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# Annex C emapsite™ GroundSure GeoInsight Report

255 Pages

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EmapSite  
Masdar House, 1 Reading Road,  
Hants, RG27 0RP

GroundSure Reference: EMS-97883\_123442  
Your Reference: EMS\_97883\_123442  
Report Date: Jan 7, 2010  
Report Delivery Method: **Email - pdf**  
Client Email: si.howard@entecuk.co.uk

## GroundSure EnviroInsight

**Address:**

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Thank you for placing your order with emapsite. Please find enclosed the GroundSure EnviroInsight as requested

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

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# GroundSure Envirolnsight

Address:

Date: Jan 7, 2010

GroundSure Reference: EMS-97883\_123442

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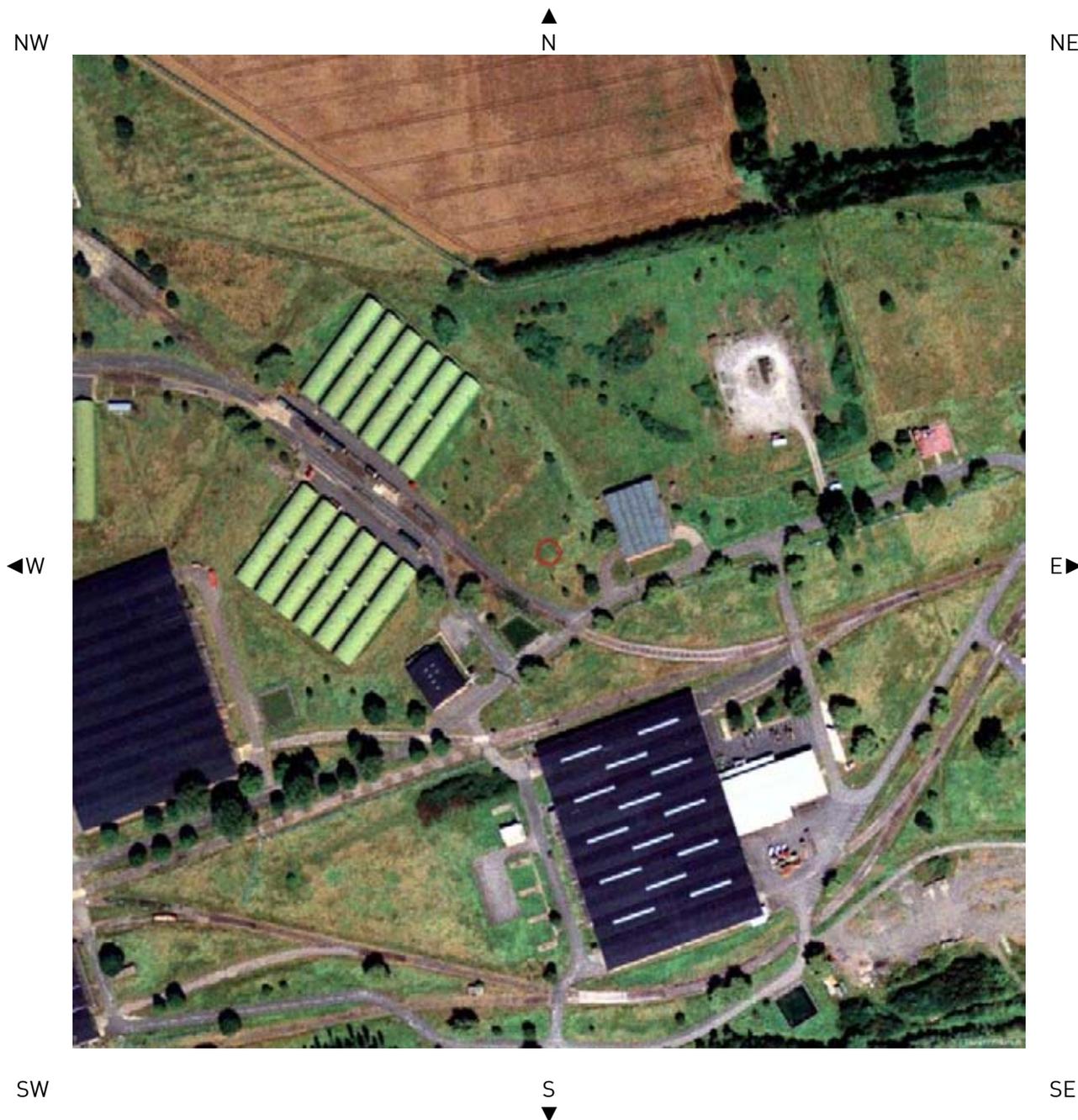
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# Aerial Photograph of Study Site



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Site Name:

Grid Reference: 463295,217792

# 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.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Authorisations, Incidents and Registers</b>						
1.1 Industrial Sites Holding Licences and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	-	-
Records of IPPC Authorisations	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPPC Authorisations	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	4	0	1	3	-	-
Records of Planning Hazardous Substance Consents	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
1.5 Planning Hazardous Substance Enforcements	0	0	0	0	-	-
<b>2. Landfill and Other Waste Sites</b>						
2.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	0	0
<b>3. Current Land Uses</b>						
3.1 Current Industrial Sites Data	10	0	8	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-

3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-
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4. Geology	Description					
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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.						

Source: Scale: 1:50,000 BGS Sheet 237

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
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5.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Is a Minor Aquifer present on site?	Yes	-	-	-	-	-
Is a Major Aquifer present on site?	No	-	-	-	-	-
Are there any Soil Classification records present on site?	Yes	-	-	-	-	-
5.2 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.4 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.5 Are there any Source Protection Zones within 500m of the study site?	No					
5.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	No	No	No	No	-	-
5.7 Main Rivers within 500m of the study site.	1	0	0	0	-	-
5.8 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

6. Flooding
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6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency indicative 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?	High
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderately High

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
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7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	1	0	0	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	1	0	0	0	-	-

**8. Natural Hazards**

8.1 What is the maximum risk of natural ground subsidence? Moderate

**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? Negligible

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. Authorisations, 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 groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) 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. These searches are conducted using radii of up to 500m.

## 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.

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## 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 (01273 819700) 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. Authorisations, Incidents and Registers Map



## Authorisations, Incidents and Registers Legend

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

# 1. Authorisations, 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:

**Records of IPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of IPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**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.

**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.

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of LAPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0**

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site: 8**

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
1A	0.0	On Site	463500, 217800	Address: M.o.d. Site 2a, M.o.d. Site 2a Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1426 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009

2A	0.0	On Site	463500, 217800	Address: M.o.d. Site 2a, M.o.d. Site 2a Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1426 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
3B	0.0	On Site	463100, 217900	Address: M.o.d. Site 1a, M.o.d. Site 1a Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1425 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
4B	0.0	On Site	463100, 217900	Address: M.o.d. Site 1a, M.o.d. Site 1a Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1425 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
5	224.0	NW	462600, 217650	Address: Bicester Garrison, Hq Station, Arnc, Bicester Garrison, Hq Station, A, Rncott, Bicester, Oxon Effluent Type: Trade Discharges - Site Drainage Permit Number: CATM.2740 Permit Version: 1	Receiving Water: River Ray Status: New Consent, By Application (wra 91, Section 88) Issue date: 21/3/1997 Effective Date: 21/3/1997 Revocation Date: 10/8/2006
6	359.0	N	462750, 218520	Address: New Bungalow, New Farm, Thames Road, New Bungalow, New Farm, Thames R, Oad, Blackthorn, Near Bicester,, Oxfordshir Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CNTW.0852 Permit Version: 1	Receiving Water: Ditch Trib Of River Ray (oxon) Status: Transferred From Water Act 1989 Issue date: - Effective Date: - Revocation Date: -
7C	391.0	W	462400, 217800	Address: M.o.d. Site 14g, M.o.d. Site 14g Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1424 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
8C	391.0	W	462400, 217800	Address: M.o.d. Site 14g, M.o.d. Site 14g Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1424 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -

#### Records of Planning Hazardous Substance Consents 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

#### Records of National Incidents Recording System, List 2 within 250m of the study site:

0

Database searched and no data found.

#### Records of National Incidents Recording System, List 1 within 250m of the study site:

0

Database searched and no data found.

---

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990<sup>1</sup>

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.

---

## 1.5 Planning Hazardous Substance Enforcements

Records of planning hazardous substance enforcements within 500m of the study site: **0**

Database searched and no data found.

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<sup>1</sup>Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

## 2. Landfill and Other Waste Sites Map



### Landfill & Other Waste Sites Legend

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- |                    |                                       |                                     |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline       | E.A. Active Landfill                  | Operational Waste Treatment Licence |
| Search Buffers (m) | E.A. Historic Landfill (Area Data)    | Closed Waste Treatment Licence      |
|                    | E.A. Historic Landfill (Point Data)   | REGIS Waste Licence                 |
|                    | BGS / DoE Survey Landfill             | Operational Landfill                |
|                    | Local Authority Landfill (Area Data)  | Closed Landfill                     |
|                    | Local Authority Landfill (Point Data) |                                     |

## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of Environment Agency historic landfill sites within 1500m of the study site:** 0

Database searched and no data found.

---

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site:** 0

Database searched and no data found.

---

**Records of Local Authority landfill sites within 1500m of the study site:** 0

Database searched and no data found.

### 2.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site:** 0

Database searched and no data found.

---

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site:** 0

Database searched and no data found.

---

**Records of Environment Agency (REGIS) 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:

18

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

ID	Distance	Direction	Company	Address	Activity	Category
1	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
2	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
3	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
4	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
5	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
6	0.0	On Site	Pylon	-	Electrical Features	Infrastructure And Facilities
7	0.0	On Site	Pylon	-	Electrical Features	Infrastructure And Facilities
8	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
9	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
10	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
11	79.0	NW	Pylon	-	Electrical Features	Infrastructure And Facilities
12	116.0	S	Pylon	-	Electrical Features	Infrastructure And Facilities
13	123.0	E	Pumping House	-	Water Pumping Stations	Industrial Features
14A	169.0	NW	Depot	-	Container and Storage	Transport, Storage And Delivery
15	184.0	NW	Chimney	-	Chimneys	Industrial Features
16	187.0	NW	Sewage Works	-	Waste Storage, Processing and Disposal	Infrastructure And Facilities
17	194.0	W	Chimney	-	Chimneys	Industrial Features
18A	213.0	NW	Pipeline	-	Pipelines	Industrial Features

### 3.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

### 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
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

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

### 4.3 Bedrock and Solid Geology

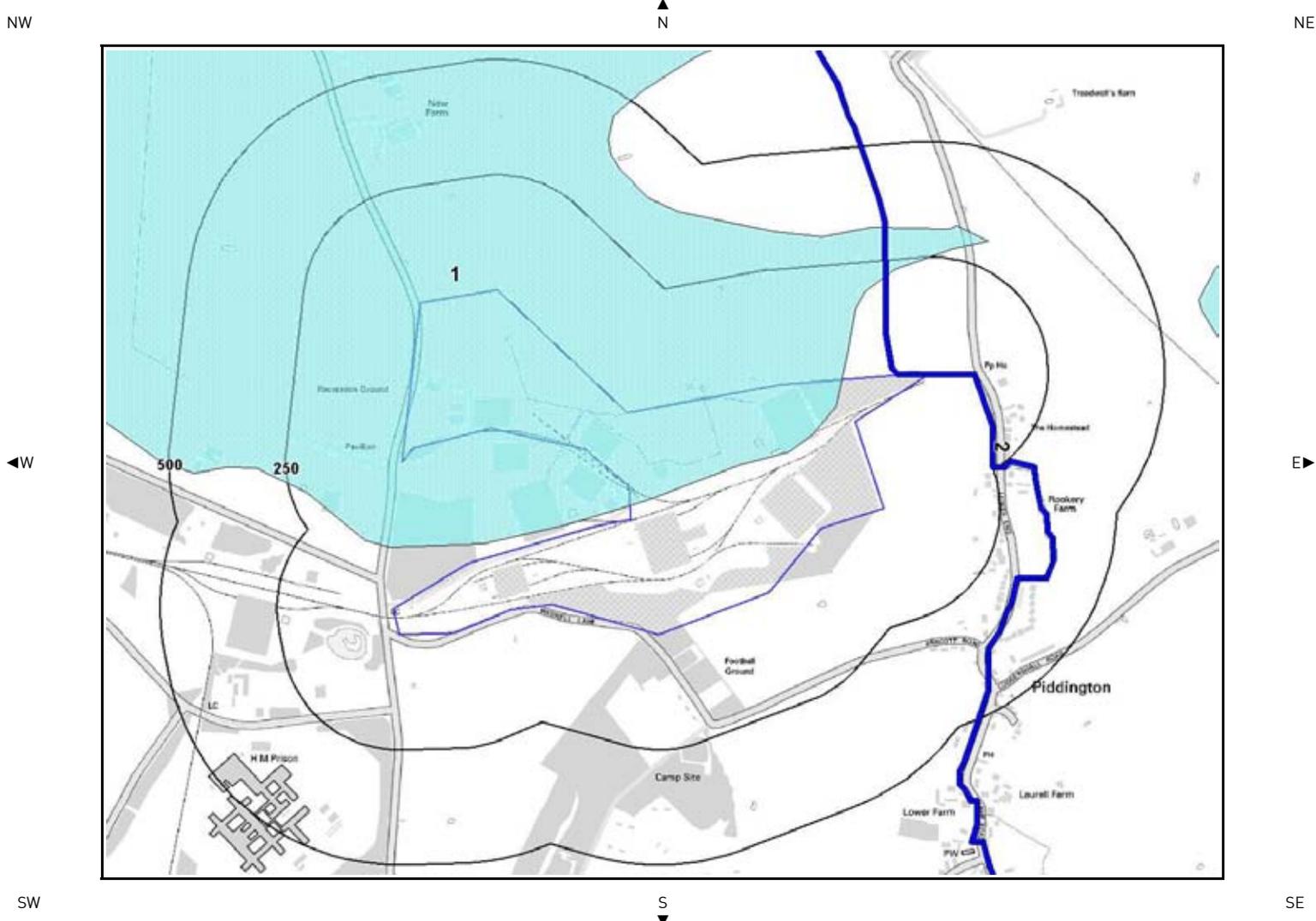
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
SBY-MDST	STEWARTBY MEMBER	MUDSTONE
PET-MDST	PETERBOROUGH MEMBER	MUDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure Geolnsight". Available from our website.

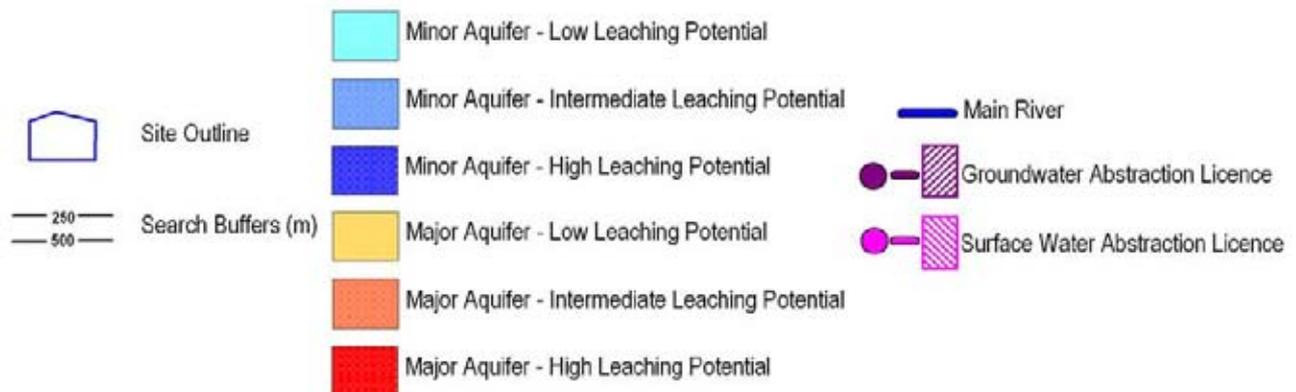
# 5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



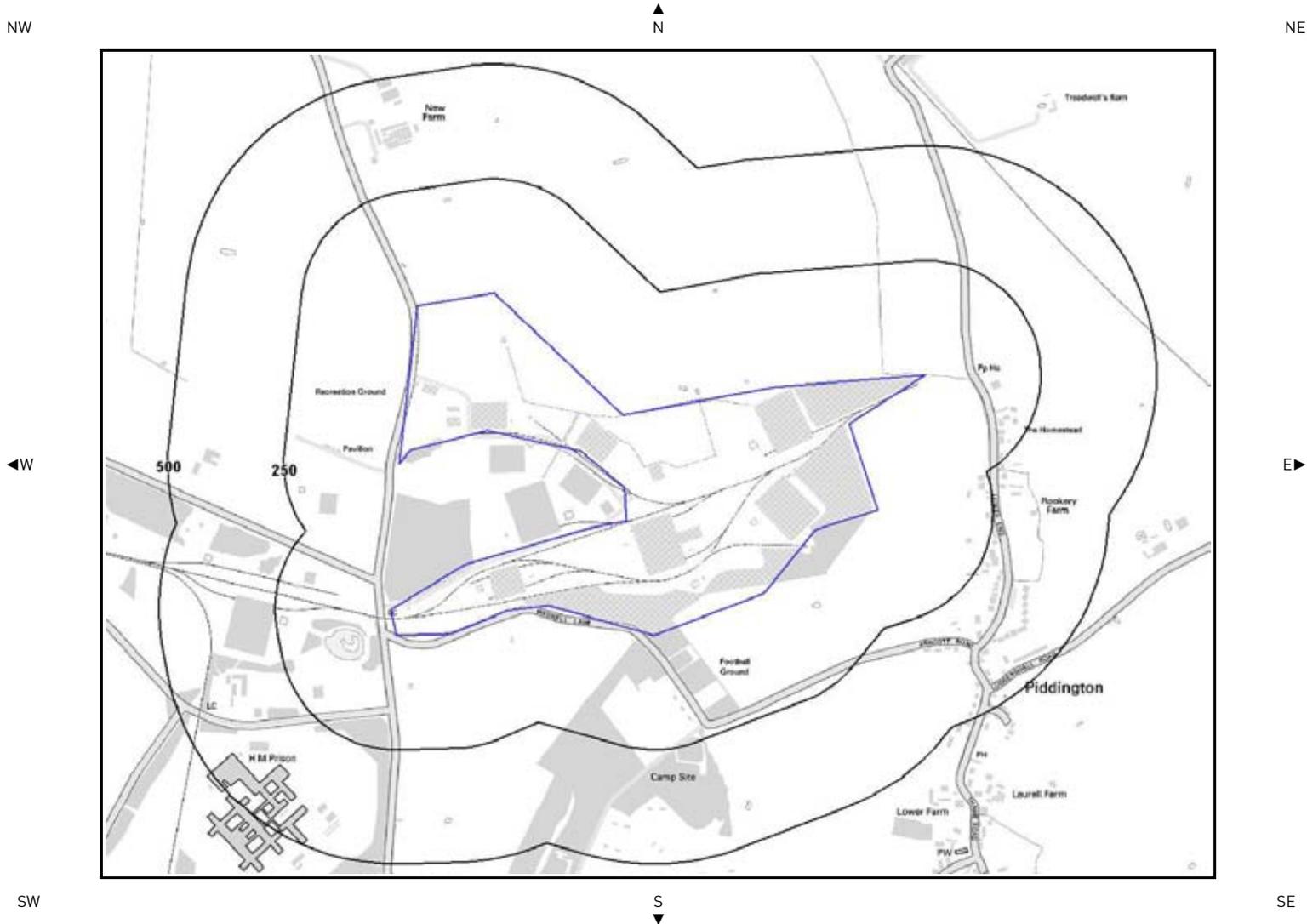
### Hydrogeology and Hydrology Legend

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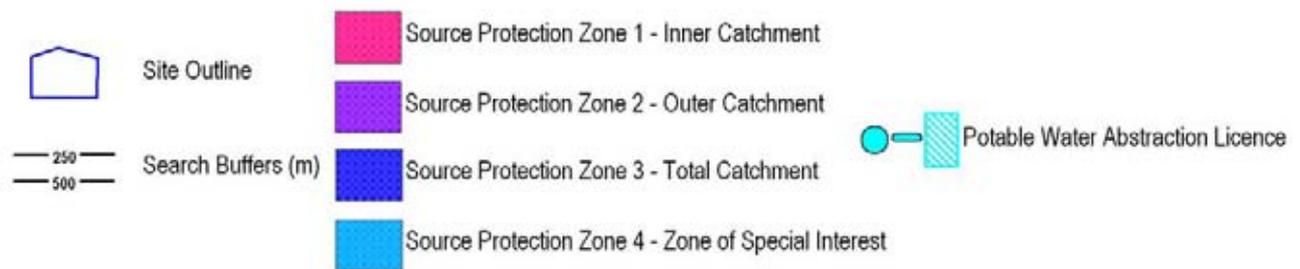
# 5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map



Hydrogeology and Hydrology Legend



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## 5. Hydrogeology and Hydrology

### 5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site: **Yes**

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Minor Aquifer/Low Leaching Potential

### 5.2 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

### 5.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

### 5.4 Potable Water Abstraction Licences

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

Database searched and no data found.

### 5.5 Source Protection Zones

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

Database searched and no data found.

### 5.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site? **No**

Database searched and no data found.

### 5.7 Main Rivers

Are there any Main Rivers within 500m of the study site? **Yes**

The following main river records are represented on the Aquifer and Abstractions Map:

ID	Distance	Direction
2	0.0	On Site

### 5.8 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 to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes

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## 6. Flooding

### 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update	Type
1	0.0	On Site	17-Dec-2009	Zone 2 - (Fluvial)

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update	Type
2	0.0	On Site	17-Dec-2009	Zone 3 - (Fluvial)

### 6.3 Flood Defences

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

### 6.4 Areas benefiting from Flood Defences

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

### 6.5 Areas used for Flood Storage

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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## 6.6 Groundwater Flooding Susceptibility Areas

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

Yes

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

High

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

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## 6.7 Groundwater Flooding Confidence Areas

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

Moderately High

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### 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.

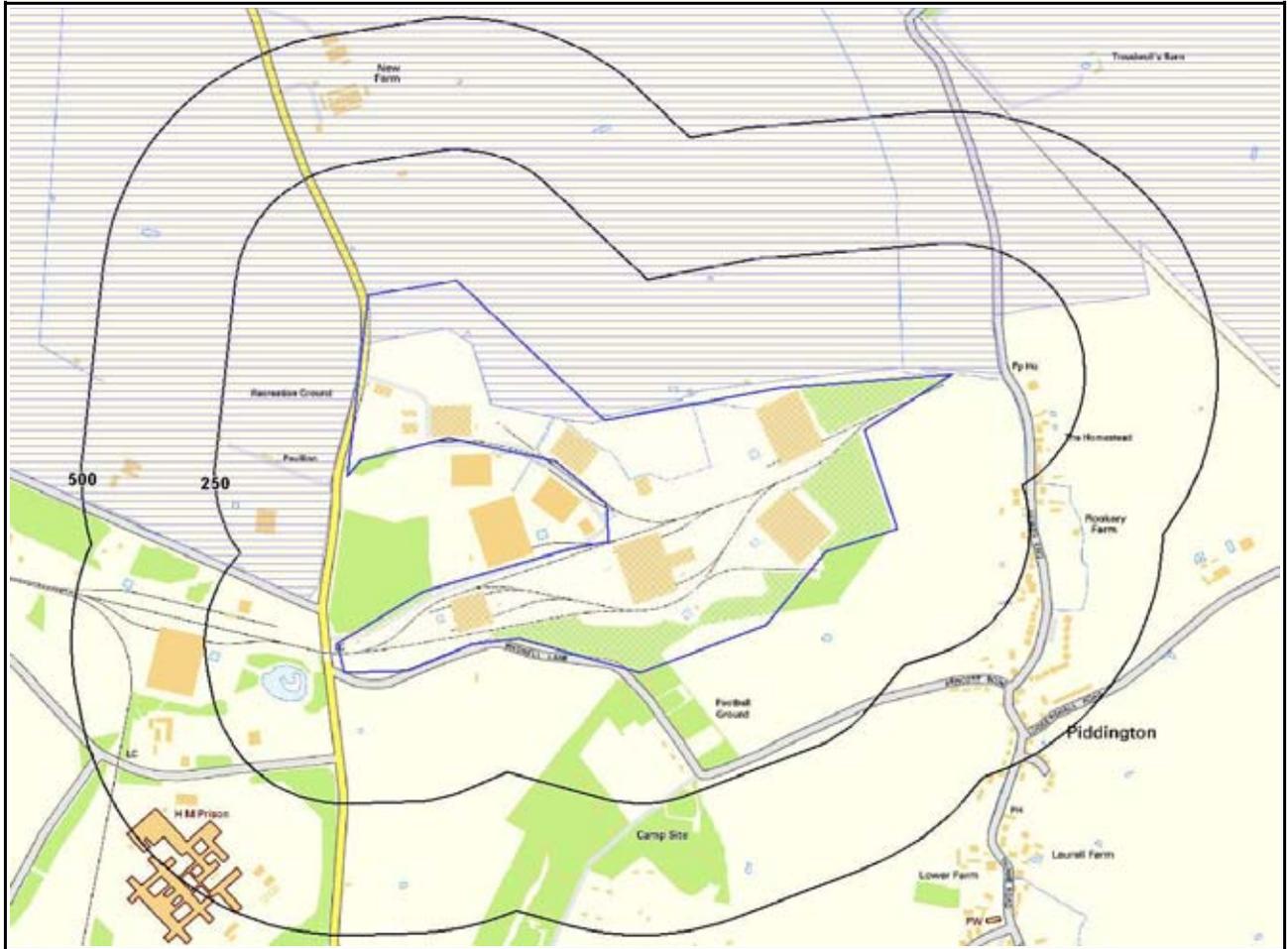
The confidence rating is on a fivefold scale - Low, Moderately Low, Moderate, Moderately High and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in 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

NW

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NE



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SW

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S

SE

## Designated Environmentally Sensitive Sites Legend



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- Site Outline
- 250 Search Buffers (m)
- 500 Search Buffers (m)
- SAC
- SSSI
- NNR
- World Heritage Sites
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

## 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site? Yes

**Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:** 0

Database searched and no data found.

