



GroundSure Envirolnsight

Address: 538272 222680,
Date: 7 Jan 2015
Reference: GS-1834668
Client: Green Earth Management Company GEMCO

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Aerial Photograph Capture date: 27-Apr-2010
Grid Reference: 538290,222679
Site Size: 0.26ha

Contents Page

Contents Page	3
Overview of Findings.....	5
Using this report.....	9
1. Environmental Permits, Incidents and Registers Map.....	10
1. Environmental Permits, Incidents and Registers.....	11
1.1 Industrial Sites Holding Licences and/or Authorisations.....	11
1.1.1 Records of historic IPC Authorisations within 500m of the study site:.....	11
1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:.....	11
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:.....	11
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:.....	11
1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:.....	11
1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:.....	12
1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:	12
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:.....	12
1.1.9 Records of Licensed Discharge Consents within 500m of the study site:.....	12
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:.....	13
1.2 Dangerous or Hazardous Sites.....	13
1.3 Environment Agency Recorded Pollution Incidents.....	13
1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:.....	13
1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:.....	13
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990.....	14
2. Landfill and Other Waste Sites Map.....	15
2. Landfill and Other Waste Sites.....	16
2.1 Landfill Sites.....	16
2.1.1 Records from Environment Agency landfill data within 1000m of the study site:	16
2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:	16
2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:.....	16
2.1.4 Records of Local Authority landfill sites within 1500m of the study site:.....	16
2.2 Other Waste Sites.....	16
2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:	16
2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:	17
3. Current Land Use Map.....	18
3. Current Land Uses.....	19
3.1 Current Industrial Data.....	19
3.2 Petrol and Fuel Sites.....	19
3.3 Underground High Pressure Oil and Gas Pipelines.....	20
4. Geology.....	21
4.1 Artificial Ground and Made Ground.....	21
4.2 Superficial Ground and Drift Geology	21
4.3 Bedrock and Solid Geology	21
5. Hydrogeology and Hydrology.....	22
5a. Aquifer Within Superficial Geology.....	22
5b. Aquifer Within Bedrock Geology and Abstraction Licenses.....	23
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses.....	24
5d. Hydrology Source Protection Zones within confined aquifer.....	25
5 e. Hydrology – Detailed River Network and River Quality.....	26
5. Hydrogeology and Hydrology.....	27
5.1 Aquifer within Superficial Deposits.....	27
5.2 Aquifer within Bedrock Deposits.....	27

5.3 Groundwater Abstraction Licences.....	28
5.4 Surface Water Abstraction Licences.....	29
5.5 Potable Water Abstraction Licences.....	29
5.6 Source Protection Zones.....	30
5.7 Source Protection Zones within Confined Aquifer.....	31
5.8 Groundwater Vulnerability and Soil Leaching Potential.....	31
5.9 River Quality.....	31
5.9.1 Biological Quality.....	32
5.9.2 Chemical Quality.....	32
5.10 Detailed River Network.....	33
5.11 Surface Water Features	34
6. Environment Agency Flood Map for planning (from rivers and the sea).....	35
6. Flooding.....	36
6.1 Zone 2 Flooding.....	36
6.2 Zone 3 Flooding.....	36
6.3 Flood Defences.....	36
6.4 Areas benefiting from Flood Defences.....	36
6.5 Areas benefiting from Flood Storage.....	37
6.6 Groundwater Flooding Susceptibility Areas.....	37
6.6.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?.....	37
6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?.....	37
6.7 Groundwater Flooding Confidence Areas.....	37
7. Designated Environmentally Sensitive Sites Map.....	38
7. Designated Environmentally Sensitive Sites.....	39
7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	39
7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	39
7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	39
7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	39
7.5 Records of Ramsar sites within 2000m of the study site:.....	39
7.6 Records of Ancient Woodland within 2000m of the study site:	40
7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	40
7.8 Records of World Heritage Sites within 2000m of the study site:.....	40
7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	40
7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	40
7.11 Records of National Parks (NP) within 2000m of the study site:	41
7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	41
7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	41
8. Natural Hazards Findings.....	42
8.1 Detailed BGS GeoSure Data.....	42
8.1.1 Shrink Swell.....	42
8.1.2 Landslides.....	42
8.1.3 Soluble Rocks.....	43
8.1.4 Compressible Ground.....	43
8.1.5 Collapsible Rocks.....	43
8.1.6 Running Sand.....	44
9. Mining.....	45
9.1 Coal Mining.....	45
9.2 Shallow Mining.....	45
9.3 Brine Affected Areas	45
Contact Details.....	46
Standard Terms and Conditions.....	47

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: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	0		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	0	0	0	0		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	0	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	1	0	0	0		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0		
1.1.9	Records of Licensed Discharge Consents	0	2	0	2		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	0	0		
1.3.2	National Incidents Recording System, List 1	0	0	0	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	0	0	0	0
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	0	0
2.1.4	GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings							
2.2.1	Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2	Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	2	2	3	Not searched
3.2 Records of Petrol and Fuel Sites	1	0	0	0
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0

Section 4: Geology

4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology

	0-500m
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes
5.2 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
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	2	1	0	0	2
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	2	1	0	0	2
5.6 Source Protection Zones (within 500m of the study site)	1	0	1	1	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	2	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
5.10 Detailed River Network entries within 500m of the site	2	4	4	8	Not searched	Not searched
5.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 6: Flooding

6.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below Surface
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	2	7
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	2

Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Low
8.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Low
8.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
8.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Low
8.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
8.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
8.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low

Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?	No
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low
9.3 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. 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.

2. 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.

3. Current Land Uses

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

4. Geology

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

5. 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.

6. Flooding

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

7. 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.

8. 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.

9. Mining

Provides information on areas of coal and shallow mining.

10. 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.

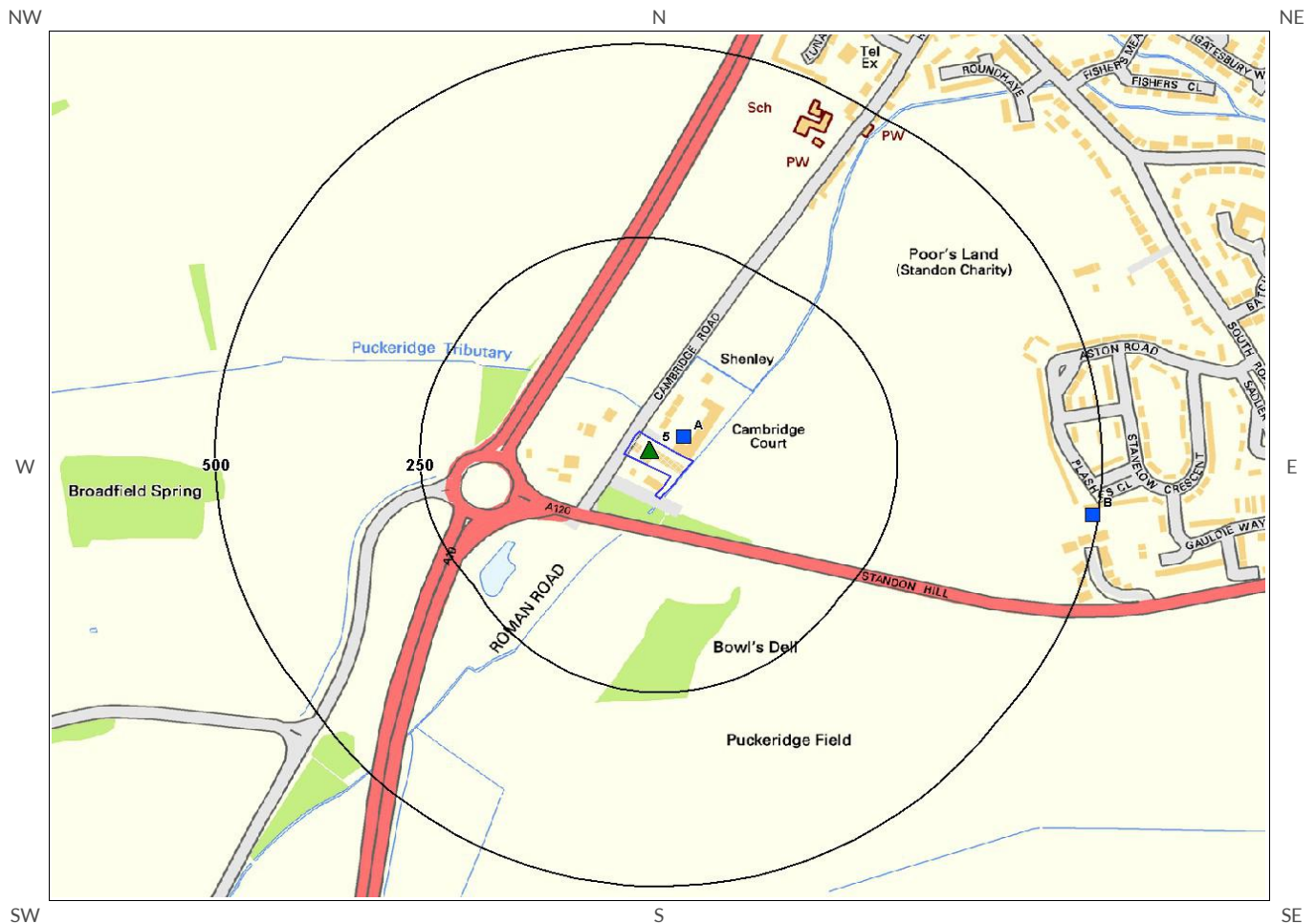
Note: Maps

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. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

Mapping sourced from 

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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 |  | COMAH / NIHHS Sites |
| | |  | Licensed Discharge Consents |  | Sites Determined as Contaminated Land |
| | |  | Red List Discharge Consents |  | Hazardous Substance Consents and Enforcements |



1. Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

1.1.3 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.

1.1.4 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.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

1.1.7 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	Direction	NGR	Details
5	0.0	On Site	538258 222682	Address: Vintage Service Station, Cambridge Road, Puckeridge, Herts, SG11 1SA Process: Unloading Of Petrol Into Storage From Mobile Containers Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

4

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

ID	Distance	Direction	NGR	Details
1A	22.0	NE	538300 222700	Address: Vintage Corner, Old Cambridge Road, Vintage Corner, Old Cambridge Ro, Ad, Puckeridge, Hertfordshire Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: CTWC.0191 Permit Version: 1 Receiving Water: Puckeridge Tributary (south) Status: Revoked - Unspecified Issue date: 10/7/1985 Effective Date: 10/7/1985 Revocation Date: 27/5/1992
2A	22.0	NE	538300 222700	Address: Vintage Corner, Old Cambridge Road, Vintage Corner, Old Cambridge Ro, Ad, Puckeridge, Hertfordshire Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: CTWC.2958 Permit Version: 1 Receiving Water: Puckeridge Tributary (south) Status: Revoked - Unspecified Issue date: 2/12/1988 Effective Date: 2/12/1988 Revocation Date: 10/6/1992

ID	Distance	Direction	NGR	Details	
3B	493.0	E	538800 222600	Address: Land Adjoining Ribdale, Barwick Roa, Land Adjoining Ribdale, Barwick, Road, Stanton, Herts, SG11 1QE Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CTLU.0432 Permit Version: 1	Receiving Water: Groundwater Status: Transferred From Wra 1963 Issue date: 3/2/1976 Effective Date: 3/2/1976 Revocation Date: -
4B	493.0	E	538800 222600	Address: Land Adjoining Ribdale, Barwick Roa, Land Adjoining Ribdale, Barwick, Road, Stanton, Herts, SG11 1QE Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CTLU.0432 Permit Version: 2	Receiving Water: Groundwater Via Infiltration Status: Varied Under Epr 2010 Issue date: - Effective Date: - Revocation Date: -

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

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

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

0

Database searched and no data found.

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

0

Database searched and no data found.

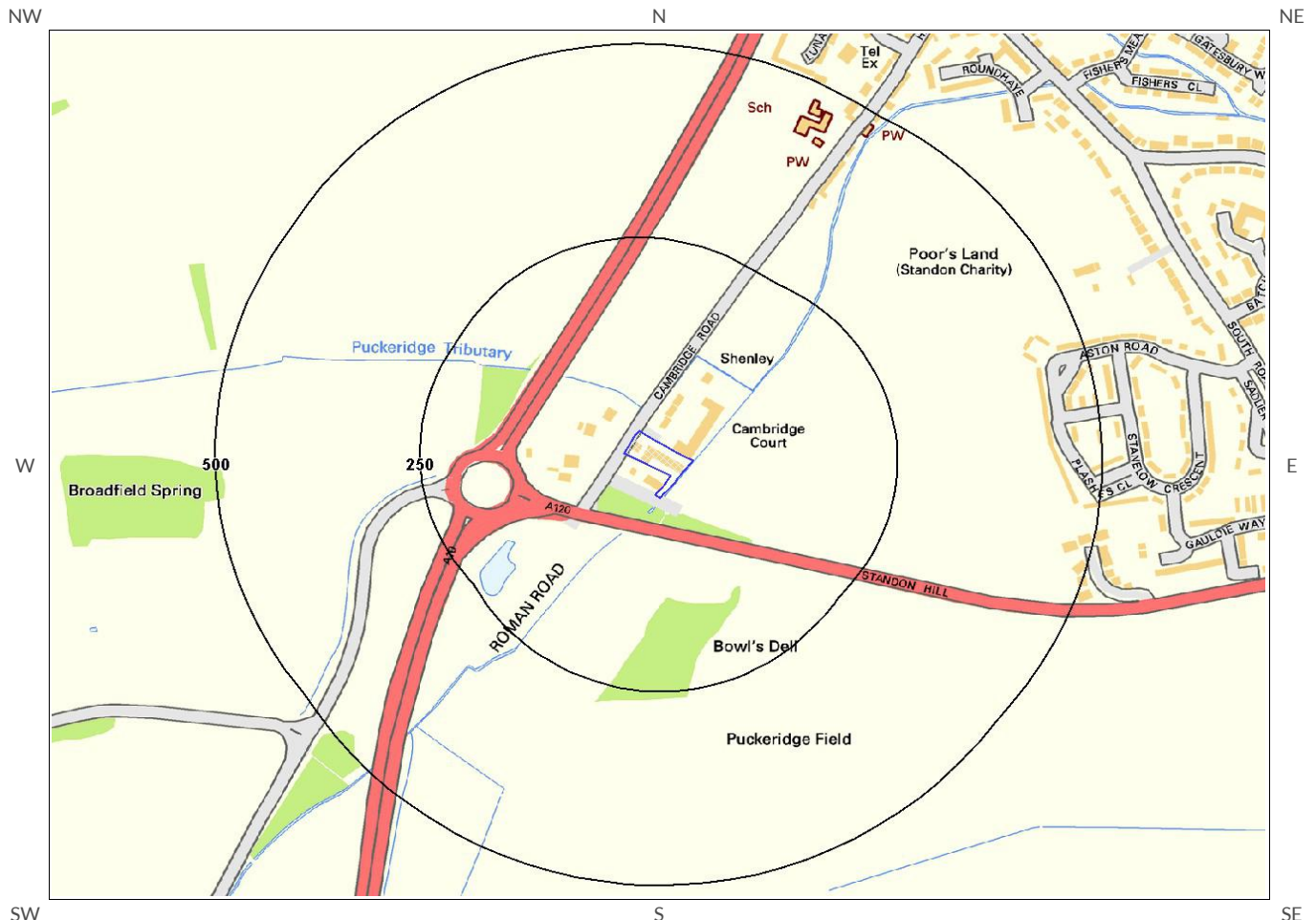
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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.







2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend



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



2. Landfill and Other Waste Sites

2.1 Landfill Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.4 Records of Local Authority landfill sites within 1500m of the study site:

0

Database searched and no data found.

