 01252 845444
Website: <http://www1.getmapping.com/>



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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



EmapSite
Masdar House, ,
Eversley, RG27 ORP

Groundsure EMS-318787_429671
Reference:

Your Reference: EMS_318787_429671

Report Date 7 Aug 2015

Report Delivery Email - pdf
Method:

Groundsure Enviroinsight

Address: Arthur's Lane,Hambleton,FY6 9AT,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.
Groundsure Enviroinsight



Groundsure Envirosight

Address: Arthur's Lane, Hambleton, FY6 9AT,
Date: 7 Aug 2015
Reference: EMS-318787_429671
Client: EmapSite

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 19-Jul-2013
Grid Reference: 337868,442771
Site Size: 10.40ha

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	8	6
1.2 Additional Information – Historical Tank Database	0	0	0	5
1.3 Additional Information – Historical Energy Features Database	0	0	4	8
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	5
1.6 Potentially Infilled Land	6	0	23	34

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	1
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	1	1	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	2	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	5	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	7	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	1	1	0	8	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	9
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	1	9
8.5 Records of Ramsar sites	0	0	0	0	1	9
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

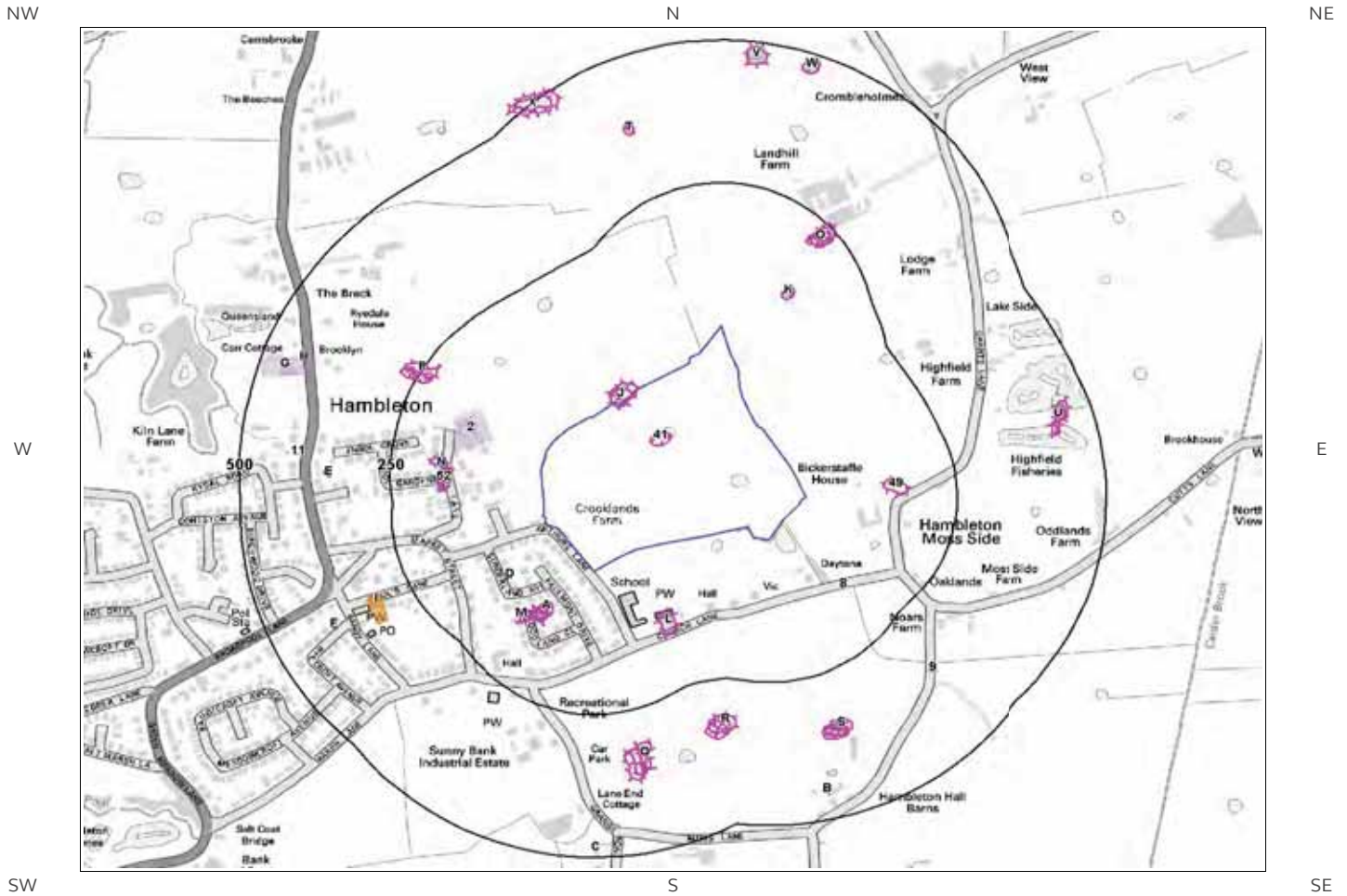
Note: Maps

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

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

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

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 14

ID	Distance [m]	Direction	Use	Date
1A	90	SW	Unspecified Pit	1951
2	91	W	Unspecified Depot	1985
3A	103	SW	Unspecified Pit	1938
4A	103	SW	Unspecified Pits	1930
5K	113	NE	Unspecified Pit	1891
6L	118	S	Grave Yard	1846
7M	137	SW	Unspecified Ground Workings	1930
8	144	SE	Pipe	1846
9	348	SE	Pipe	1846
10T	365	NW	Unspecified Pit	1891
11	400	W	Pipe	1846
12G	417	W	Telephone Exchange	1985
13V	461	N	Unspecified Pit	1891
14W	465	N	Unspecified Pit	1891

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 5

ID	Distance (m)	Direction	Use	Date
15B	446	S	Unspecified Tank	1965
16B	447	S	Unspecified Tank	1985
17B	448	S	Unspecified Tank	1993
18C	486	S	Unspecified Tank	1912
19C	486	S	Unspecified Tank	1932

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

12

ID	Distance (m)	Direction	Use	Date
20D	106	SW	Electricity Substation	1960
21D	107	SW	Electricity Substation	1997
22D	108	SW	Electricity Substation	1983
23D	108	SW	Electricity Substation	1970
24E	350	W	Electricity Substation	1997
25E	356	W	Electricity Substation	1983
26F	391	SW	Electricity Substation	1960
27F	394	SW	Electricity Substation	1983
28F	394	SW	Electricity Substation	1997
29G	428	W	Electricity Substation	1960
30H	430	W	Electricity Substation	1983
31H	430	W	Electricity Substation	1997

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

5

ID	Distance (m)	Direction	Use	Date
32I	301	SW	Garage	1960
33I	302	SW	Garage	1997
34I	303	SW	Garage	1970
35I	303	SW	Garage	1983
36I	304	SW	Garage	1965

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site:

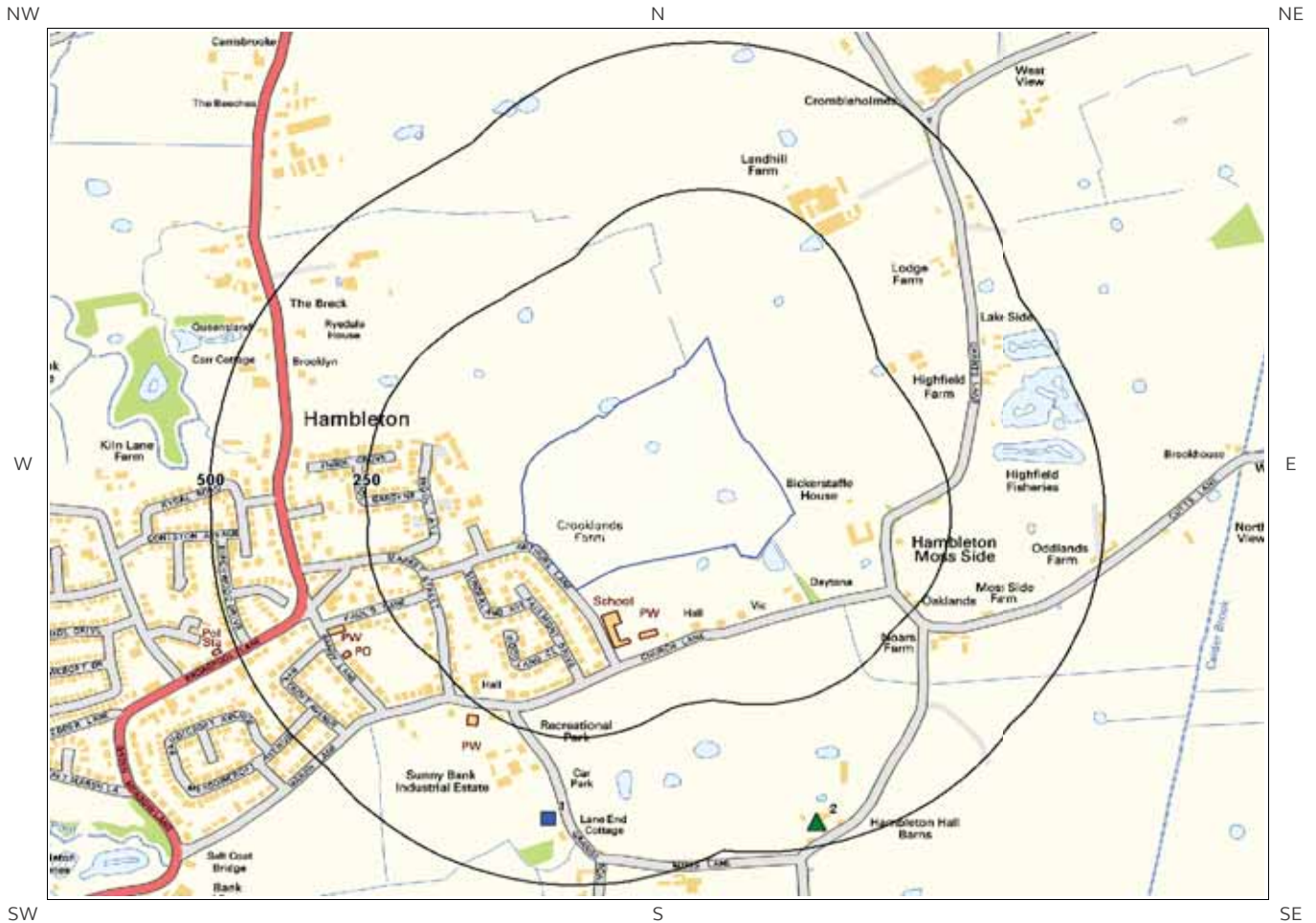
63

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
37J	0	On Site	Pond	1938
38J	0	On Site	Pond	1930
39J	0	On Site	Pond	1910
40J	0	On Site	Pond	1951
41	0	On Site	Pond	1891
42J	0	On Site	Pond	1891
43A	90	SW	Unspecified Pit	1951
44A	103	SW	Unspecified Pit	1938
45A	103	SW	Unspecified Pits	1930
46A	109	SW	Ponds	1910
47K	113	NE	Unspecified Pit	1891
48L	118	S	Grave Yard	1846
49	130	E	Pond	1846
50M	137	SW	Unspecified Ground Workings	1930
51N	150	W	Ponds	1938
52	151	W	Ponds	1891
53N	152	W	Ponds	1930
54O	202	NE	Pond	1930
55O	202	NE	Pond	1938
56O	202	NE	Pond	1910
57O	209	NE	Pond	1891
58O	215	NE	Pond	1951
59O	215	NE	Pond	1985
60O	215	NE	Pond	1968
61P	226	NW	Ponds	1951
62P	228	NW	Ponds	1910
63P	228	NW	Ponds	1938
64P	228	NW	Ponds	1930
65P	228	NW	Ponds	1891
66Q	310	S	Ponds	1968
67Q	310	S	Ponds	1951
68Q	310	S	Pond	1985
69R	312	S	Pond	1968
70R	312	S	Pond	1951
71R	312	S	Pond	1985
72R	314	S	Pond	1930
73Q	317	S	Ponds	1910
74Q	317	S	Ponds	1938
75Q	317	S	Ponds	1930
76Q	318	S	Ponds	1891
77R	320	S	Pond	1891
78S	335	S	Pond	1951
79S	335	S	Pond	1968
80S	335	S	Pond	1985
81S	340	S	Pond	1910
82S	340	S	Pond	1938