**Records of National Nature Reserves (NNR) within 500m of the study site:** 0

Database searched and no data found.

**Records of Special Areas of Conservation (SAC) within 500m of the study site:** 0

Database searched and no data found.

**Records of Special Protection Areas (SPA) within 500m of the study site:** 0

Database searched and no data found.

**Records of Ramsar sites within 500m of the study site:** 0

Database searched and no data found.

**Records of Local Nature Reserves (LNR) within 500m of the study site:** 0

Database searched and no data found.

**Records of World Heritage Sites within 500m of the study site:** 0

Database searched and no data found.

**Records of Environmentally Sensitive Areas within 500m of the study site:** 1

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

ID	Distance	Direction	ESA Name	Data Source
1	0.0	On Site	Upper Thames Tributaries	Natural England

**Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:** 0

Database searched and no data found.

**Records of National Parks (NP) within 500m of the study site:** 0

Database searched and no data found.

**Records of Nitrate Sensitive Areas within 500m of the study site:** 0

Database searched and no data found.

The following Nitrate Vulnerable Zone records produced by DEFRA are not represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Name	Data Source
	0.0	On Site	No place name provided	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, please obtain a GroundSure Geolnsight. 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?**

**Moderate**

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

Hazard

Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk 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.

#### 8.1.3 Soluble Rocks

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

**Null - Negligible**

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

#### 8.1.4 Compressible Ground

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

**Moderate**

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

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build – consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property –possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

#### 8.1.5 Collapsible Rocks

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

**Null - Negligible**

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

#### 8.1.6 Running Sand

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**What is the maximum Running Sand\* 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

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Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.

---

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

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## 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.

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### 9.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on-site (including a 150m buffer) ?

**Negligible**

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

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### 9.3 Brine Affected Areas

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

**No**

Database searched and no data found.

---

# 10. Contacts

## EmapSite

Telephone: 0118 9736883  
sales@emapsite.com



## British Geological Survey (England & Wales)

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



## Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and guidance



## The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848. DX 716176 Mansfield 5  
www.coal-authority.co.uk  
Coal mining reports and related enquiries



## Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



## Local Authority

Authority: Cherwell District Council  
Phone: 01295 252535  
Web: www.cherwell-dc.gov.uk  
Address: Bodicote House, Bodicote, Banbury, OX15 4AA

## Get Mapping PLC

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



## Acknowledgements

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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, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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

Report Reference: EMS-97883\_123442

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If you would like any further assistance regarding this report then please contact emapsite on (T) 0118 9736883, (F) 0118 9730002 or email: sales@emapsite.com

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.
- "Commission" means an order for Consultancy Services submitted by a Client.
- "Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.
- "Client" means the party that submits an Order or Commission.
- "Data Provider" means any third party providing Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "Home Information Pack" means a combination of reports required when selling a residential property.
- "Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.
- "Order Website" means online platform via which Orders may be placed.
- "Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.
- "Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "Site" means the landsite in respect of which GroundSure provides the Services.
- "User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

- 2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
- 2.3 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 the Contract.
- 2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.
- 2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

- 3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
- 3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.
- 3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

- 4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
- 4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
- 4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

- 5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.
- 5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.
- 5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

- 6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
- 6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
- 6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

7 Liability

[Report Reference: EMS-97883\\_123442](#)

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- 7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
- 7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
- 7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
- 7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
- 7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
- 7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
- 7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
- 7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
- 7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:
- (i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
  - (ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part II(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.
- 7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
- 7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.
- 8 GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; 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 breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend**
- 9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
  - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 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.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.



EmapSite  
Masdar House, 1 Reading Road,  
Hants, RG27 0RP

Report Reference: EMS-97883\_123443  
Your Reference: EMS\_97883\_123443  
Report Date: Jan 7, 2010  
Report Delivery Method: Email - pdf

## GroundSure Geolnsight

**Address:**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure Geolnsight** as requested.

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

Yours faithfully,

emapsite customer services team

Enc.  
GroundSure Geolnsight

# GroundSure GeoInsight

**Address:**

**Date:** Jan 7, 2010

**Report Reference:** EMS-97883\_123443

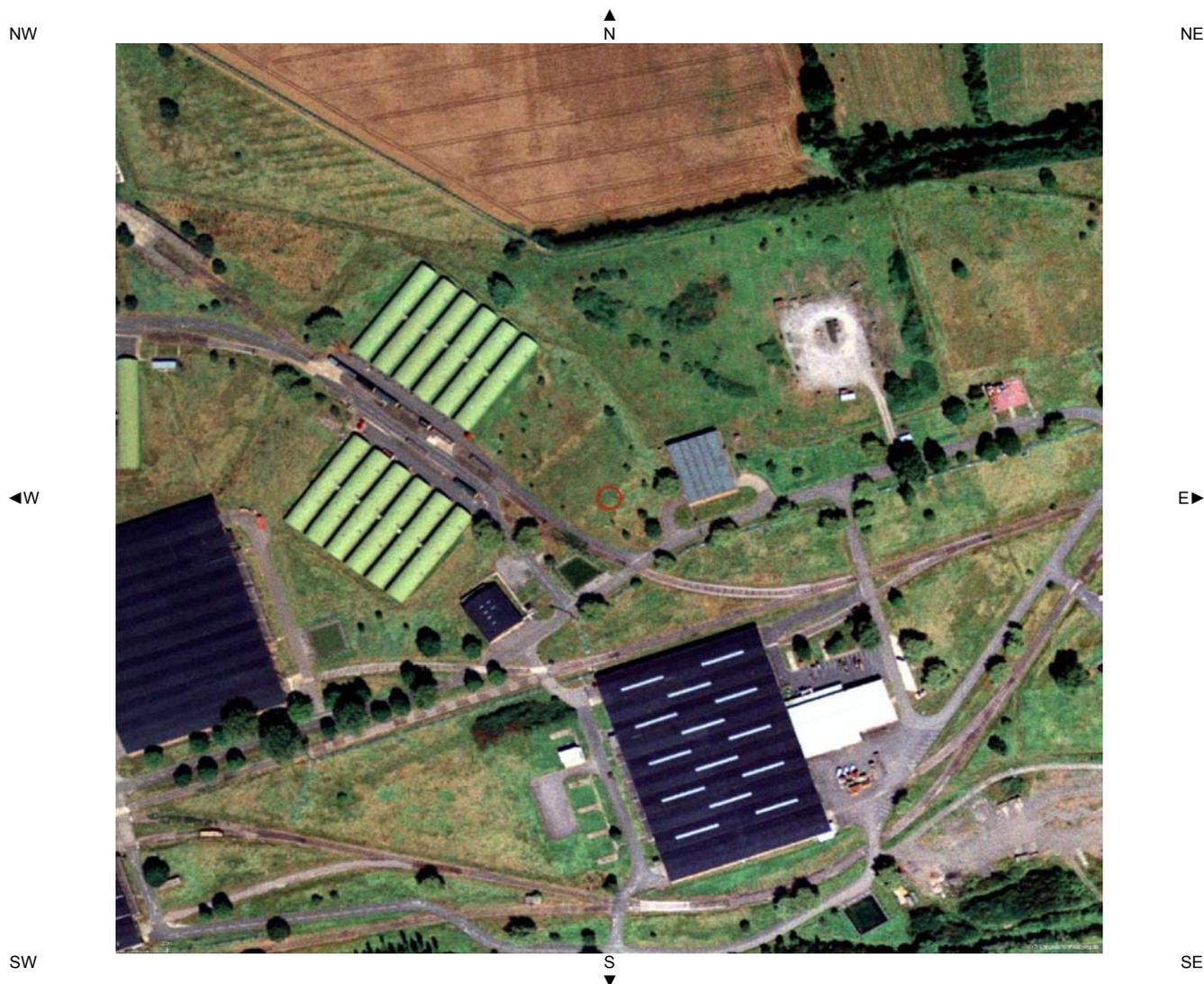
**Your Reference:** EMS\_97883\_123443



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## Aerial Photograph of Study Site



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**Site Name:**  
**Grid Reference:** 463295,217792

# Overview of Findings

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

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

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

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

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

Source:Scale 1:50,000 BGS Sheet No:237

<b>2. Ground Workings</b>	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	2	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	0

<b>3. Mining, Extraction &amp; Natural Cavities</b>	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Shallow Mining*	1	-	-	-	-
3.4 Non – Coal Mining Cavities	0	0	0	0	0
3.5 Natural Cavities	0	0	0	0	0
3.6 Brine Extraction	0	0	0	0	0
3.7 Gypsum Extraction	0	0	0	0	0
3.8 Tin Mining	0	0	0	0	0
3.9 Clay Mining	0	0	0	0	0

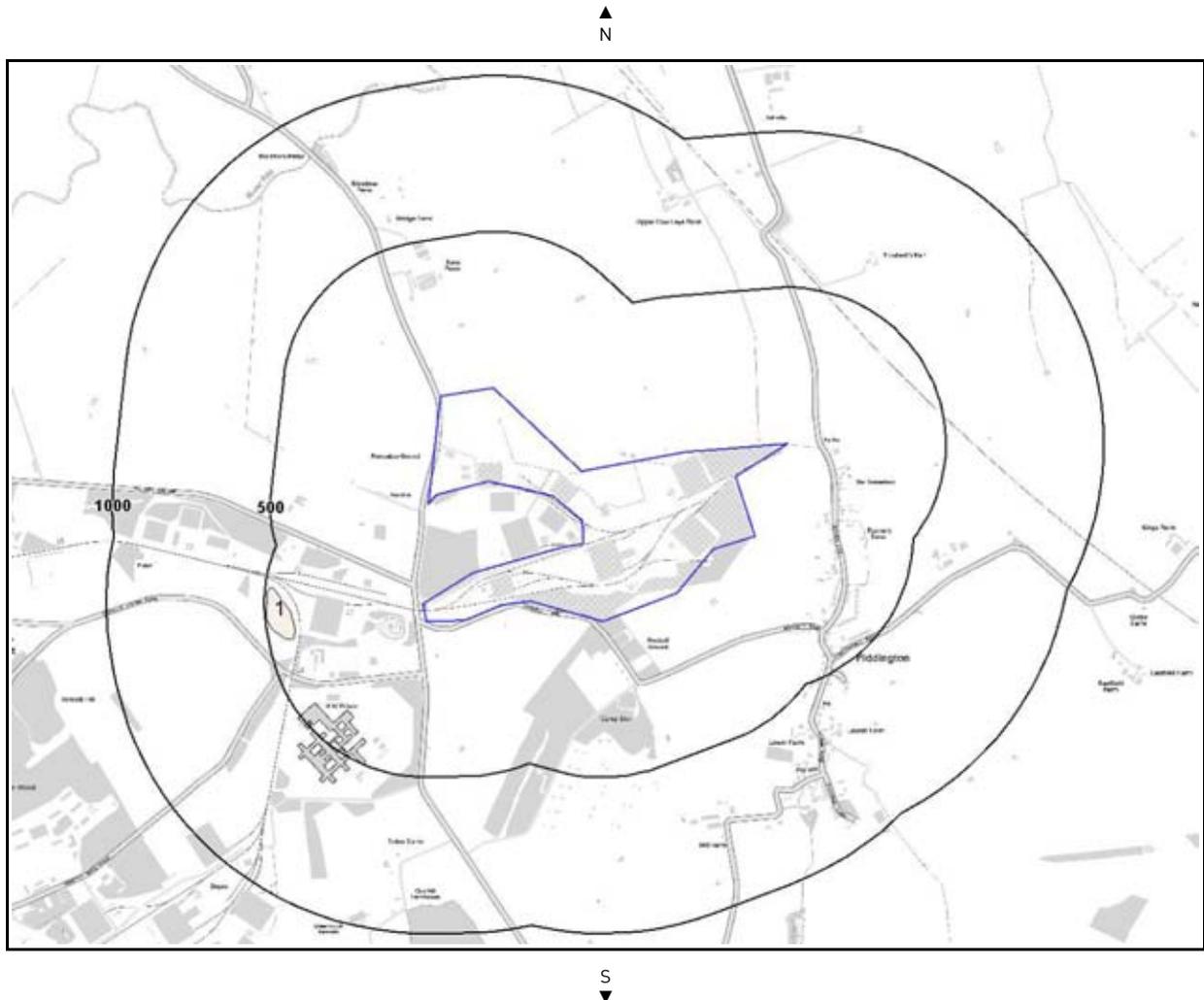
\*This includes an automatically generated 150m buffer zone around the site

<b>4. Natural Ground Subsidence</b>	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Moderate	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Negligible	-	-	-	-
4.4 Compressible Deposits	Moderate	-	-	-	-
4.5 Collapsible Deposits	Negligible	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

<b>5. Borehole Records</b>	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	1	-	-

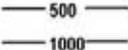
# 1.1 Artificial Ground Map



Artificial Ground Legend



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	Site Outline		Made Ground (undivided)		Disturbed Ground (undivided)
	Search Buffers (m)		Worked Ground (undivided)		Landscaped Ground (undivided)
			Infilled Ground		Reclaimed Ground

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

# 1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:237

## 1.1.1 Artificial/Made Ground

**Are there any records of Artificial/Made Ground within 500m of the study site boundary:** **Yes**

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	411.0	W	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

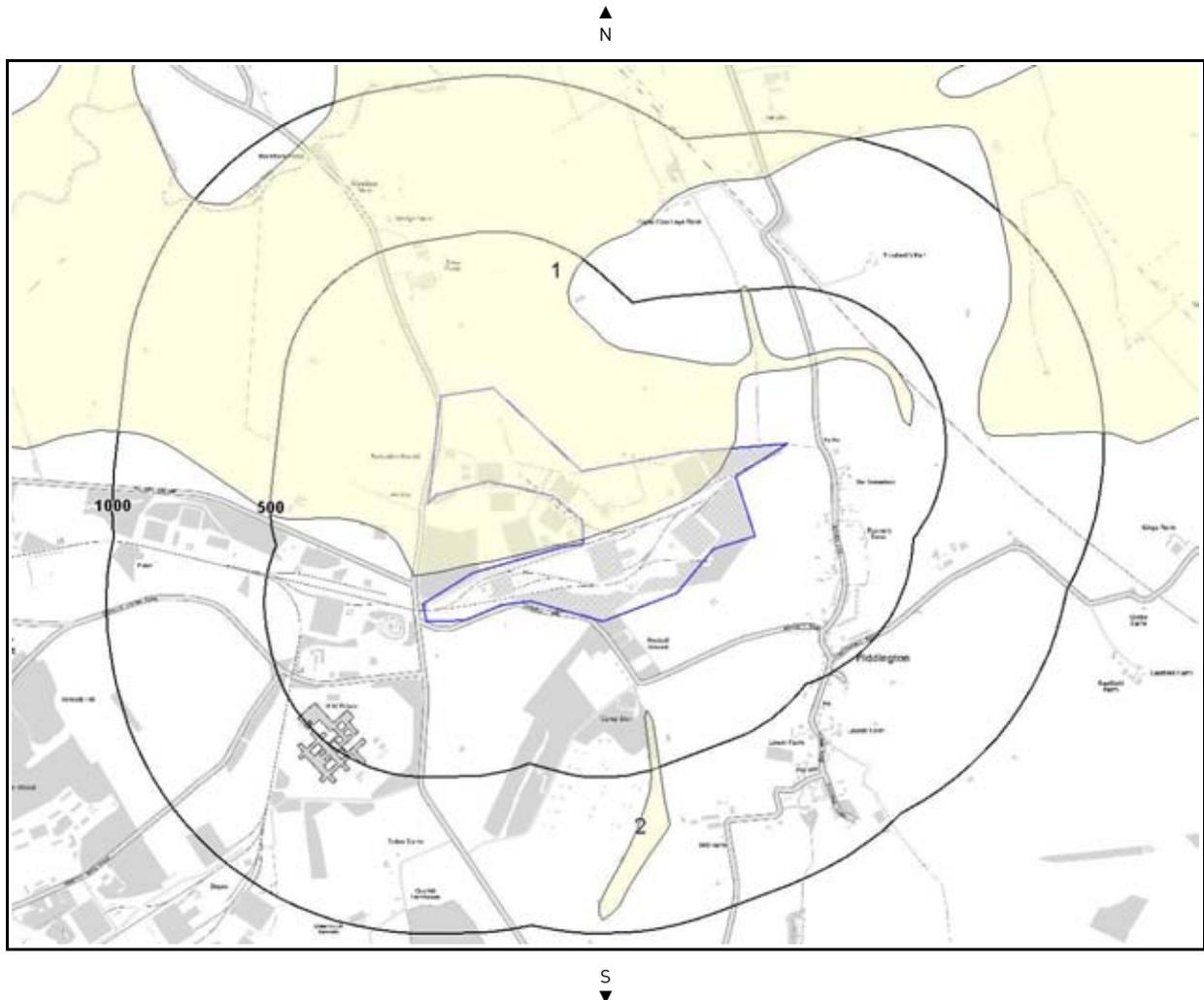
## 1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

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

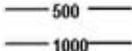
# 1.2 Superficial Deposits and Landslips Map



**Superficial and Landslips Legend**



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-  Site Outline
-  Search Buffers (m)

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

## 1.2 Superficial Deposits and Landslips

### 1.2.1 Superficial Deposits/Drift Geology

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

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	0.0	On Site	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	317.0	S	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

### 1.2.2 Permeability of Superficial Ground

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

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	Very Low

### 1.2.3 Landslip

Database searched and no data found.

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

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

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

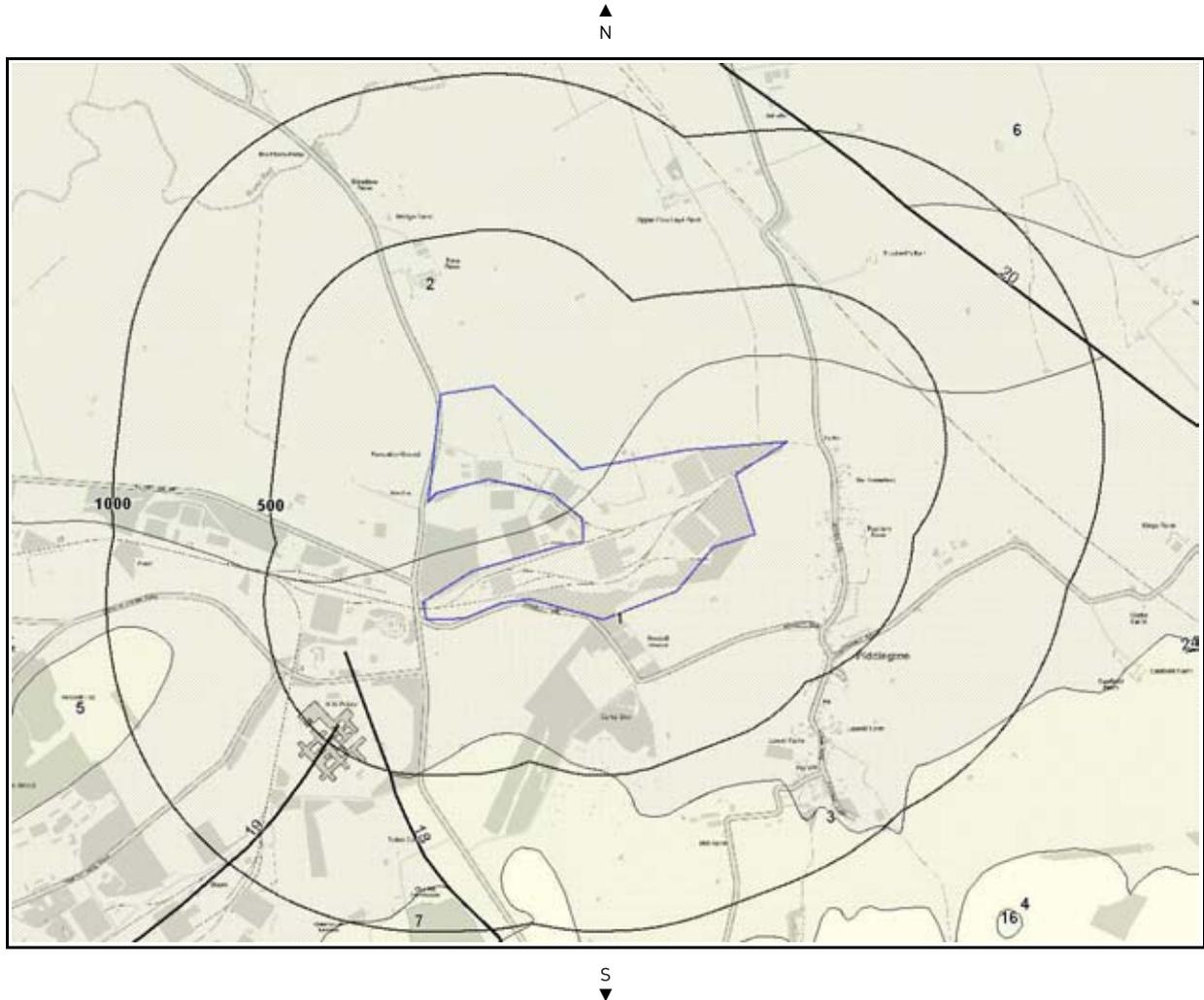
### 1.2.4 Landslip Permeability

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

Database searched and no data found.

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

# 1.3 Bedrock and Faults Map



**Bedrock & Faults Deposits Legend**



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

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

## 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:237

### 1.3.1 Bedrock/Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	SBY-MDST	Stewartby Member - Mudstone	Callovian
2	0.0	On Site	PET-MDST	Peterborough Member - Mudstone	Callovian
3	383.0	S	WEY-MDST	Weymouth Member - Mudstone	Oxfordian

### 1.3.2 Permeability of Bedrock Ground

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

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

### 1.3.3 Faults

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

ID	Distance (m)	Direction	Category Description	Feature Description
18	277.0	W	FAULT	Normal fault, inferred
19	437.0	SW	FAULT	Normal fault, inferred

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

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

### 1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

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

### 1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

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

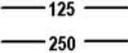
## 2. Ground Workings Map



**Ground Workings Legend**



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

## 2. Ground Workings

### 2.1 Historical Surface Ground Working Features derived from the Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1A	166.0	NW	462714,218331	Sewage Works	1982
2A	166.0	NW	462714,218331	Sewage Works	1992

### 2.2 Historical Underground Workings Features derived from the Historical Mapping

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

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

Database searched and no data found.

### 2.3 Current Ground Workings

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

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

Database searched and no data found.

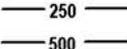
# 3. Mining, Extraction & Natural Cavities Map



**Mining, Extraction & Natural Cavities Legend**



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-  Site Outline
-  Historical Mining
-  Search Buffers (m)
-  Non-Coal Mining Cavities
-  Natural Cavities

## 3. Mining, Extraction & Natural Cavities

### 3.1 Historical Mining

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

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

Database searched and no data found.

### 3.2 Coal Mining

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

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

Database searched and no data found.

### 3.3 Shallow Mining

This dataset refers to the (largely very old) extraction of mineral deposits by means of near surface underground workings.

**What is the maximum hazard rating of subsidence relating to shallow mining within the study site\* boundary?** **Negligible**

\*This includes an automatically generated 150m buffer zone around the study site boundary

The following Shallow Mining information provided by the British Geological Survey is not represented on Mapping:

Distance (m)	Direction	Hazard Rating	Details
0.0	On Site	Negligible	Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.

### 3.4 Non – Coal Mining Cavities

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

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

Database searched and no data found.

### 3.5 Natural Cavities

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

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

Database searched and no data found.

### 3.6 Brine Extraction

This dataset provides information from the Brine compensation board which has been discontinued and is now covered by the Coal Authority.

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

Database searched and no data found.

### 3.7 Gypsum Extraction

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

Report Reference: [EMS-97883\\_123443](#)

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

Database searched and no data found.

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### 3.8 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records.

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

Database searched and no data found.

---

### 3.9 Clay Mining

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

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

Database searched and no data found.