2.2 Other Waste Sites

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

0

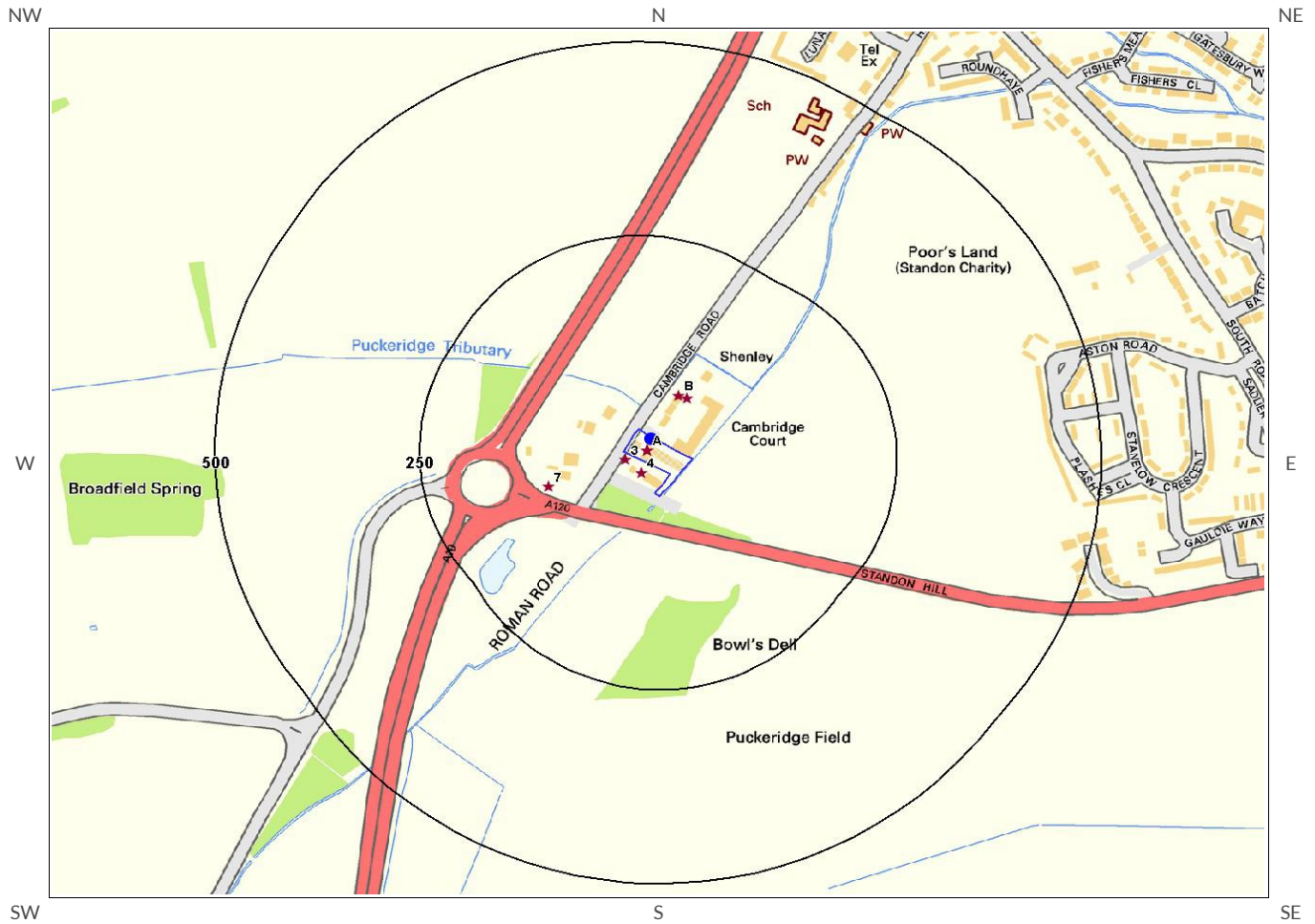
Database searched and no data found.

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

0

Database searched and no data found.






3. Current Land Use Map



Current Land Use Legend



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-  Site Outline
-  Current Industrial Sites
-  Petrol & Fuel Sites
-  Underground High Pressure Oil & Fuel Pipelines
-  Search Buffers (m)



3. Current Land Uses

3.1 Current Industrial Data

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

7

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1A	0.0	On Site	Vintage Service Station	538256 222680	Vintage Corner, Puckeridge, Ware, SG11 1SA	Petrol and Fuel Stations	Road and Rail
2A	0.0	On Site	Vintage Service Station	538256 222680	Vintage Corner, Puckeridge, Ware, Hertfordshire, SG11 1SA	Petrol and Fuel Stations	Road and Rail
3	9.0	SW	Pumping Station	538229 222668	SG11	Water Pumping Stations	Industrial Features
4	15.0	SW	Tanks	538249 222651	SG11	Tanks (Generic)	Industrial Features
5B	63.0	NE	Sunstopper Blinds Ltd	538294 222750	Primrose House, Cambridge Road, Puckeridge, Ware, SG11 1SA	Curtains and Blinds	Consumer Products
6B	64.0	NE	Electricity Sub Station	538305 222747	SG11	Electrical Features	Infrastructure and Facilities
7	104.0	SW	Electricity Sub Station	538135 222633	SG11	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
8A	0.0	On Site	538261 222695	Amco	Vintage Service Station, Vintage Corner, Vintage Corner, Puckeridge, Ware, Hertfordshire, SG11 1SA	No	Open

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.



4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON

4.3 Bedrock and Solid Geology

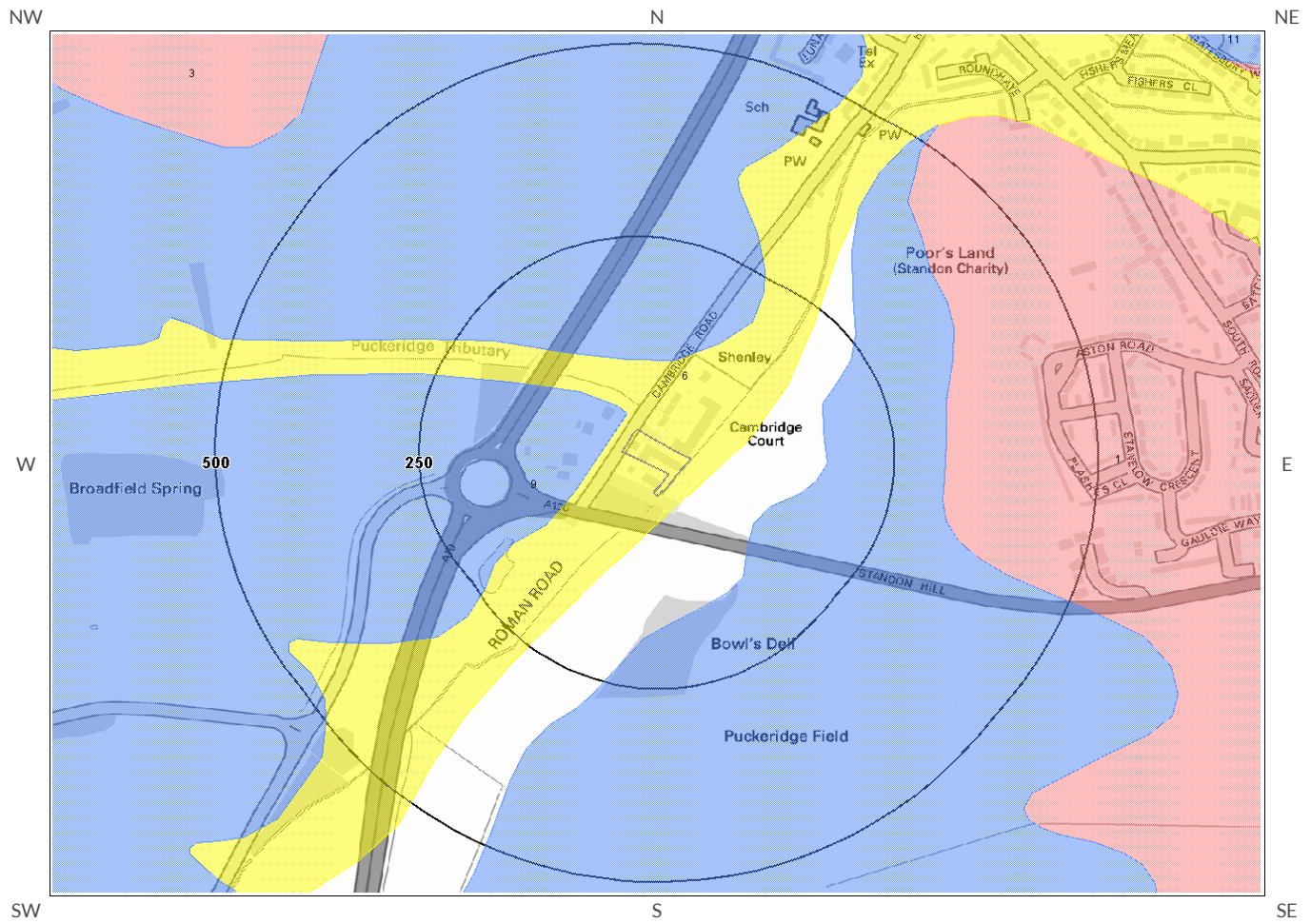
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED)	CHALK

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

5. Hydrogeology and Hydrology

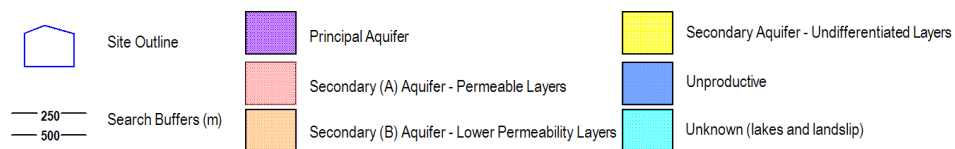
5a. Aquifer Within Superficial Geology



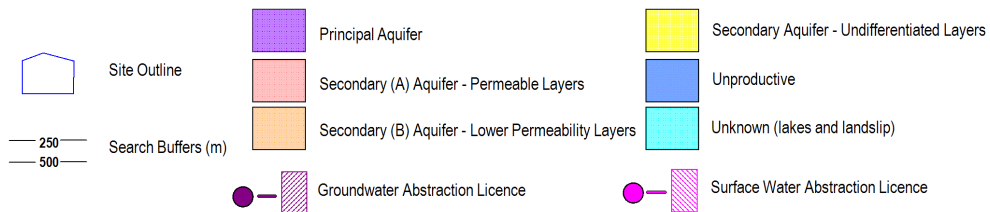
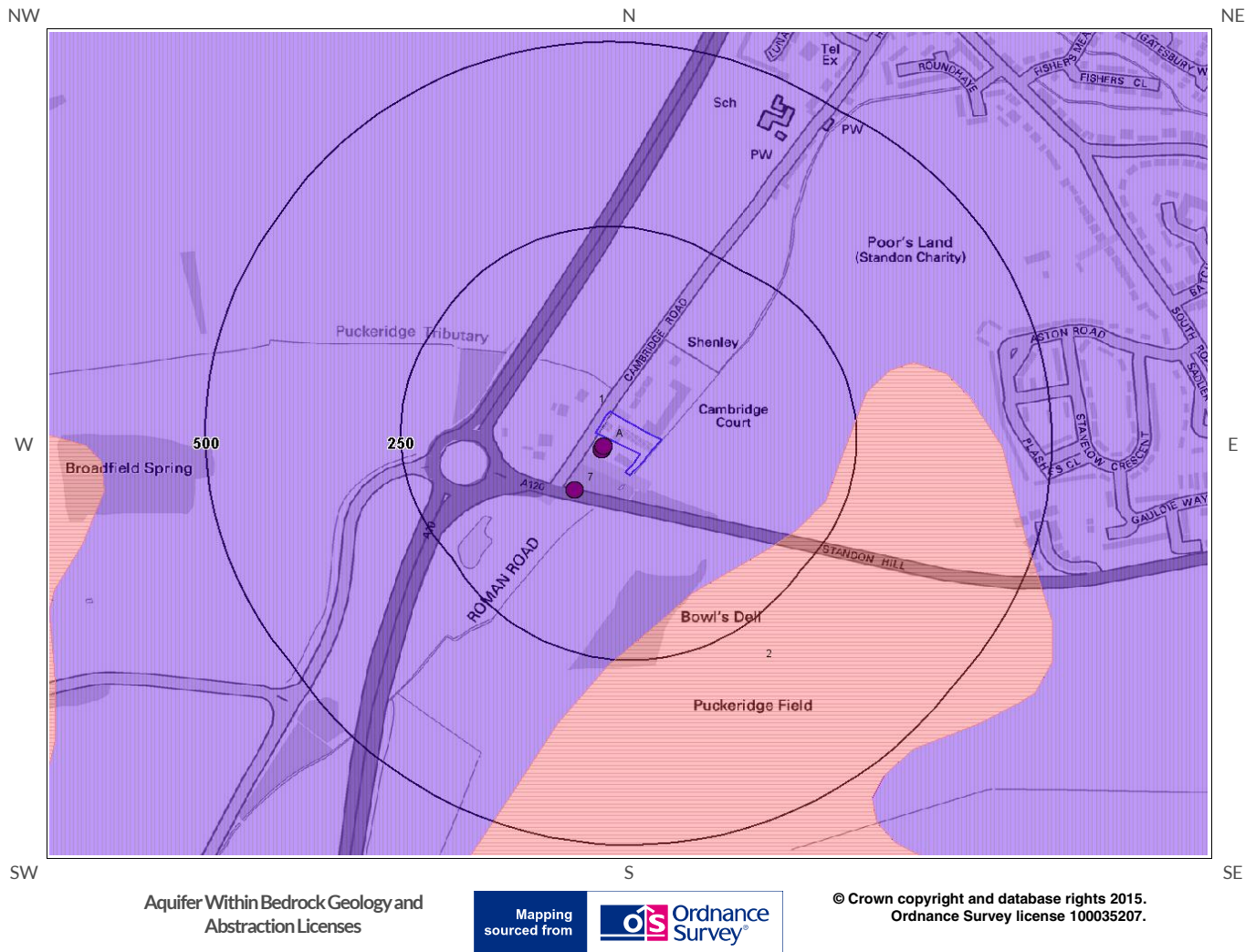
Aquifer Within Superficial Geology



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5b. Aquifer Within Bedrock Geology and Abstraction Licenses











5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



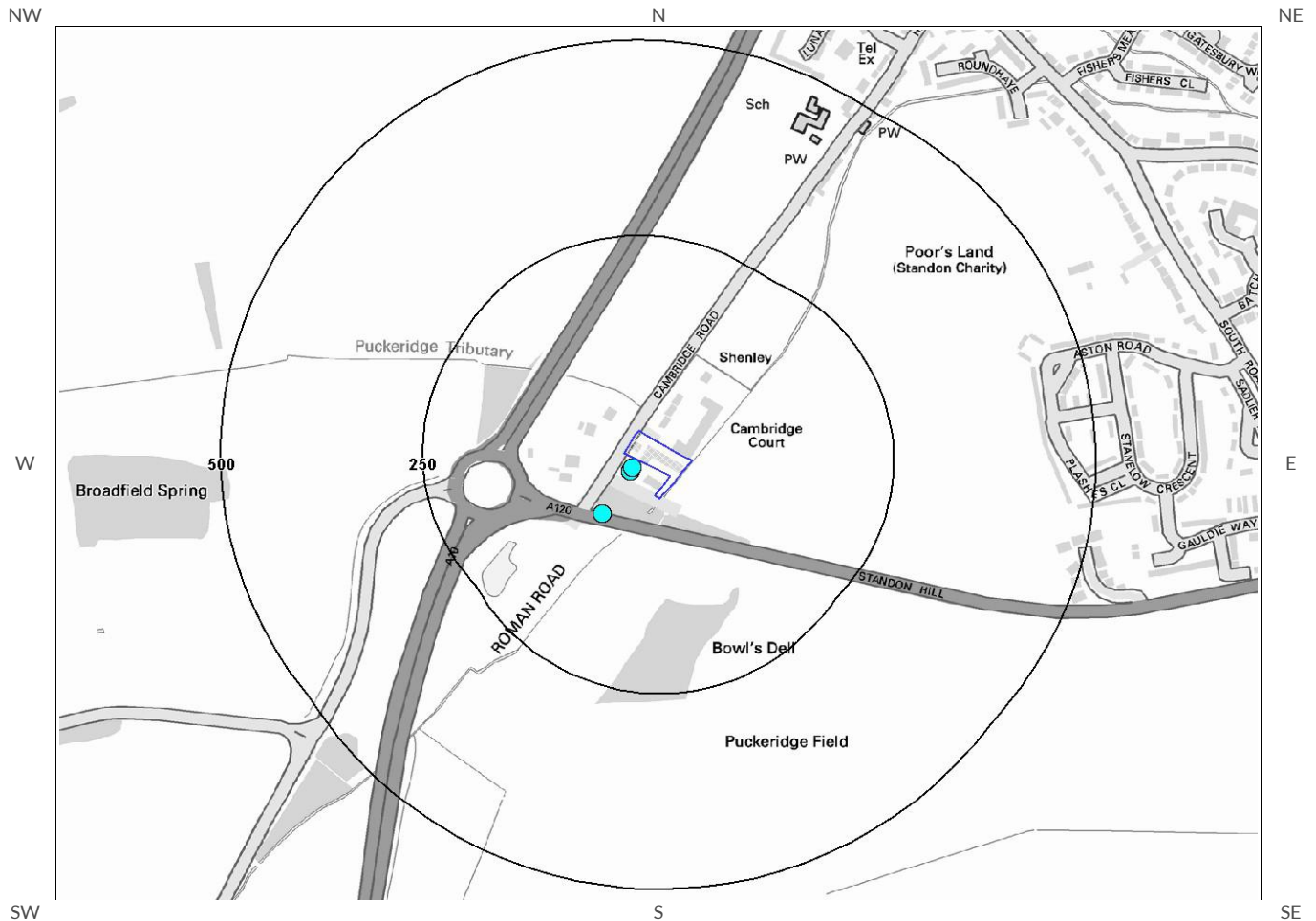
Map Legend Source Protection Zones and Potable Water Abstraction Licenses



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-  Site Outline
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest
-  Potable Water Abstraction Licence
-  Search Buffers (m)
-  Search Buffers (m)