83S	340	S	Pond	1930
84S	342	S	Pond	1891
85T	365	NW	Unspecified Pit	1891
86U	427	E	Ponds	1938
87U	427	E	Ponds	1910
88U	427	E	Ponds	1930
89U	427	E	Ponds	1891
90U	434	E	Ponds	1951
91V	461	N	Unspecified Pit	1891
92W	465	N	Unspecified Pit	1891
93X	471	NW	Ponds	1938
94X	471	NW	Ponds	1930
95X	471	NW	Ponds	1910
96X	471	NW	Ponds	1891
97X	473	NW	Ponds	1968
98X	473	NW	Ponds	1951
99X	473	NW	Ponds	1985

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|--|-----------------------------|--|---------------------------------------|--|--|
| | Site Outline | | Recorded Pollution Incident | | RAS 3 & 4 Authorisations |
| | Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorised Processes |
| | Water Industry Referrals | | Licensed Discharge Consents | | COMAH / NIHHS Sites |
| | Red List Discharge Consents | | Sites Determined as Contaminated Land | | Hazardous Substance Consents and Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details
2	461	S	338131 442192	Address: Mill Fill Station, Mill Lane, Poulton-le-Fylde, Lancashire, FY6 9DE Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details
1	390	S	337700 442200	Address: GRANGE COTTAGE SWO, GRANGE ROAD, HAMBLETON, NEAR BLACKPOOL, LANCASHIRE Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 017290138 Permit Version: 1 Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Jul-1991 Revocation Date: 01/07/1991

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

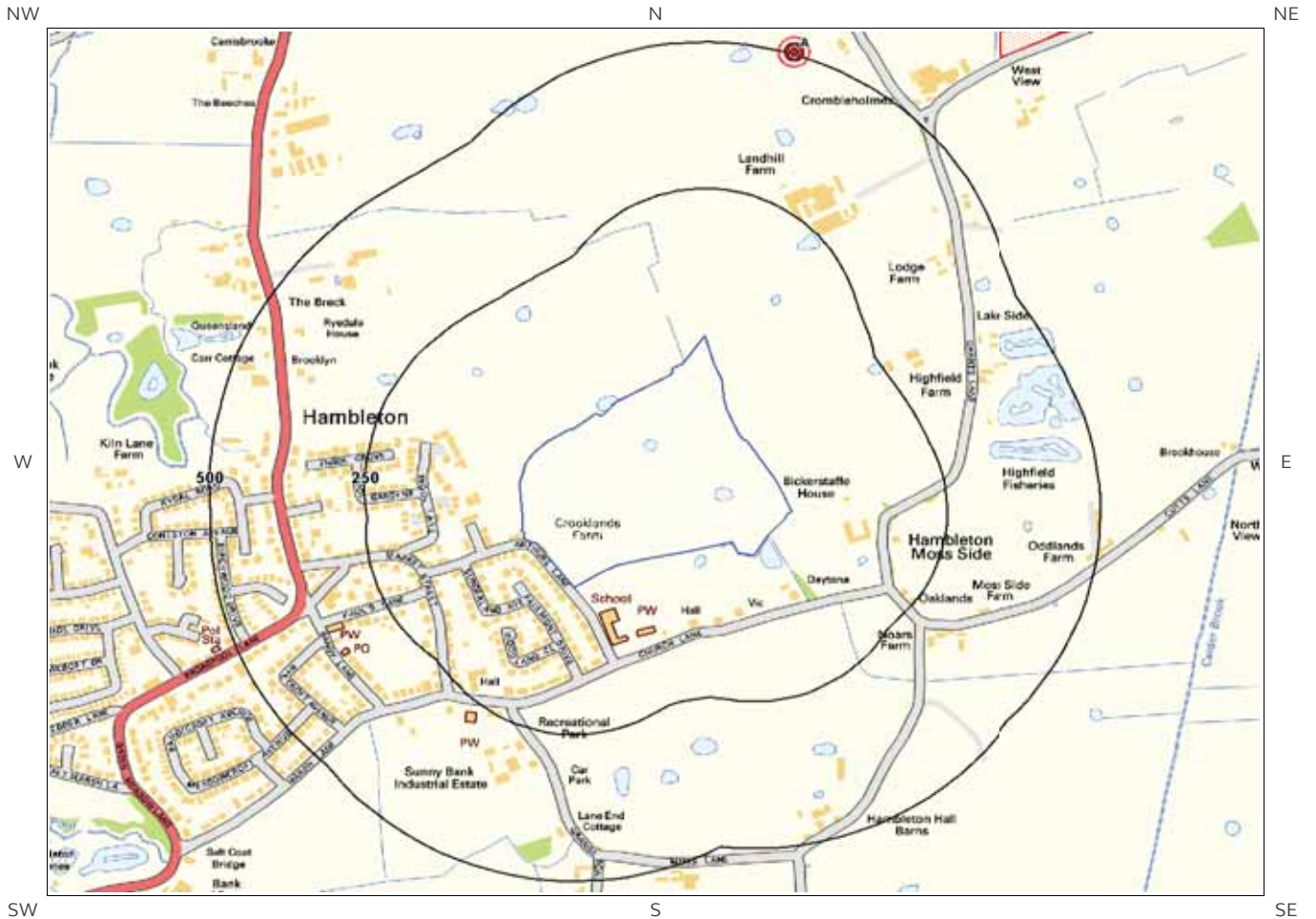
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



Mapping sourced from Ordnance Survey

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- | | | | | | |
|--|------------------------|--|---------------------------|--|---|
| | Site Outline | | E.A. Active Landfill | | Historic and Planned Waste Sites |
| | 250 Search Buffers (m) | | E.A. Historic Landfill | | E.A. Licensed Waste Site |
| | 500 Search Buffers (m) | | BGS / DoE Survey Landfill | | Local Authority/Historical Mapping Landfill Records |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

2

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

ID	Distance (m)	Direction	NGR	Details	
3A	479	N	338100 443400	Site Address: Crombleton Farm, Sower Carr Lane, Hambleton, Lancashire Waste Licence: - Site Reference: K1/02/017 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Garstang Rural District Council First Recorded: 31-Dec-1969 Last Recorded: 31-Dec-1973
4	676	NE	338500 443600	Site Address: Clay Gap, Clay Gap Lane, Hambleton, Lancashire Waste Licence: - Site Reference: K1/02/008 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Garstang Rural District Council First Recorded: 31-Dec-1969 Last Recorded: 31-Mar-1975

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

2

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

ID	Distance (m)	Direction	NGR	Details	
1A	504	N	338100.0 443500.0	Address: Crombleholmes Tip, Hambleton, Lancs BGS Number: 2148.0	Risk: No risk to aquifer Waste Type: N/A
Not shown	797	NE	338500.0 443600.0	Address: Clay Gap Tip, Garstang, Lancs BGS Number: 2151.0	Risk: No risk to aquifer Waste Type: N/A

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

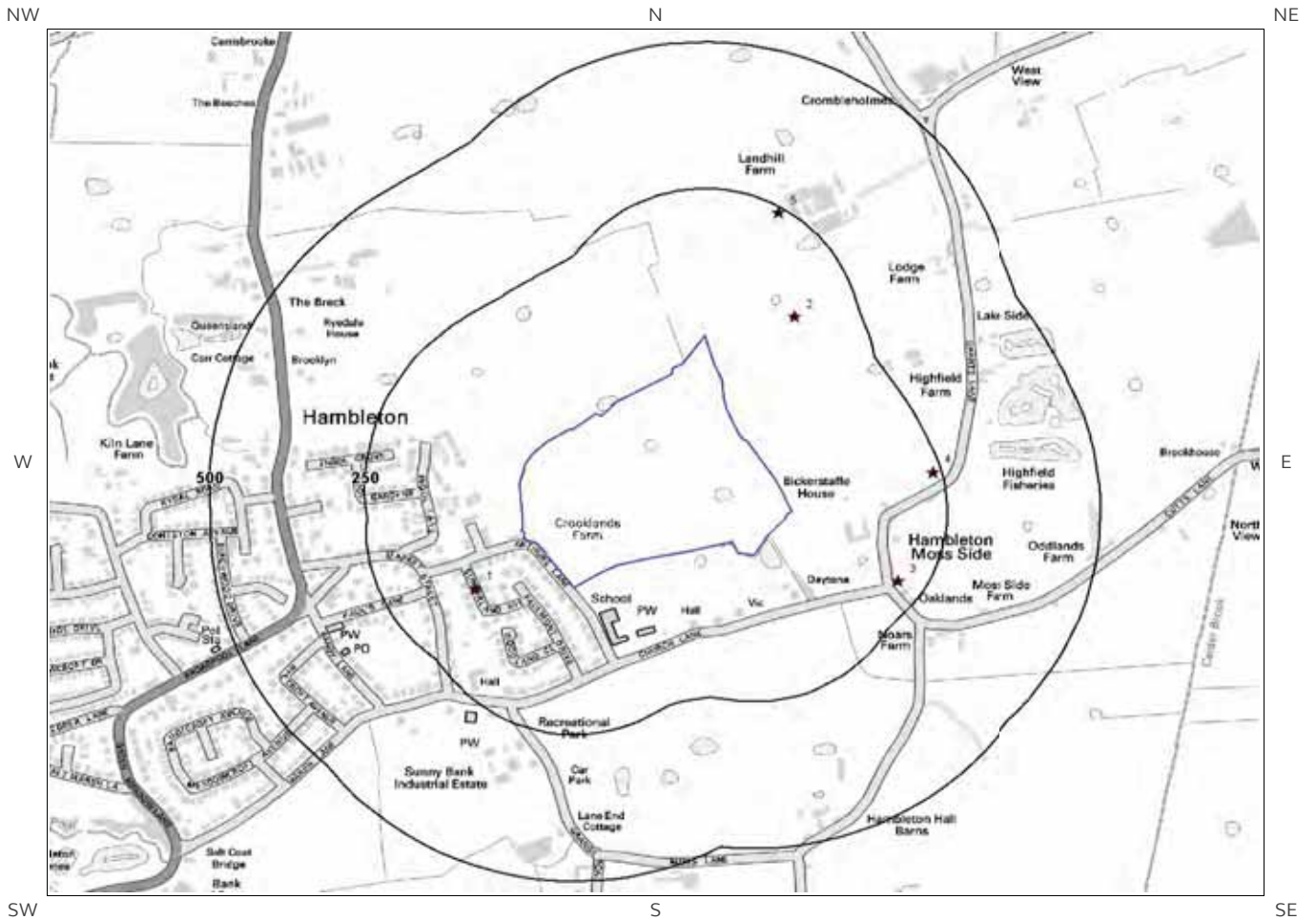
Database searched and no data found.