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# 4. Natural Ground Subsidence

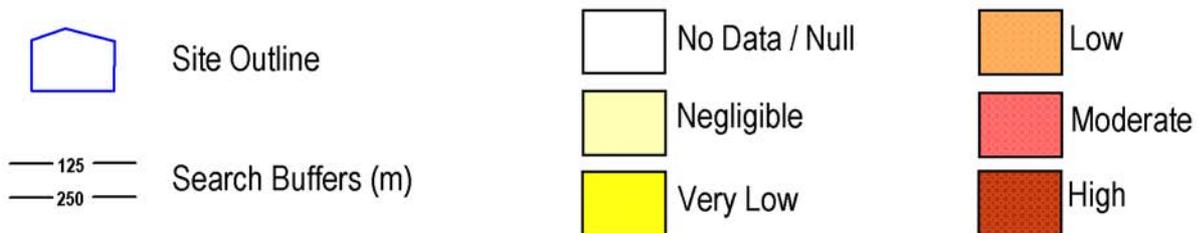
## 4.1 Shrink-Swell Clay Map



**Shrink-Swell Clay Legend**



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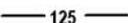
# 4.2 Landslides Map



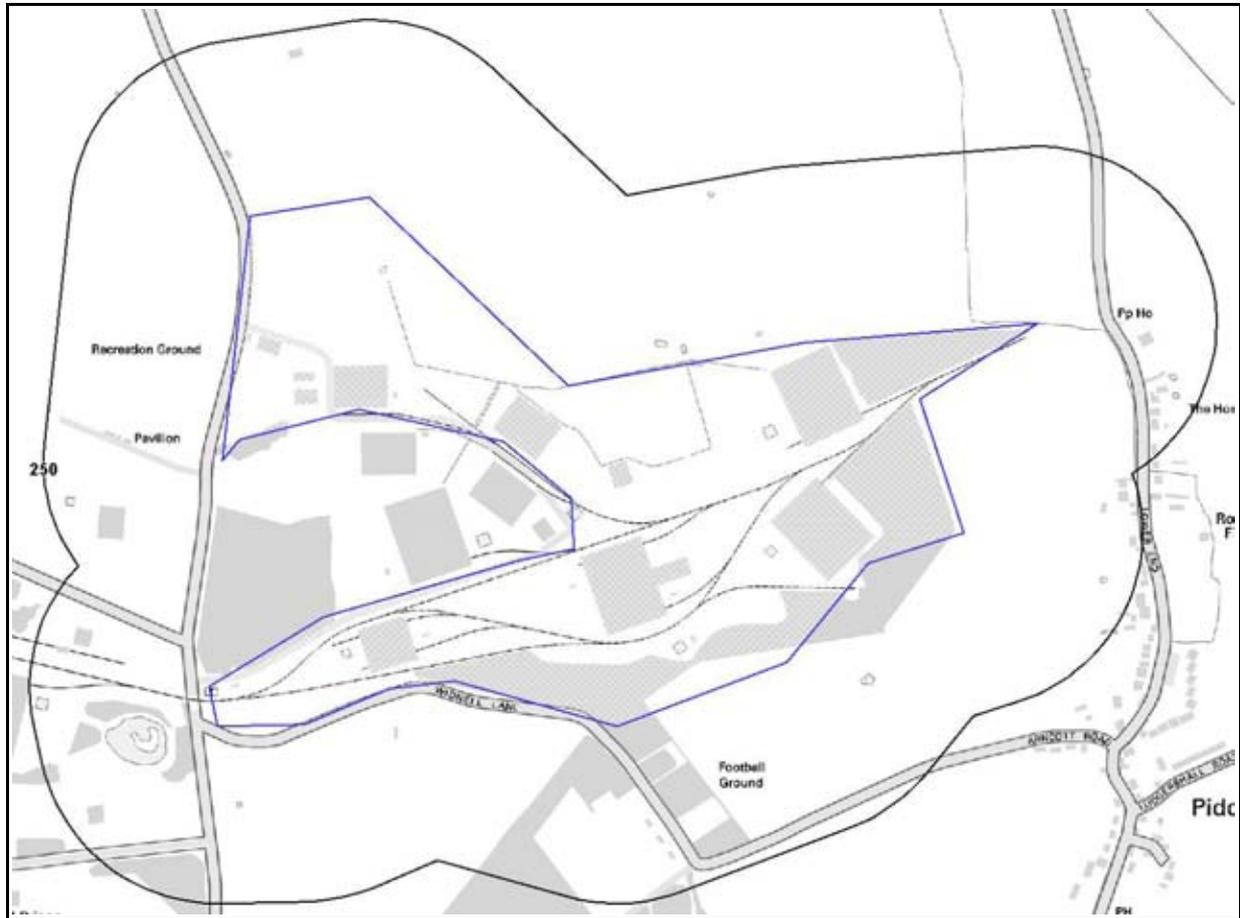
Landslides Legend



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-  Site Outline
-  No Data / Null
-  Low
-  125 Search Buffers (m)
-  Negligible
-  Moderate
-  250 Search Buffers (m)
-  Very Low
-  High

# 4.3 Ground Dissolution Soluble Rocks Map



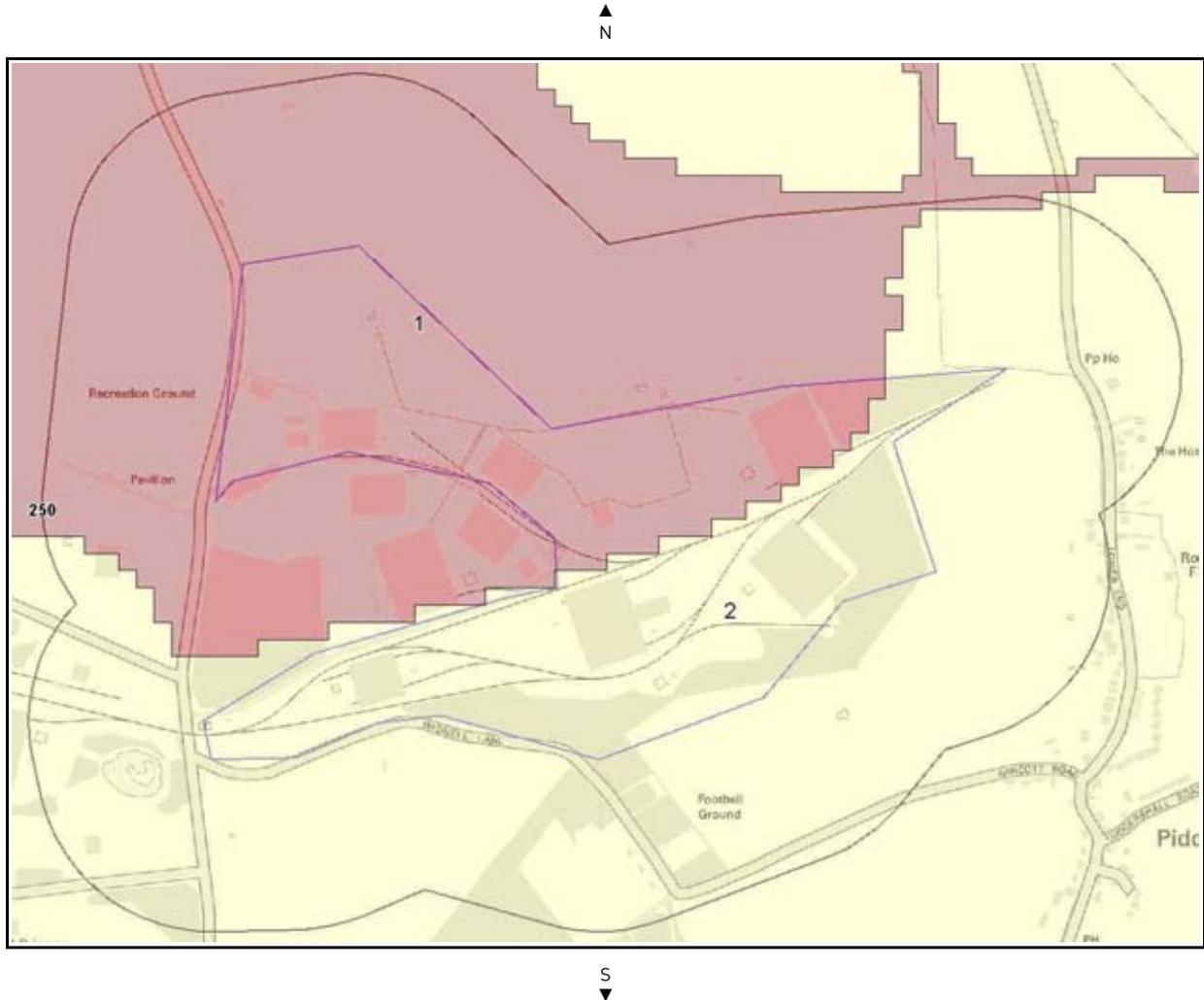
**Ground Dissolution Soluble Rocks Legend**

Enabled by Ordnance Survey

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- Site Outline
- 125 Search Buffers (m)
- 250 Search Buffers (m)
- No Data / Null
- Negligible
- Very Low
- Low
- Moderate
- High

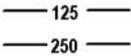
# 4.4 Compressible Deposits Map



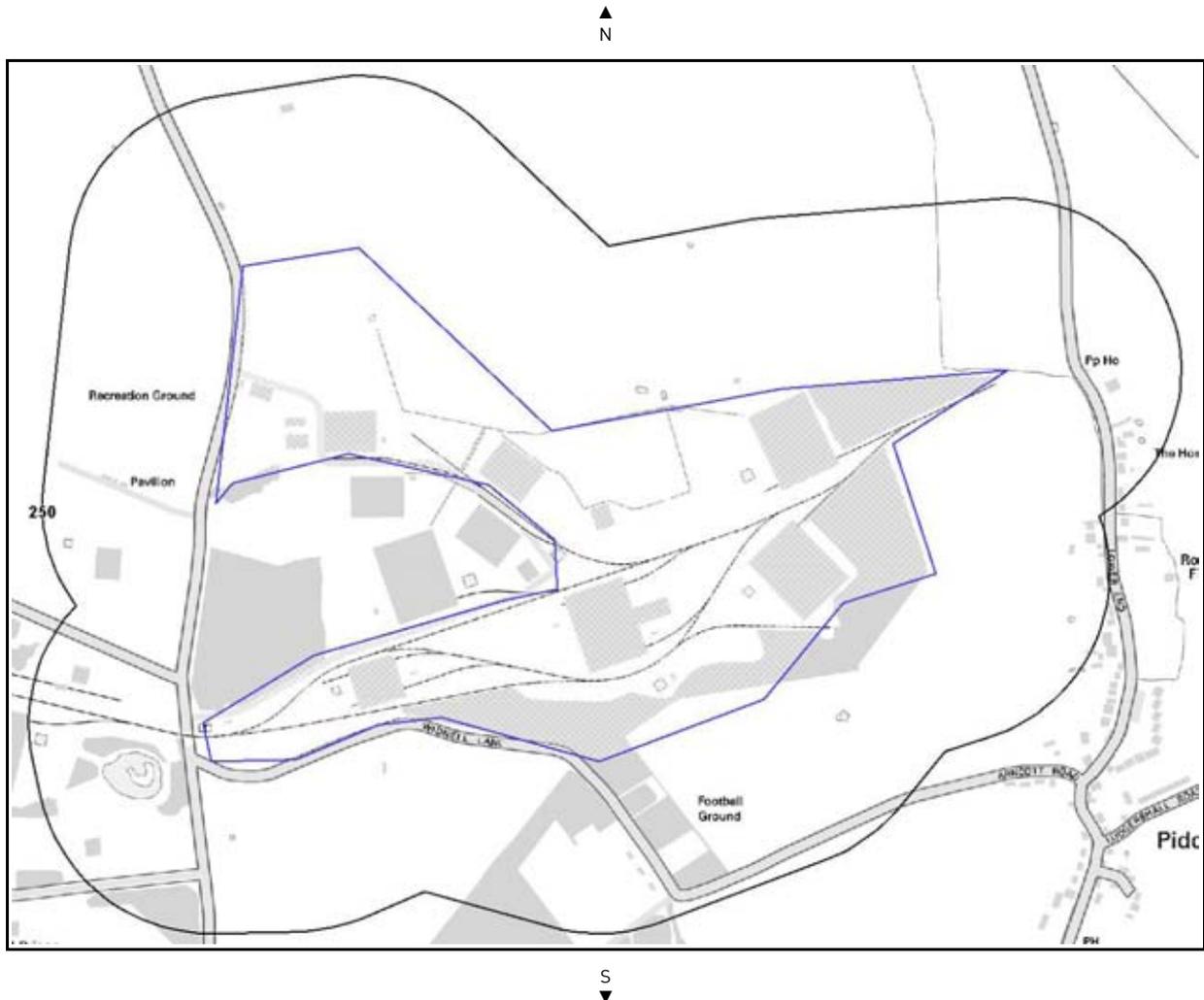
**Compressible Deposits Legend**



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	Site Outline		No Data / Null		Low
	Search Buffers (m)		Negligible		Moderate
			Very Low		High

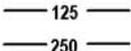
# 4.5 Collapsible Deposits Map



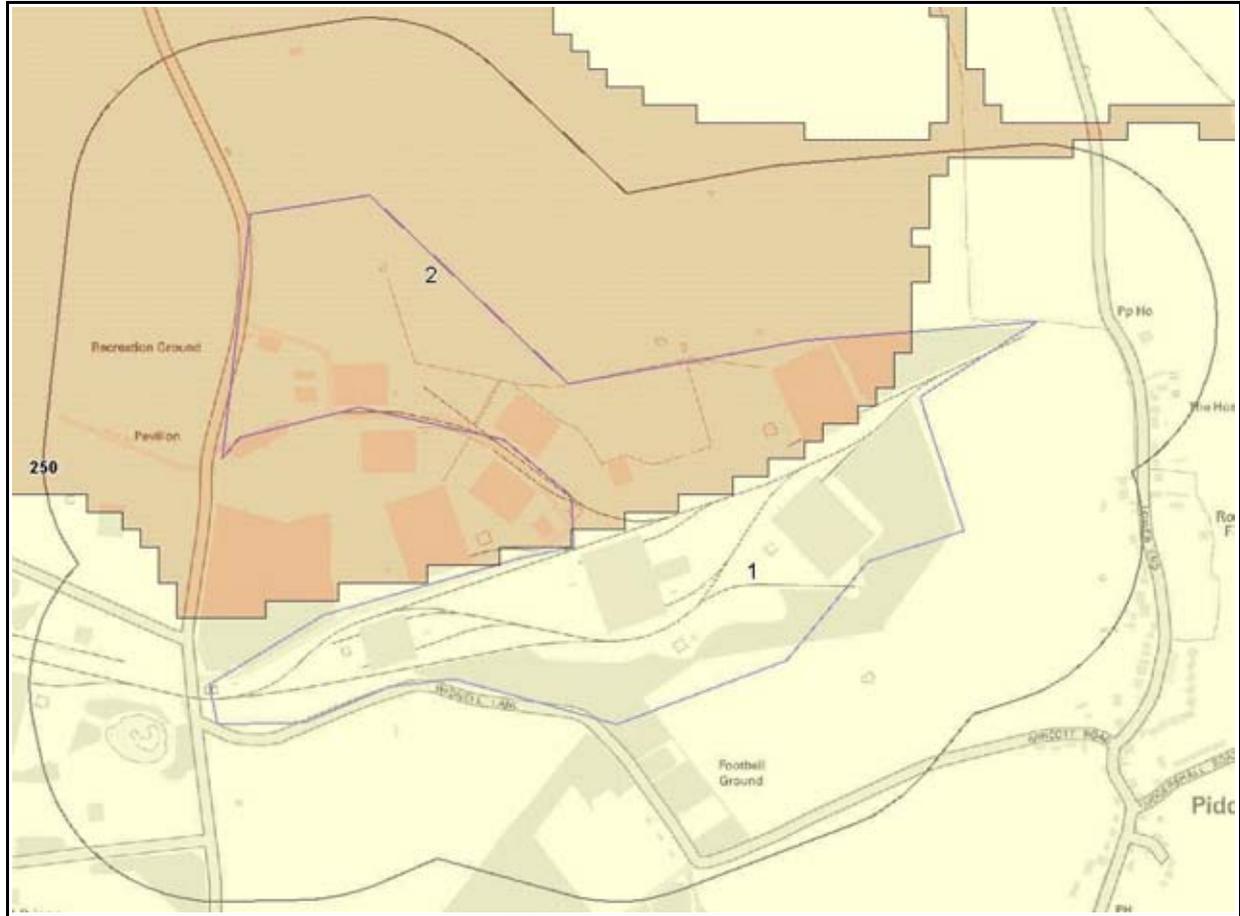
**Collapsible Deposits Legend**



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-  Site Outline
-  No Data / Null
-  Search Buffers (m)
-  Significant

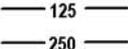
# 4.6 Running Sand Map



Running Sand Legend



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	Site Outline		No Data / Null		Low
	Search Buffers (m)		Negligible		Moderate
			Very Low		High

## 4. Natural Ground Subsidence

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

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

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

**Moderate**

\*This includes an automatically generated 50m buffer zone around the study site boundary.

### 4.1 Shrink – Swell Clays

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

### 4.3 Ground Dissolution of Soluble Rocks

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

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

### 4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build – consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property –possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.
2	0.0	On Site	Negligible	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.

## 4.5 Collapsible Deposits

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

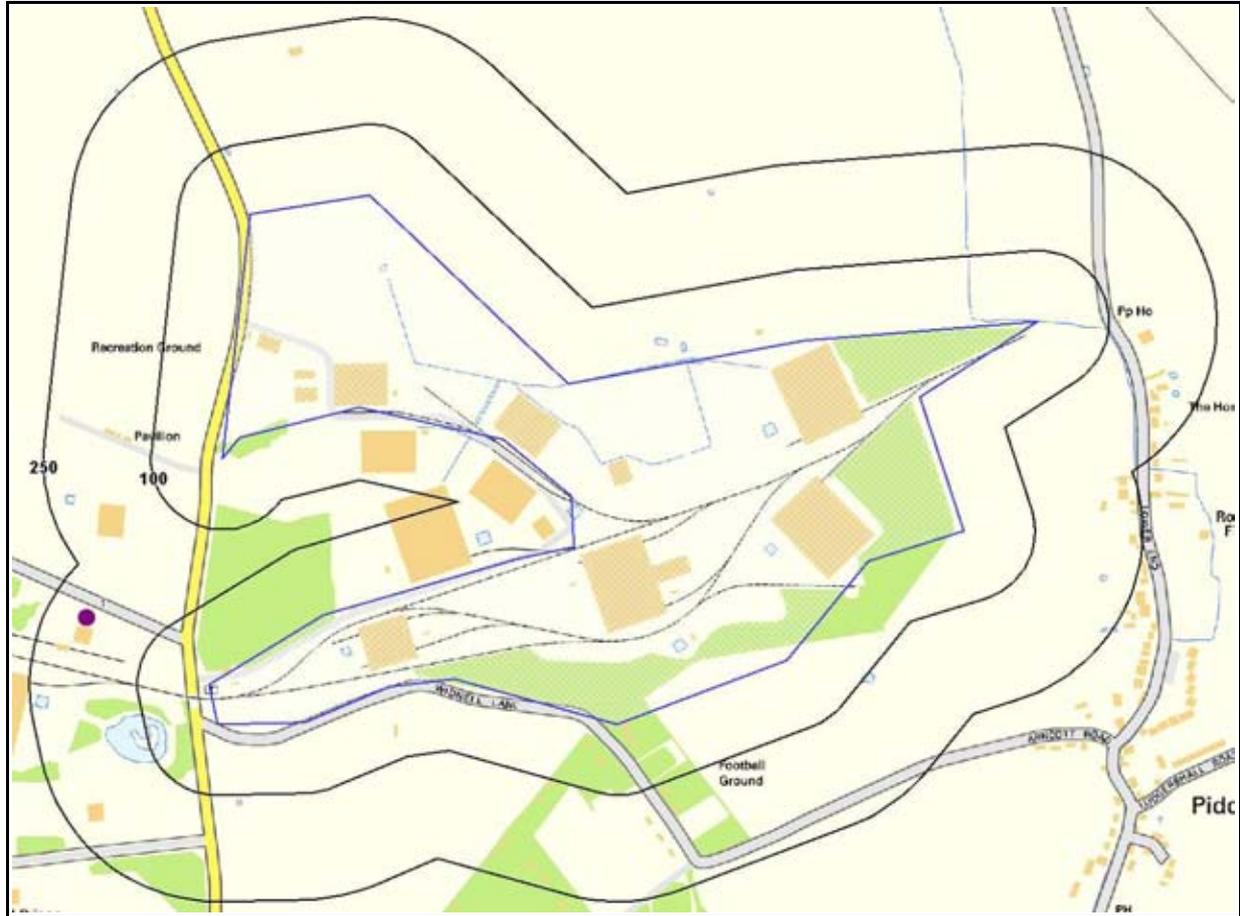
Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-Negligible	No Indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit.

## 4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. 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.
2	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.

# 5. Borehole Records Map



**Borehole Records Legend**



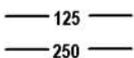
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Site Outline



Borehole Locations



Search Buffers (m)

## 5. Borehole Records

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

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

**1**

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	195.0	NW	462600,0217600	SP61NW3/A-E	13.0	BICESTER COD-BOILER HOUSES B14 & G14

## Contacts

### EmapSite

Telephone: 0118 9736883

sales@emapsite.com



### British Geological Survey Enquiries

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0115 936 3143. Fax: 0115 936 3276.

Email: enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



### British Gypsum

British Gypsum Ltd, East Leake, Loughborough,  
Leicestershire, LE12 6HX

Tel: www.british-gypsum.bpb.com



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG

Tel: 0845 762 6848

DX 716176 Mansfield 5 www.coal-authority.co.uk



### Ordnance Survey

Romsey Road, Southampton SO16 4GU

Tel: 08456 050505



### Getmapping PLC

Virginia Villas, High Street, Hartley Witney,

Hampshire RG27 8NW

Tel: 01252 845444



### Peter Brett Associates

Caversham Bridge House, Waterman Place, Reading

Berkshire RG1 8DN

Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk



### Acknowledgements

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## 1 Definitions

In these conditions unless the context otherwise requires:

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"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.

"Client" means the party that submits an Order or Commission.

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"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

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"Home Information Pack" means a combination of reports required when selling a residential property.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

## 2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

## 3 The Client's obligations

3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

## 4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

## 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

## 6 Intellectual Property

6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

## 7. Liability

- 7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
- 7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
- 7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
- 7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
- 7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
- 7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
- 7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
- 7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
- 7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:
- (i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
  - (ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part II(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.
- 7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
- 7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

## 8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; 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 breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

- 9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

## 10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

## 11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
  - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 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.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.

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# 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
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## 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 16m  
air survey 10m

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.

## ABBREVIATIONS

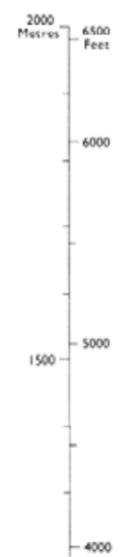
BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police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

## ROCK FEATURES

	Loose rock		Vertical face
	Boulders		
	Outcrop		
	Scree		

## CONVERSION SCALE

Metres - Feet



## ROADS

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

Where unfenced shown by pecked lines.

## RAILWAYS

	Cutting		Embankment	} Standard gauge
	Multiple track		Single track	
	Siding, tramway or mineral line		Narrow gauge	

Other features shown: Road over, Road under, Level crossing, Foot Bridge.

## 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 & 1:10,000 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:01273 819 700

[maps&data@groundsure.com](mailto:maps&data@groundsure.com)

[www.groundsure.com](http://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	Shrub Wood
Orchard	Bush	Rough Pasture
Ford	Stepping Stones	Ferry
Lock	Waterfall	Quarry
Shingle	Gravel Pit	Sand Pit
Trigonometrical Station	Sluice	Trough
507 $\Delta$ Altitude at Trigonometrical Station	Sp. Spring	Well
B.M. 325-9 $\uparrow$ Bench Mark	M.R. Mooring Ring	M.P. Mooring Post
342 + Surface Level	B.S. Boundary Stone	B.P. Boundary Post
$\Delta$ Permanent Traverse Station		
$\oplus$ Antiquities (site of)		
$\leftarrow\leftarrow\leftarrow$ Arrow denotes flow of water		

**GENERAL FEATURES**

Non-coniferous Trees	Slopes	Antiquity (site of)
Coniferous Trees	Cliff	Culvert
Overgrown Trees	Cave Entrance	Direction of water flow
Orchard Trees	Rock	Electricity Pylon
Coconut, Date	Boulders	Electricity Transmission Line
Scrub	Sloping Masonry	Triangulation Station
Bracken	Roofed Building	Traverse Station (permanent)
Heath	Glasshouse	Bench Mark
Rough Grassland	Archway	Surface Level
Marsh, Saltmarsh	Change of boundary marking	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	Arduway
Shingle	Boulders	Gravel Pit	Cliff Face	Glazed Roof Building

**ROADS**

Road over single stream

Road over River or Canal

Road crossing railway

**RAILWAYS**

Railway crossing River or Canal

Railway crossing Road

Level Crossing

Embankment

Cutting

**BOUNDARIES**

**England & Wales**

County Boundary (geographical)

County & Civil Parish Boundary coterminous

Admin County or County Borough Boundary

London Borough Boundary

County District Boundaries based on civil parish

**England, Wales & Scotland**

Civil Parish Boundary

Boro (or Burgh) Const & Ward Bdy Parly & Ward Boundaries based on civil parish

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

**Scotland**

County Boundary (geographical)

County Council Boundary

County of the City Boundary

Burgh Boundary

District Council Boundary

\* Not with parish    † Coincident with parish

**ABBREVIATIONS**

$\Delta$ Trigonometrical Station	Sl. Sluice
507 $\Delta$ Altitude at Trigonometrical Station	Tr. Trough
B.M. 325-9 $\uparrow$ Bench Mark	Sp. Spring
342 + Surface Level	W. Well
$\Delta$ Permanent Traverse Station	M.R. Mooring Ring
$\oplus$ Antiquities (site of)	M.P. Mooring Post
$\leftarrow\leftarrow\leftarrow$ Arrow denotes flow of water	B.S. Boundary Stone
	B.P. Boundary Post

**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. Crane	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
Chy. 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
E.I.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	Wr.Pt. Water Point
F.B.M. Fundamental Bench Mark	M.L.W.S. Mean Low Water Springs	S. Stone	W.r.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.