5d. Hydrology Source Protection Zones within confined aquifer



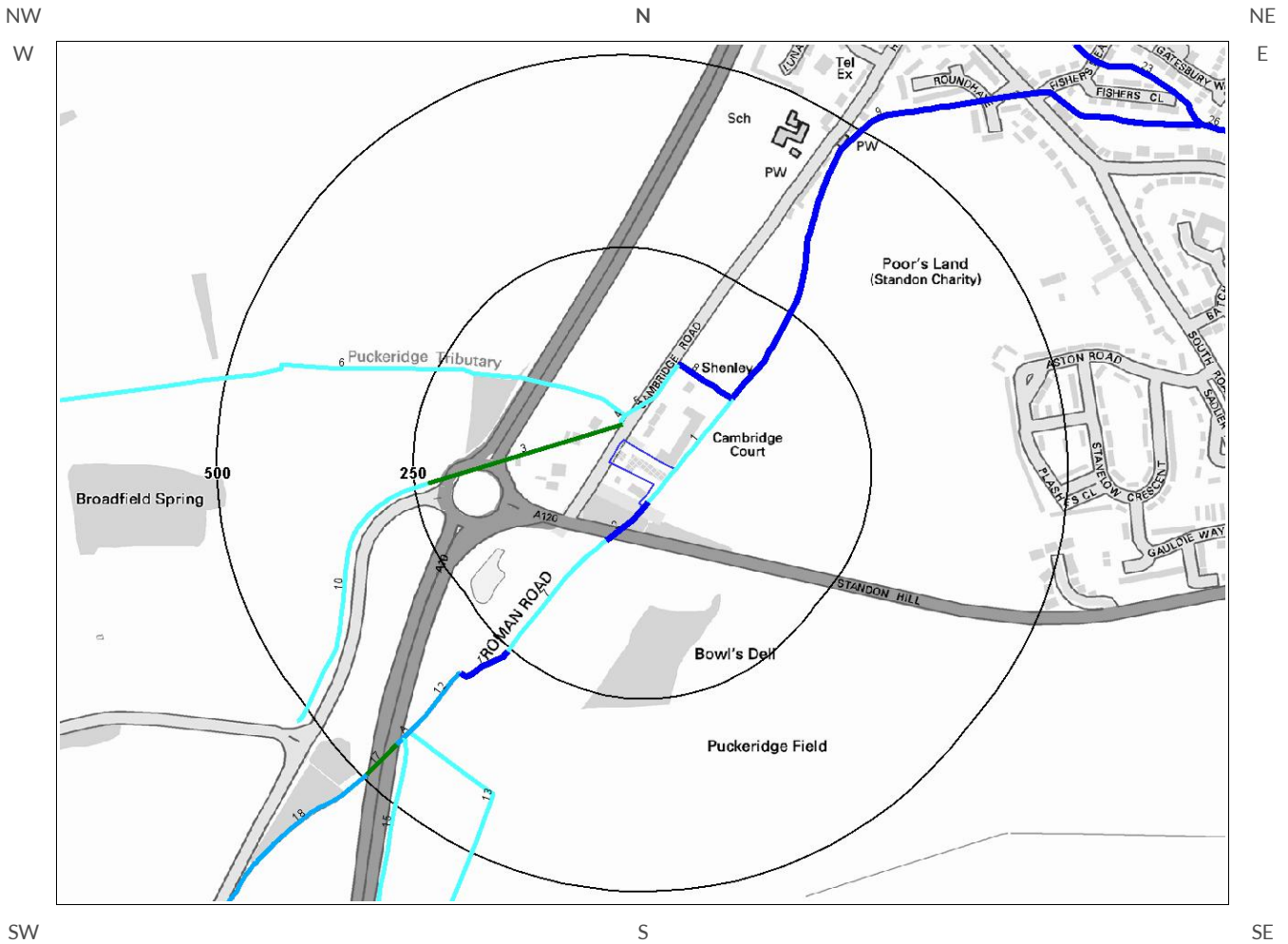
Hydrology Source Protection Zones



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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Source Protection Zone 1C - Inner Catchment within Confined Aquifer
-  Source Protection Zone 2C - Outer Catchment within Confined Aquifer
-  Source Protection Zone 3C - Total Catchment within Confined Aquifer
-  Potable Water Abstraction Licence


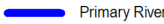


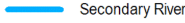
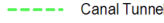



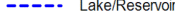
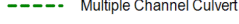
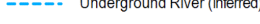
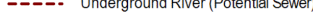

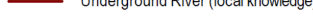

5 e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality

Mapping sourced from 

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- | | | | | | |
|---|--------------|---|---------------------------------------|--|-------------------------------------|
|  | Site Outline |  | Primary River |  | Canal |
|  | 250 |  | Secondary River |  | Canal Tunnel |
|  | 500 |  | 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 | | |



5. Hydrogeology and Hydrology

5.1 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 (5a):

ID	Distance (m)	Direction	Designation	Description
6	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	21.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	312.0	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 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 (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	177.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.3 Groundwater Abstraction Licences

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

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
5A	13.0	SW	538238 222659	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station-2 Data Type: Point Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS/WR/011805 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 104 Version Start Date: 14/11/2012 Version End Date:
6A	18.0	SW	538235 222655	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station-1 Data Type: Point Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS/WR/011805 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 104 Version Start Date: 14/11/2012 Version End Date:
7	71.0	W	538200 222600	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station Data Type: Point Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS/WR/002222 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 102 Version Start Date: 20/7/2009 Version End Date:
Not shown	1455.0	SE	539200 221500	Licence No: 29/38/04/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Standon Lordship Borehole Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/1/1993 Expiry Date: - Issue No: 100 Version Start Date: 14/1/1993 Version End Date:
Not shown	1913.0	N	537580 224500	Licence No: 29/38/04/0045 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Hamels Park Borehole Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: W832 Original Start Date: 7/7/1977 Expiry Date: - Issue No: 101 Version Start Date: 1/3/2000 Version End Date:

5.4 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 (5b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1428.0	NE	539300 223700	Licence No: 29/38/04/0032 Details: Spray Irrigation - Direct Direct Source: Thames Surface Water - Non Tidal Point: Tributary Of The River Rib At Upp Hall, Braughing, Herts Data Type: Line Annual Volume (m ³): 4546 Max Daily Volume (m ³): 455 Application No: - Original Start Date: 20/6/1966 Expiry Date: - Issue No: 100 Version Start Date: 3/10/1997 Version End Date:
Not shown	1610.0	S	538800 221100	Licence No: 29/38/04/0065 Details: Make-Up Or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Un-named Tributary Of River Rib At Dowsetts Farm Data Type: Point Annual Volume (m ³): 2273 Max Daily Volume (m ³): 227 Application No: - Original Start Date: 11/1/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/1/1994 Version End Date:
Not shown	1610.0	S	538800 221100	Licence No: 29/38/04/0059 Details: Spray Irrigation - Storage Direct Source: Thames Surface Water - Non Tidal Point: Un-named Tributary Of River Rib At Dowsetts Farm Data Type: Point Annual Volume (m ³): 9090 Max Daily Volume (m ³): 545 Application No: - Original Start Date: 31/7/1985 Expiry Date: - Issue No: 100 Version Start Date: 31/7/1985 Version End Date:

5.5 Potable Water Abstraction Licences

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

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Details
4A	13.0	SW	538238 222659	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station-2 Data Type: Point Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS WR/011805 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 104 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details	
5A	18.0	SW	538235 222655	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station-1 Data Type: Point	Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS/WR/011805 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 104 Version Start Date: Version End Date:
6	71.0	W	538200 222600	Licence No: 29/38/04/0034 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Standon Pumping Station Data Type: Point	Annual Volume (m ³): 1659325 Max Daily Volume (m ³): 5910 Original Application No: NPS/WR/002222 Original Start Date: 10/1/2001 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1455.0	SE	539200 221500	Licence No: 29/38/04/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Standon Lordship Borehole Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/1/1993 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1913.0	N	537580 224500	Licence No: 29/38/04/0045 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Groundwater Point: Hamels Park Borehole Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: W832 Original Start Date: 7/7/1977 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance (m)	Direction	Type	Description
1	0.0	On Site	1	Inner Catchment
2	82.0	SE	2	Outer Catchment
3	473.0	E	3	Total Catchment

5.7 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.

5.8 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
0	On Site	Major Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
142	SE	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
385	NE	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
492	E	Major Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

5.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1249.0	E	539550 222500	River Name: Rib Reach: Quin - Standon End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

5.9.2 Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1249.0	E	539550 222500	River Name: Rib Reach: Quin - Standon End/Start of Stretch: End of Stretch NGR	B	B	B	B	B
Not shown	1249.0	E	539550 222500	River Name: Rib Reach: Standon - Lee End/Start of Stretch: Start of Stretch NGR	B	B	B	B	A
Not shown	1258.0	E	539560 222510	River Name: Rib Reach: Quin - Standon End/Start of Stretch: Sample Point NGR	B	B	B	B	B

5.10 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 (5e):

ID	Distance (m)	Direction	Details
1	0.0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2	0.0	S	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
3	20.0	N	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
4	20.0	N	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
5	32.0	N	River Name: Puckeridge Tributary Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
6	32.0	N	River Name: Puckeridge Tributary Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
7	64.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
8	116.0	NE	River Name: Puckeridge Tributary Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
9	117.0	NE	River Name: Puckeridge Tributary Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
10	233.0	W	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
11	255.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
12	317.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
13	414.0	SW	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
14 A	417.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
15	426.0	SW	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
16 A	426.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
17	439.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
18	495.0	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined

5.11 Surface Water Features

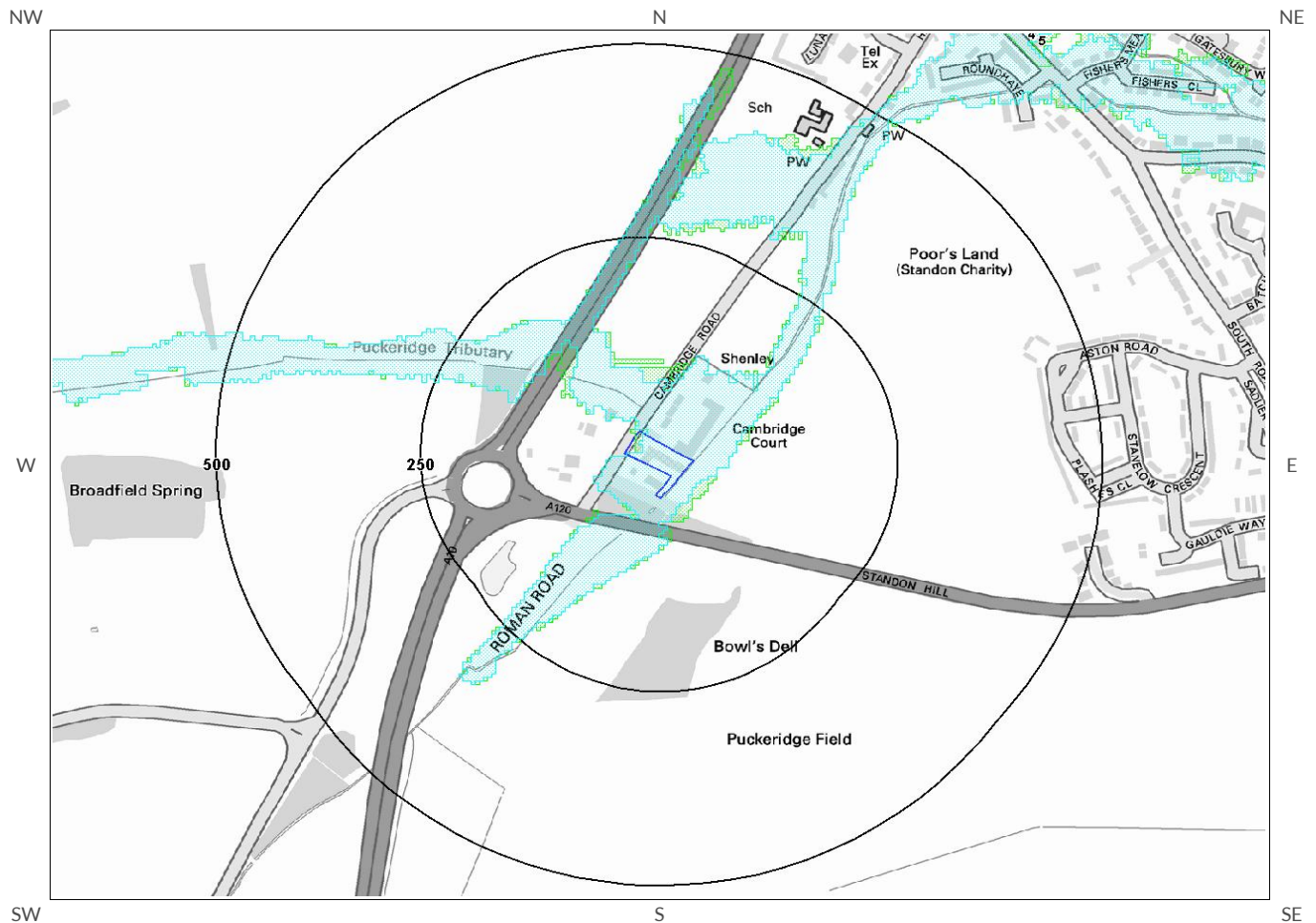
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
0.0	On Site
20.0	N
64.0	SW
69.0	NE
97.0	NE
116.0	NE
156.0	NW
177.0	SW
217.0	NW
233.0	W








6. Environment Agency Flood Map for planning (from rivers and the sea)



Environment Agency Flood Map for planning (from rivers and the sea)



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



6. Flooding

6.1 Zone 2 Flooding

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 – Environment Agency Flood Map for Planning:

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

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

ID	Distance (m)	Direction	Update	Type
1	0.0	On Site	03-Nov-2014	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

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

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

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance (m)	Direction	Update	Type
10	0.0	On Site	03-Nov-2014	Zone 3 - (Fluvial Models)

6.3 Flood Defences

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

Database searched and no data found.

6.4 Areas benefiting from Flood Defences

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

6.5 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

6.6 Groundwater Flooding Susceptibility Areas

6.6.1 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?

Clearwater 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).

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

Potential below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

6.7 Groundwater Flooding Confidence Areas

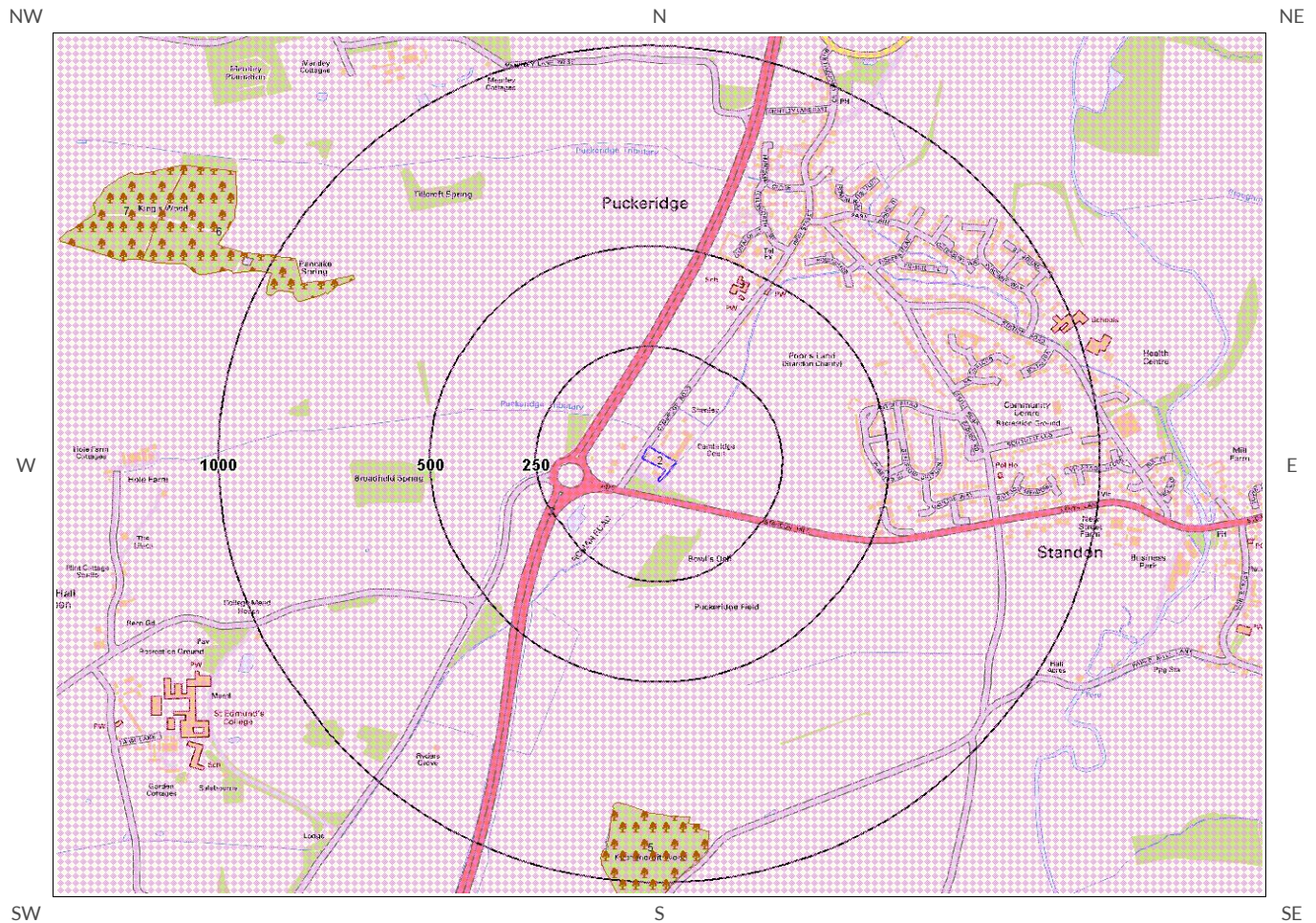
What is the British Geological Survey confidence rating in this result?

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.