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 5

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	117	SW	Electricity Sub Station	337586 442586	FY6	Electrical Features	Infrastructure and Facilities
2	148	E	Pylon	338101 443050	FY6	Electrical Features	Infrastructure and Facilities
3	207	SE	Electricity Sub Station	338267 442599	FY6	Electrical Features	Infrastructure and Facilities
4	237	E	Pylon	338324 442785	FY6	Electrical Features	Infrastructure and Facilities
5	241	NE	Tank	338074 443227	FY6	Tanks (Generic)	Industrial Features

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TILLD	TILL, DEVANSIAN	DIAMICTON

5.3 Bedrock and Solid Geology

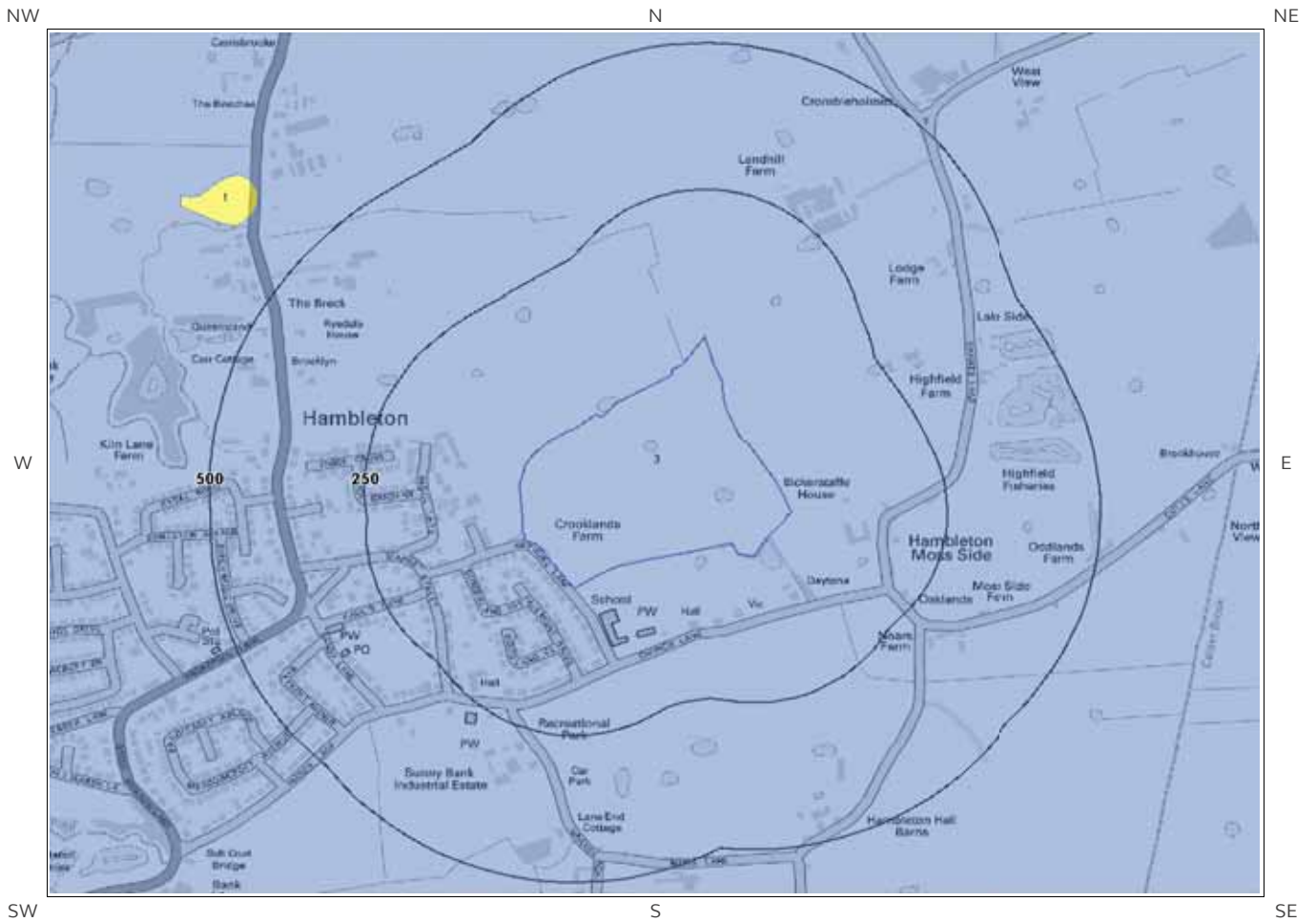
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
SIM-MDST	SIDMOUTH MUDSTONE FORMATION	MUDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

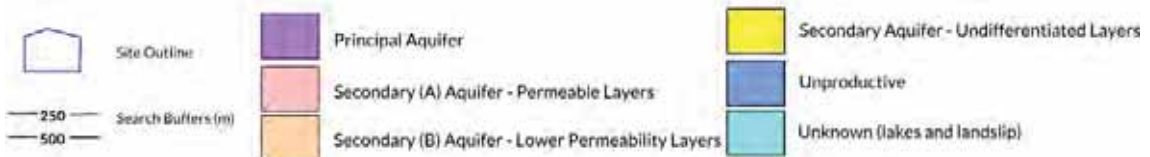
6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology

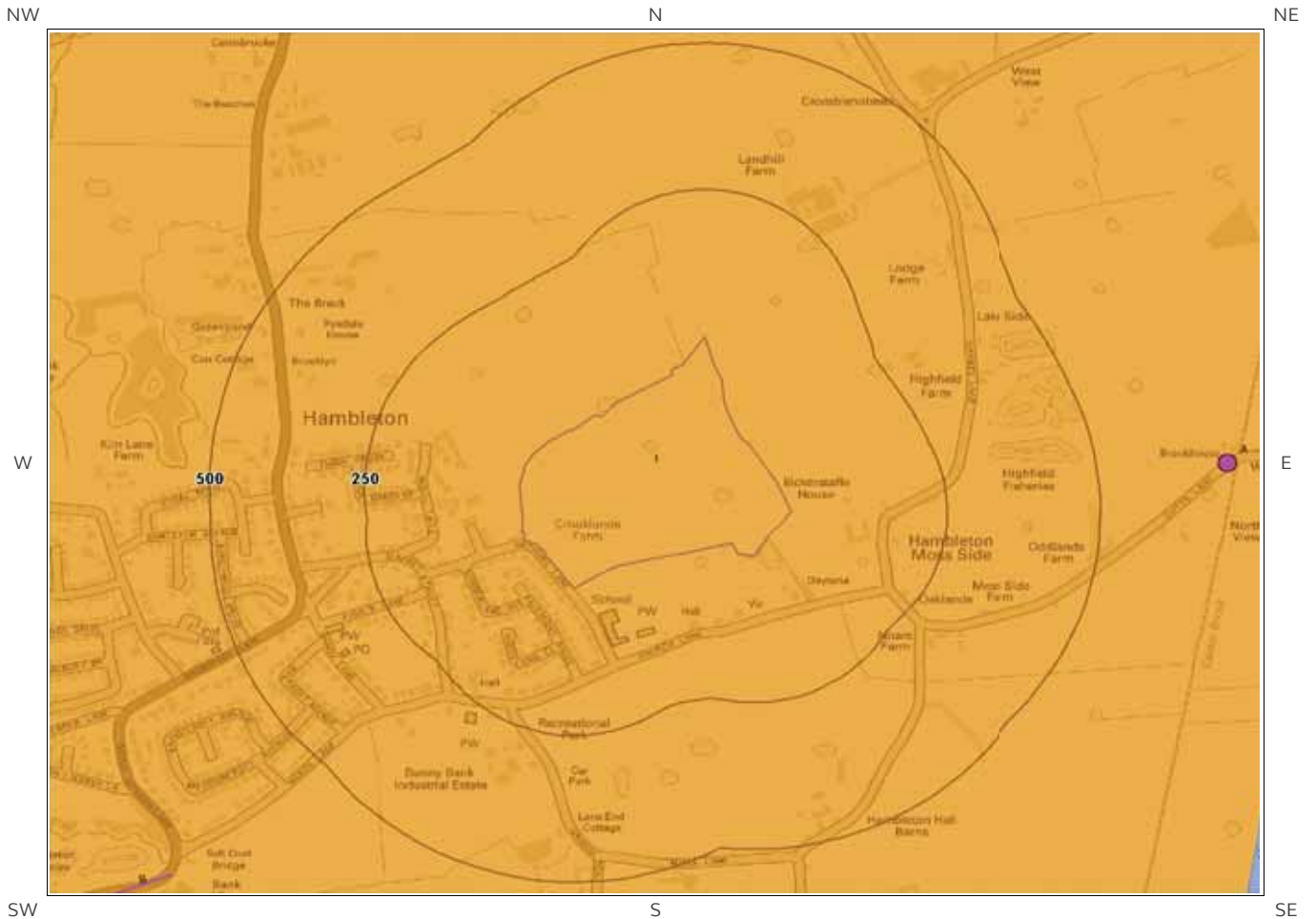


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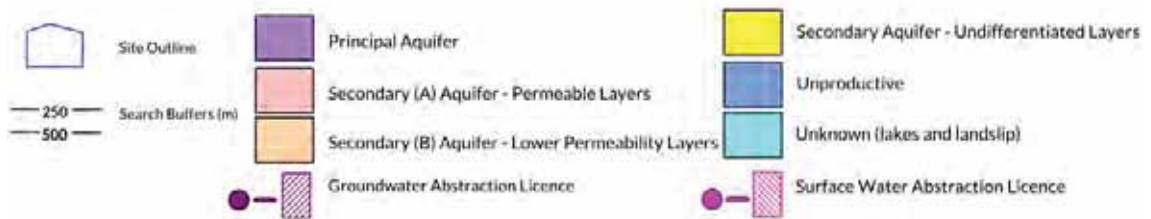