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Technical Helpline:

Tel:01273 819 700  
[maps&data@groundsure.com](mailto:maps&data@groundsure.com)  
[www.groundsure.com](http://www.groundsure.com)

## Site Details:

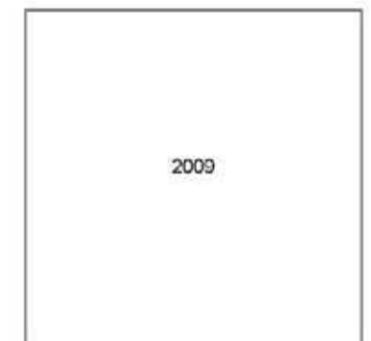
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Report Ref: EMS\_97883\_123441\_A1-MM  
Grid Ref: 462633, 218078

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500



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Production date: 07 January 2010

## Site Details:

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Report Ref: EMS\_97883\_123441\_A2-MM  
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Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500

2009



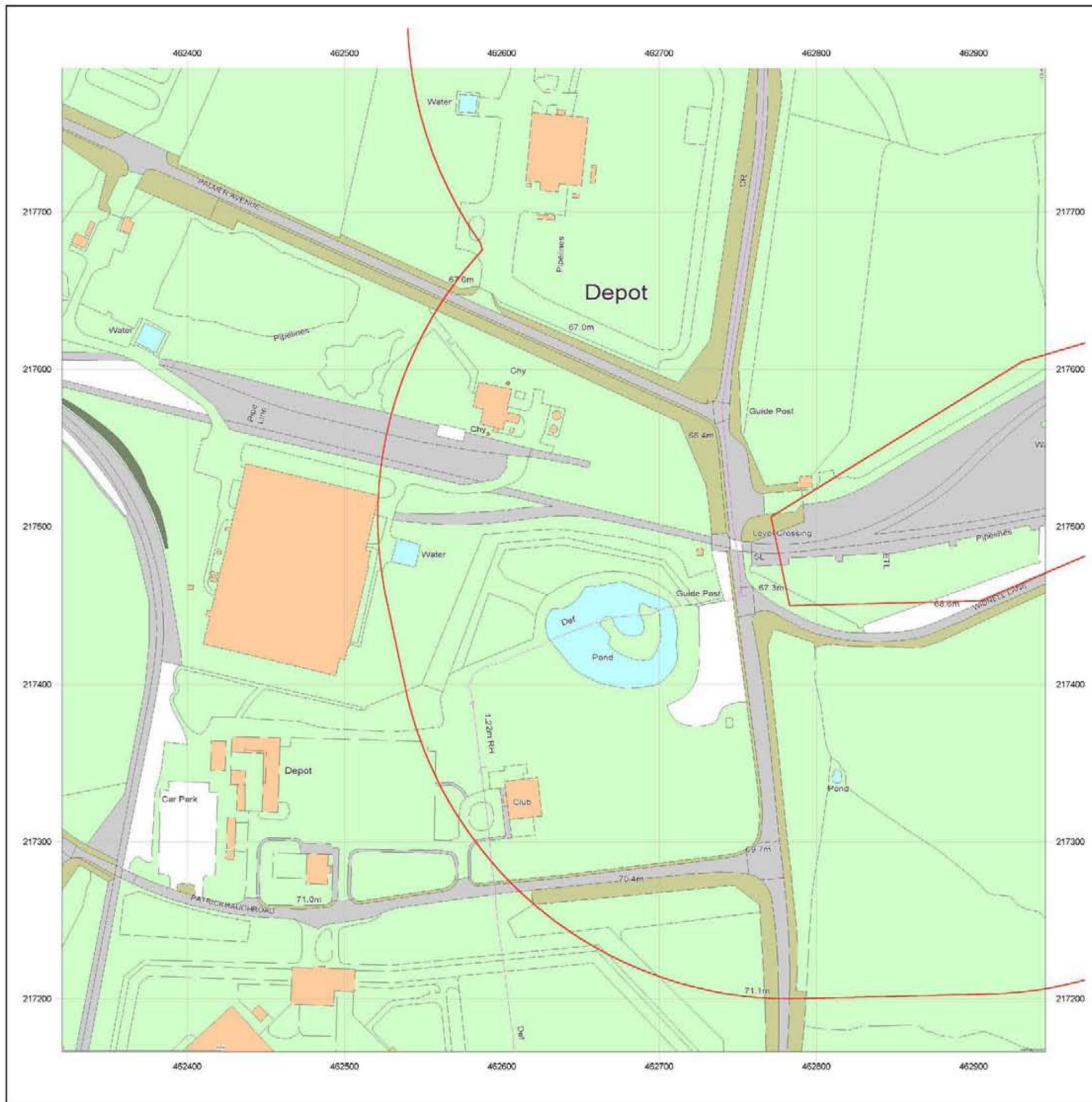
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## Site Details:

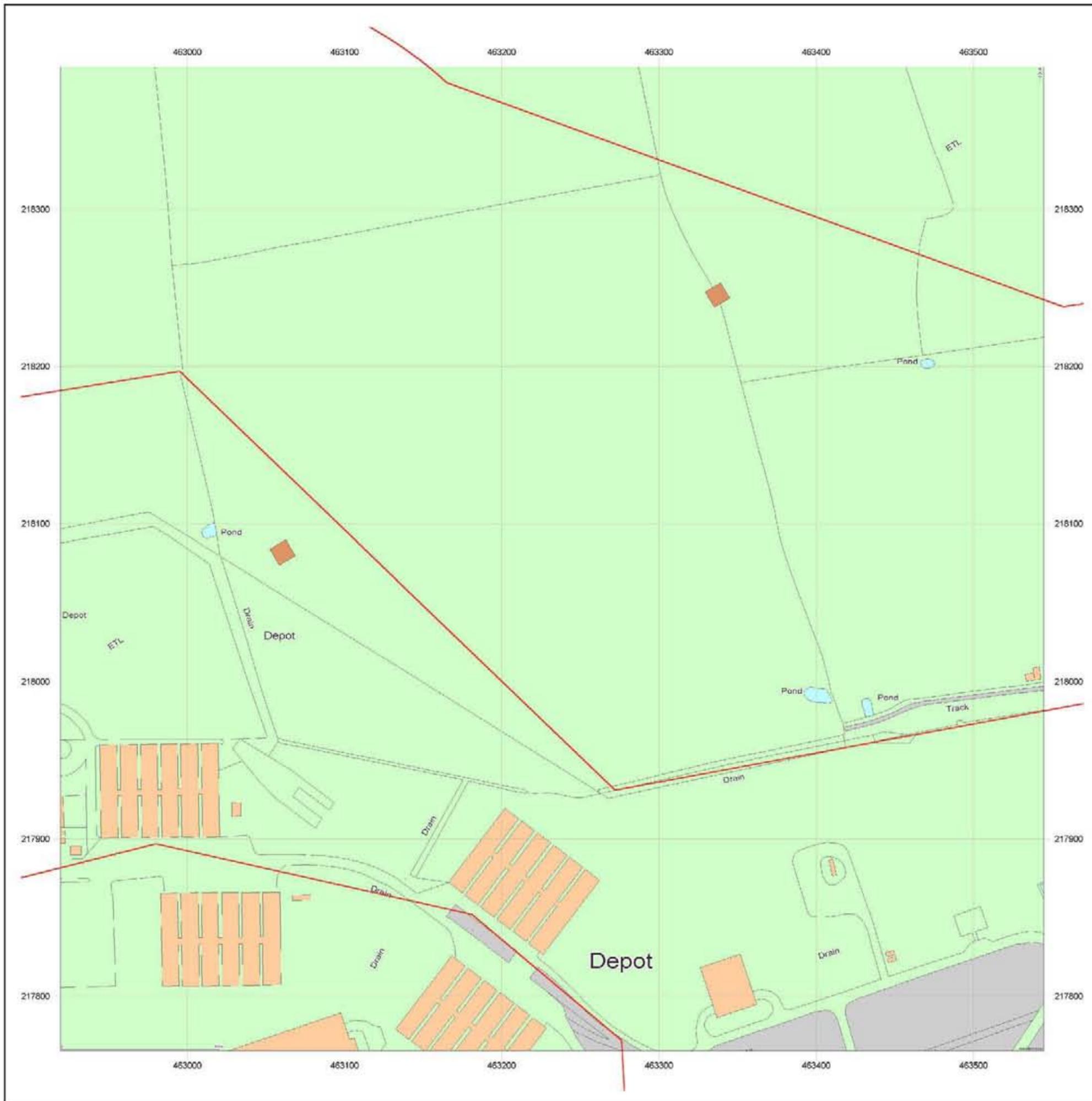
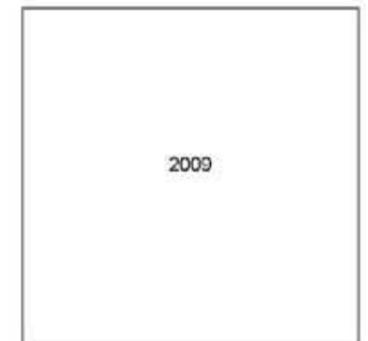
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Report Ref: EMS\_97883\_123441\_B1-MM  
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Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500



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Production date: 07 January 2010

## Site Details:

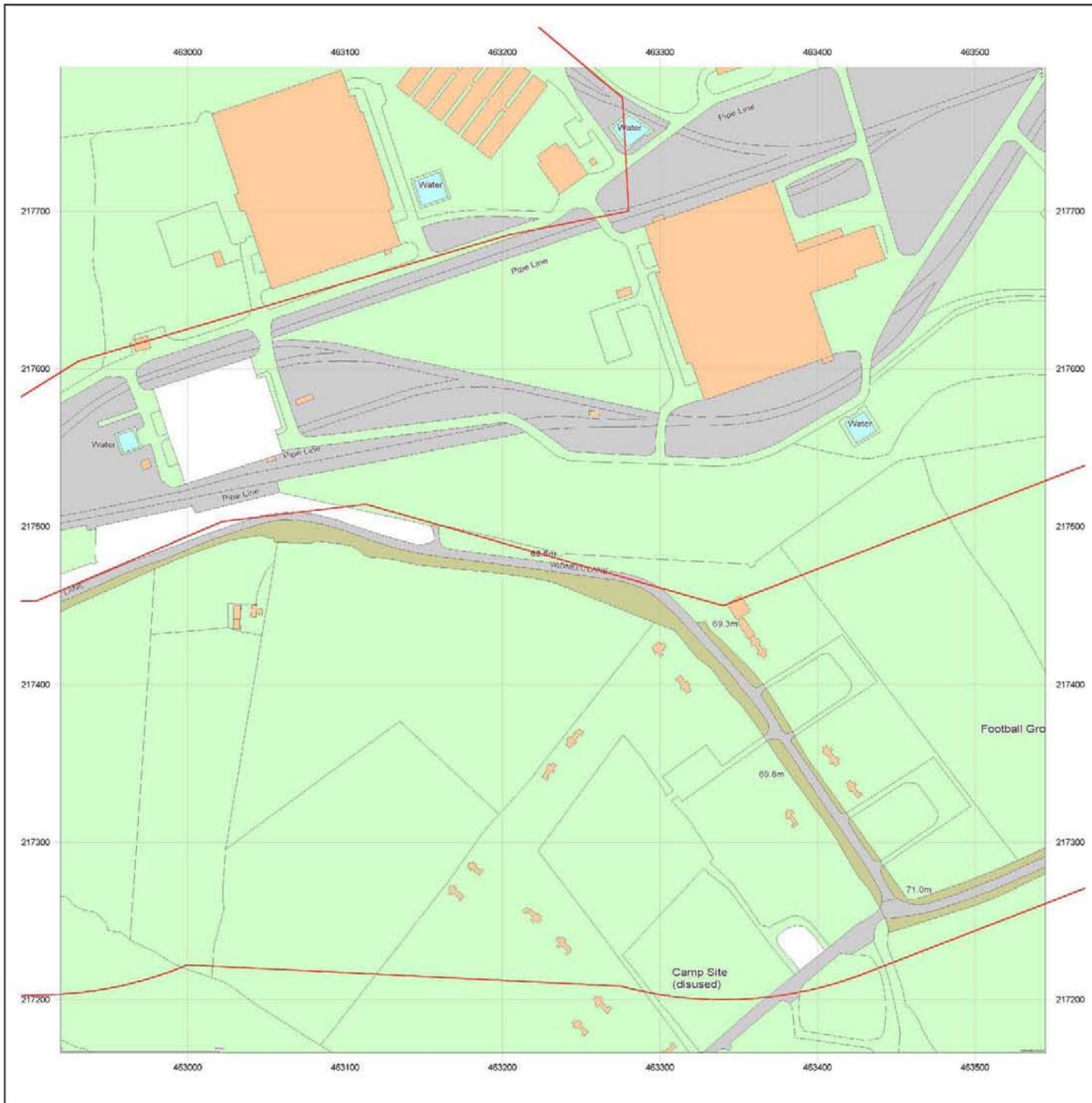
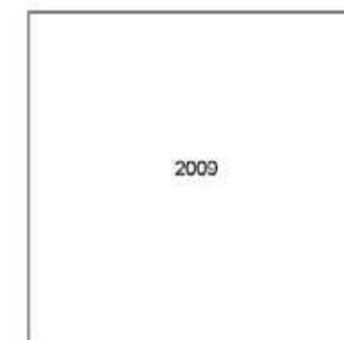
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Report Ref: EMS\_97883\_123441\_B2-MM  
Grid Ref: 463232, 217479

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500



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Production date: 07 January 2010

## Site Details:

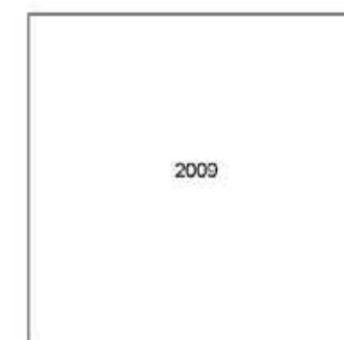
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Report Ref: EMS\_97883\_123441\_C1-MM  
Grid Ref: 463832, 218078

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500



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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_A1-MM  
Grid Ref: 462633, 218078

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA



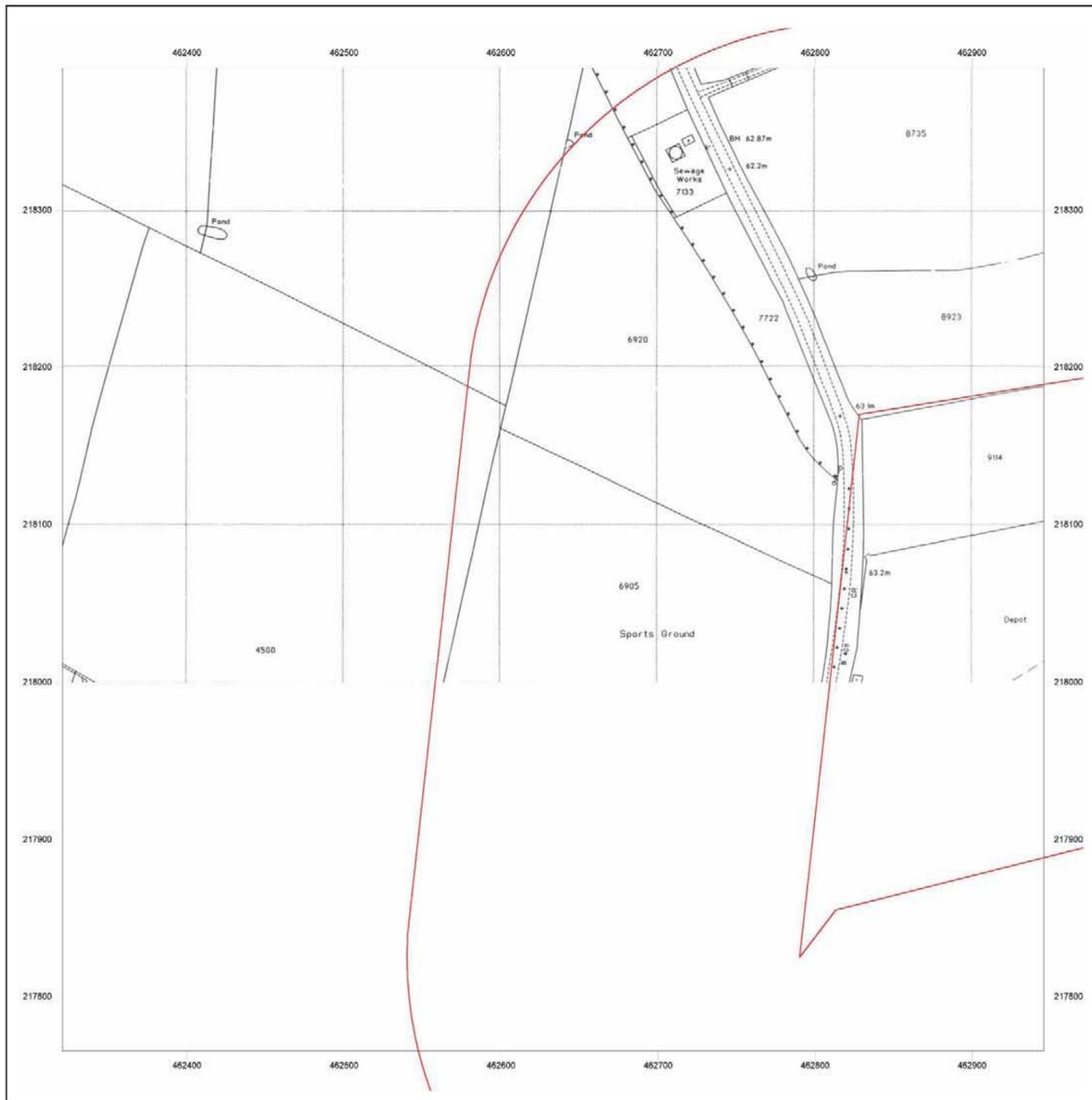
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_B1-MM  
Grid Ref: 463232, 218078

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA



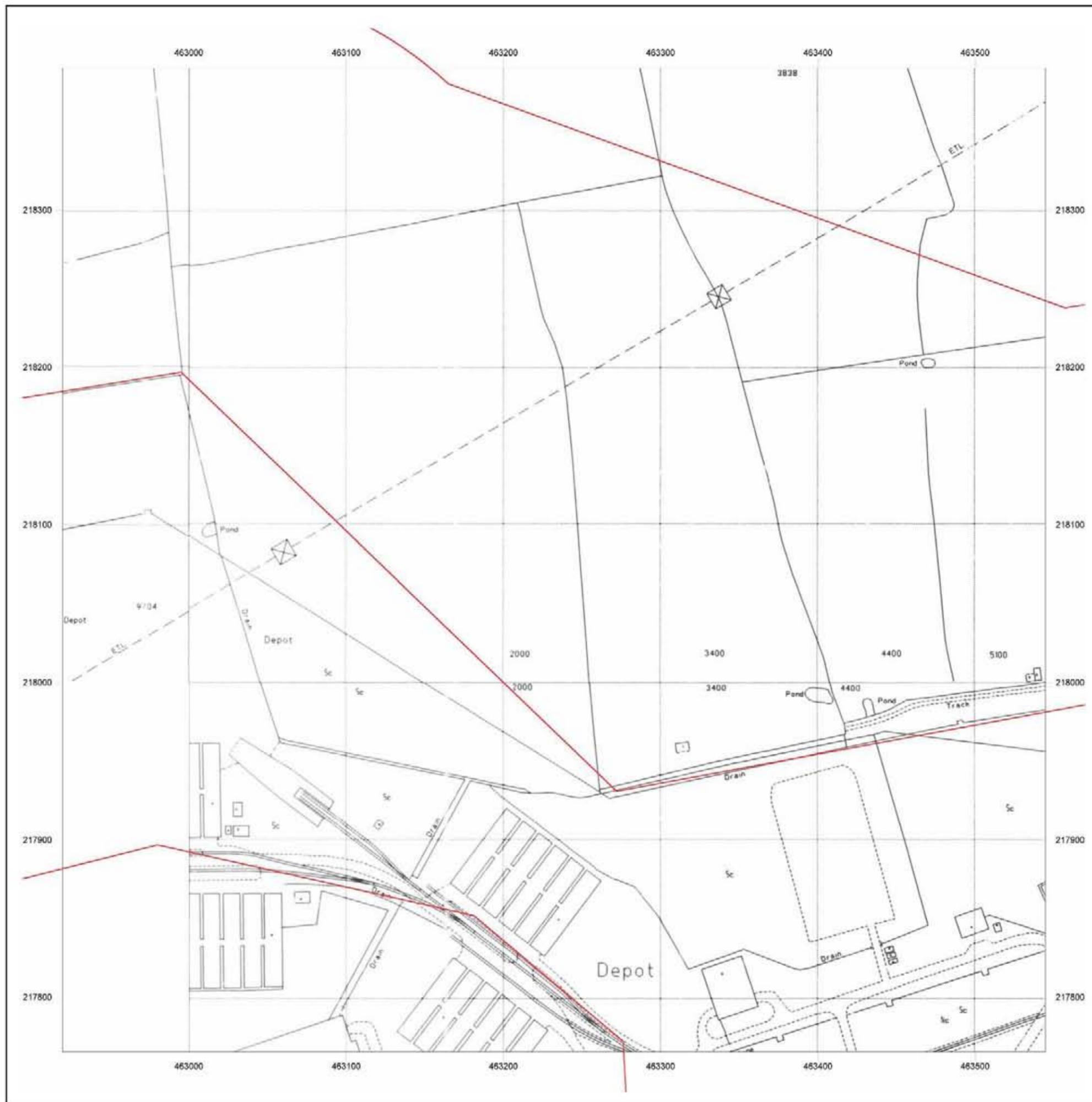
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS-97883\_123441\_B2-MM  
Grid Ref: 463232, 217479

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA



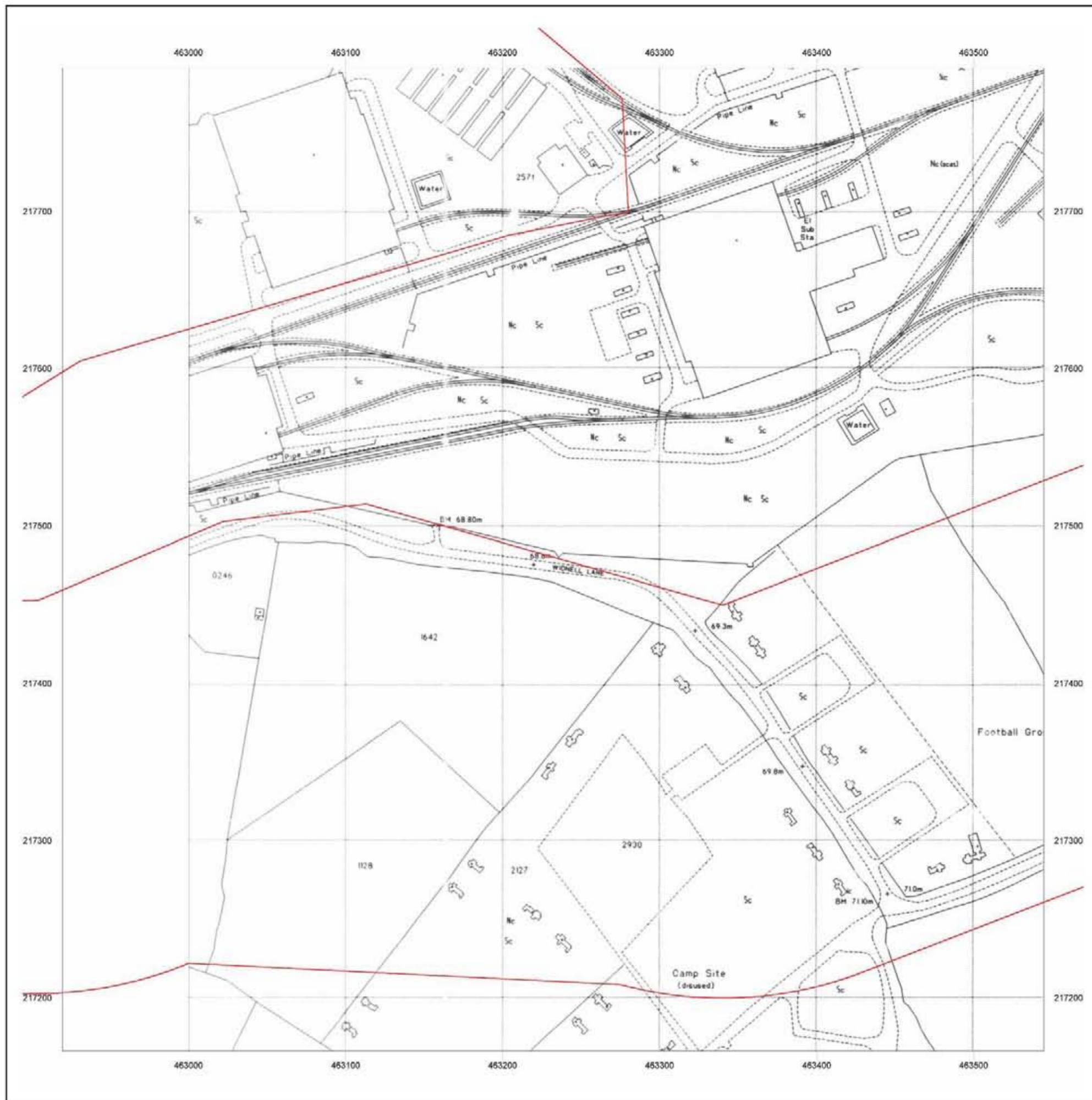
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_C1-MM  
Grid Ref: 463832, 218078