7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map



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- | | | | | |
|-------------------------------------|--------------------------|-------------------------|----------------|---------------------------------|
| Site Outline | SAC | SSSI | NNR | World Heritage Sites |
| Areas of Outstanding Natural Beauty | SPA | Ramsar | LNR | Environmentally Sensitive Areas |
| | Nitrate Vulnerable Zones | Nitrate Sensitive Areas | National Parks | Ancient Woodlands |



7. Designated Environmentally Sensitive Sites

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

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 1

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
Not shown	1292.0	S	Plashes Wood	Natural England

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

7.5 Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

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

9

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
5	806.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
6	812.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
7	1280.0	NW	UNKNOWN	Ancient Replanted Woodland
Not shown	1292.0	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1435.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1678.0	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1862.0	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1894.0	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1900.0	S	UNKNOWN	Ancient Replanted Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0.0	On Site	Existing	DEFRA
Not shown	1381.0	N	Existing	DEFRA
Not shown	1688.0	E	Existing	DEFRA



8. Natural Hazards Findings

8.1 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:

8.1.1 Shrink Swell

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

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

Hazard

Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

8.1.2 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.

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

8.1.3 Soluble Rocks

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

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

Hazard

Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property possible increase in insurance risk due to soluble rocks.

8.1.4 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.

8.1.5 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.

8.1.6 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.

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



9. Mining

9.1 Coal Mining

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

No

Database searched and no data found.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Low

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



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
<https://www.gov.uk/government/organisations/public-health-england>
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: East Hertfordshire District Council
Phone: 01279 655261
Web: www.eastherts.gov.uk
Address: The Causeway, Bishops Stortford, CM23 2EN

Gemapping PLC

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



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. PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
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



Green Earth Management Co Ltd
 East Gores Farm
 East Gores Road
 Coggeshall, Essex CO6 1RZ

T: 01245 206 129
 www.gemcoltd.co.uk

Soil-Gas & Groundwater Monitoring / Sampling Site Data

Date 12 May 2015	Project Vintage Court, Hertfordshire	Project Number 638	Calibrated / Checked		Logged in QA File
Time 11:50	Weather Sunny, dry, 60% cloud, slight breeze	Temperature 15 °C	Equipment Used		
Technician HS	O2 20.8%	First Check	Before	After	Yes
		GA2000	Yes	Yes	Yes

Notes: For a 50mm (2") pipe in a 150mm (6") well, per metre, the min. amount to purge is 6L and the maximum (best practice) is 20L.
 gl - ground level

Gas Monitoring									Water Levels							Comments
Well No.	CH4 %	CO2(%)	O2 (%)	LEL %	H2S %	CO %	VOC ppm Peak	VOC ppm Average	Flow Rate l/hr	DP Kpa	Casing Height	Depth to Water (mbgl)	Depth to Base (mbgl)	Sample Collected (Y/N)	Atmos. Pressure mbar	
WS102	0	0.1	20.6	0	0	0	0	0	0	-0.06	0	DRY	4.15	N	1010	
WS103	0	2.1	18.4	0	0	0	0.1	0	0	-0.06	0	DRY	3.93	N	1010	
WS105	0	0.1	20.9	0	0	0	0.1	0	0	-0.06	0	DRY	4.06	N	1010	

* Check each instrument after every 15th measurement with the calibration check gas

Instrument Accuracy Check YES

Pressure: Slowly rising to rising preceding monitoring. Slowly rising during monitoring. Overall increase of 1.21mbar over previous 24hrs.



Green Earth Management Co Ltd
 East Gores Farm
 East Gores Road
 Coggeshall, Essex CO6 1RZ

T: 01245 206 129
 www.gemcoltd.co.uk

Soil-Gas & Groundwater Monitoring / Sampling Site Data

Date 27 April 2015	Project Vintage Court, Hertfordshire	Project Number 638	Calibrated / Checked		Logged in QA File	
Time 10:50	Weather Sunny, calm, 30% cloud	Temperature 10 °C	Equipment Used	Before		After
Technician HS	O2 21.1%	First Check	GA2000	Yes		Yes
				Yes	Yes	

Notes: For a 50mm (2") pipe in a 150mm (6") well, per metre, the min. amount to purge is 6L and the maximum (best practice) is 20L.
 gl - ground level

Gas Monitoring									Water Levels							Comments
Well No.	CH4 %	CO2(%)	O2 (%)	LEL %	H2S %	CO %	VOC ppm Peak	VOC ppm Average	Flow Rate l/hr	DP Kpa	Casing Height	Depth to Water (mbgl)	Depth to Base (mbgl)	Sample Collected (Y/N)	Atmos. Pressure mbar	
WS102	0	0	21.0	0	0	0	0	0	0	5.01	0	DRY	4.12	N	1005	
WS103	0	1.8	19.2	0	0	0	0	0	0	5.01	0	DRY	3.93	N	1005	
WS105	0	0.1	20.9	0	0	0	0	0	0	5.01	0	DRY	4.07	N	1005	








* Check each instrument after every 15th measurement with the calibration check gas

Instrument Accuracy Check YES

Pressure: Slowly rising preceding monitoring. Slowly falling during monitoring. Overall increase of 3.61mbar over preceding 24 hours.

BOREHOLE LOG

Project Vintage Court				BOREHOLE No WS101	
Job No 638	Date 17-04-15	Ground Level (m AOD)	Co-Ordinates (NGR) E 538,254.0 N 222,695.0		
Contractor James & Milton Drilling				Sheet 1 of 1	

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
0.20-0.30	E1					0.15	MADE GROUND (Tarmac over a thin layer of concrete)	
						0.40	Brown very gravelly coarse SAND. Gravel is fine to coarse angular to subrounded flint	
0.90-1.00	E2					(1.90)	Soft brown slightly gravelly sandy CLAY. Gravel is fine to coarse angular and subangular flint with occasional chalk gravel from 1.00mbgl	
						2.30		
2.30-2.40	E3					(2.70)	Structureless weathered CHALK composed of a white clay with fine to coarse gravel of angular and subangular chalk from 4.00mbgl. (Putty chalk) Grade V1	
						5.00		
							END OF BOREHOLE AT 5.00mbgl	

AGS3 UK BH 638_VINTAGE COURT.GPJ GINT STD AGS 3.1.GDT 19/6/15

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											No groundwater encountered. No asbestos identified.
All dimensions in metres Scale 1:50			Client J & ST Blake			Method/ Plant Used Premier WS Rig			Logged By SN		

BOREHOLE LOG

Project Vintage Court				BOREHOLE No WS102	
Job No 638	Date 17-04-15	Ground Level (m AOD)	Co-Ordinates (NGR) E 538,248.0 N 222,682.0		
Contractor James & Milton Drilling				Sheet 1 of 1	

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
0.15-0.20	E1					0.15	MADE GROUND (Tarmac over a thin layer of concrete)	
						0.35	Brown slightly silty very gravelly coarse SAND. Gravel is fine to coarse subangular to subrounded flint	
0.70-0.80	E2					(1.75)	Soft brown sandy gravelly CLAY. Gravel of fine to coarse subangular to subrounded flint. Becoming increasingly sandy with depth	
1.50-1.60	E3					2.10		
						(0.90)	Damp brown clayey SAND with many fine to coarse subangular to subrounded gravel of flint	
						3.00		
						(1.20)	Firm brown CLAY with occasional gravel of coarse angular and subangular flint and chalk	
						4.20		
4.50-4.60	E4					4.50	Structureless friable weathered CHALK composed of beige clay with many gravel of fine to coarse angular to subangular flint. Grade VI	
						(0.50)	Structureless slightly weathered CHALK composed of white clay. (Putty chalk) Grade VI	
						5.00		
							END OF BOREHOLE AT 5.00mbgl	

AGS3 UK BH 638_VINTAGE COURT.GPJ GINT STD AGS 3.1.GDT 19/6/15

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											No groundwater encountered. No asbestos identified.
All dimensions in metres Scale 1:50			Client J & ST Blake			Method/ Plant Used Premier WS Rig			Logged By SN		

BOREHOLE LOG

Project Vintage Court				BOREHOLE No WS103	
Job No 638	Date 17-04-15	Ground Level (m AOD)	Co-Ordinates (NGR) E 538,264.0 N 222,696.0		
Contractor James & Milton Drilling				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.25-0.30	E1					0.25	MADE GROUND (Gravel and tarmac over concrete)		
0.40	E2					0.30	MADE GROUND (Fine sandy gravelly fill. Gravel of fine to coarse angular to subangular flint)		
0.80-0.90	E3					(0.70)	Orange brown gravelly coarse SAND. Gravel of fine to coarse angular to subangular flint		
1.10-1.20	E4					1.00	Assumed dense brown fine to medium very gravelly SAND. Gravel is angular to subangular fine to coarse flint.		
						(1.30)	- Gravel content increases with depth including thin bands of coarse angular to subrounded flint gravel		
						2.30			
						(0.70)	Brown sandy slightly gravelly CLAY. Gravel of fine to medium angular to subrounded flint		
						3.00			
						(1.20)	Brown clayey very gravelly SAND. Gravel of fine to coarse angular to subangular flint		
						4.20			
						(0.80)	Brown with occasional red staining gravelly slightly sandy CLAY. Gravel of fine and medium angular and subangular flint and some fine angular to subrounded chalk from ~4.70mbgl		
						5.00			
							END OF BOREHOLE AT 5.00mbgl		

















AGS3 UK BH 638_VINTAGE COURT.GPJ GINT STD AGS 3.1.GDT 19/6/15

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											No groundwater encountered. No asbestos identified.

All dimensions in metres Scale 1:50	Client J & ST Blake	Method/ Plant Used Premier WS Rig	Logged By SN
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BOREHOLE LOG

Project Vintage Court				BOREHOLE No WS104	
Job No 638	Date 17-04-15	Ground Level (m AOD)	Co-Ordinates (NGR) E 538,307.0 N 222,669.0		
Contractor James & Milton Drilling				Sheet 1 of 1	










SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.30-0.40	E1					0.20	MADE GROUND (Grass over dark brown topsoil with some fine to coarse subangular to subrounded gravel and rootlets)		
						(0.80)	MADE GROUND (Brown sand fill with many gravel sized fragments of brick, asphalt, fine to coarse subangular to subrounded flint and rare metal)		
1.00-1.10	E2					1.00	MADE GROUND (Brown sandy gravelly clay matrix with gravel of fine angular to subrounded flint and gravel sized fragments of fine brick and asphalt) Assumed medium dense brown silty clayey SAND with occasional gravel of fine angular to subangular flint. - Gravel content increases from 1.90mbgl with bands of flint gravel		
						1.20			
						2.60	Brown gravelly coarse SAND. Gravel of fine to coarse angular to subangular flint and chalk		
					(0.60) 3.20				
						4.10	Brown slightly clayey SAND AND GRAVEL. Gravel is fine to coarse angular to subangular flint with occasional chalk		
						4.70	Structureless weathered CHALK composed of beige clay with many gravel of fine to coarse angular to subangular flint. Grade VI		
					(0.60) 5.00				
						5.00	Structureless CHALK composed of white clay with occasional gravel of fine to coarse angular to subangular flint. Grade VI		
							END OF BOREHOLE AT 5.00mbgl		

AGS3 UK BH 638_VINTAGE COURT.GPJ GINT STD AGS 3.1.GDT 19/6/15

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											No groundwater encountered. No asbestos identified.
All dimensions in metres Scale 1:50			Client J & ST Blake			Method/ Plant Used Premier WS Rig			Logged By SN		

BOREHOLE LOG

Project Vintage Court				BOREHOLE No WS105	
Job No 638	Date 17-04-15	Ground Level (m AOD)	Co-Ordinates (NGR) E 538,269.0 N 222,674.0		
Contractor James & Milton Drilling				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.20-0.30	E1					0.30	MADE GROUND (Gravel and tarmac over sandy gravelly fill. Gravel is fine to coarse angular to subrounded flint. Fragments of brick, concrete, plastic and ceramic)		
0.50-0.60	E2					(0.70)	MADE GROUND (Brown clayey gravelly sand. Gravel is fine to coarse subangular to subrounded flint. Fragments of brick and ceramic)		
1.00	E3					1.00	Brown sandy gravelly CLAY. Gravel of fine to coarse angular to subangular flint and occasional fine to medium angular to subrounded chalk. Gravel content increased with depth		
						(1.90)			
						2.90			
						(1.90)	Assumed dense brown clayey SAND. Many fine to coarse angular to subangular gravel of flint. Gravel content increased with depth		
						4.80			
						5.00	Fine to coarse angular to subangular flint GRAVEL		
							END OF BOREHOLE AT 5.00mbgl		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
											No groundwater encountered. No asbestos identified.

All dimensions in metres Scale 1:50	Client J & ST Blake	Method/ Plant Used Premier WS Rig	Logged By SN
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AGS3 UK BH 638_VINTAGE COURT.GPJ GINT STD AGS 3.1.GDT 19/6/15

County Series 1:10,560 scale

VEGETATION

	Fir Wood		Deciduous Wood
	Mixed Wood		Brushwood
	Orchard		Reeds
	Rough Pasture		Furze
	Marsh		Osiers

ROADS

	Railway over Road		Road over Railway
	Road over River or Canal		Level Crossing
	Railway over River		Road over Stream
	Road over Stream		Sunken Road
	Raised Road		

RAILWAYS

	Double Lines of Railway		Single Lines of Railway and Tramway
--	-------------------------	--	-------------------------------------

GENERAL FEATURES

	Gravel Pit		Sand Pit
	Quarry		Shingle
	Other Pits		Antiquities, Site of
			Arrow, showing direction of flow of water
			Trigonometrical Station

BOUNDARIES

	County Boundary		Parliamentary Division Boundary
	Parish Boundary		Union Boundary
	Contours		Rural District Boundary

National Grid 1:10,000 scale

HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey $\pm 163m$
 air survey ± 100

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

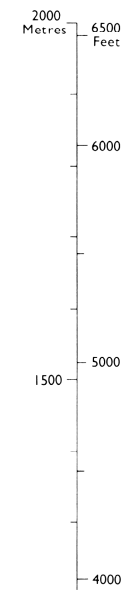
Contours are at 5 metres vertical interval.

ROCK FEATURES

	Loose rock		Vertical face
	Boulders		
	Outcrop		
	Scree		

CONVERSION SCALE

Metres - Feet



ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

ROADS

	Road		Track		Path
--	------	--	-------	--	------

Where unfenced shown by pecked lines.

RAILWAYS

	Cutting		Embankment	} Standard gauge
	Multiple track		Single track	
	Road over		Level crossing	} Siding, tramway or mineral line
	Road under		Foot Bridge	
	Narrow gauge			

GENERAL FEATURES

	Antiquity, (site of)		Lake, loch or pond
	Boulders		Sloping masonry
	Building		Chalk pit, clay pit or quarry
	Pylon		Gravel pit
	Pole		Sand pit
	Glasshouse		Refuse or slag heap
	Triangulation station		Shingle
			Sand

Direction of flow of water

VEGETATION

	Bracken, rough grassland		Marsh		Coppice
	Scrub		Saltings		Orchard
	Heath		Reeds		Coniferous trees
					Non-coniferous trees

In some areas bracken () and rough grassland () are shown separately.



Historical Map Pack Legend

County Series & National Grid 1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

County Series 1:2,500 scale

National Grid 1:2,500 / 1:1,250 scale



Historical Map Pack Legend

GENERAL FEATURES

Wood	Marsh	Reeds
Fir	Mixed Wood	Brush Wood
Osiers	Orchard	Bush
Rough Pasture	Furze	Ferry
Flat Rock	Lock	Waterfall
Shingle	Gravel Pit	Quarry
Sand Pit	Refuse Heap	Clay Pit

Trigonometrical Station	SL Sluice
507 Altitude at Trigonometrical Station	Tz Trough
B.M. 325-9 Bench Mark	Sp Spring
342 Surface Level	WF Well
Permanent Traverse Station	MR Mooring Ring
Antiquities (site of)	MP Mooring Post
Arrow denotes flow of water	BS Boundary Stone
	BP Boundary Post

ROADS

Road over single stream	Road crossing railway
Road over River or Canal	

RAILWAYS

Railway crossing River or Canal	Railway crossing Road
Level Crossing	Embankment
Cutting	

ABBREVIATIONS

Trigonometrical Station	SL Sluice
507 Altitude at Trigonometrical Station	Tz Trough
B.M. 325-9 Bench Mark	Sp Spring
342 Surface Level	WF Well
Permanent Traverse Station	MR Mooring Ring
Antiquities (site of)	MP Mooring Post
Arrow denotes flow of water	BS Boundary Stone
	BP Boundary Post

GENERAL FEATURES

Non-coniferous Trees	Slopes	Antiquity (site of)
Coniferous Trees	Cliff	Culvert
Surveyed Trees	Cave Entrance	Direction of water flow
Orchard Trees	Rock	Electricity Pylon
Coppice, Osier	Boulders	ETL Electricity Transmission Line
Scrub	Sloping Masonry	Triangulation Station
Bracken	Roofed Building	ts Traverse Station (permanent)
Heath	Glasshouse	Bench Mark
Rough Grassland	Archway	Surface Level
Marsh, Saltings	Change of boundary marking	rp Revision Point (instrumentally fixed)
Reeds	see AREAS notes	Revision Point & Bench Mark coincident

Top	Slopes	Quarry	Refuse Heap	Sloping Masonry
Flat Rock	Sand	Sand Pit	Culvert	Archway
Shingle	Boulders	Gravel Pit	Cliff Face	Glazed Roof Building

BOUNDARIES

England & Wales

	County Boundary (geographical)
	County & Civil Parish Boundary coterminous
	Admin County or County Borough Boundary
	London Borough Boundary
	M B Bdy, U D Bdy, R D Bdy County District Boundaries based on civil parish