6b. Aquifer Within Bedrock Geology and Abstraction Licenses



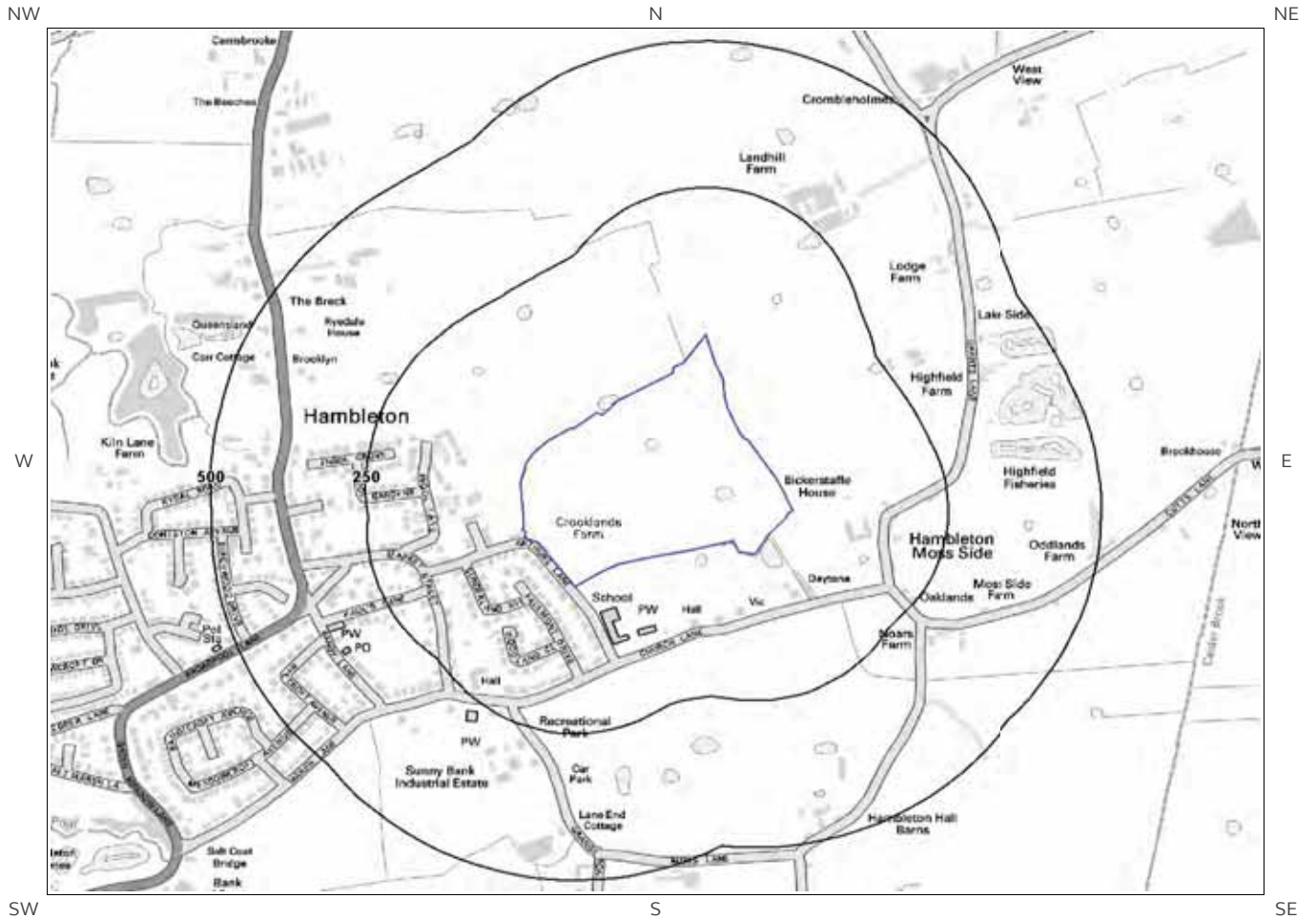
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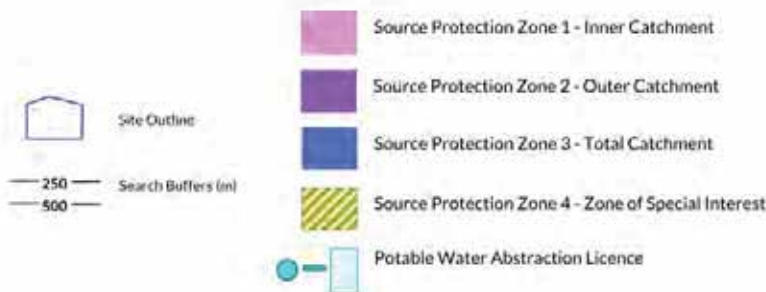


6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

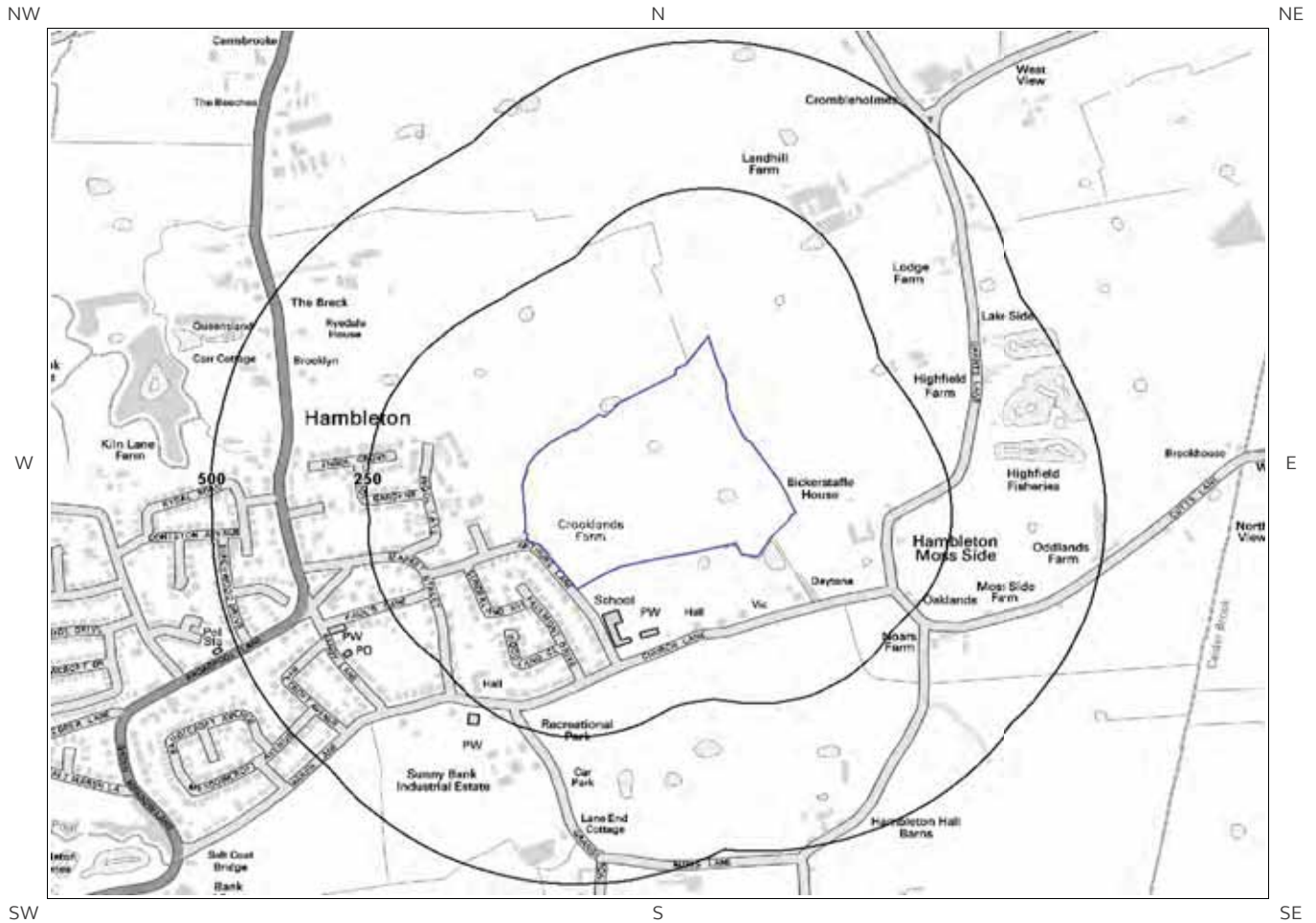


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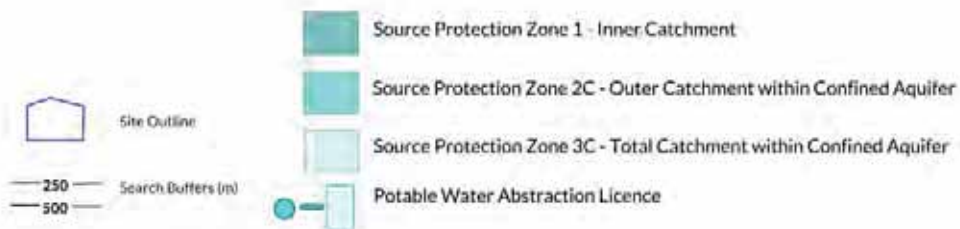


6d. Hydrogeology – Source Protection Zones within confined aquifer

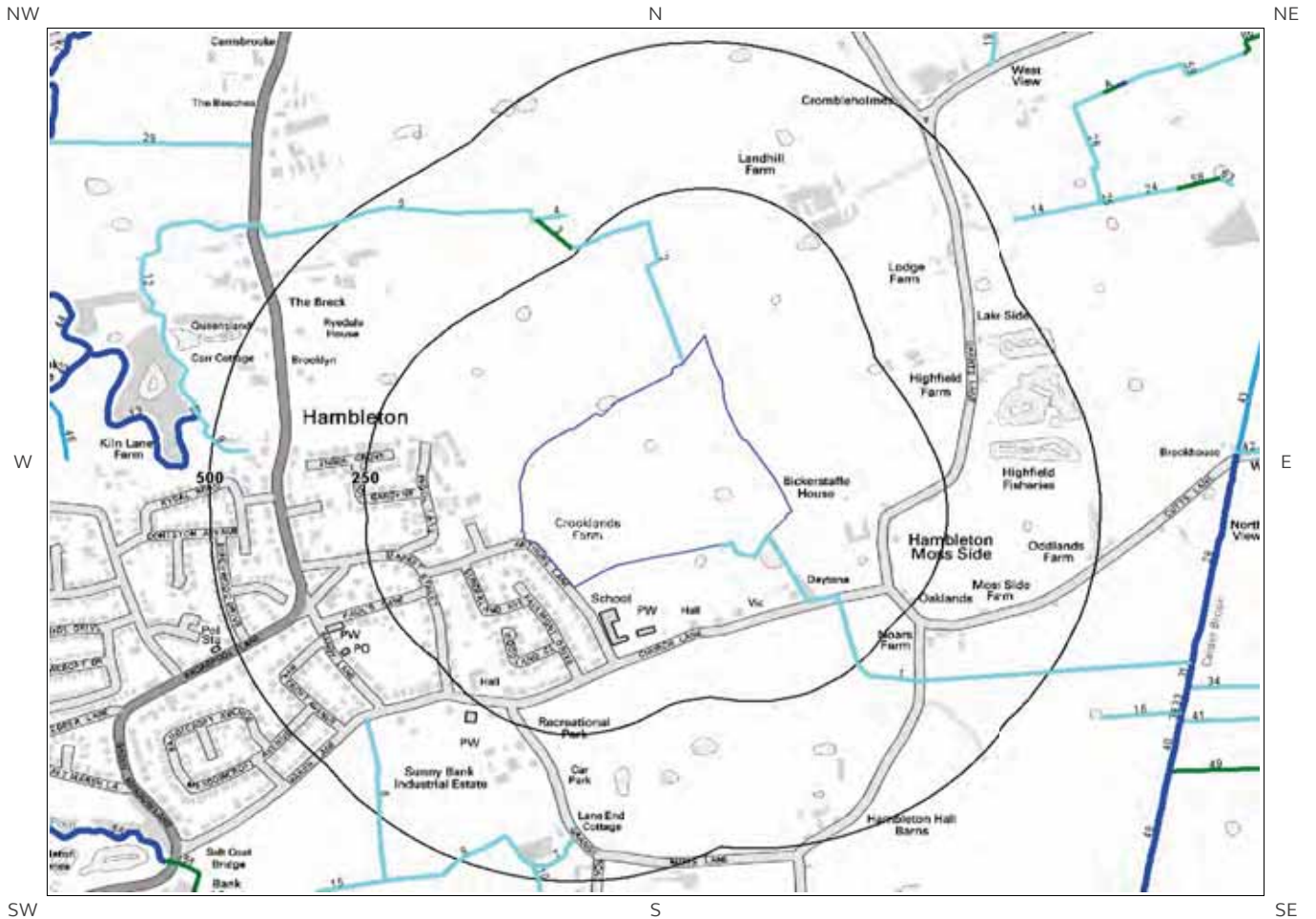


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6e. Hydrology – Detailed River Network and River Quality



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- | | | | | | |
|--|------------------------|--|---------------------------------------|--|-------------------------------------|
| | Site Outline | | Primary River | | Canal |
| | 250 Search Buffers (m) | | Secondary River | | Canal Tunnel |
| | 500 Search Buffers (m) | | Tertiary River | | Culvert |
| | | | Lake/Reservoir | | Multiple Channel Culvert |
| | | | Underground River (inferred) | | Underground River (Potential Sewer) |
| | | | General Quality Assessment: Biology | | Underground River (local knowledge) |
| | | | General Quality Assessment: Chemistry | | |