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1994  
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Surveyed 1994  
Revised 1994  
Edition NA  
Copyright NA  
Levelled NA



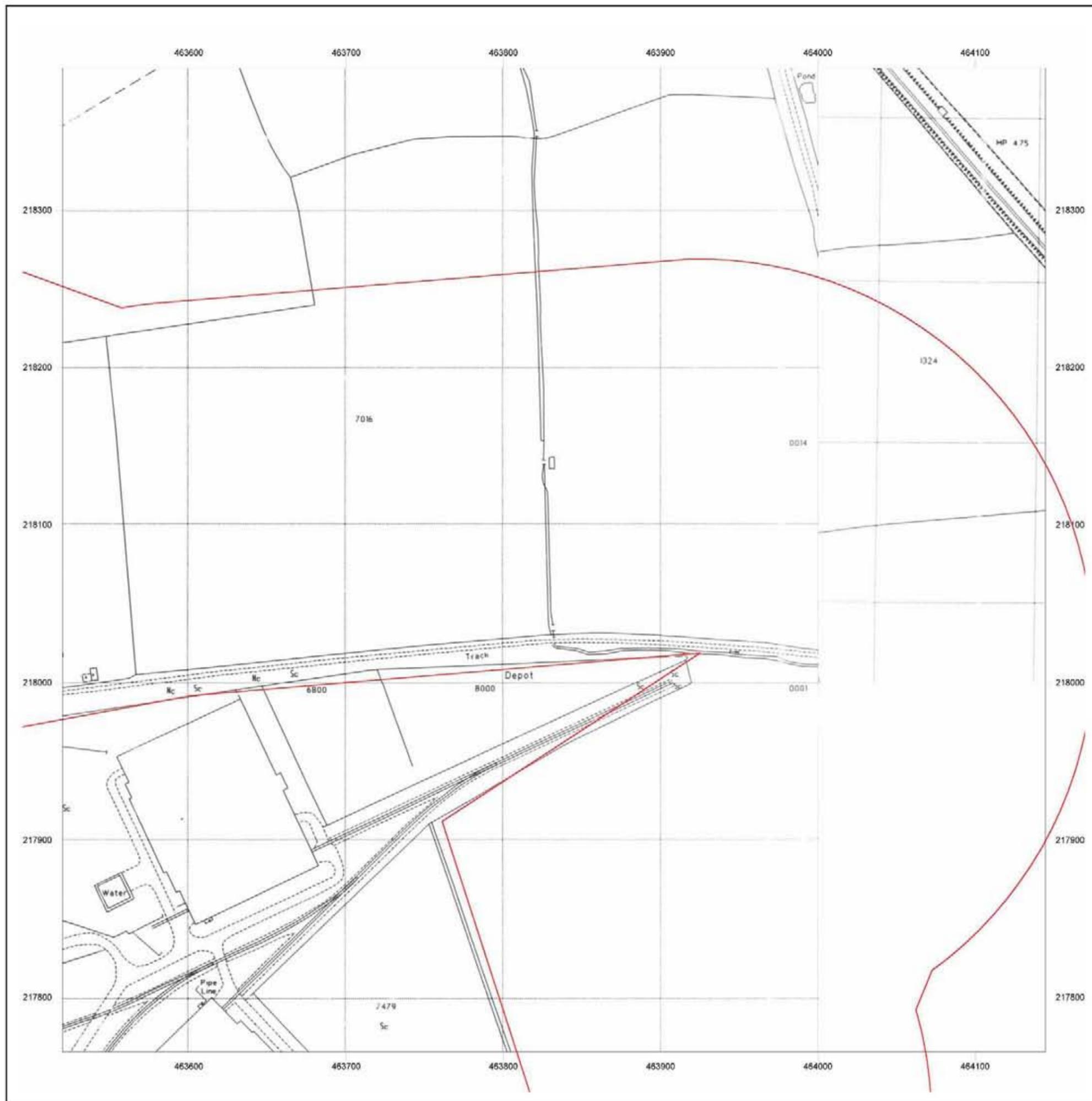
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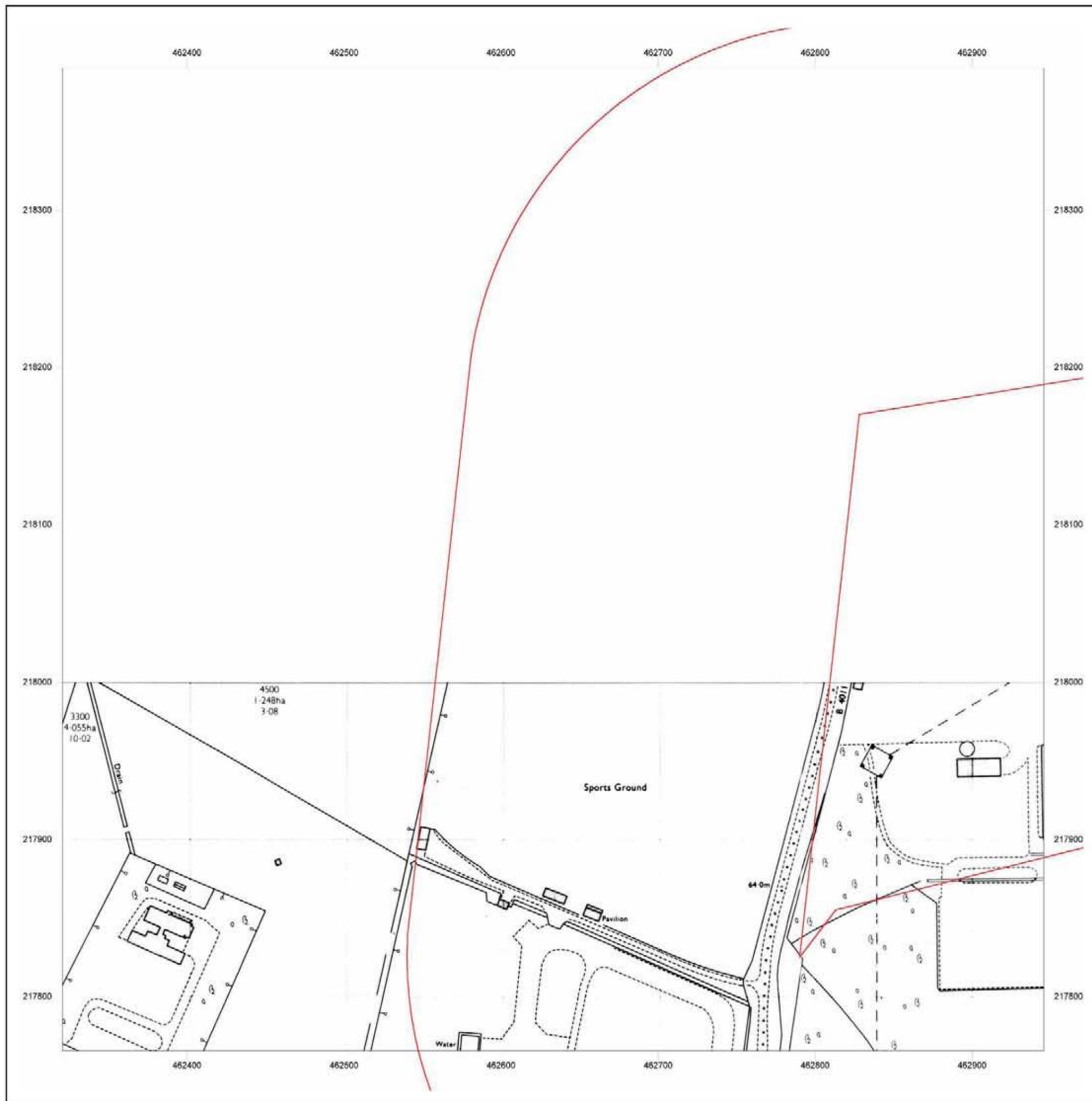
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Report Ref: EMS\_97883\_123441\_A1-MM  
Grid Ref: 462633, 218078

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_A2-MM  
Grid Ref: 462633, 217479

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1971  
Revised 1991  
Edition NA  
Copyright 1991  
Levelled 1971



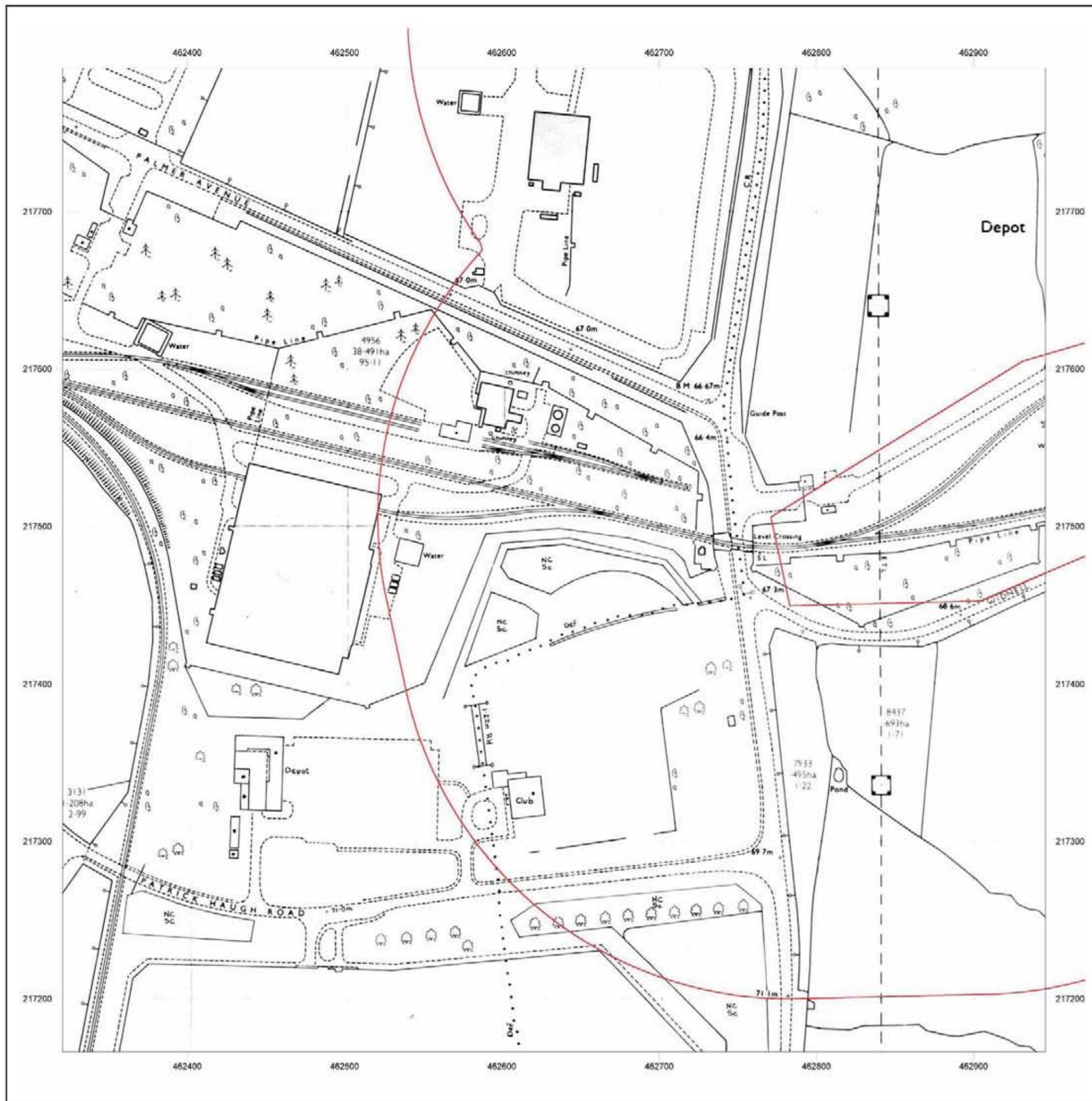
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_B2-MM  
Grid Ref: 463232, 217479

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1971  
Revised 1991  
Edition NA  
Copyright 1991  
Levelled 1971

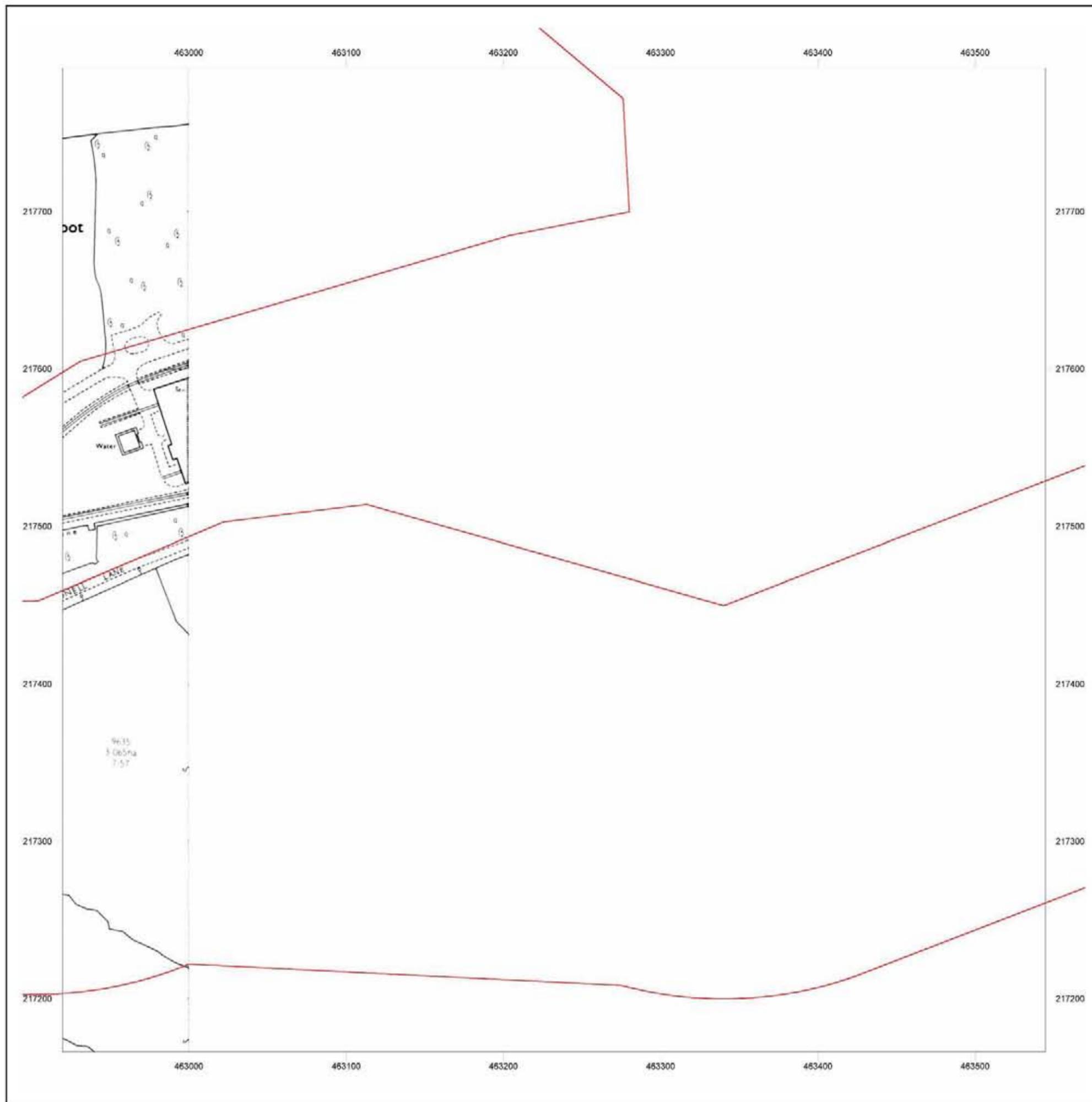
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**Site Details:**

**Client Ref:** EMS\_97883\_123441  
**Report Ref:** EMS\_97883\_123441\_C1-MM  
**Grid Ref:** 463832, 218078

**Map Name:** National Grid

**Map date:** 1977-1978

**Scale:** 1:2,500

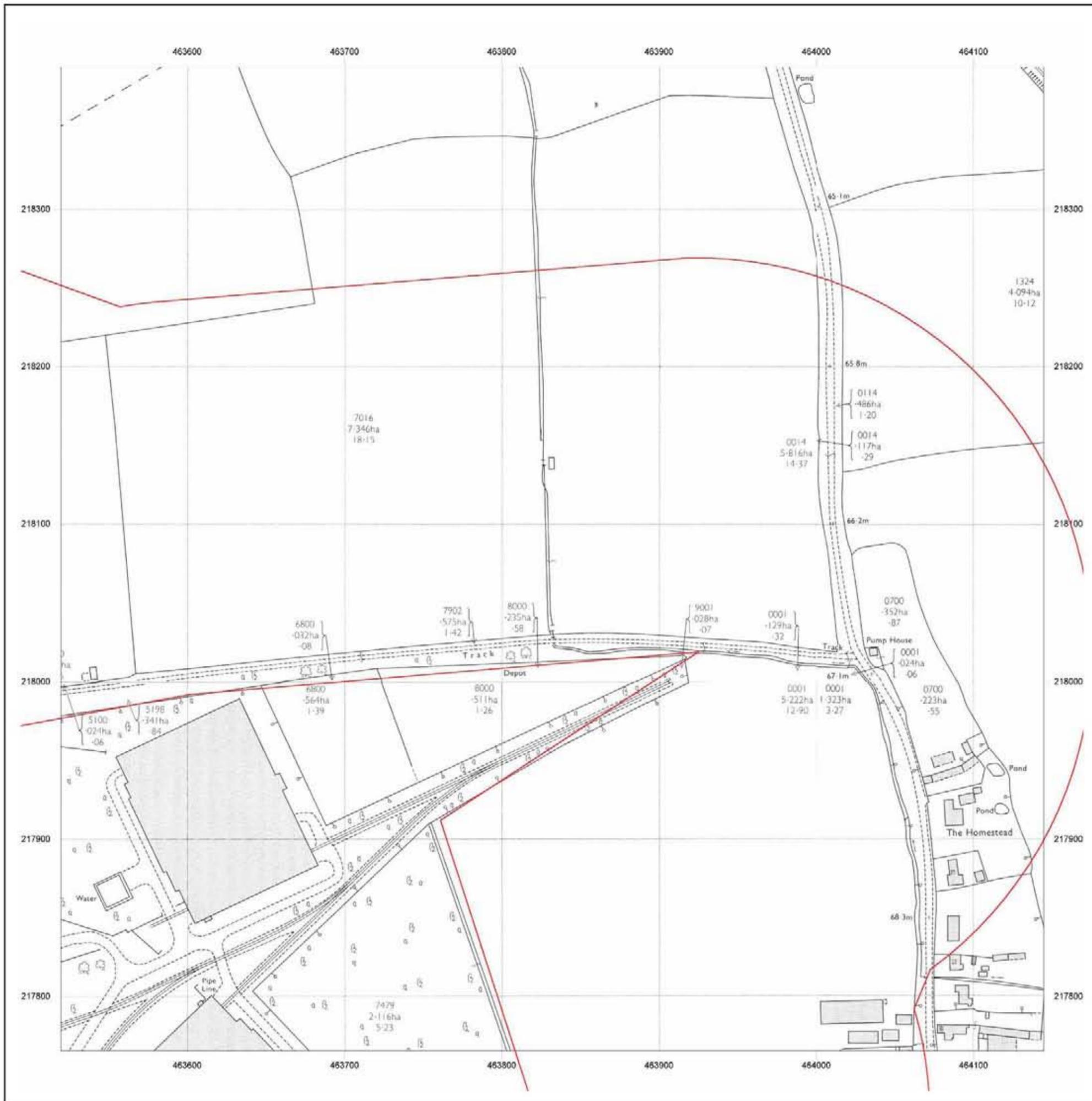
**Printed at:** 1:2,500

Surveyed 1977  
 Revised 1977  
 Edition NA  
 Copyright 1979  
 Levelled 1971

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 Revised 1978  
 Edition NA  
 Copyright 1979  
 Levelled 1971

Surveyed 1977  
 Revised 1977  
 Edition NA  
 Copyright 1978  
 Levelled 1972

Surveyed 1978  
 Revised 1978  
 Edition NA  
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**Site Details:**

Client Ref: EMS\_97883\_123441  
 Report Ref: EMS\_97883\_123441\_A1-MM  
 Grid Ref: 462633, 218078

Map Name: National Grid

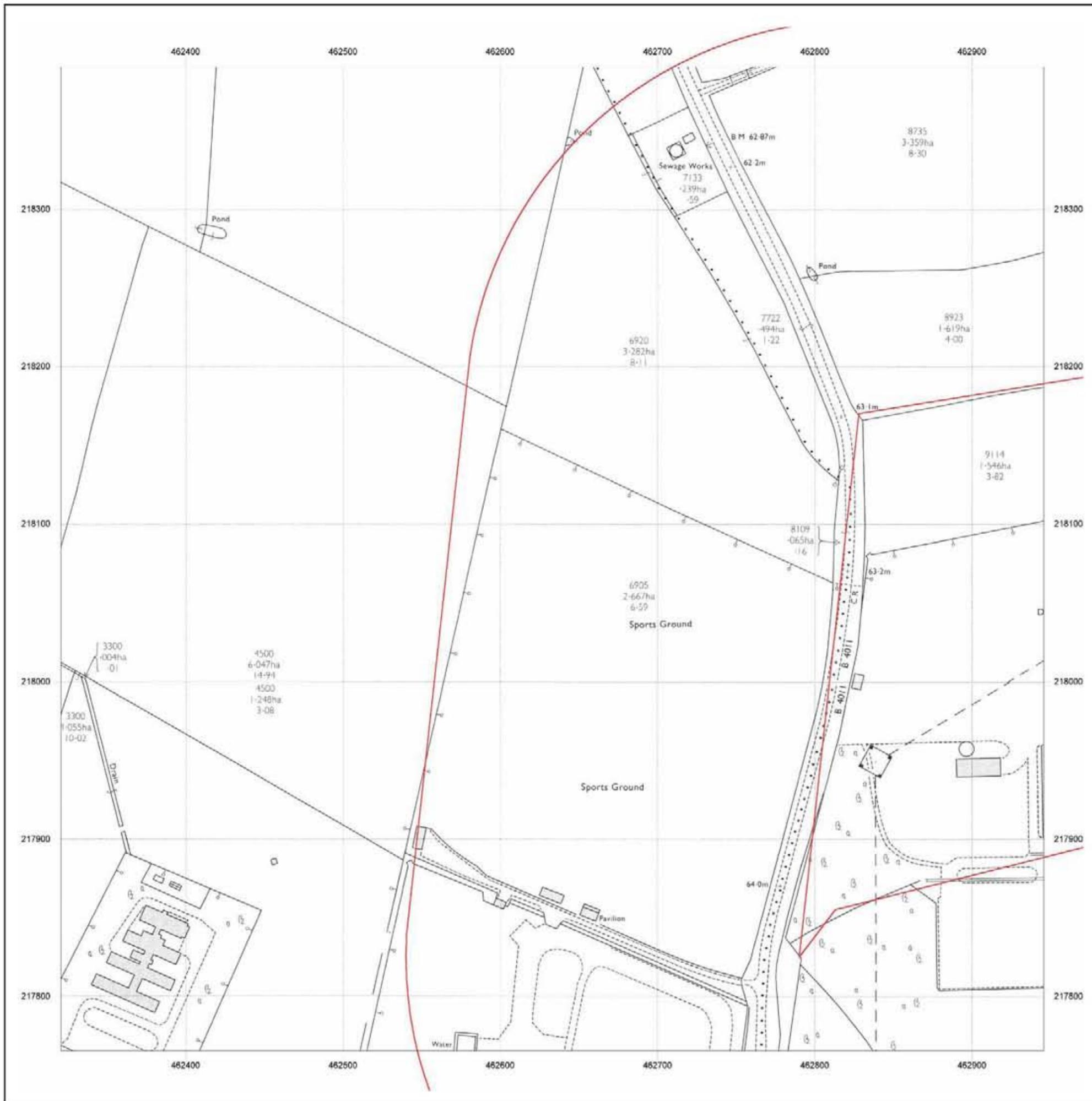
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Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977  
 Revised 1977  
 Edition NA  
 Copyright 1979  
 Levelled 1971