England, Wales & Scotland

	Civil Parish Boundary
	Boro (or Burgh) Const & Ward Bdy Co Const Bdy Parly & Ward Boundaries based on civil parish
	Boro (or Burgh) Const & Ward Bdy Co Const Bdy Parly & Ward Boundaries not based on civil parish

Scotland

	County Boundary (geographical)
	Co Cnl Bdy County Council Boundary
	Co of City Bdy County of the City Boundary
	Co of City Bdy " " " " " "
	Burgh Bdy Burgh Boundary
	Burgh Bdy " " " " " "
	Dist Bdy District Council Boundary
	Dist Bdy " " " " " "

* Not with parish † Coincident with parish

ABBREVIATIONS

B.H. Beer House	F.Sta Fire Station	M.P.U. Mail Pick-up	S.L. Signal Light
B.M. Bench Mark	G.P. Guide Post	M.S. Mile Stone	Sl. Sluice
B.P. Boundary Post	G.V.C. Gas Valve Compound	N.T. National Trust	S.P. Signal Post
B.S. Boundary Stone	H. Hydrant or Hydraulic	N.T.L. Normal Tidal Limit	Spr. Spring
C. Cranes	ha Hectares	N.T.S. National Trust for Scotland	S.Sta Signal Station
C.H. Club House	L.B. Letter Box	P. Pillar, Pole or Post	T.C.B. Telephone Call Box
Cn Chimney	L.B.Sta. Lifeboat Station	P.C. Public Convenience	T.C.P. Telephone Call Post
Cn Capstan	L.C. Level Crossing	P.C.B. Police Call Box	Tk Tank or Track
D.Fn Drinking Fountain	L.G. Loading Gauge	P.H. Public House	Tr Trough
Dk Dock	L.Ho. Lighthouse	P.O. Post Office	ts Traverse Station
El.P. Electricity Pillar or Post	L.Twr. Lighting Tower	Pp Pump	W Well
E.T.L. Electricity Transmission Line	m Metres	P.T.P. Police Telephone Pillar	W.B. Weighbridge
F.A. Fire Alarm	M.H.W. Mean High Water	Resr. Reservoir	Wd.Pp. Wind Pump
F.A.P. Fire Alarm Pillar	M.H.W.S. Mean High Water Springs	R.H. Road House	Wks Works
F.B. Filter Bed, Foot Bridge	M.L.W. Mean Low Water	rp Revision Point	W.Pt. Water Point
F.B.M. Fundamental Bench Mark	M.L.W.S. Mean Low Water Springs	S Stone	W.T. Water Tap
F.S. Flagstaff	M.P. Mile or Mooring Post	S.B. Signal Box	

County Series 1:1,250 scale ~ County Series & National Grid 1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided within this map pack, please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline:
Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

GroundSure RadonCheck

Address: 538272 222680,

Date: 7 Jan 2015

GroundSure Reference: GS-1834667

Your Reference: Vintage_Court_638

Grid Reference: 538290,222679

Client: Green Earth Management Company GEMCO



Brought to you by GroundSure



1. Residential Radon Potential Result

1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: 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?

Answer: The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

1.2 Are Radon Protective Measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

Question: 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?

Answer: No Radon Protective Measures are necessary.

1.3 Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, the HPA do not consider that further action is necessary.

The responses given on the level of Radon Protective Measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No Radon Protective Measures are required for new builds or extensions.

1.4 Further details on Radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. The Health Protection Agency recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m⁻³). This is termed the Action Level. The Health Protection Agency defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m⁻³.

The joint HPA-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. <http://www.bre.co.uk/radon/index.html>

2. Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@groundsure.com



Local Authority - East Hertfordshire District Council. Address: The Causeway, Bishops Stortford, CM23 2EN. Web: www.eastherts.gov.uk. Tel: 01279 655261

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@dhe.gov.uk



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)



This report is produced by GroundSure Ltd, whose correspondence address is GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Fax: 01273 763569, Email: info@4c.groundsure.com). GroundSure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

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



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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.

Report Reference: GS-1834667

Brought to you by GroundSure

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@groundsure.com

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.

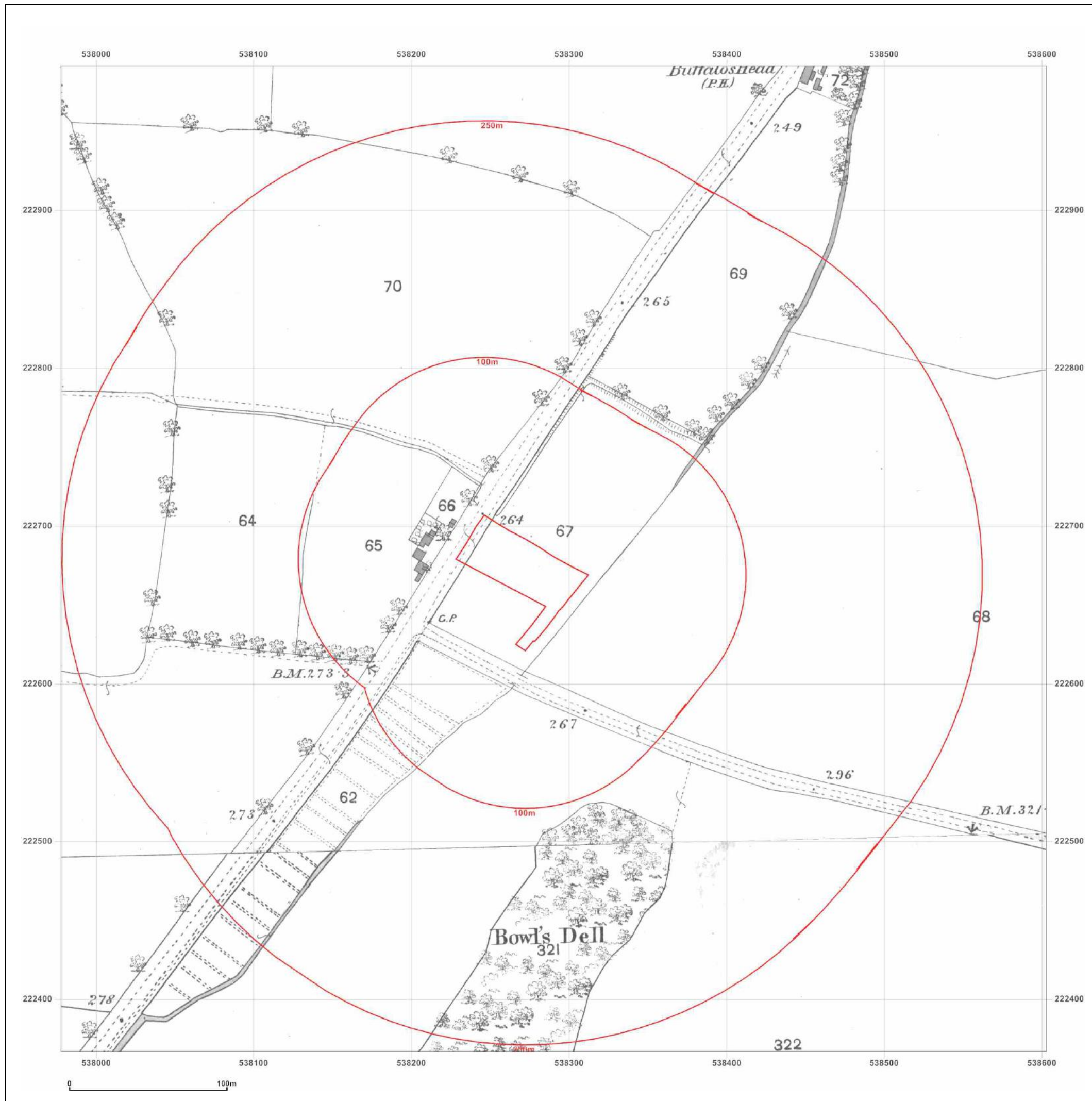
12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

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

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Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series

Map date: 1878-1879

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1879
 Revised 1879
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1878
 Revised 1878
 Edition N/A
 Copyright N/A
 Levelled N/A

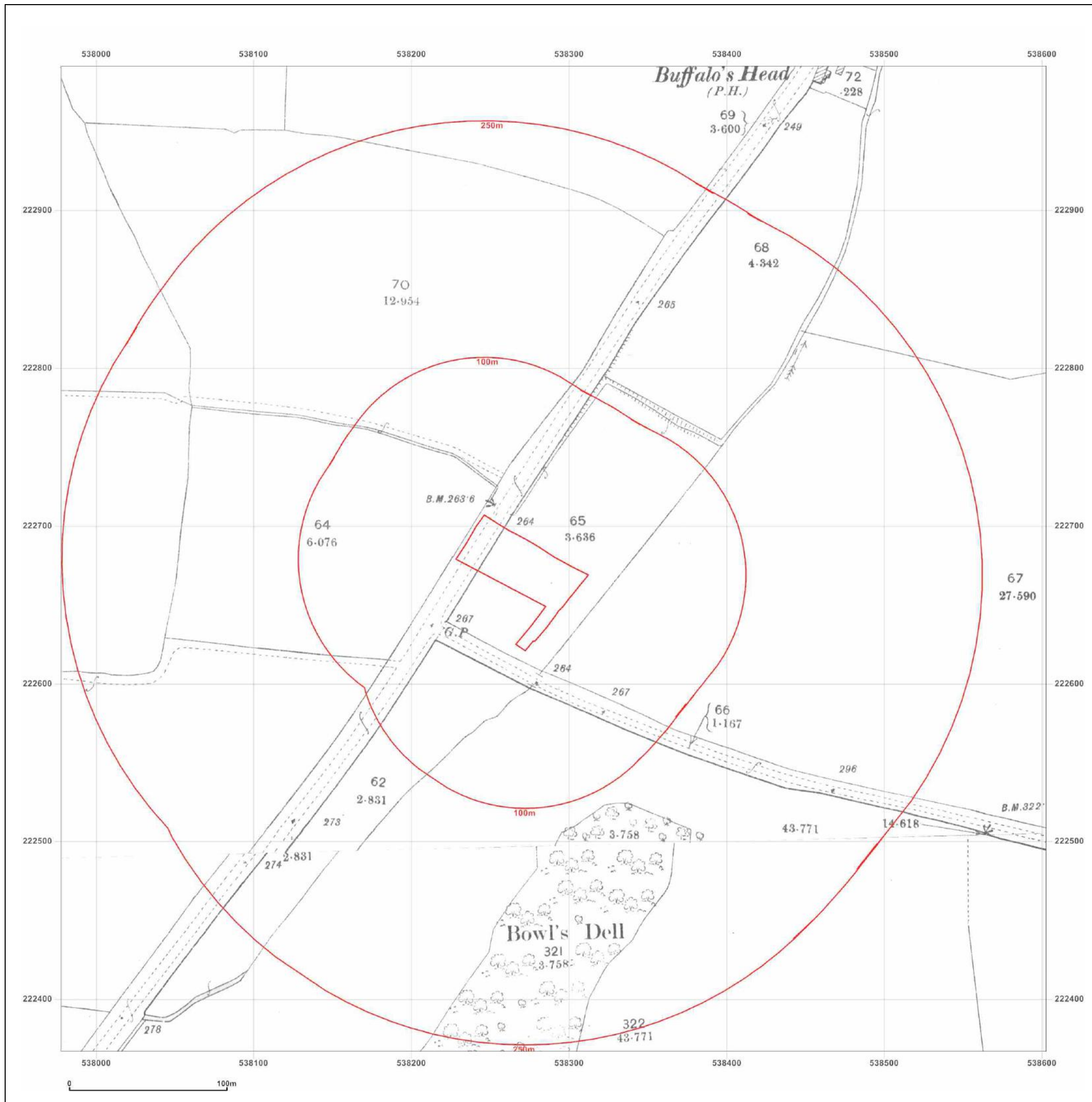


Produced by
 GroundSure Environmental Insight
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

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Production date: 07 January 2015

To view map legend click here [Legend](#)



Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



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



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

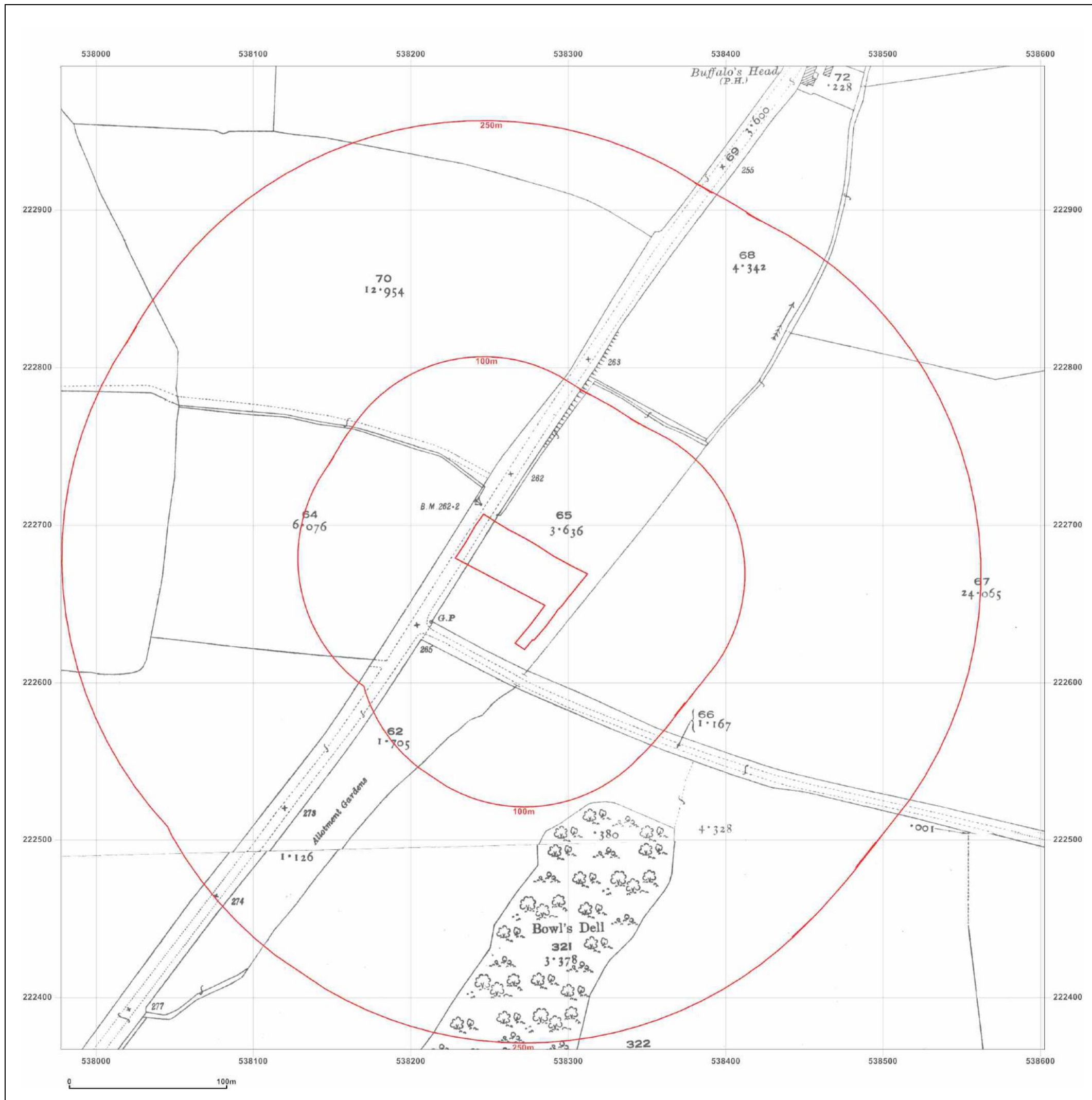


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Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series

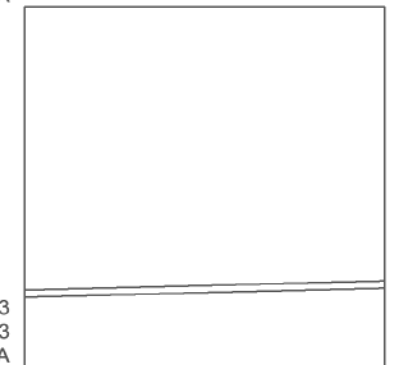
Map date: 1923

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1923
 Revised 1923
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1923
 Revised 1923
 Edition N/A
 Copyright N/A
 Levelled N/A