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
3	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
3A	708	E	338800 442800	Status: Historical Licence No: 2672418002 Details: Fish Farm/Cress Pond Throughflow Direct Source: "surface, Non-tidal - North West Region" Point: "calder Brk At Rawcliffe, Preston" Data Type: Point Name: HODGKINSON Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 5275 Original Start Date: 2/4/1985 Expiry Date: - Issue No: 100 Version Start Date: 14/8/1996 Version End Date:
4A	708	E	338800 442800	Status: Active Licence No: 2672418002 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface, Non-tidal - North West Region Point: Calder Brk At Rawcliffe, Preston Data Type: Point Name: HODGKINSON Annual Volume (m ³): 11365 Max Daily Volume (m ³): 1582 Application No: C5275-MV1 Original Start Date: 2/4/1985 Expiry Date: - Issue No: 101 Version Start Date: 28/8/2004 Version End Date:
5B	804	SW	336800 442000	Status: Historical Licence No: 2672422003 Details: Lake & Pond Throughflow Direct Source: "surface, Non-tidal - North West Region" Point: "pegs Pool & Tributary At Greenfields, Shard Lane, Hambleton" Data Type: Line Name: HAMBLETON FISHERIES Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 8507 Original Start Date: 30/11/1994 Expiry Date: - Issue No: 100 Version Start Date: 30/11/1994 Version End Date:
6B	804	SW	336800 442000	Status: Active Licence No: 2672422003 Details: Lake & Pond Throughflow Direct Source: Surface, Non-tidal - North West Region Point: Pegs Pool & Tributary At Greenfields, Shard Lane, Hambleton Data Type: Line Name: HAMBLETON FISHERIES Annual Volume (m ³): 22750 Max Daily Volume (m ³): 1080 Application No: 8507 Original Start Date: 30/11/1994 Expiry Date: - Issue No: 100 Version Start Date: 30/11/1994 Version End Date:
Not shown	907	E	339000 442800	Status: Historical Licence No: 2672418001 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface, Non-tidal - North West Region Point: Unnamed Watercourse At Rawcliffe, Preston Data Type: Point Name: HODGKINSON Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: C5275-MV1 Original Start Date: 2/4/1985 Expiry Date: - Issue No: 101 Version Start Date: 28/8/2004 Version End Date:
Not shown	907	E	339000 442800	Status: Active Licence No: 2672418001 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface, Non-tidal - North West Region Point: Unnamed Watercourse At Rawcliffe Preston Data Type: Point Name: HODGKINSON Annual Volume (m ³): 11365 Max Daily Volume (m ³): 1582 Application No: C5275-MV1 Original Start Date: 2/4/1985 Expiry Date: - Issue No: 101 Version Start Date: 28/8/2004 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	907	E	339000 442800	Status: Historical Licence No: 2672418001 Details: Fish Farm/Cress Pond Throughflow Direct Source: "surface, Non-tidal - North West Region" Point: "unnamed Watercourse At Rawcliffe, Preston" Data Type: Point Name: HODGKINSON	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 5275 Original Start Date: 2/4/1985 Expiry Date: - Issue No: 100 Version Start Date: 2/4/1985 Version End Date:

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
333	W	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details	
1	0	SE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	1	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	260	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
4	303	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	335	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
6	397	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	427	S	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8	437	S	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9	442	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
10	475	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

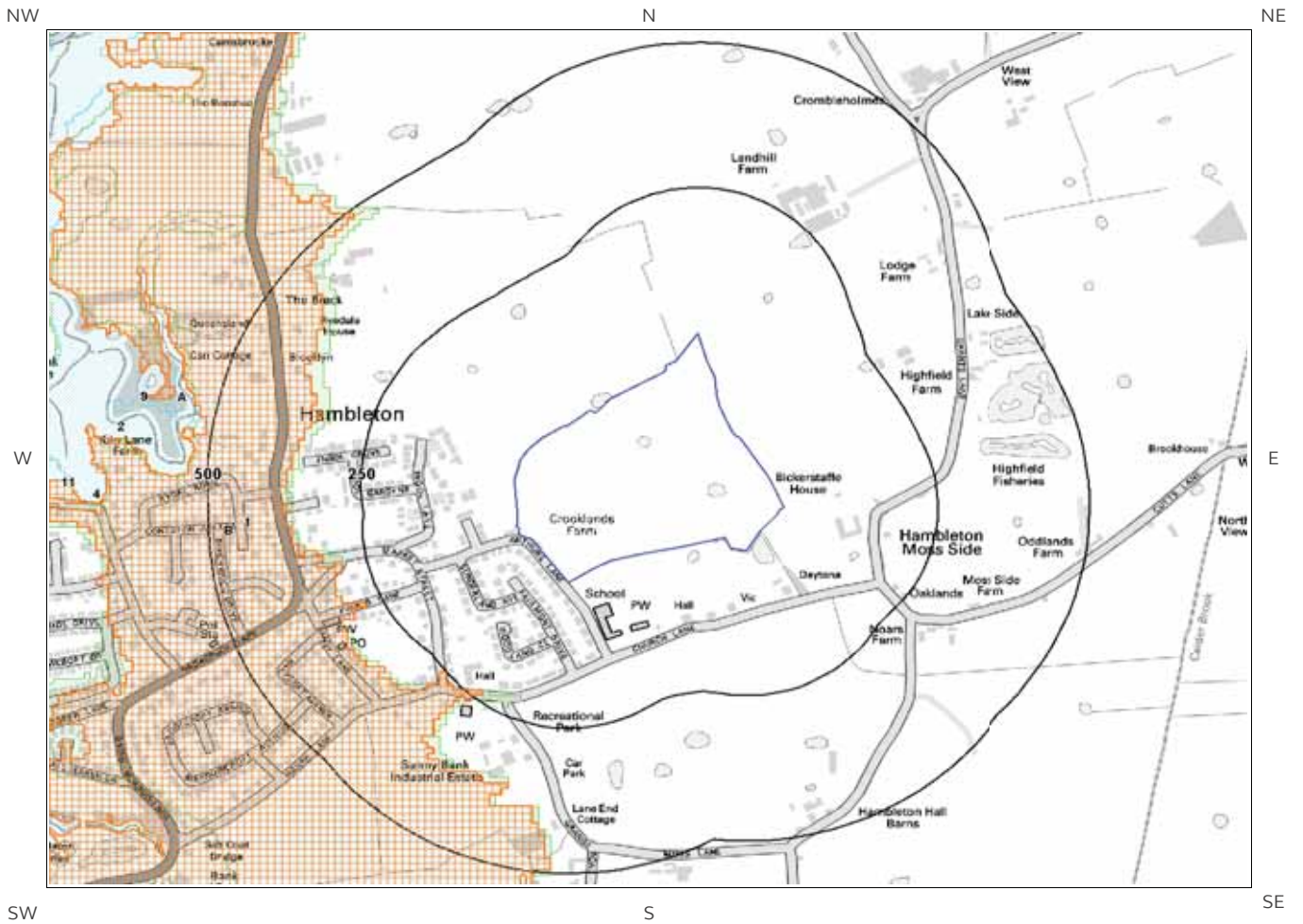
6.11 Surface Water Features

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

The following surface water records are not represented on mapping:

Distance (m)	Direction
1	SE
1	SE
1	NW
2	SE
7	SE
60	SE
108	NW
157	SE

7a. Environment Agency Flood Map for Planning (from rivers and the sea)

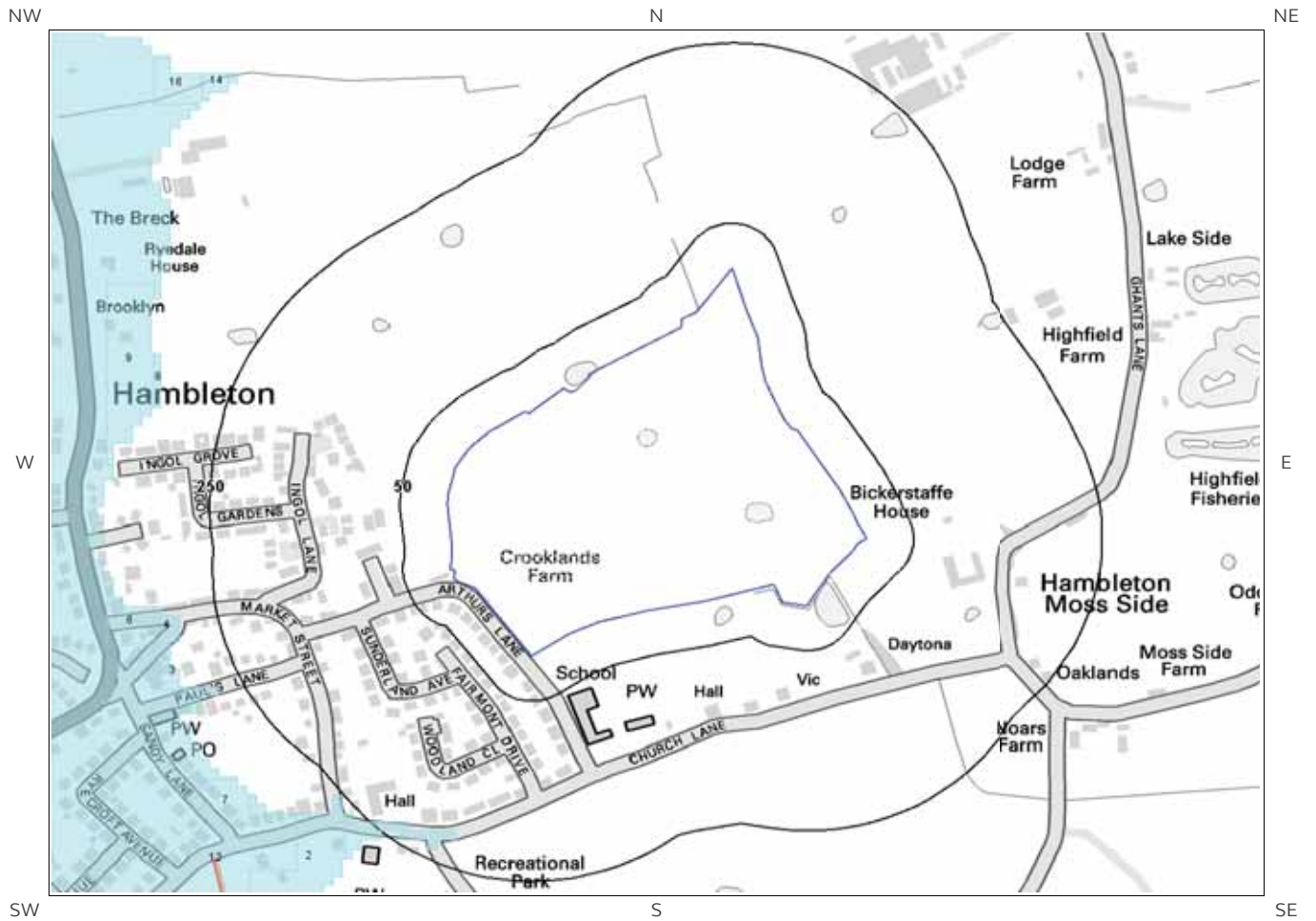


Mapping sourced from Ordnance Survey

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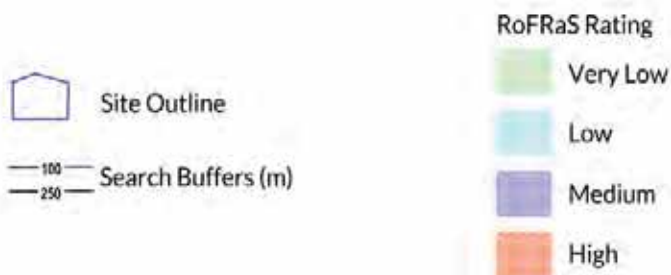
- Site Outline
- Zone 2 Floodplain
- Area used for Flood Storage
- Zone 3 Floodplain
- Area Benefiting from Flood Defences
- Flood Defences
- Search Buffers (m)