Surveyed 1977  
 Revised 1977  
 Edition NA  
 Copyright 1978  
 Levelled 1972



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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS-97883\_123441\_A2-MM  
Grid Ref: 462633, 217479

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977  
Revised 1977  
Edition NA  
Copyright 1978  
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_B1-MM  
Grid Ref: 463232, 218078

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977  
Revised 1977  
Edition NA  
Copyright 1979  
Levelled 1971

Surveyed 1977  
Revised 1977  
Edition NA  
Copyright 1978  
Levelled 1972



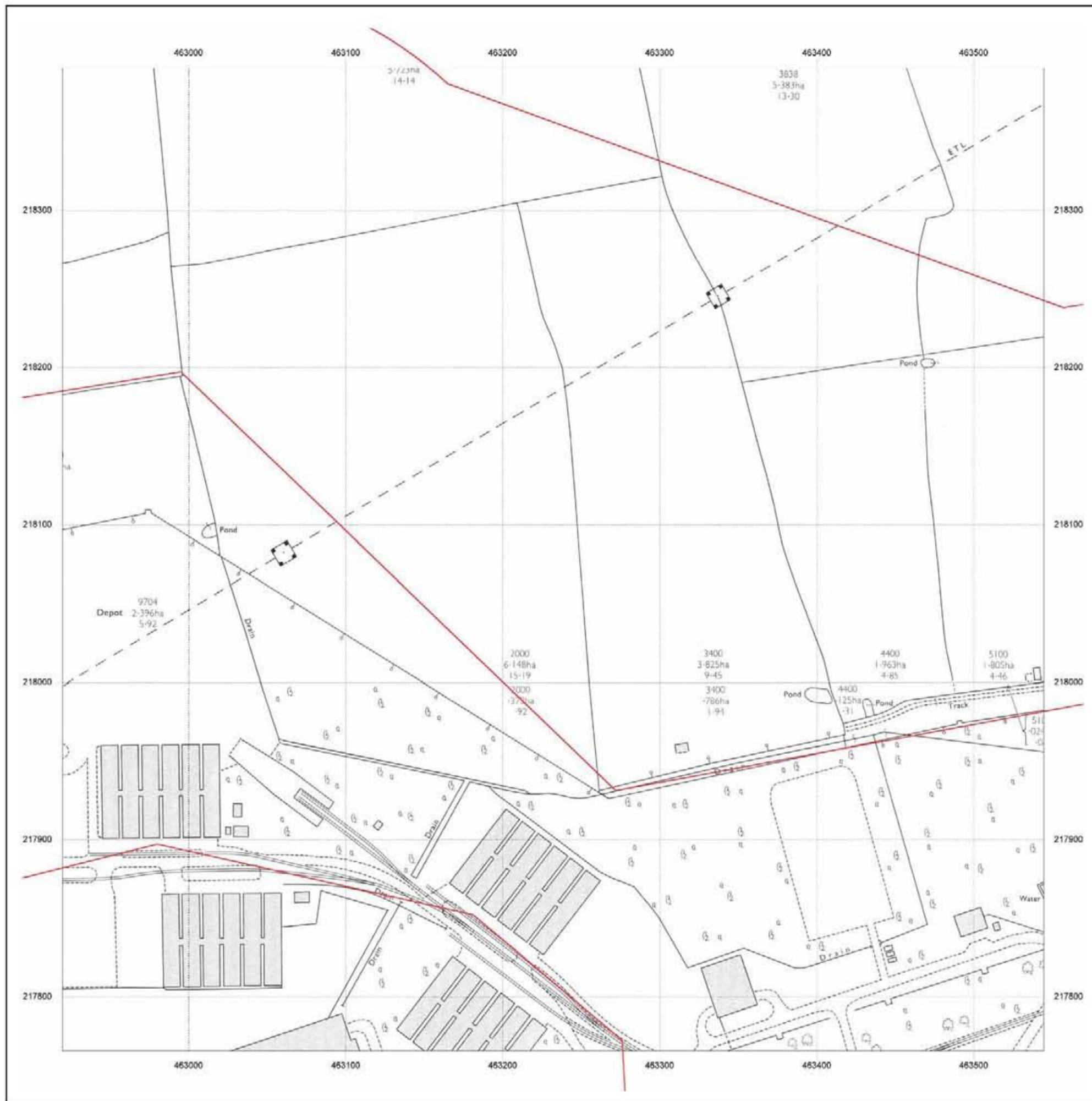
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## Site Details:

Client Ref: EMS\_97883\_123441  
Report Ref: EMS\_97883\_123441\_B2-MM  
Grid Ref: 463232, 217479

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977  
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**Site Details:**

Client Ref: EMS\_97883\_123441  
 Report Ref: EMS\_97883\_123441\_A1-MM  
 Grid Ref: 462633, 218078

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1922  
 Revised 1922  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1922  
 Revised 1922  
 Edition NA  
 Copyright NA  
 Levelled NA



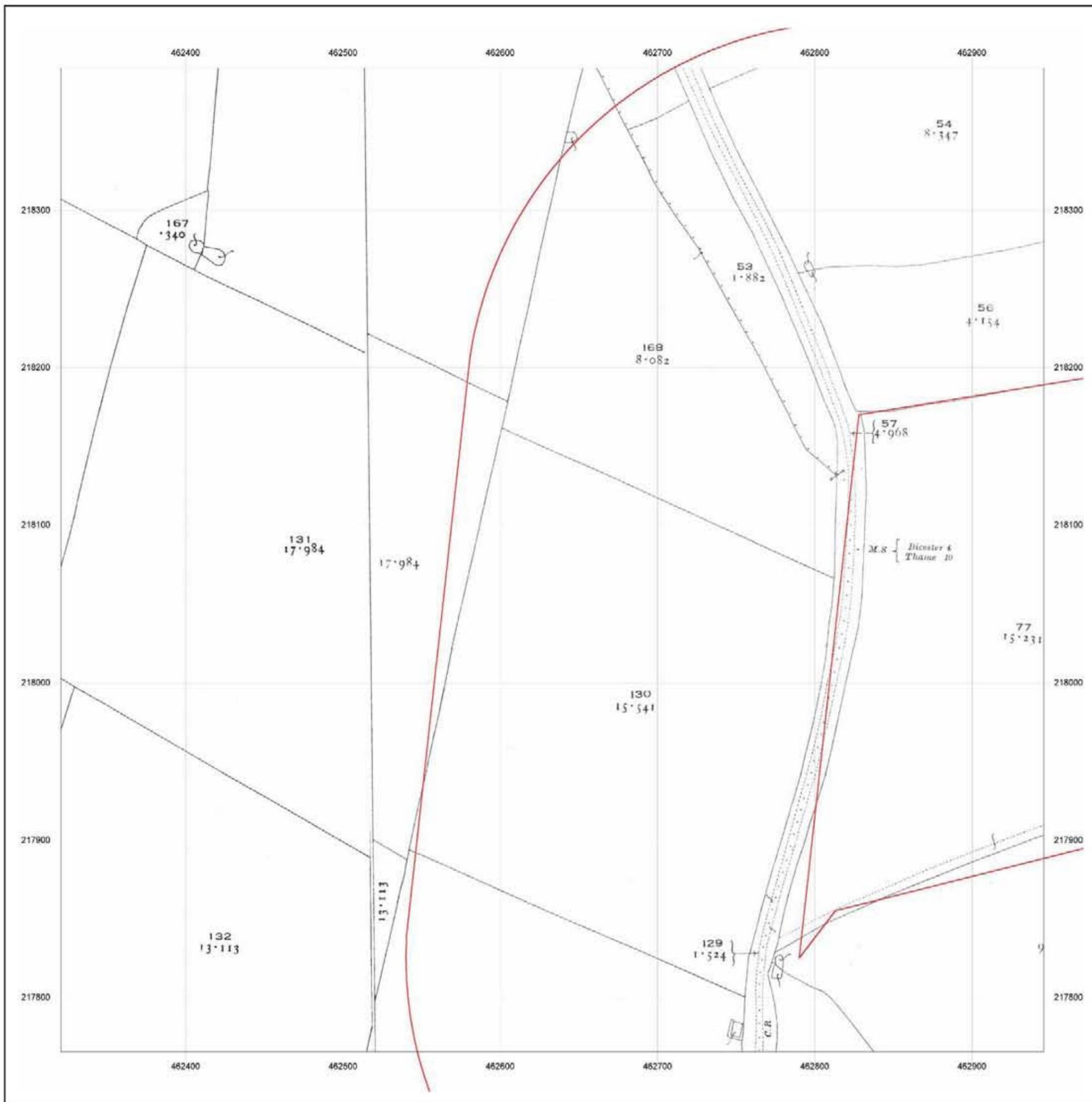
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**Site Details:**

Client Ref: EMS\_97883\_123441  
 Report Ref: EMS-97883\_123441\_A2-MM  
 Grid Ref: 462633, 217479

Map Name: County Series

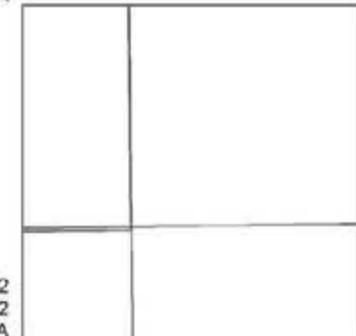
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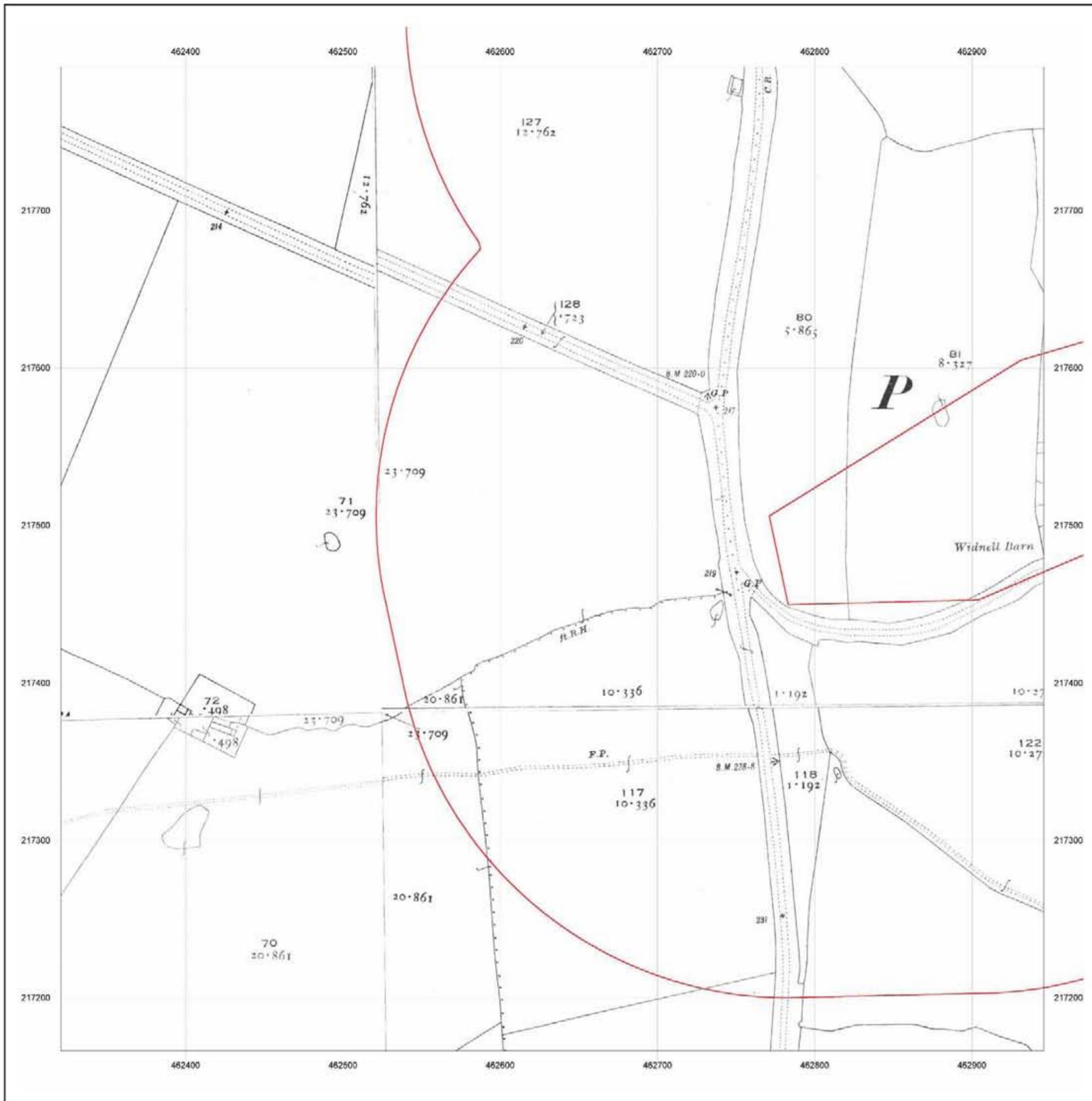
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 Copyright NA  
 Levelled NA



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 Edition NA  
 Copyright NA  
 Levelled NA

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 Revised 1922  
 Edition NA  
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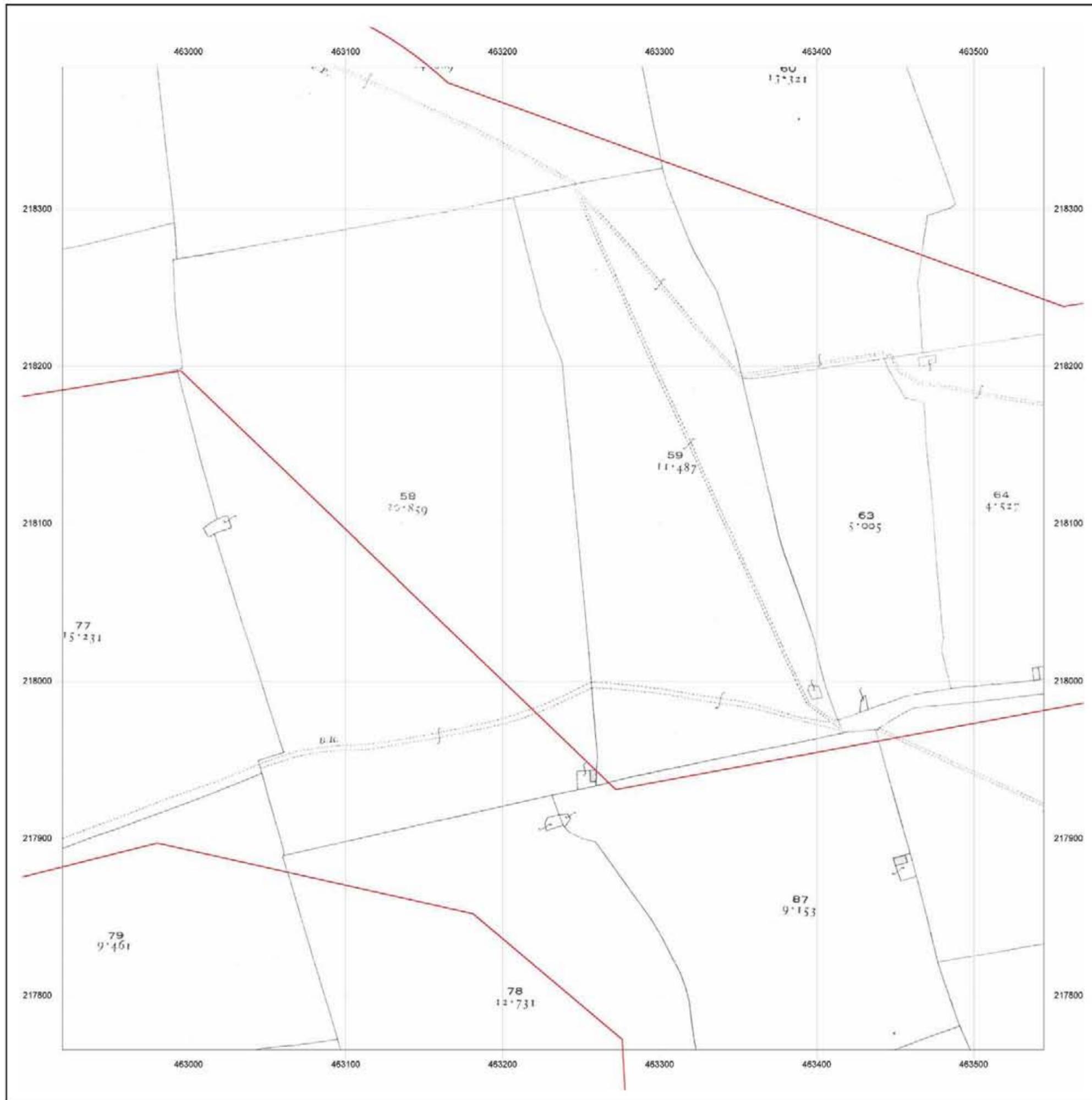
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Report Ref: EMS\_97883\_123441\_B1-MM  
Grid Ref: 463232, 218078

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922  
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**Site Details:**

Client Ref: EMS\_97883\_123441  
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 Grid Ref: 463232, 217479

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500

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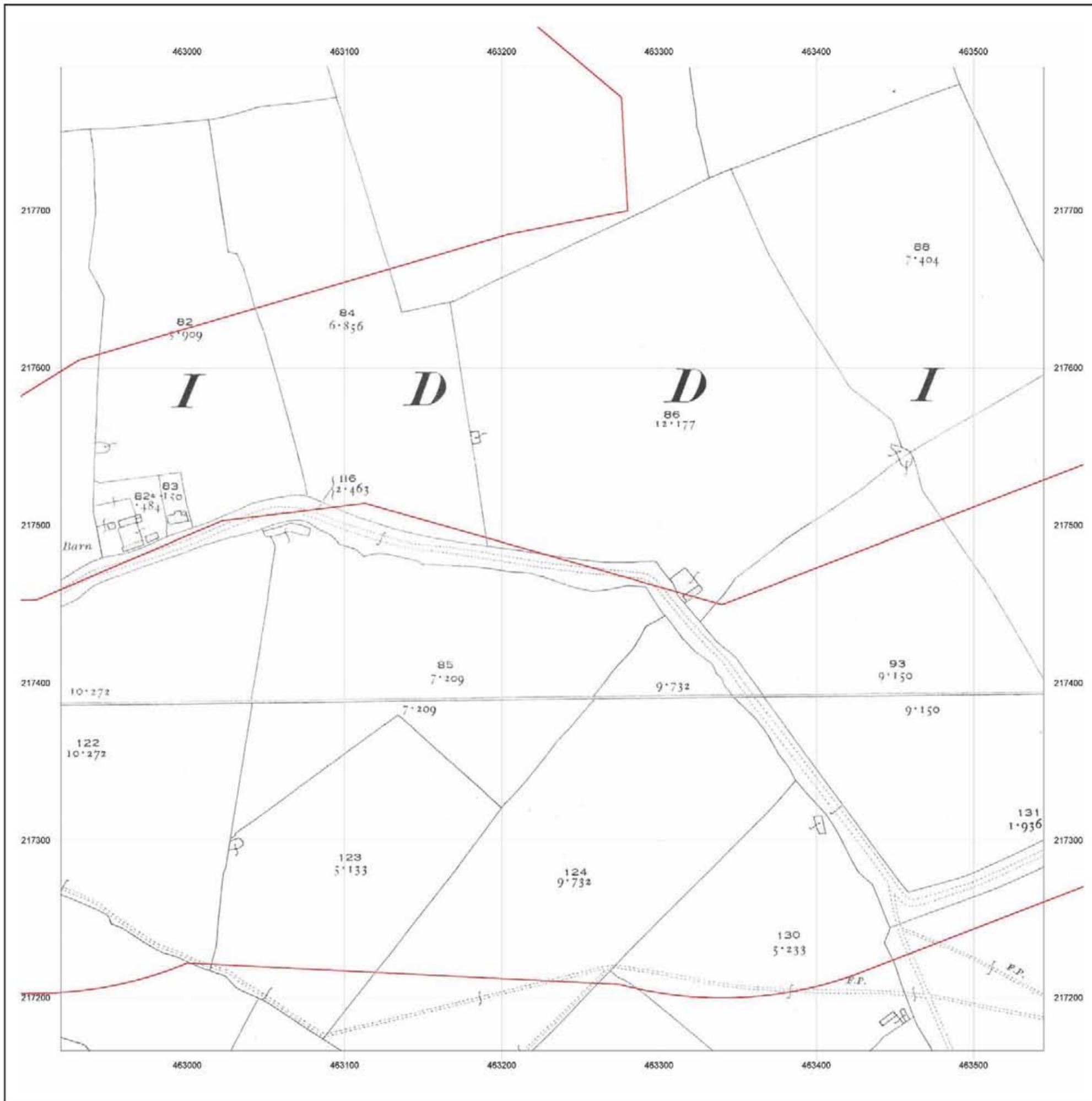
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## Site Details:

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Grid Ref: 463832, 218078

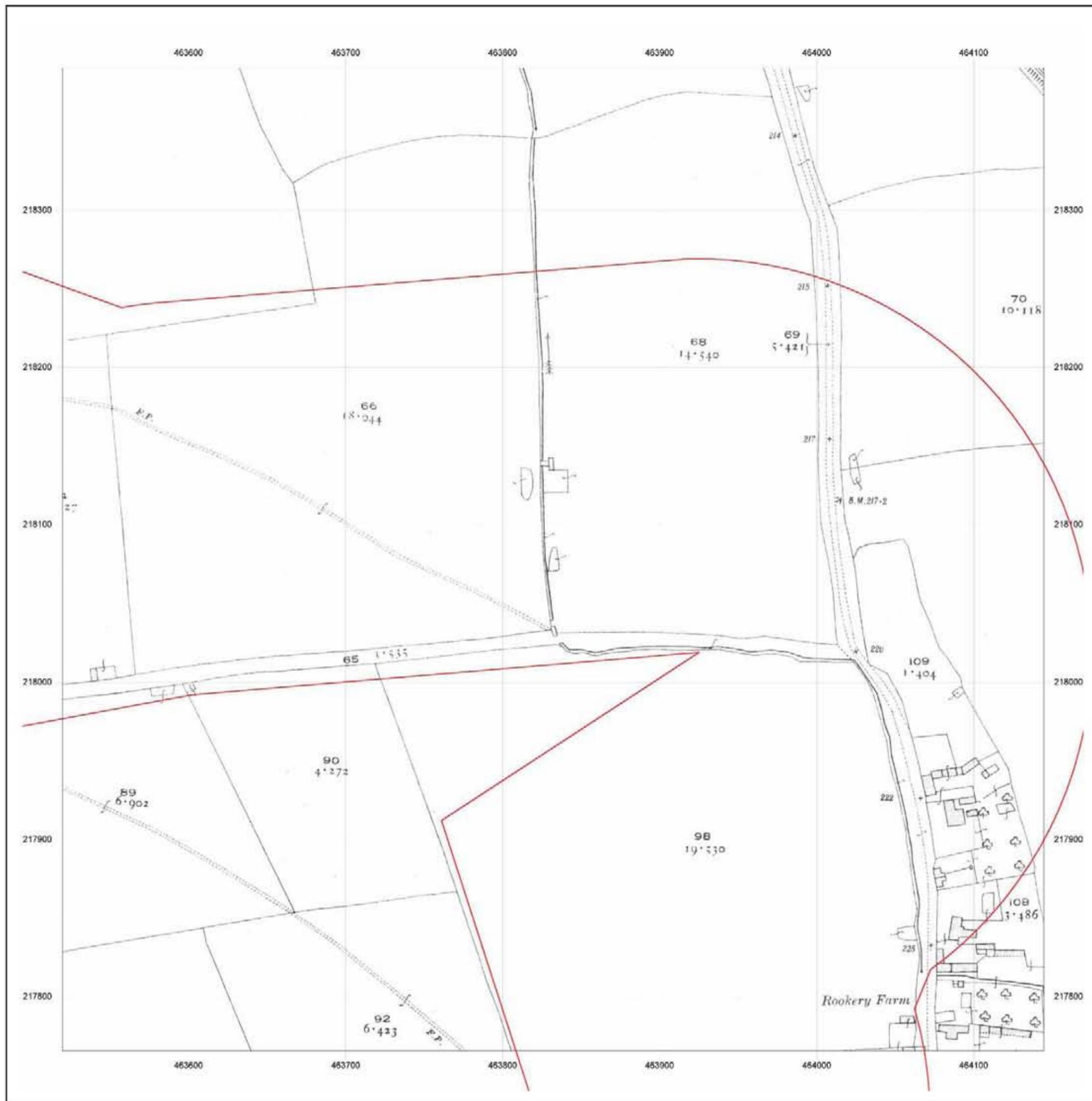
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**Site Details:**

Client Ref: EMS\_97883\_123441  
 Report Ref: EMS-97883\_123441\_C2-MM  
 Grid Ref: 463832, 217479