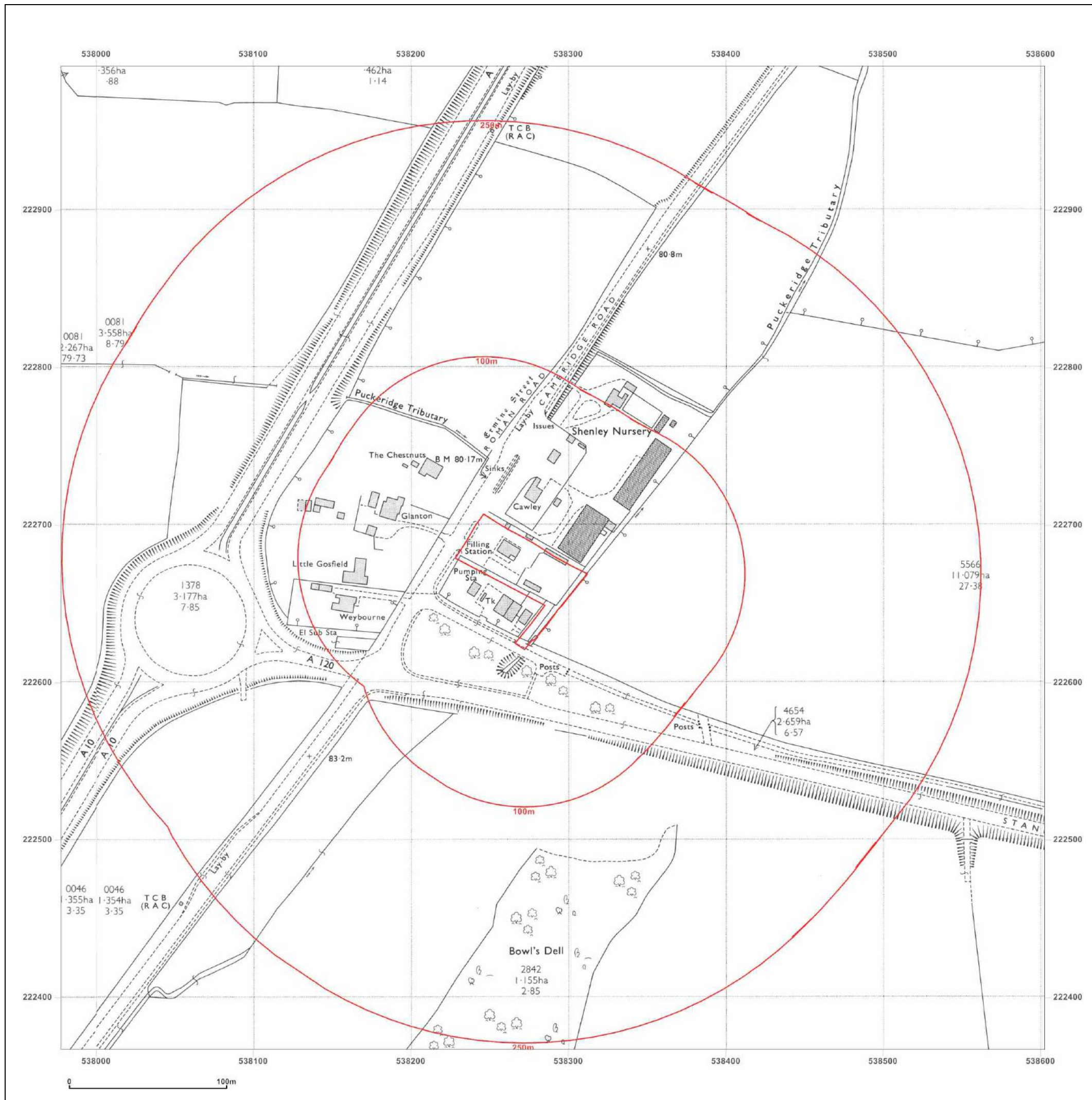


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Production date: 07 January 2015

To view map legend click here [Legend](#)



Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid

Map date: 1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright 1974
 Levelled 1959

Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright 1974
 Levelled 1959

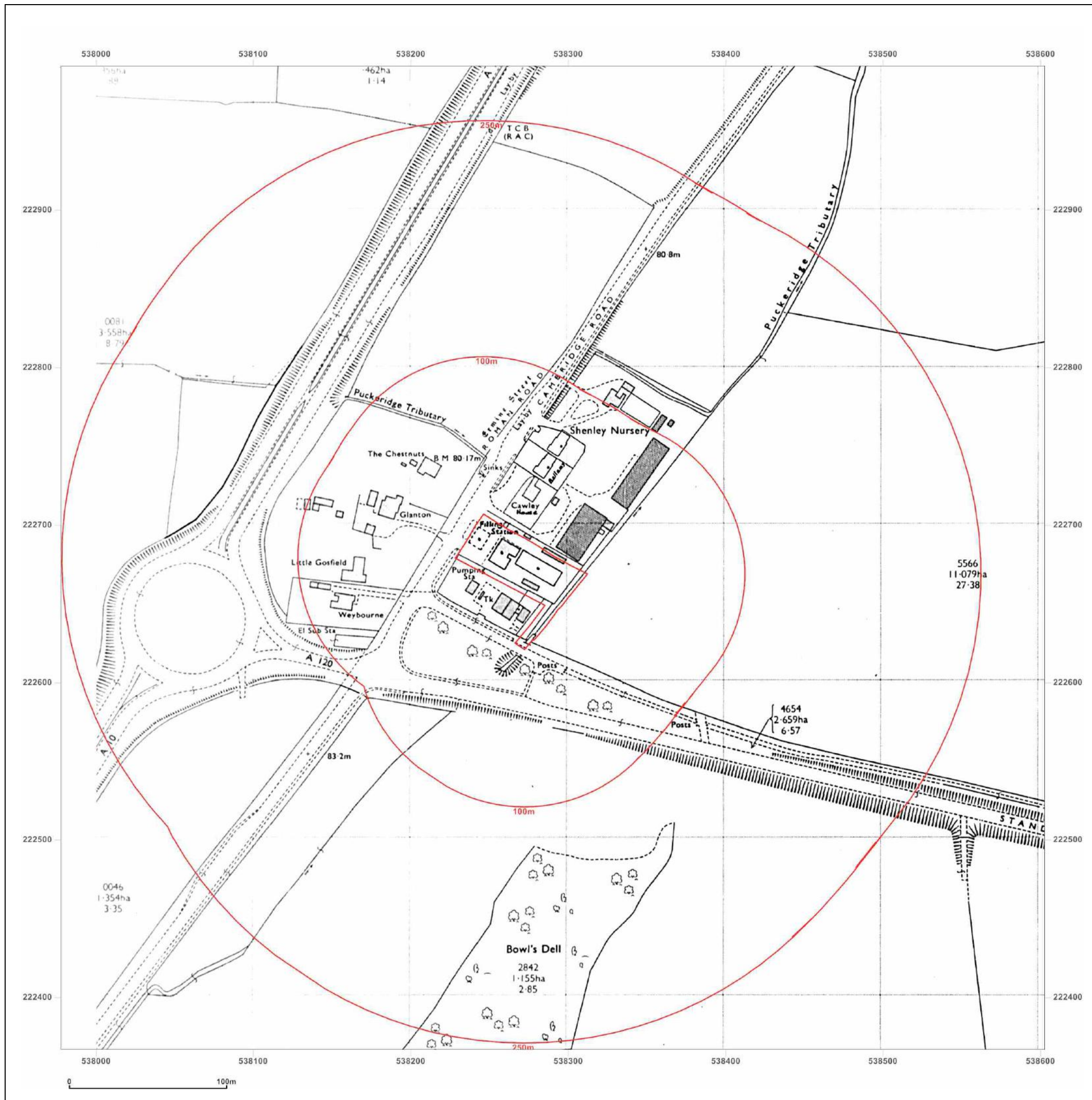


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Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid

Map date: 1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1984
 Levelled 1959

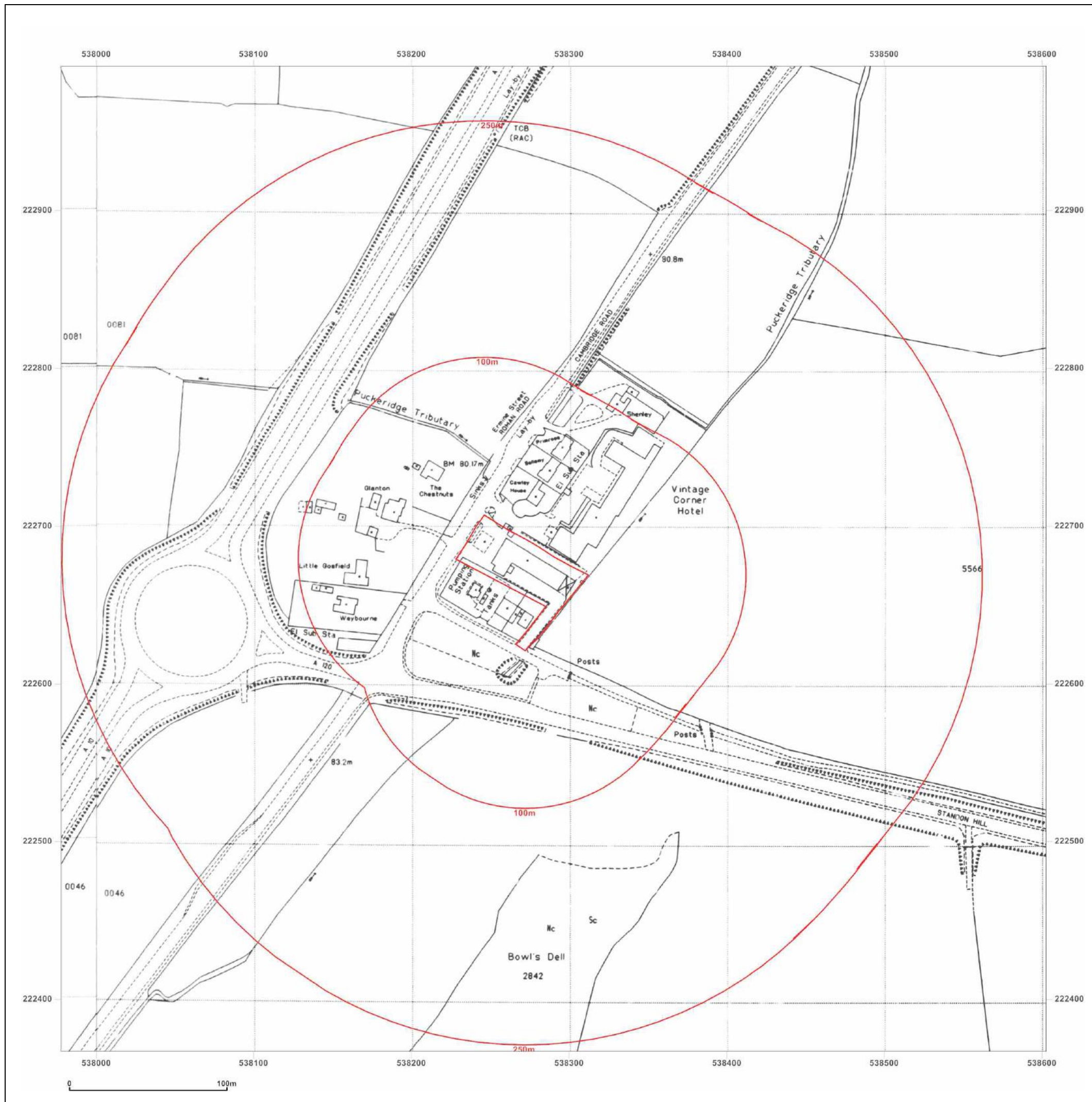


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Site Details:

538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

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

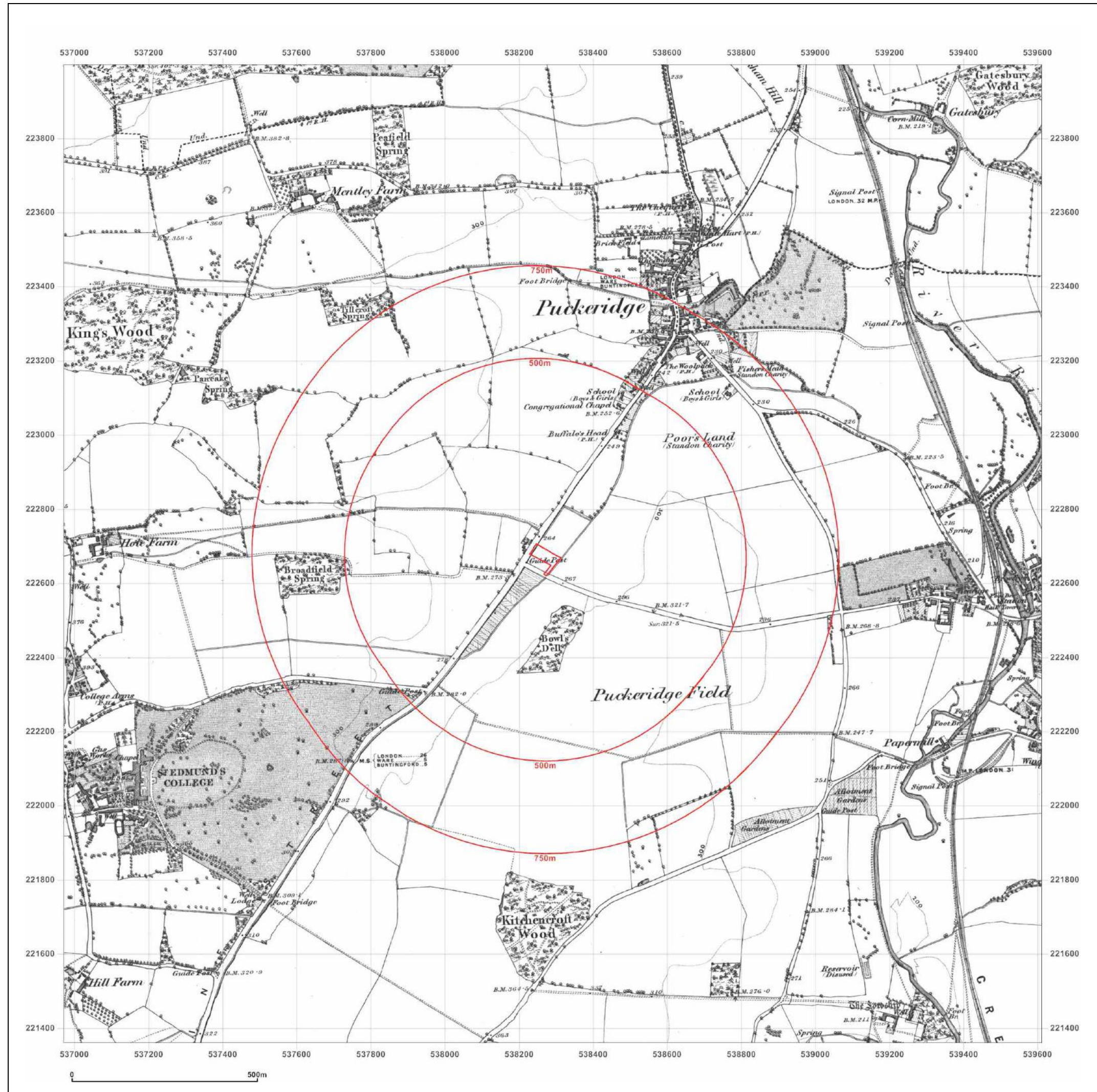


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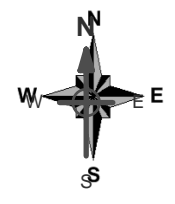
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Site Details:
 538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series
Map date: 1878
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1878
 Revised 1878
 Edition N/A
 Copyright N/A
 Levelled N/A

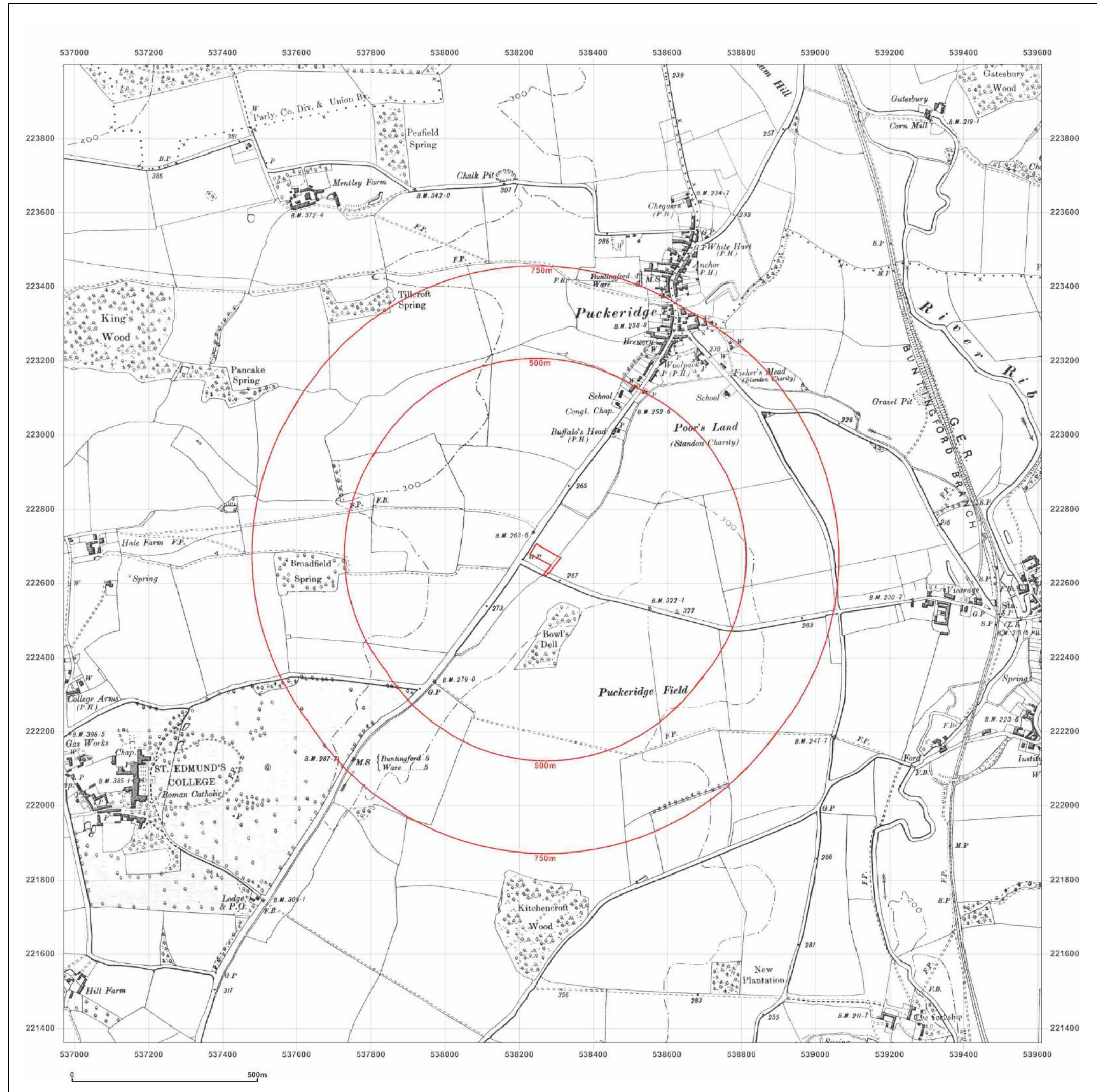


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Site Details:
538272 222680

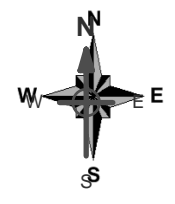
Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1878
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