7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Mapping sourced from Ordnance Survey

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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	209	S	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

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

ID	Distance (m)	Direction	Update	Type
1	231	SW	26-May-2015	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

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

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

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

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

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

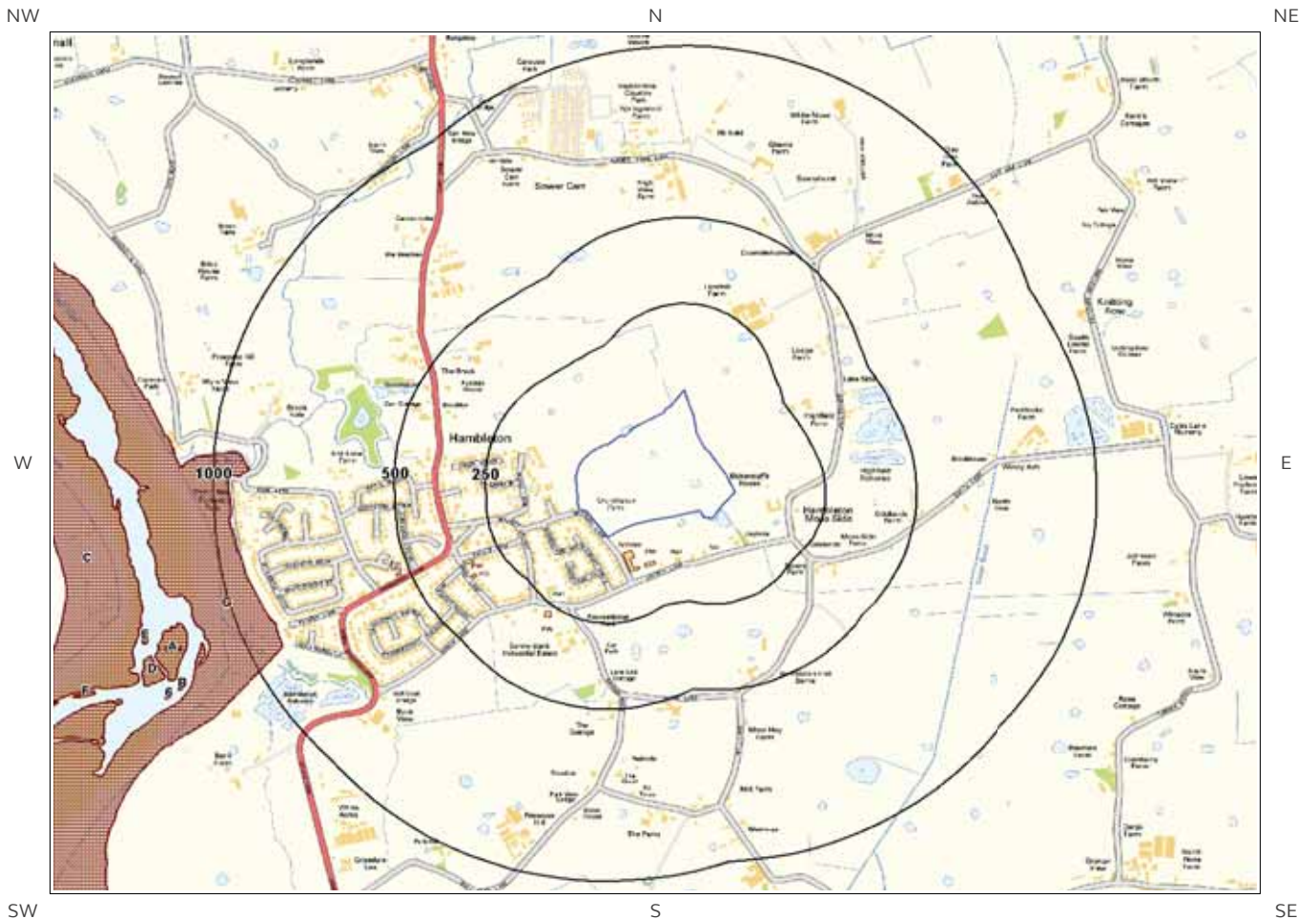
7.8 Groundwater Flooding Confidence Areas

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

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

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



Mapping sourced from Ordnance Survey

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8. Designated Environmentally Sensitive Sites

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

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

10

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

ID	Distance (m)	Direction	SSSI Name	Data Source
11G	900	W	Wyre Estuary	Natural England
12A	1138	W	Wyre Estuary	Natural England
13B	1198	SW	Wyre Estuary	Natural England
14C	1230	W	Wyre Estuary	Natural England
15D	1239	SW	Wyre Estuary	Natural England
16B	1245	SW	Wyre Estuary	Natural England
17E	1246	W	Wyre Estuary	Natural England
18F	1436	W	Wyre Estuary	Natural England
Not shown	1670	W	Wyre Estuary	Natural England
Not shown	1702	SW	Wyre Estuary	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

10

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SPA Name	Data Source
1	900	W	Morecambe Bay	Natural England
2A	1138	W	Morecambe Bay	Natural England
3B	1198	SW	Morecambe Bay	Natural England
4C	1230	W	Morecambe Bay	Natural England
5D	1239	SW	Morecambe Bay	Natural England
6	1245	SW	Morecambe Bay	Natural England
7E	1246	W	Morecambe Bay	Natural England
8F	1436	W	Morecambe Bay	Natural England
Not shown	1670	W	Morecambe Bay	Natural England
Not shown	1702	SW	Morecambe Bay	Natural England

8.5 Records of Ramsar sites within 2000m of the study site:

10

The following Ramsar records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ramsar Site Name	Ramsar Site Status	Data Source
21G	900	W	Morecambe Bay	Current	Natural England
22A	1138	W	Morecambe Bay	Current	Natural England
23B	1198	SW	Morecambe Bay	Current	Natural England
24C	1230	W	Morecambe Bay	Current	Natural England
25D	1239	SW	Morecambe Bay	Current	Natural England
26B	1245	SW	Morecambe Bay	Current	Natural England
27E	1246	W	Morecambe Bay	Current	Natural England
28F	1436	W	Morecambe Bay	Current	Natural England
Not shown	1670	W	Morecambe Bay	Current	Natural England
Not shown	1702	SW	Morecambe Bay	Current	Natural England

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

Database searched and no data found.

0

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

Database searched and no data found.

0

8.8 Records of World Heritage Sites within 2000m of the study site:

Database searched and no data found.

0

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

Database searched and no data found.

0

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

Database searched and no data found.

0

8.11 Records of National Parks (NP) within 2000m of the study site:

Database searched and no data found.

0

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

Database searched and no data found.

0

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

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

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

Hazard

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

9.1.2 Landslides

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

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

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

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

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

Hazard

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

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

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

Hazard

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

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

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

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

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

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

Hazard

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

No

Database searched and no data found.

10.2 Non-Coal Mining

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

No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

Contact Details

EmapSite
Telephone: 0118 9736883
sales@emapsite.com

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web:www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506

Web:www.environment-agency.gov.uk

Email:enquiries@environment-agency.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe

Email:enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Wyre Council
Phone: 01253 891 000

Web: <http://www.wyre.gov.uk>

Address: Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6

Gemapping PLC

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

emapsite™





Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013

Site Details:

Arthur's Lane, Hambleton, FY6 9AT

Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: County Series

Map date: 1846

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A



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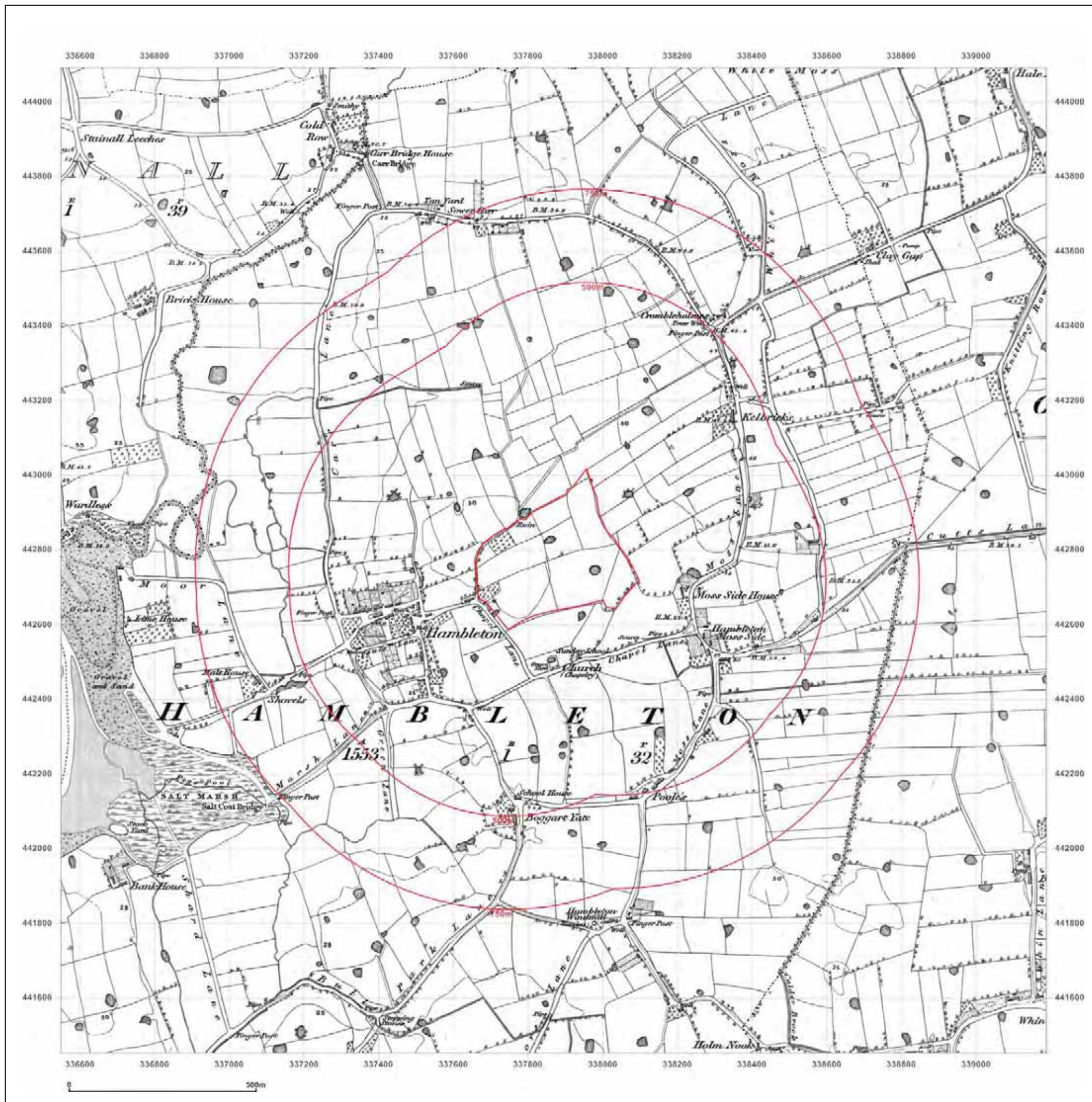


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Site Details:

Arthur's Lane, Hambleton, FY6 9AT

Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A



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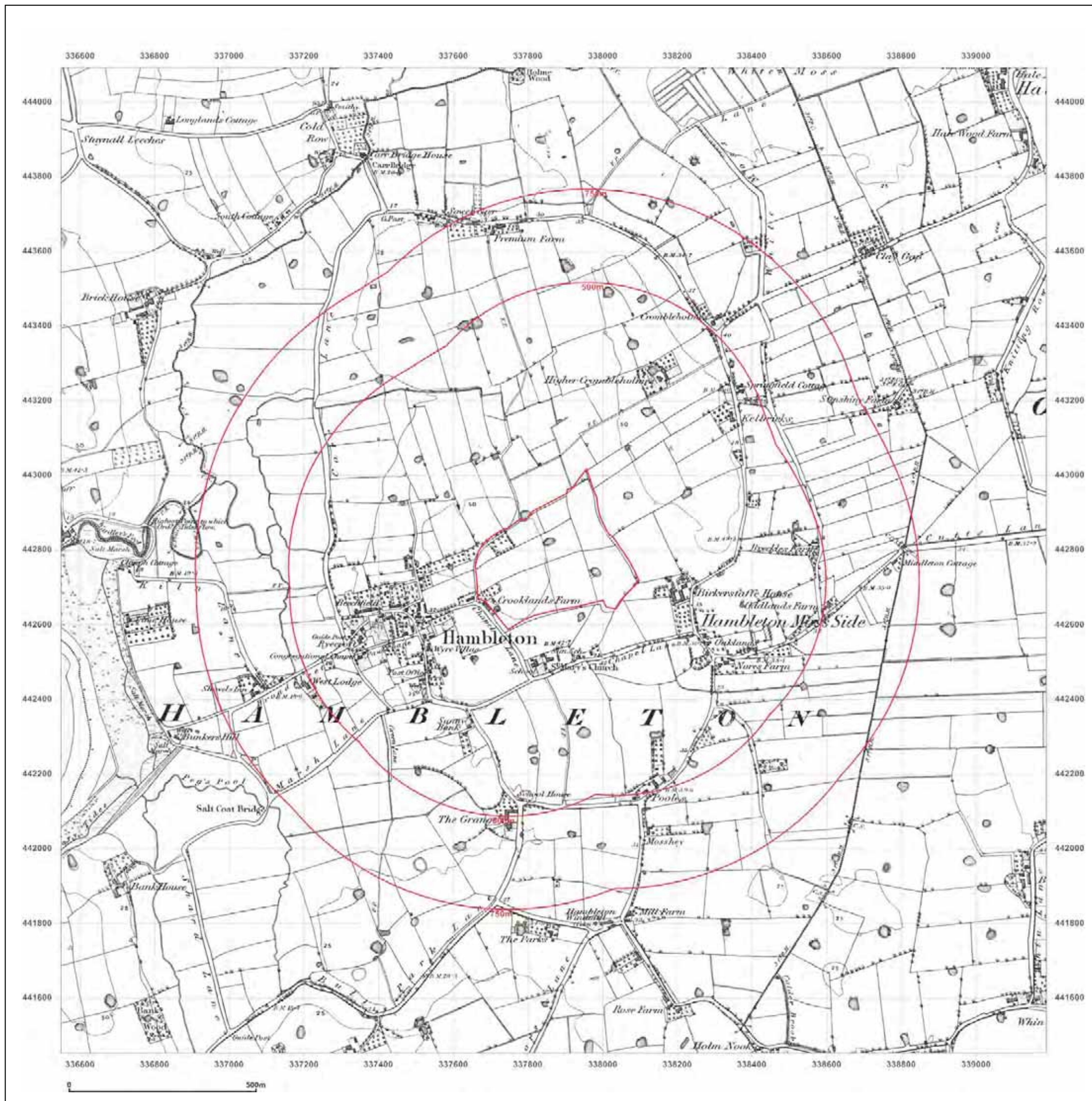


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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: County Series

Map date: 1909-1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1845
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A



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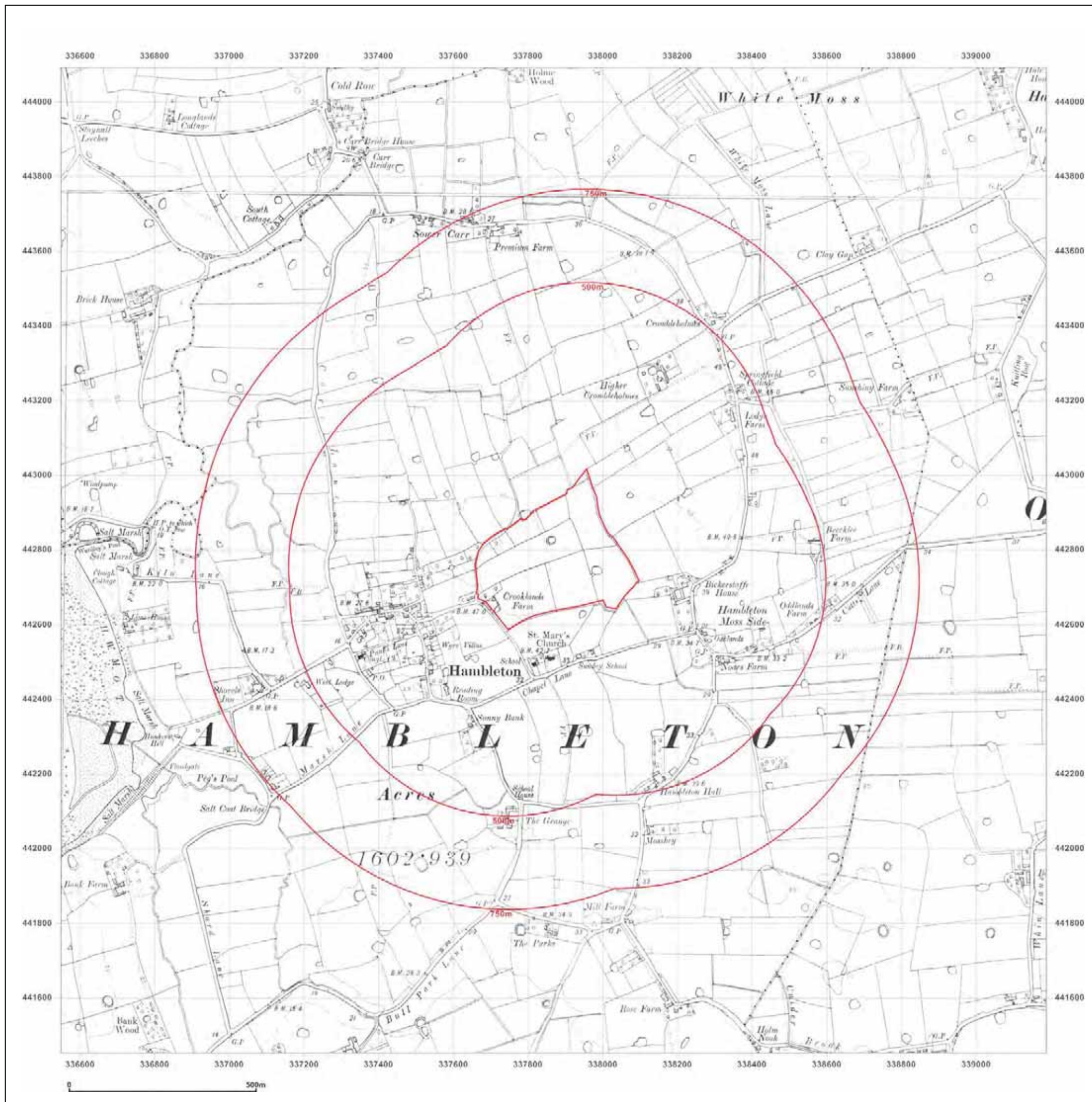


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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: County Series

Map date: 1930-1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1845
 Revised 1933
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1931
 Edition N/A
 Copyright N/A
 Levelled N/A

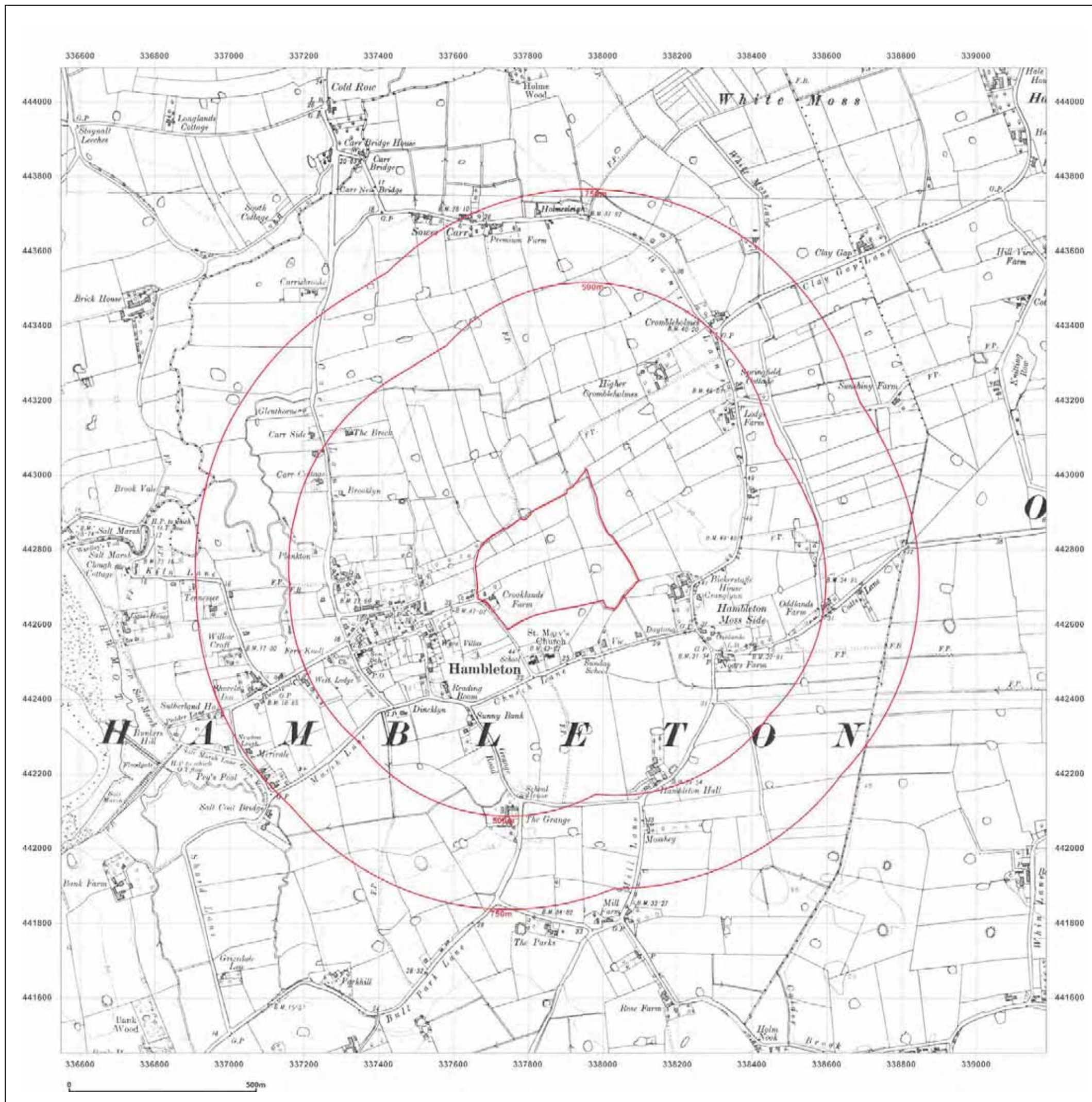
Surveyed 1844
 Revised 1930
 Edition N/A
 Copyright N/A
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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1938
 Edition N/A
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 Levelled N/A