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500

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 Edition NA  
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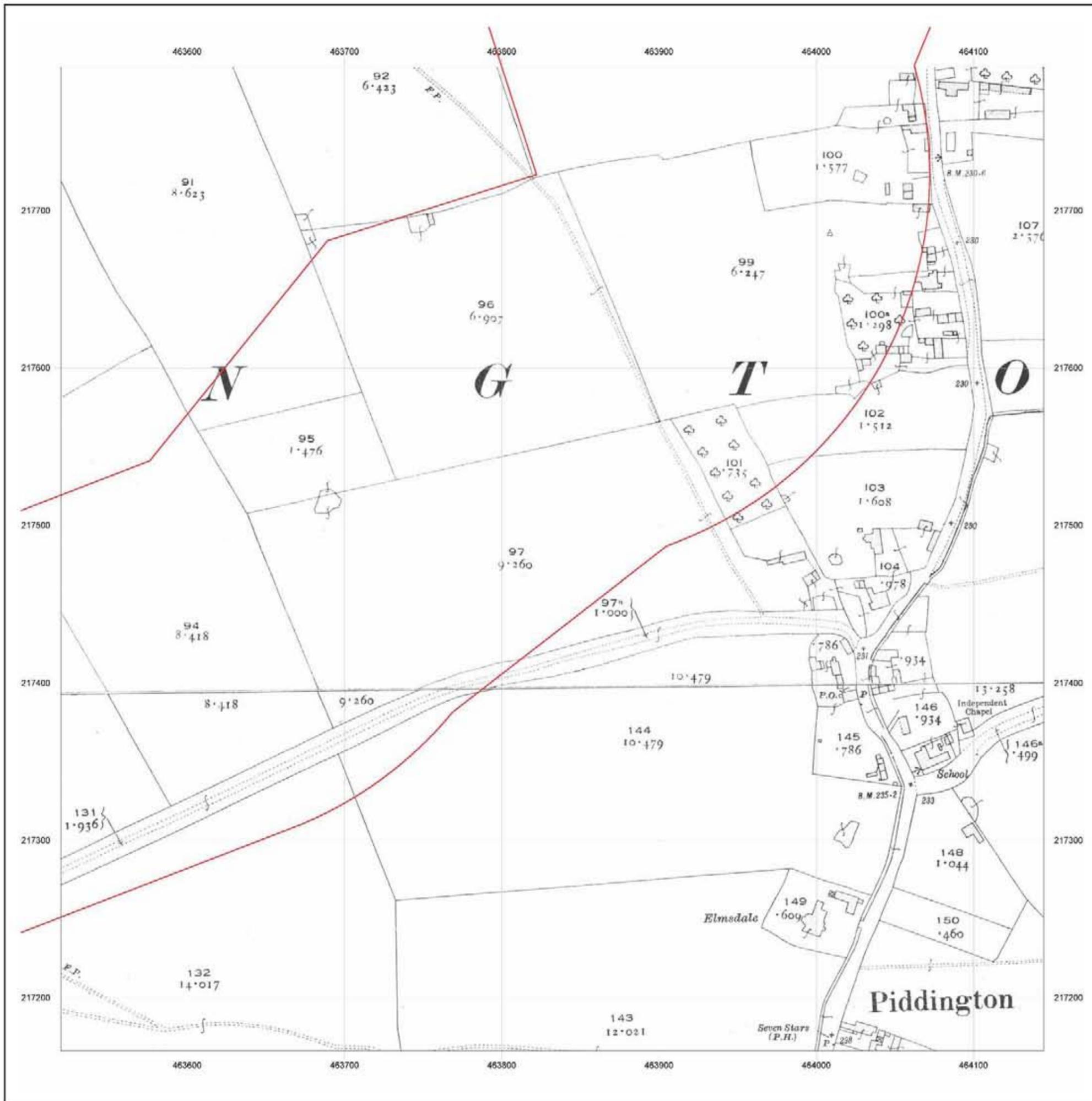
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**Site Details:**

Client Ref: EMS\_97883\_123441  
 Report Ref: EMS\_97883\_123441\_A1-MM  
 Grid Ref: 462633, 218078

Map Name: County Series

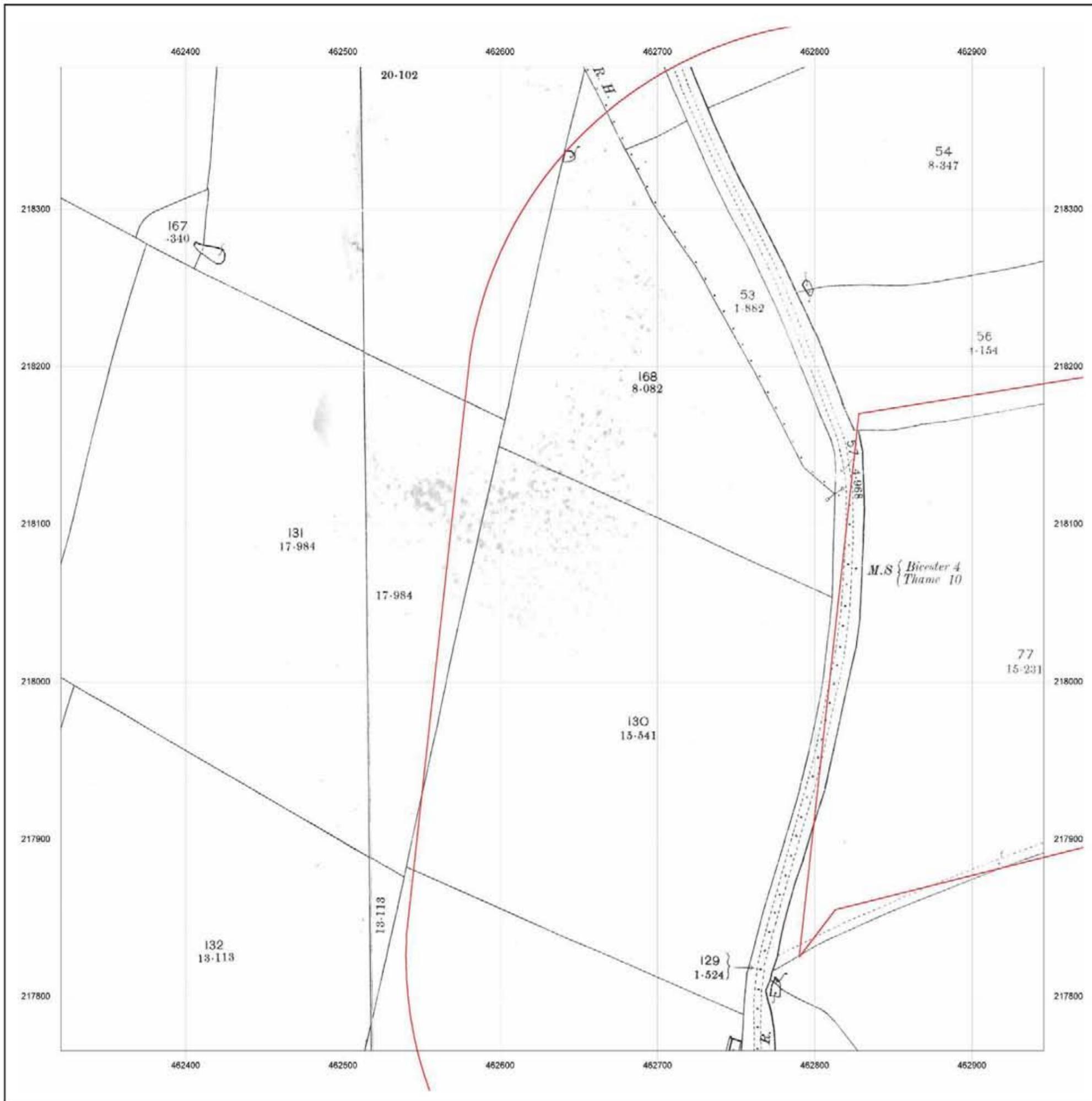
Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1899  
 Revised 1899  
 Edition NA  
 Copyright NA  
 Levelled NA

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 Edition NA  
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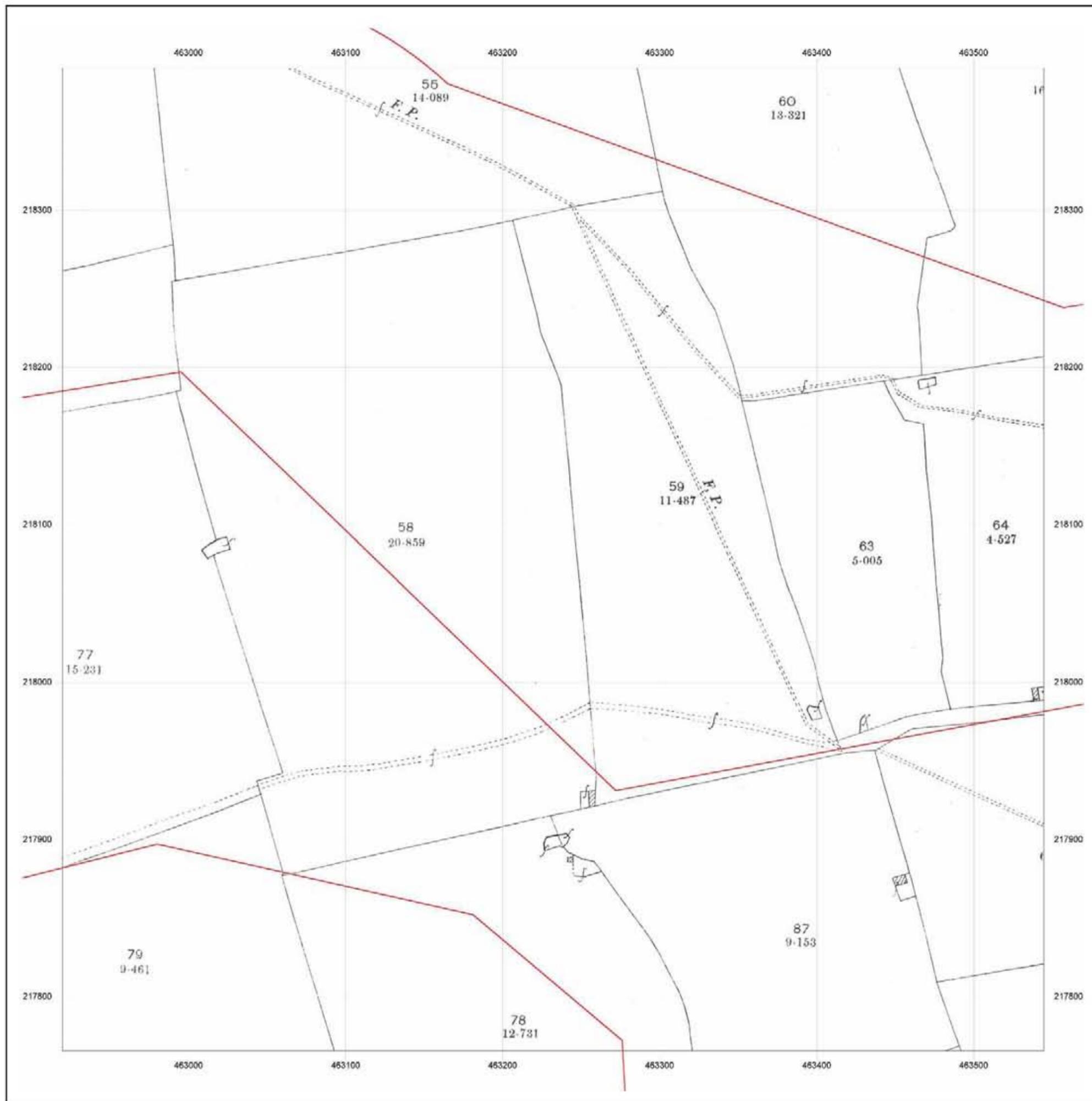
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Report Ref: EMS\_97883\_123441\_B1-MM  
Grid Ref: 463232, 218078

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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 Report Ref: EMS\_97883\_123441\_B2-MM  
 Grid Ref: 463232, 217479

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

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 Revised 1899  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1899  
 Revised 1899  
 Edition NA  
 Copyright NA  
 Levelled NA



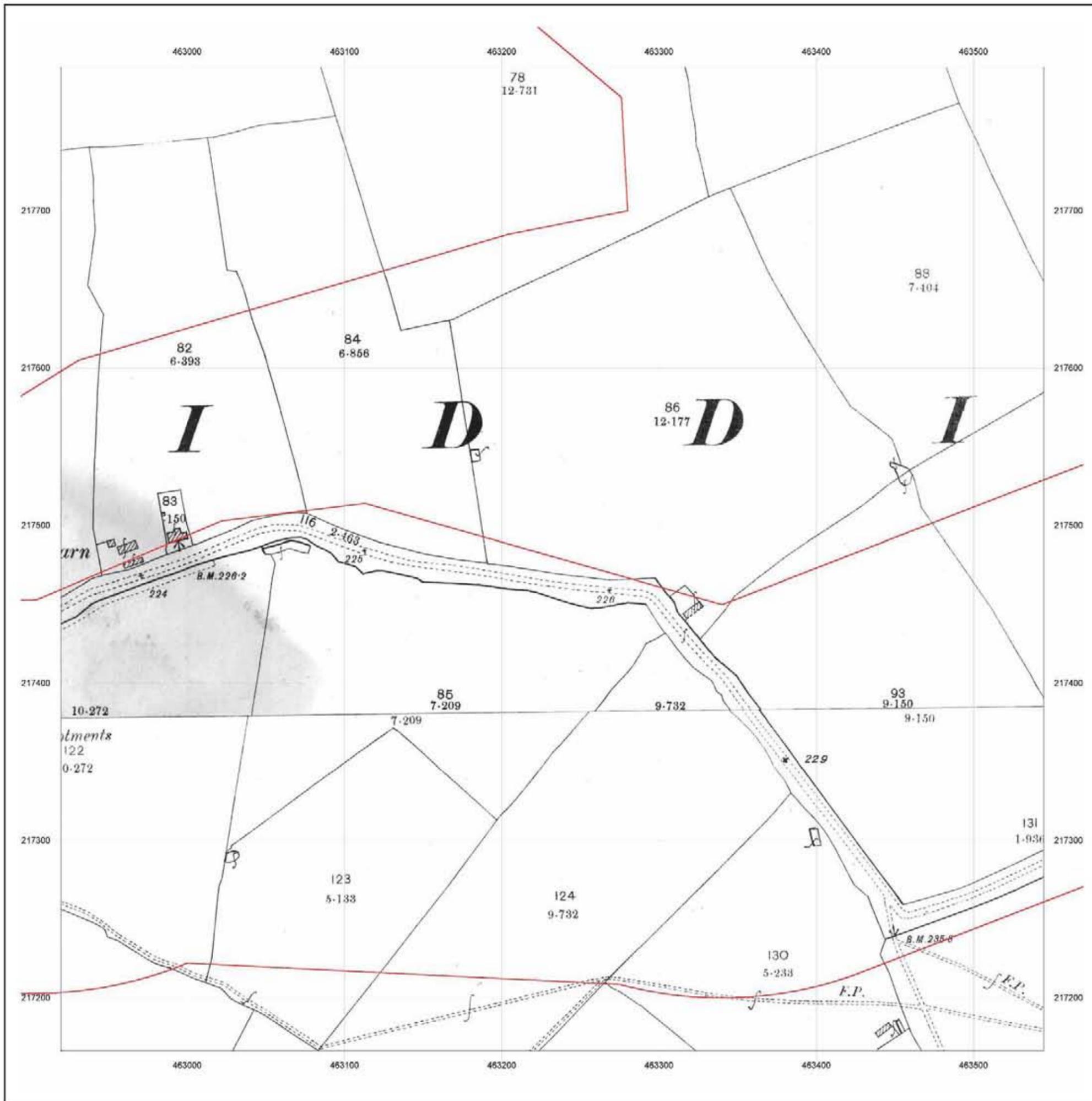
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## Site Details:

Client Ref: EMS\_97883\_123441  
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Grid Ref: 463832, 218078

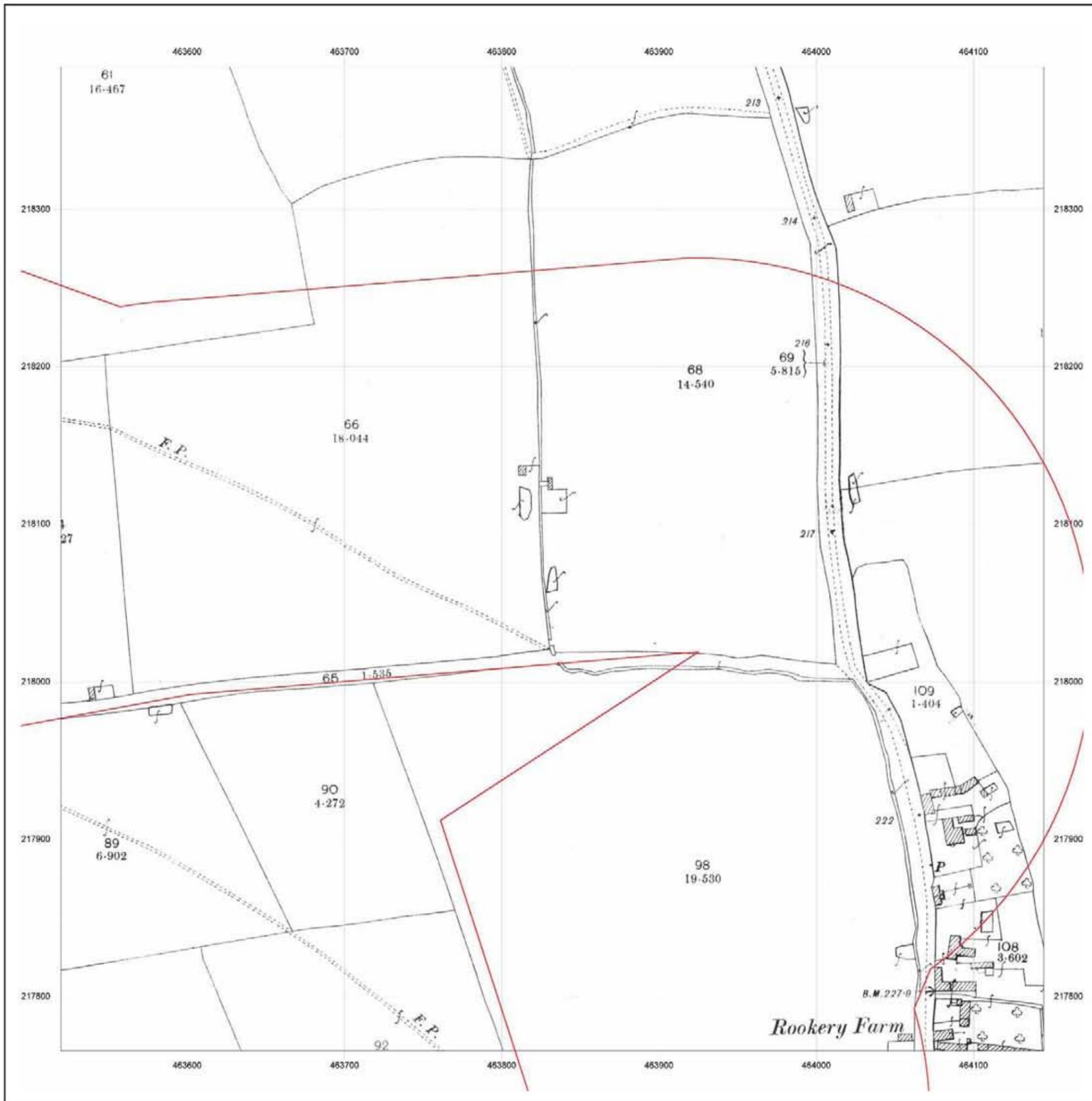
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Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1899  
Revised 1899  
Edition NA  
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Client Ref: EMS\_97883\_123441  
Report Ref: EMS-97883\_123441\_C2-MM  
Grid Ref: 463832, 217479

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

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Edition NA  
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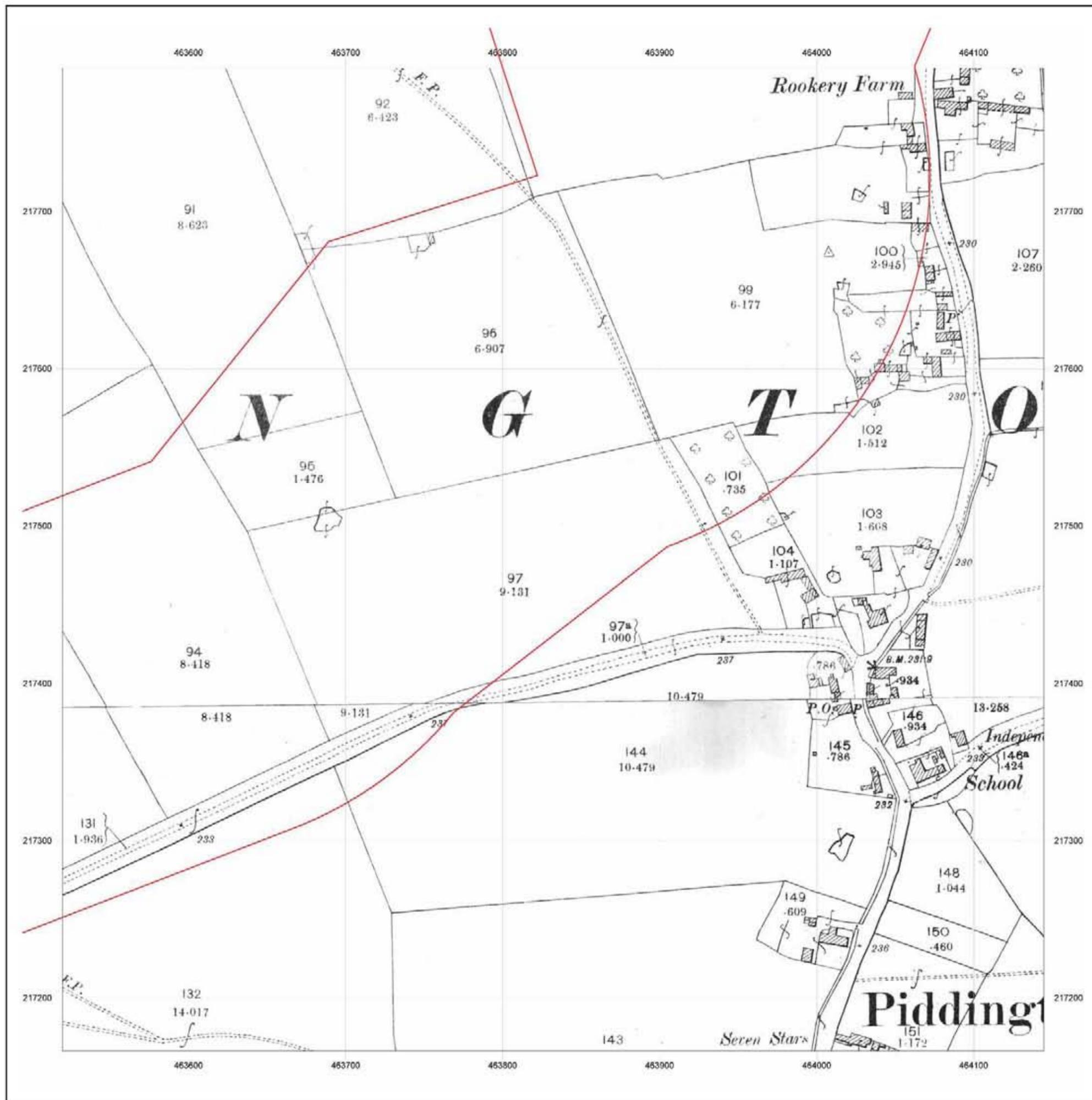
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Masdar House, 1 Reading Road,  
Hants, RG27 0RP

Report Reference: EMS-97882\_123440  
Your Reference: EMS\_97882\_123440  
Report Date: Jan 7, 2010  
Report Delivery Method: Email - pdf

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

Yours faithfully,

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Enc.  
GroundSure Geolnsight