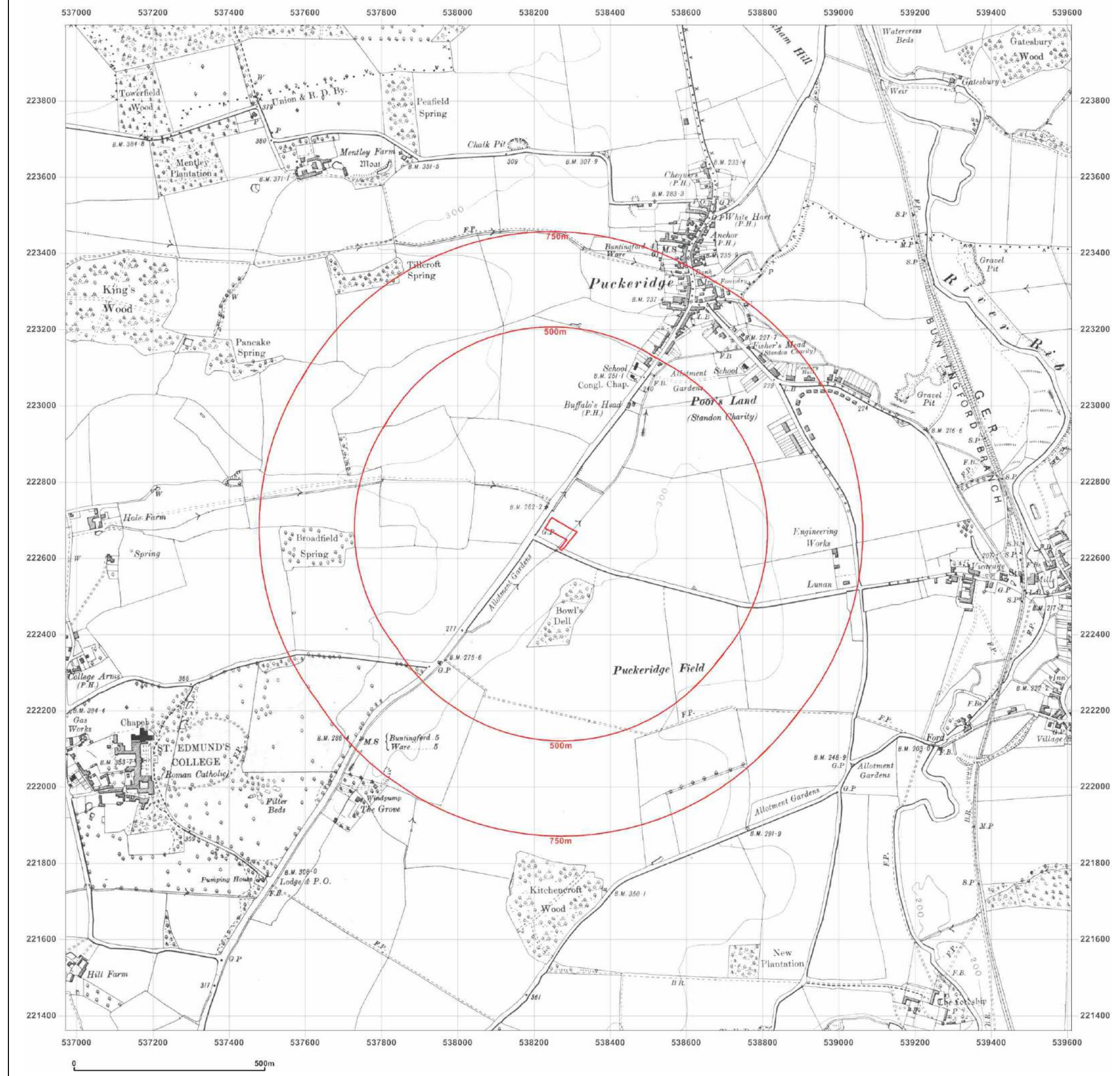


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Site Details:
538272 222680

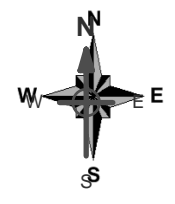
Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series

Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

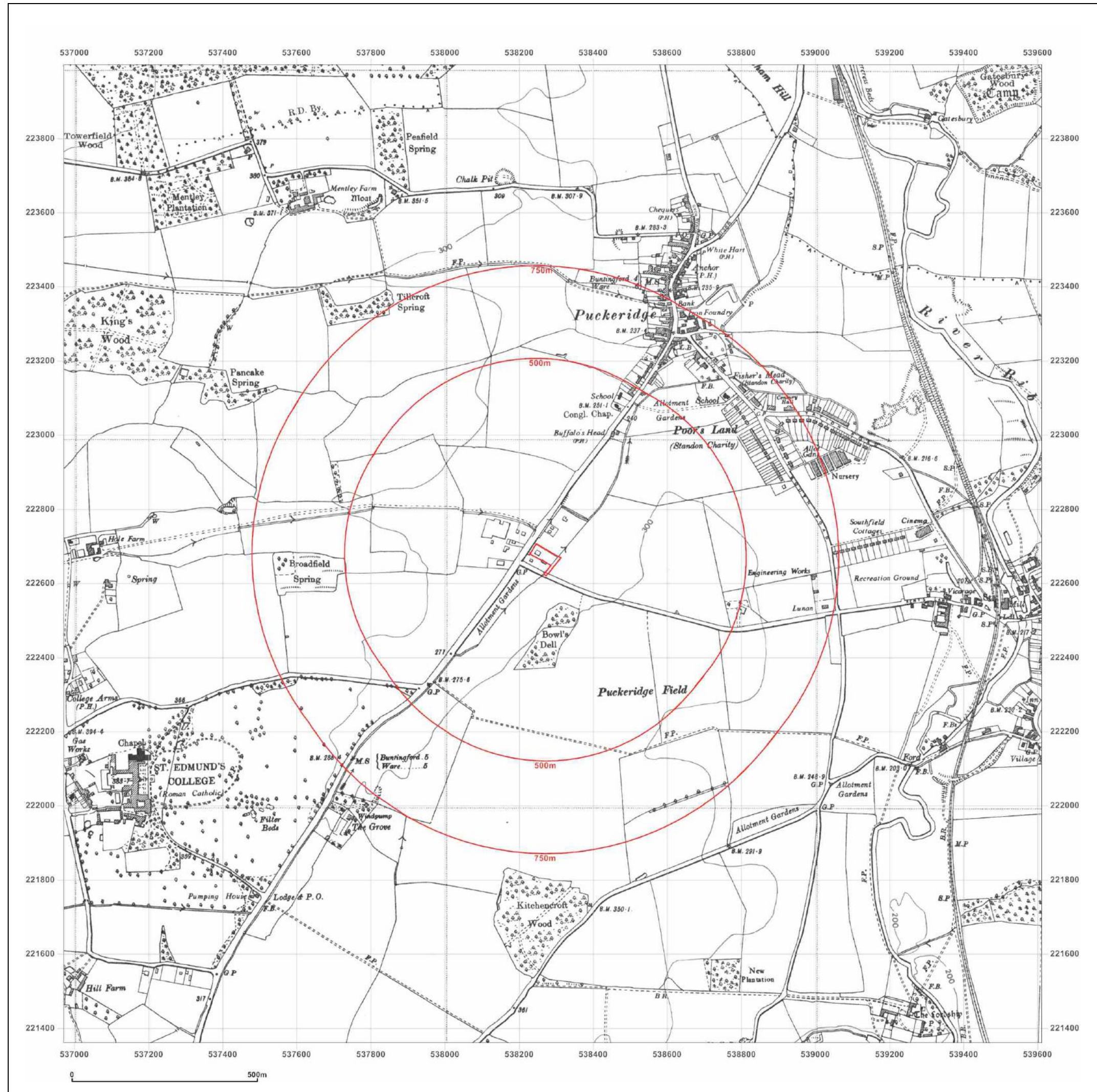


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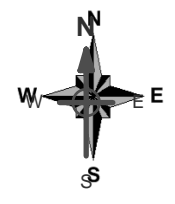
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Site Details:
538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: County Series
Map date: 1946
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1877
Revised 1946
Edition N/A
Copyright N/A
Levelled N/A

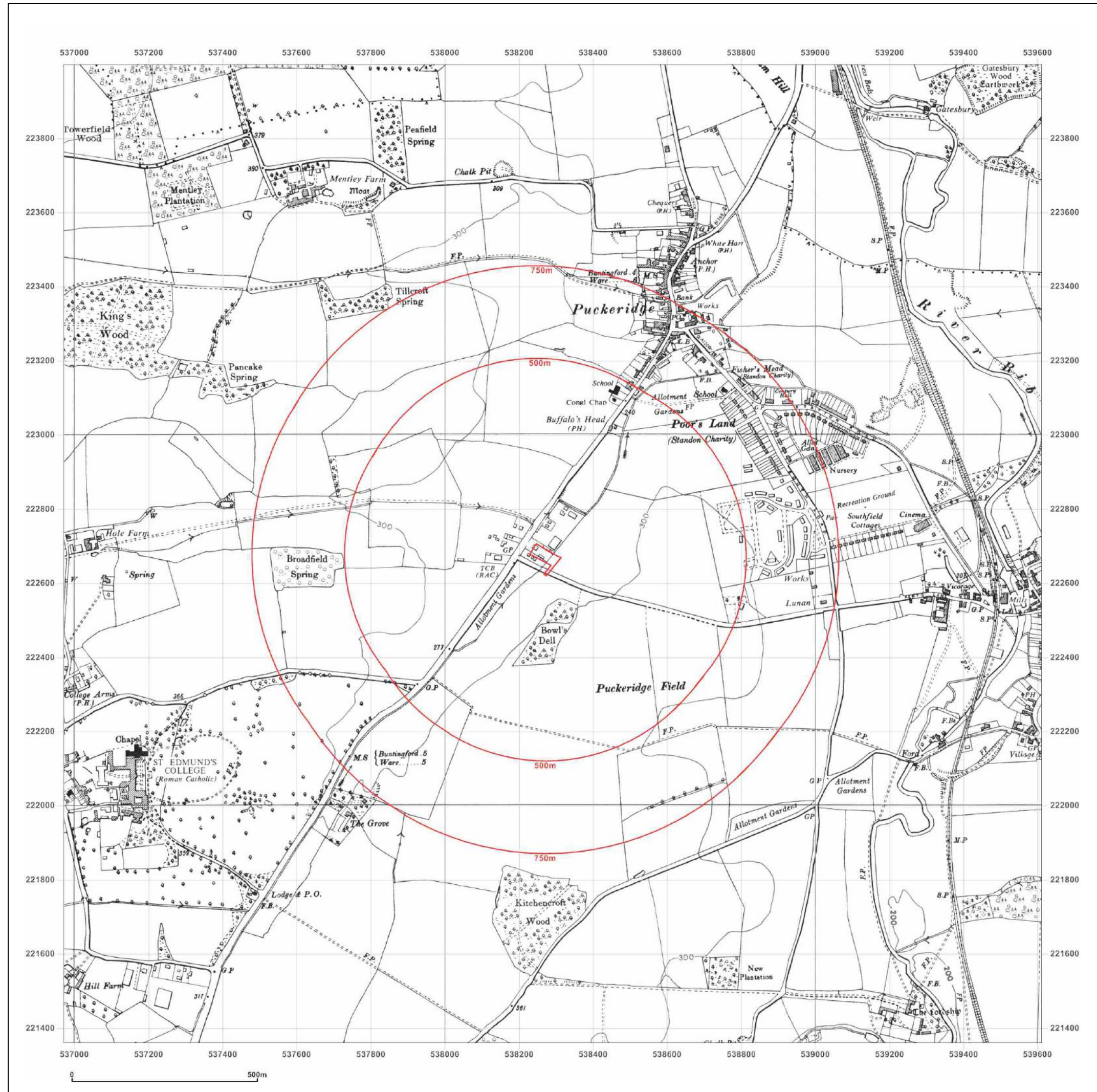


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Production date: 07 January 2015

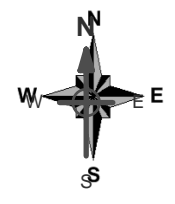
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Site Details:
538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

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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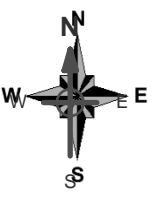
Production date: 07 January 2015

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Site Details:
538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid
Map date: 1977
Scale: 1:10,000
Printed at: 1:10,000



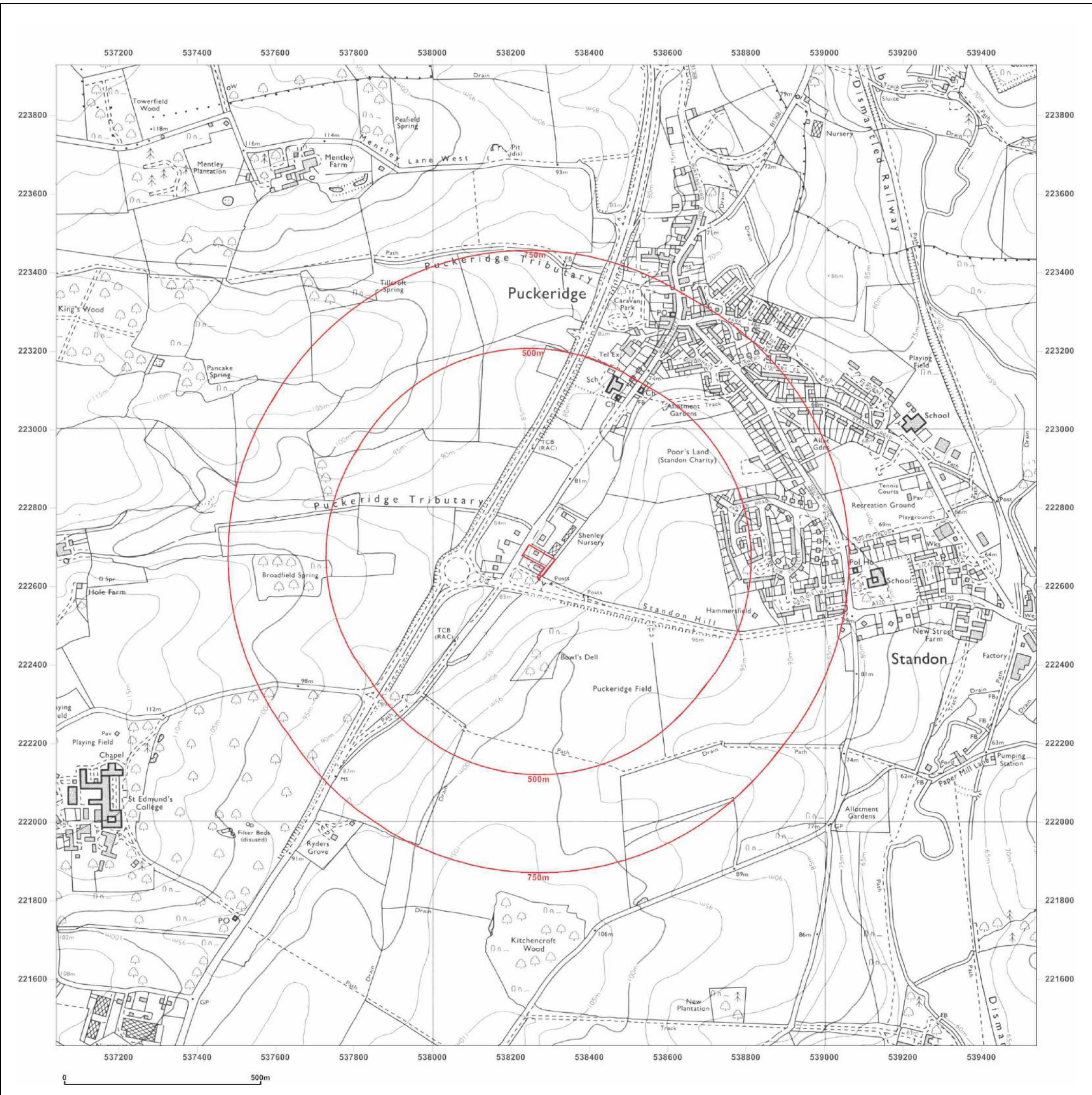
Surveyed 1973
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