Surveyed 1844
 Revised 1938
 Edition N/A
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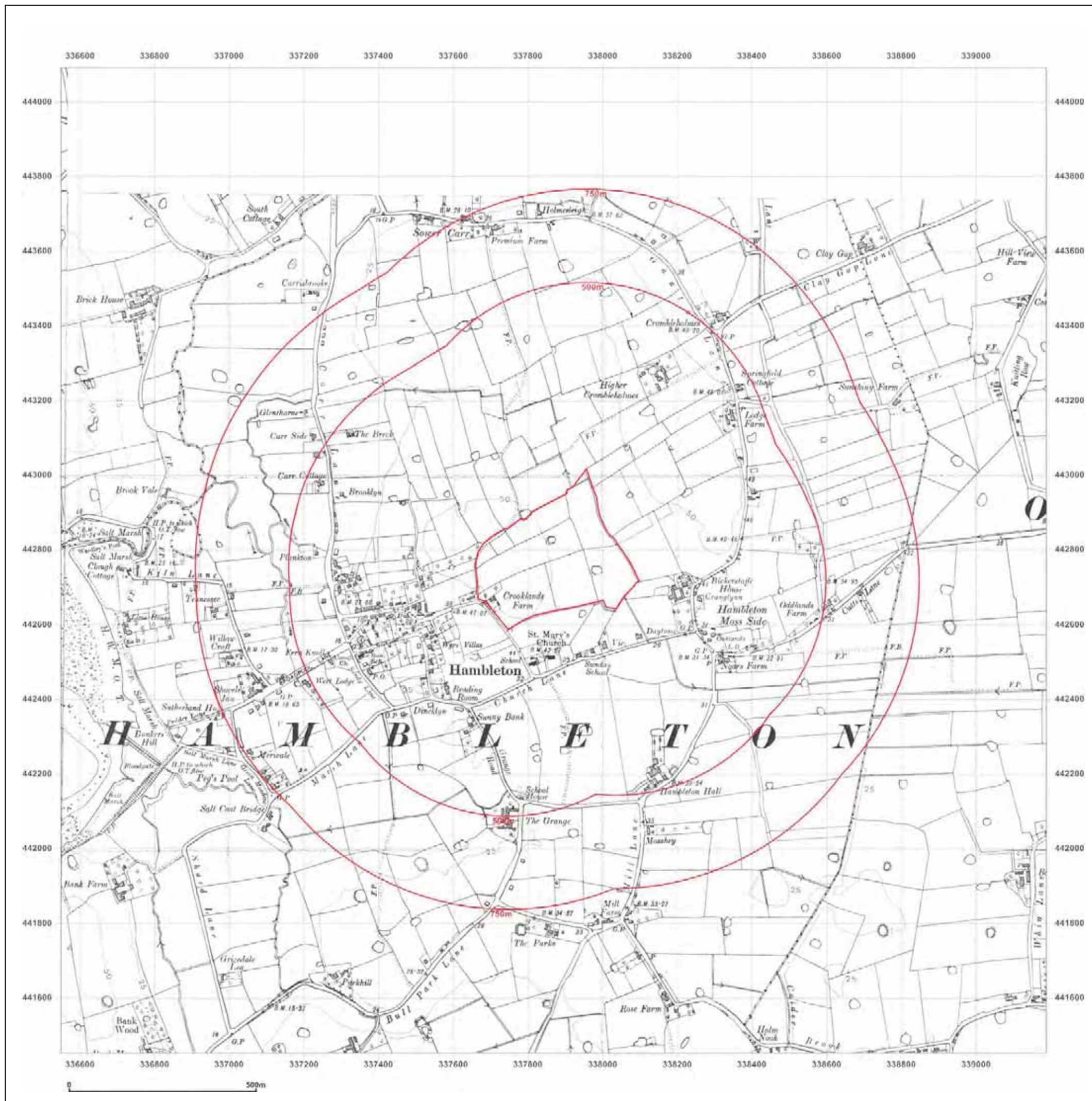


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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A



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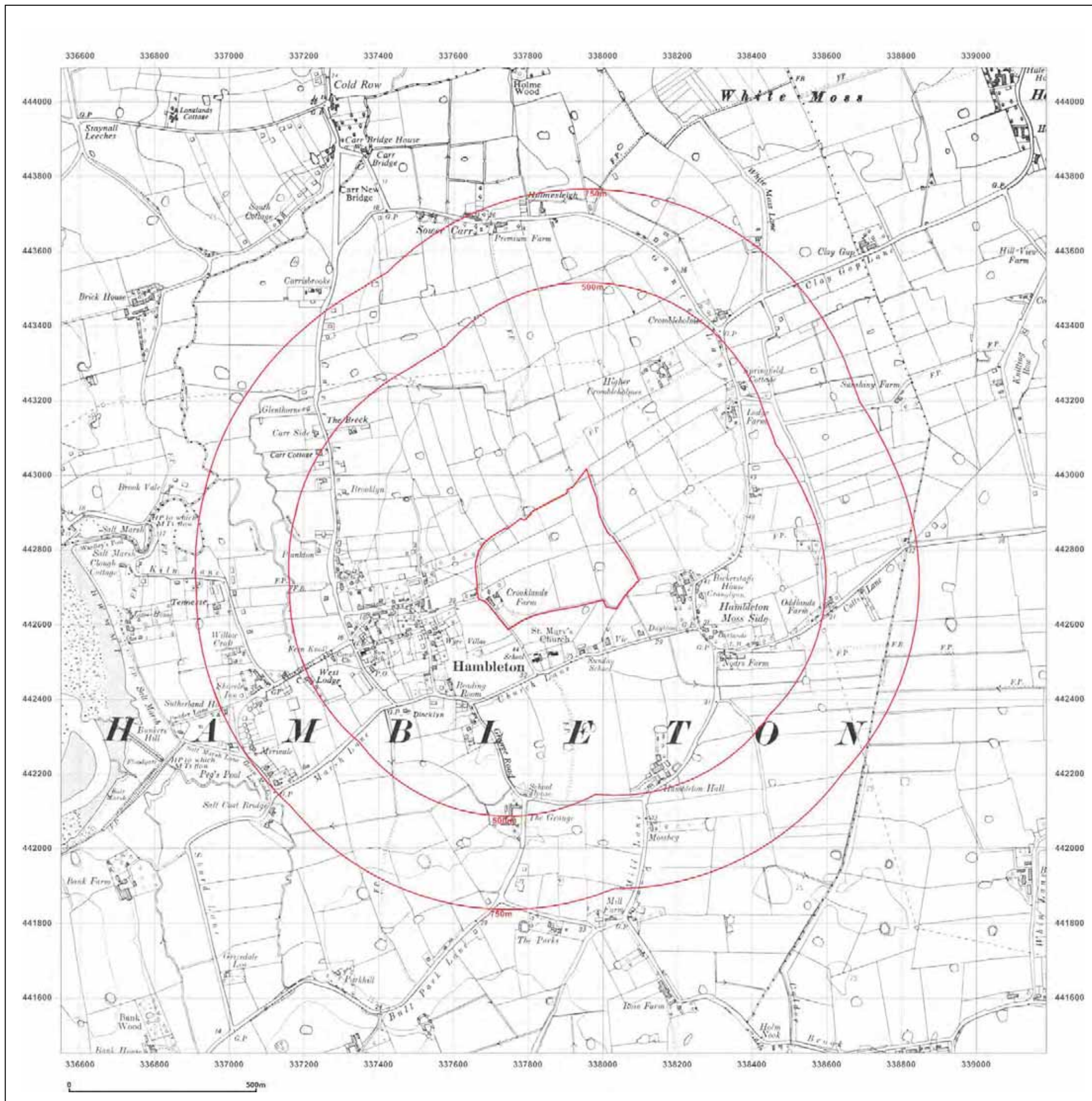


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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
 Revised 1968
 Edition N/A
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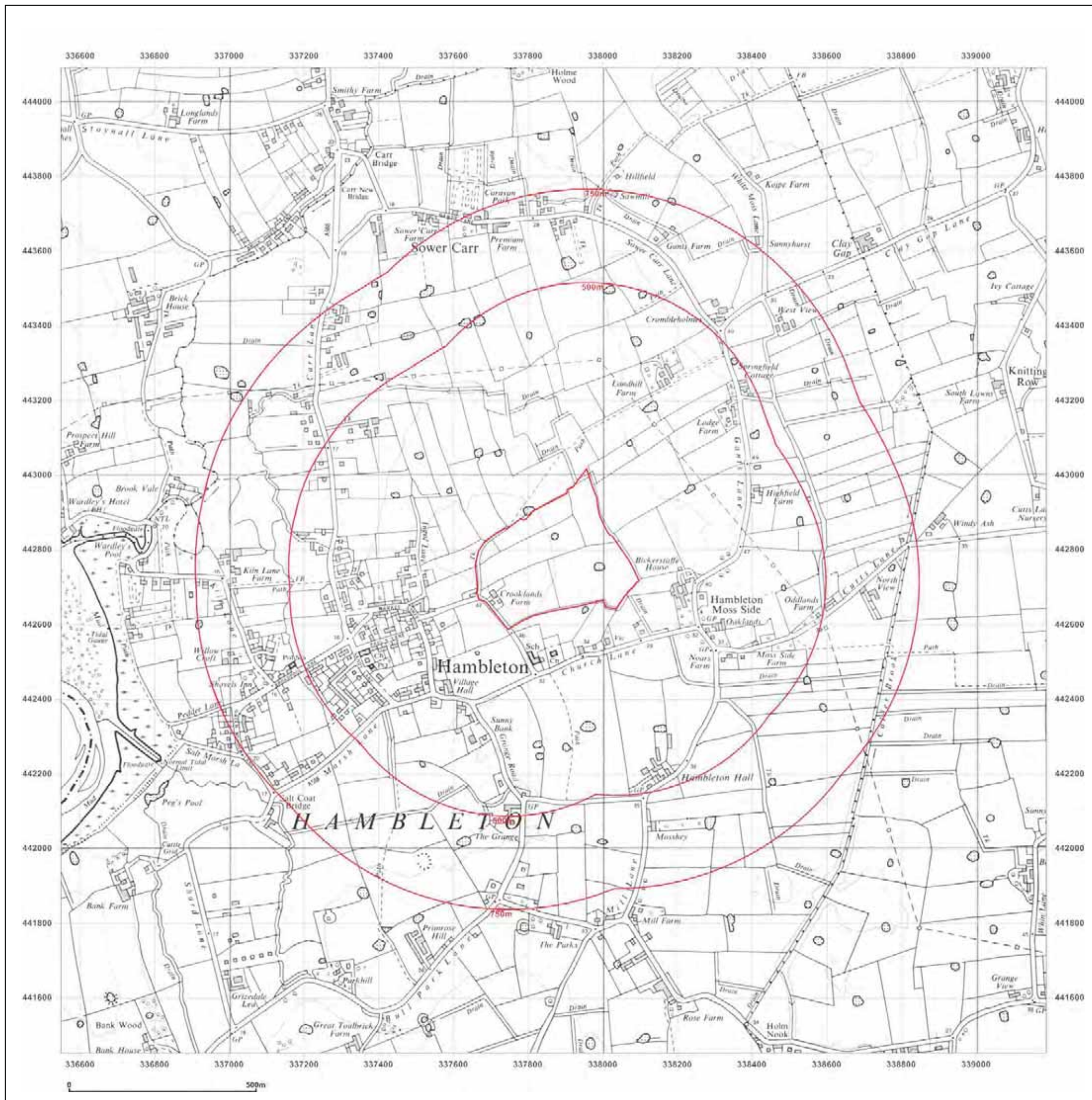


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Client Ref: EMS_318787_429668
Report Ref: EMS-318787_429668
Grid Ref: 337868, 442771

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1985
Edition N/A
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Levelled N/A



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