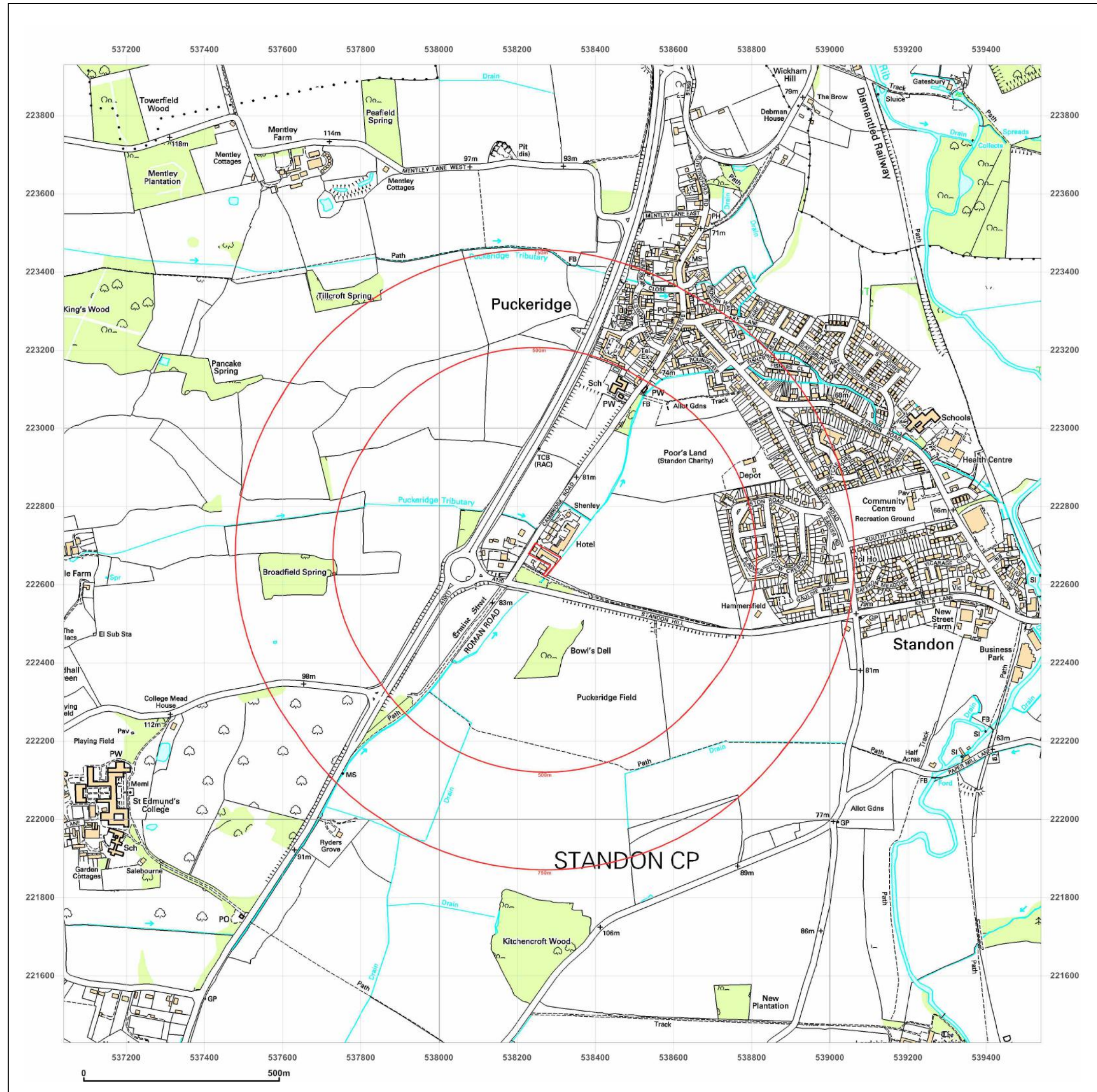
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Production date: 07 January 2015

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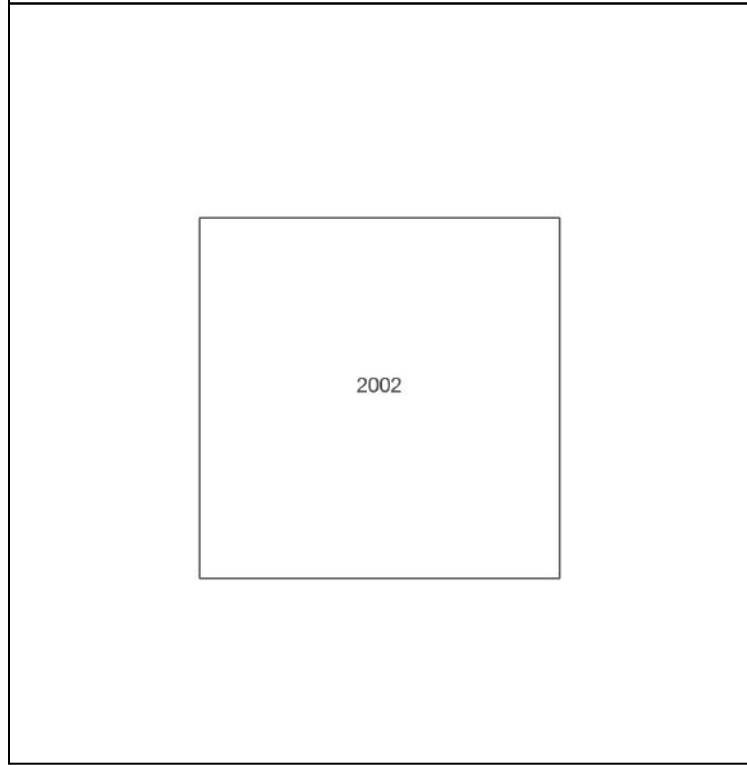
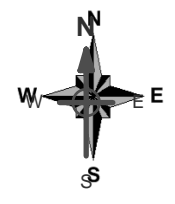




Site Details:
 538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: 1:10,000 Raster
Map date: 2002
Scale: 1:10,000
Printed at: 1:10,000



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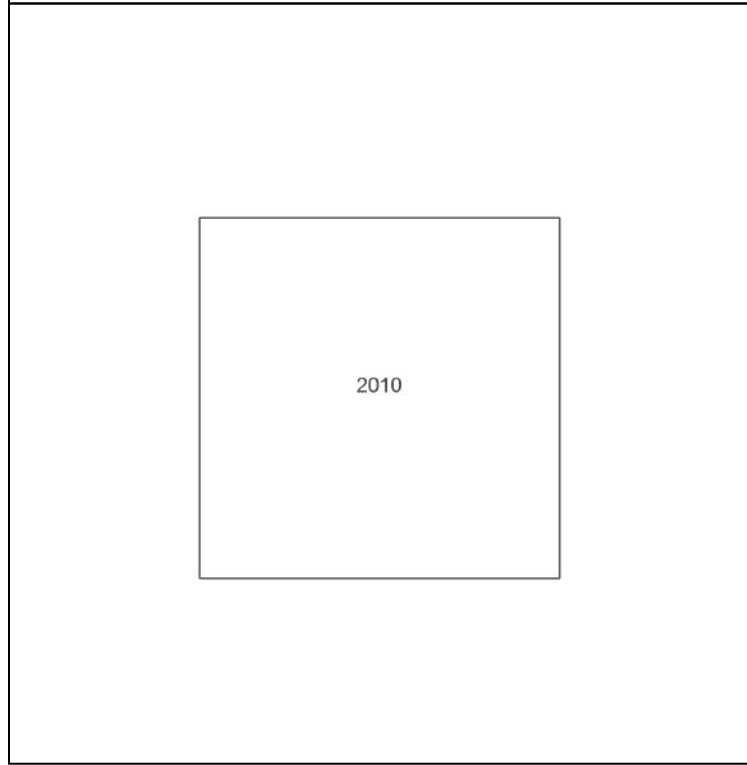
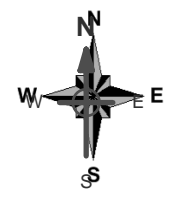
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Site Details:
 538272 222680

Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000

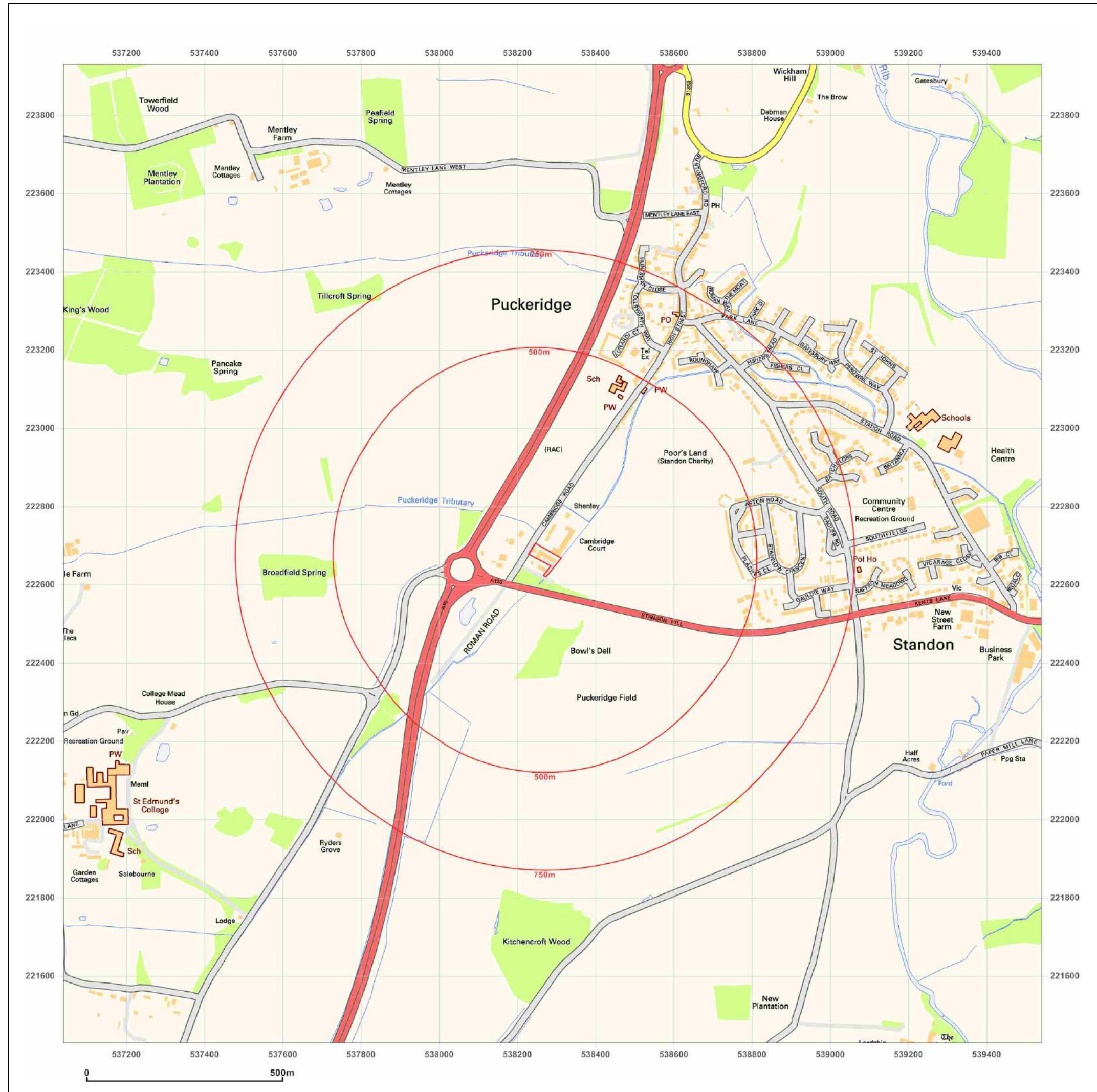


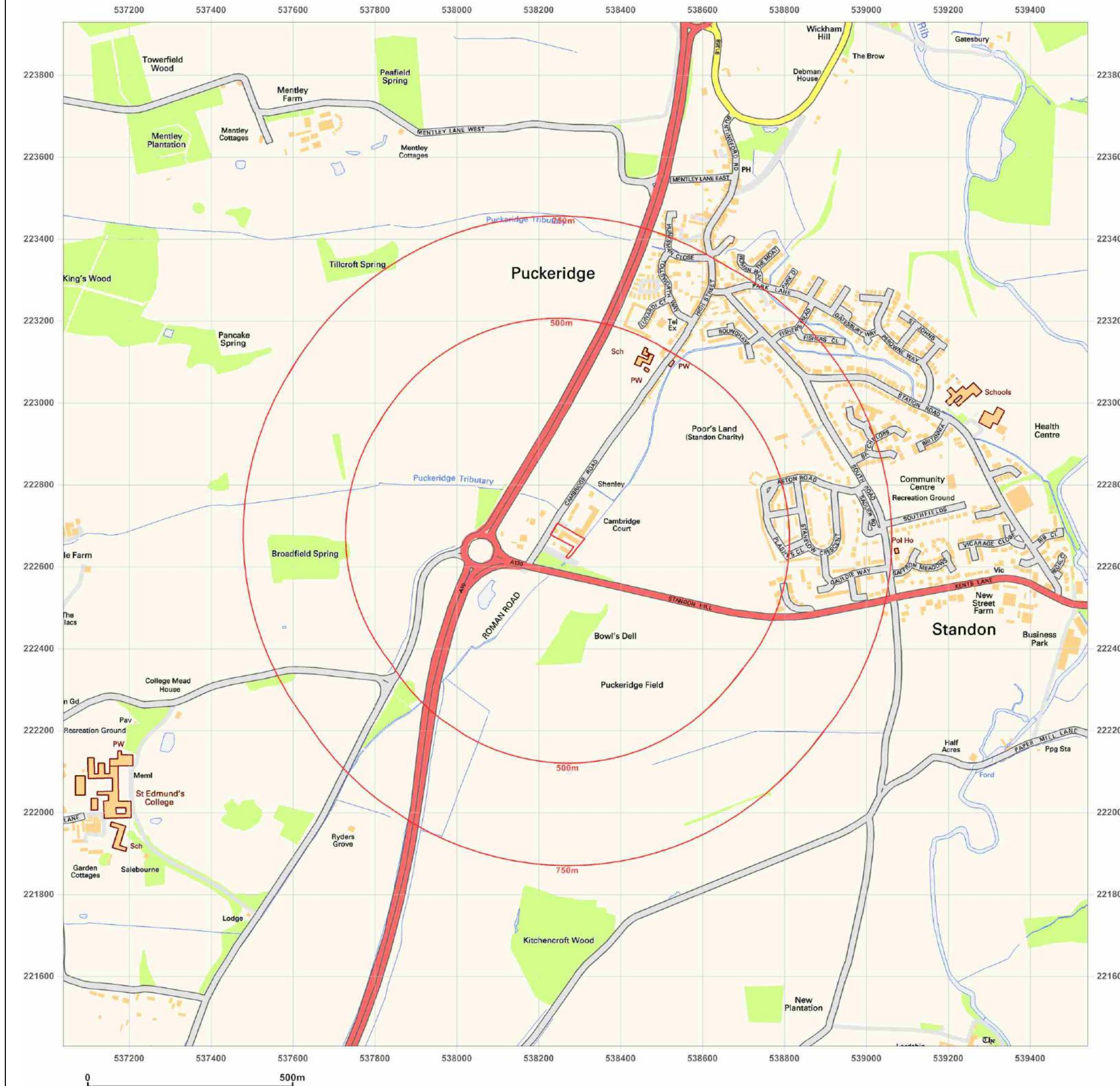
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Site Details:

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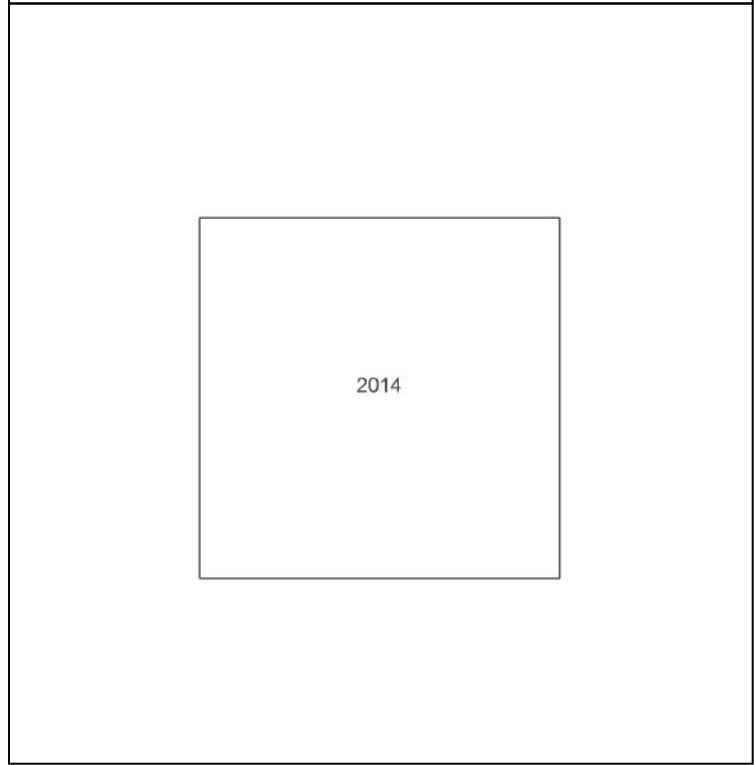
Client Ref: Vintage_Court_638
Report Ref: GS-1834669
Grid Ref: 538290, 222679

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



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