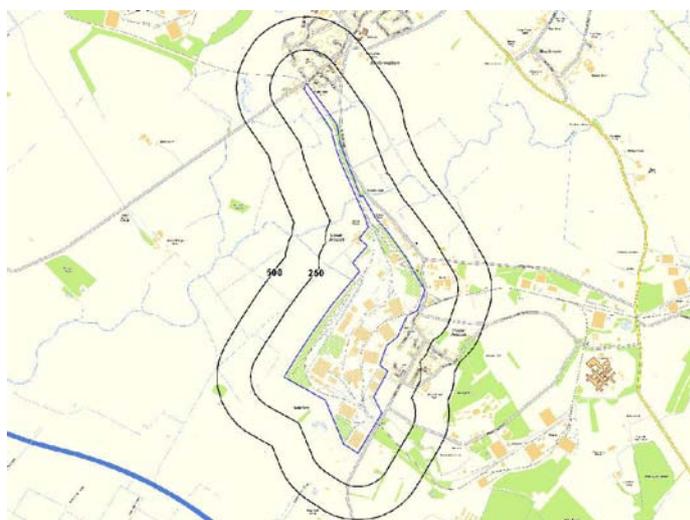
# GroundSure GeoInsight

**Address:**

**Date:** Jan 7, 2010

**Report Reference:** EMS-97882\_123440

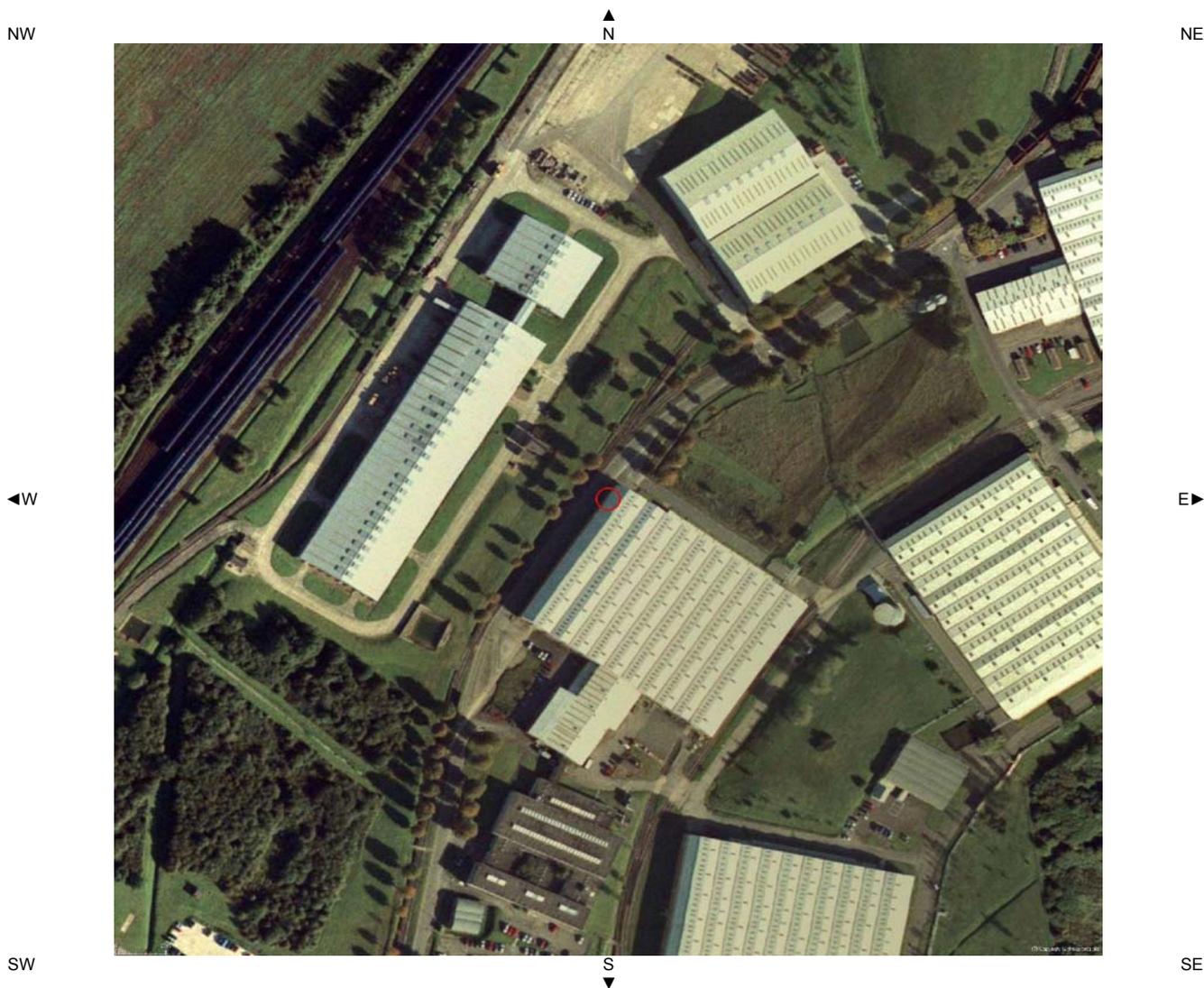
**Your Reference:** EMS\_97882\_123440



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# Aerial Photograph of Study Site



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Site Name:  
Grid Reference: 460680,217427

# Overview of Findings

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

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

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

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

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

Source:Scale 1:50,000 BGS Sheet No:237

<b>2. Ground Workings</b>	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	11	1	16	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	0

<b>3. Mining, Extraction &amp; Natural Cavities</b>	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Shallow Mining*	2	-	-	-	-
3.4 Non – Coal Mining Cavities	0	0	0	0	0
3.5 Natural Cavities	0	0	0	0	0
3.6 Brine Extraction	0	0	0	0	0
3.7 Gypsum Extraction	0	0	0	0	0
3.8 Tin Mining	0	0	0	0	0
3.9 Clay Mining	0	0	0	0	0

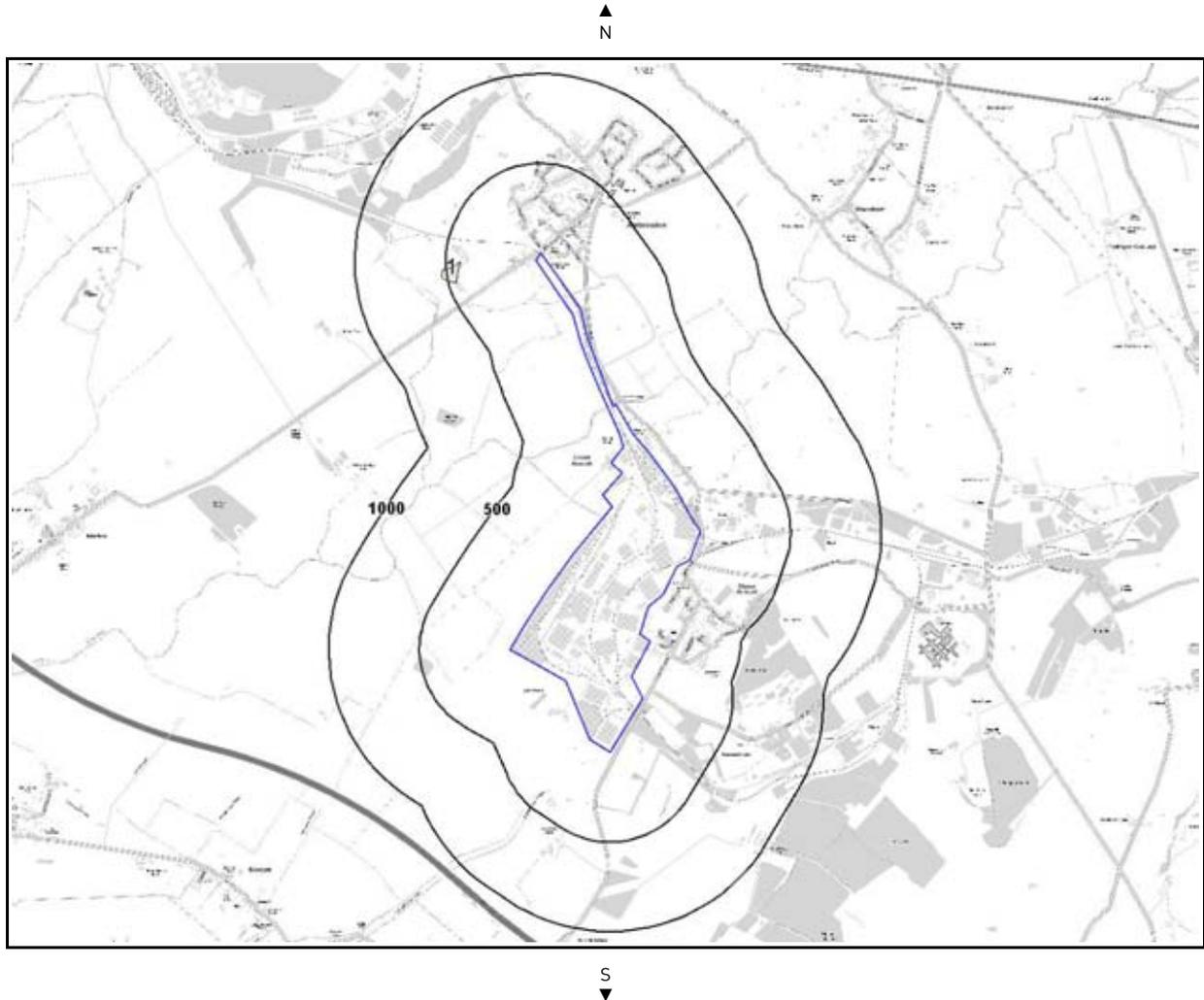
\*This includes an automatically generated 150m buffer zone around the site

<b>4. Natural Ground Subsidence</b>	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Moderate	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Very Low	-	-	-	-
4.4 Compressible Deposits	Moderate	-	-	-	-
4.5 Collapsible Deposits	Negligible	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

<b>5. Borehole Records</b>	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	17	0	8	-	-

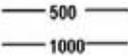
# 1.1 Artificial Ground Map



Artificial Ground Legend



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	Site Outline		Made Ground (undivided)		Disturbed Ground (undivided)
	Search Buffers (m)		Worked Ground (undivided)		Landscaped Ground (undivided)
			Infilled Ground		Reclaimed Ground

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

# 1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:237

## 1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary: **Yes**

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	423.0	W	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

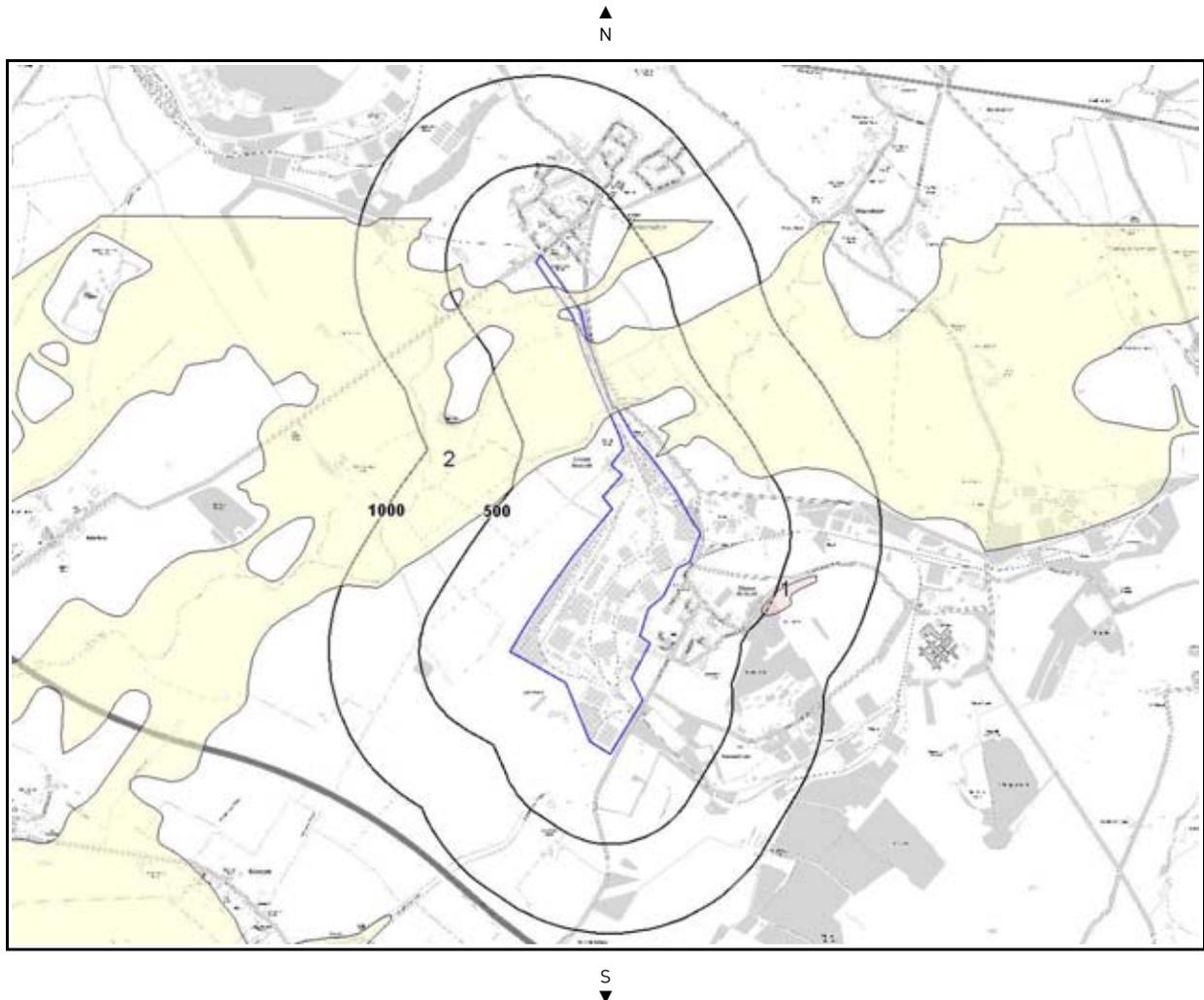
## 1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

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

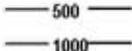
# 1.2 Superficial Deposits and Landslips Map



### Superficial and Landslips Legend



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-  Site Outline
-  Search Buffers (m)

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

## 1.2 Superficial Deposits and Landslips

### 1.2.1 Superficial Deposits/Drift Geology

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

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
2	0.0	On Site	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

### 1.2.2 Permeability of Superficial Ground

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

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	Very Low

### 1.2.3 Landslip

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

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	470.0	SE	SLIP-UNKN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

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

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

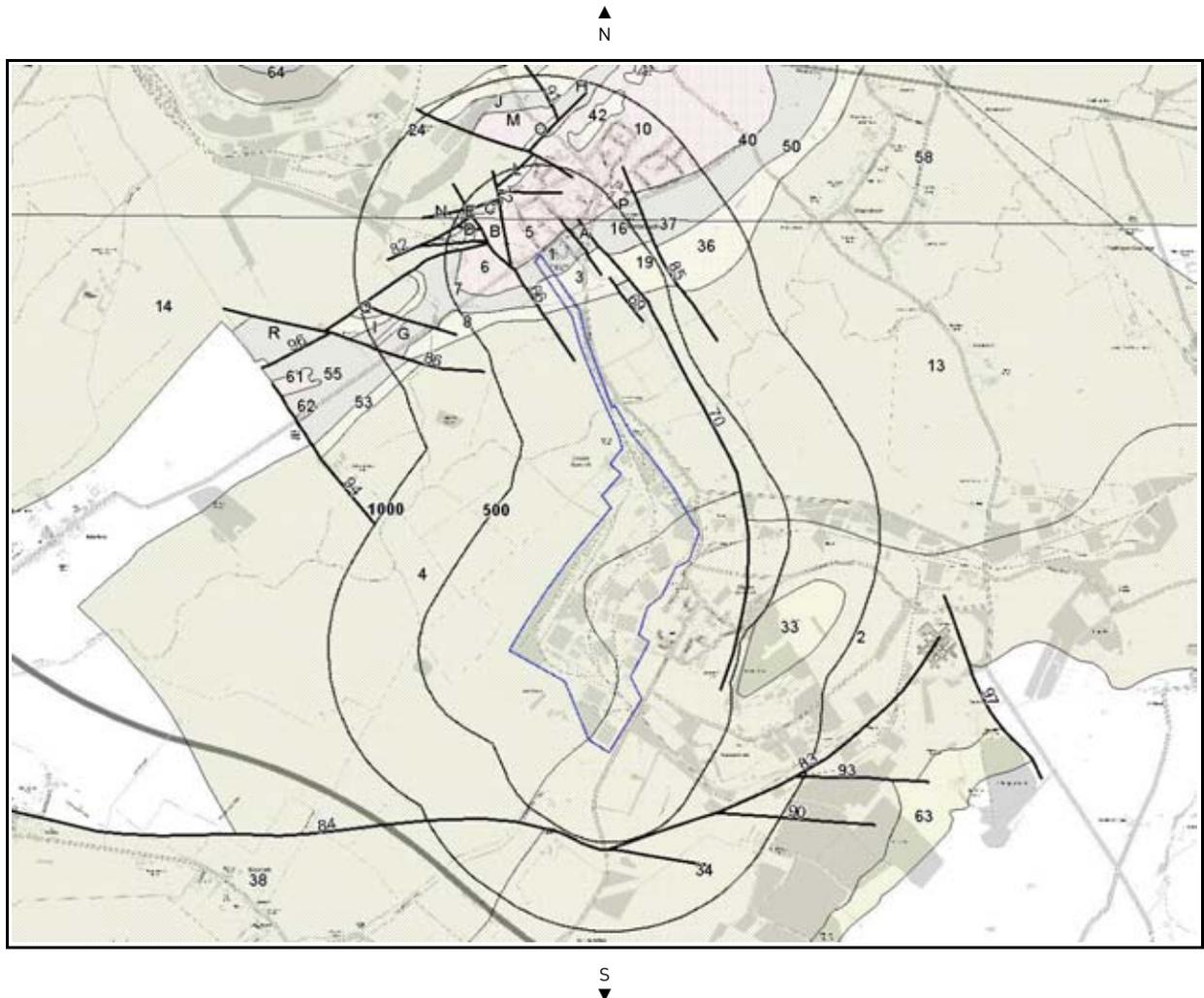
### 1.2.4 Landslip Permeability

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

Database searched and no data found.

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

# 1.3 Bedrock and Faults Map



Bedrock & Faults Deposits Legend



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

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

# 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:237

## 1.3.1 Bedrock/Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
2	0.0	On Site	SBY-MDST	Stewartby Member - Mudstone	Callovian
3	0.0	On Site	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
4	0.0	On Site	PET-MDST	Peterborough Member - Mudstone	Callovian
5	12.0	NW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
6	121.0	SW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
7	123.0	SW	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
8	128.0	SW	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
9B	138.0	W	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
10	198.0	N	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
11A	209.0	NE	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
12A	212.0	NE	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
13	272.0	E	PET-MDST	Peterborough Member - Mudstone	Callovian
14	280.0	W	PET-MDST	Peterborough Member - Mudstone	Callovian
15A	286.0	NE	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
16	286.0	NE	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
17C	289.0	NW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
18B	292.0	NW	PET-MDST	Peterborough Member - Mudstone	Callovian
19	304.0	NE	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
20C	350.0	NW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
21P	351.0	NE	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
22C	360.0	NW	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
23D	365.0	W	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
24	379.0	NW	PET-MDST	Peterborough Member - Mudstone	Callovian
25L	406.0	NW	FMB-LSMD	Forest Marble Formation - Limestone And Mudstone, Interbedded	Bathonian
26D	408.0	NW	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
27E	420.0	NW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
28D	436.0	NW	CB-LMST	Cornbrash Formation - Limestone	Callovian / Bathonian
29D	442.0	NW	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
30E	443.0	NW	KLC-MDST	Kellaways Clay Member - Mudstone	Callovian
31D	462.0	NW	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
32E	474.0	NW	KLS-SDSL	Kellaways Sand Member - Sandstone And Siltstone, Interbedded	Callovian
33	496.0	SE	WEY-MDST	Weymouth Member - Mudstone	Oxfordian

## 1.3.2 Permeability of Bedrock Ground

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

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Very Low
0.0	On Site	Mixed	Moderate	Moderate
0.0	On Site	Fracture	Low	Very Low
0.0	On Site	Fracture	Low	Very Low
12.0	NW	Fracture	Very High	High

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

### 1.3.3 Faults

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

Yes

ID	Distance (m)	Direction	Category Description	Feature Description
66	59.0	W	FAULT	Normal fault, inferred
67B	139.0	W	FAULT	Normal fault, inferred
68A	208.0	NE	FAULT	Normal fault, inferred
69	234.0	NE	FAULT	Normal fault, inferred
70	269.0	E	FAULT	Normal fault, inferred
71F	280.0	W	FAULT	Normal fault, inferred
72	289.0	NW	FAULT	Normal fault, inferred
73D	292.0	NW	FAULT	Normal fault, inferred
74L	348.0	N	FAULT	Normal fault, inferred
75E	350.0	NW	FAULT	Normal fault, inferred
76E	379.0	NW	FAULT	Normal fault, inferred
77E	420.0	NW	FAULT	Normal fault, inferred
78E	429.0	NW	FAULT	Normal fault, inferred
79L	446.0	NW	FAULT	Normal fault, inferred
80 M	467.0	NE	FAULT	Normal fault, inferred
81N	470.0	NW	FAULT	Normal fault, inferred
82	475.0	NW	FAULT	Normal fault, inferred

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

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

### 1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

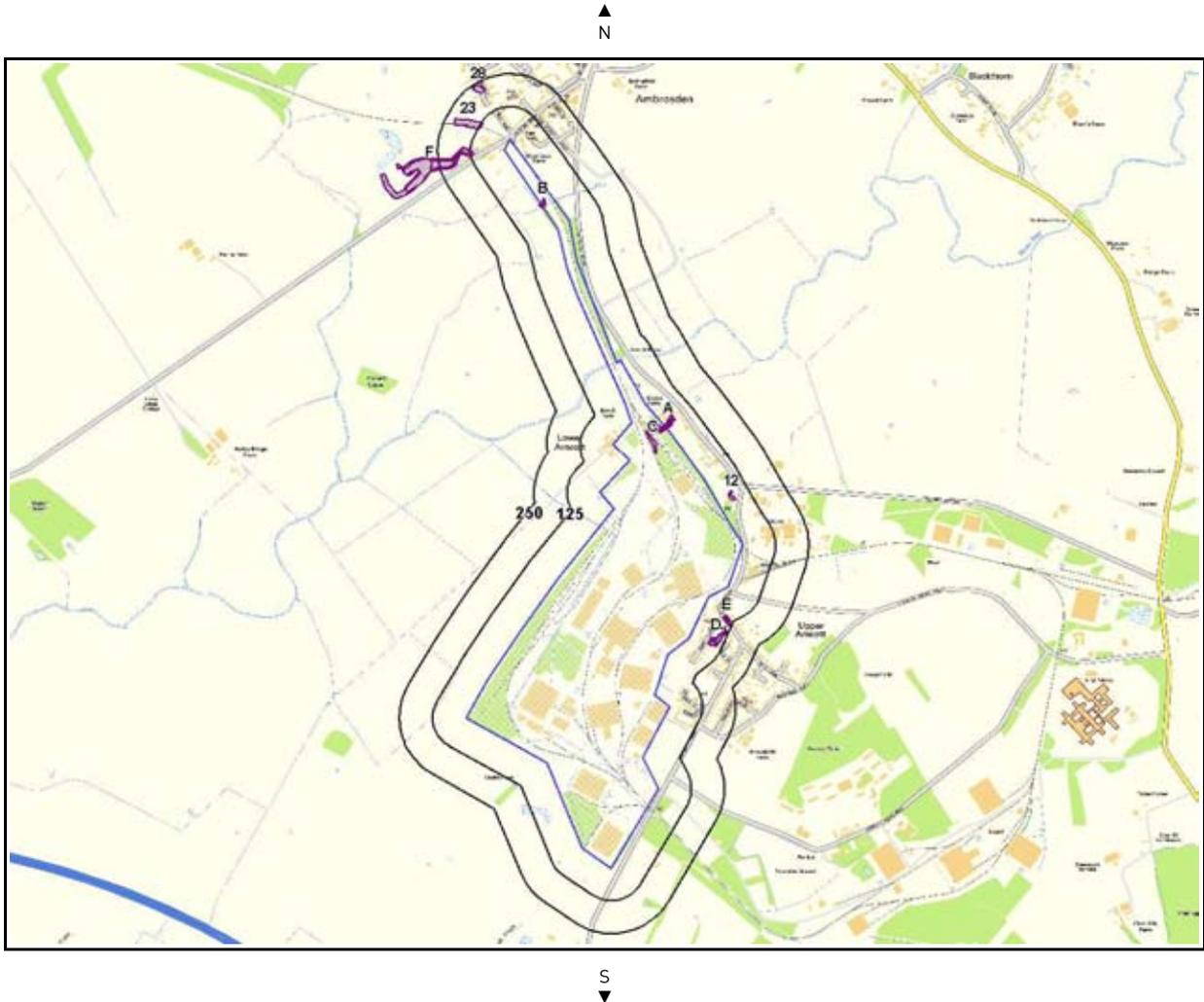
The property is not in a radon Affected Area, as less than 1% of properties are above the Action Level

### 1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

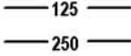
## 2. Ground Workings Map



**Ground Workings Legend**



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

## 2. Ground Workings

### 2.1 Historical Surface Ground Working Features derived from the Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1A	0.0	On Site	460895,218161	Ponds	1950
2A	0.0	On Site	460848,218153	Pond	1982
3C	0.0	On Site	460833,218091	Pond	1982
4B	0.0	On Site	460425,219003	Pond	1982
5B	0.0	On Site	460425,219003	Pond	1992
6A	0.0	On Site	460848,218153	Pond	1992
7C	0.0	On Site	460833,218091	Pond	1992
8A	0.0	On Site	460881,218152	Ponds	1950
9A	0.0	On Site	460882,218153	Pond	1919
10C	0.0	On Site	460880,218147	Pond	1898
11C	0.0	On Site	460883,218146	Pond	1879
12	48.0	NE	461133,217883	Pond	1950
13D	73.0	SE	461078,217335	Pond	1950
14D	76.0	SE	461082,217336	Pond	1950
15D	76.0	SE	461082,217336	Pond	1919
16D	76.0	SE	461082,217336	Pond	1898
17D	80.0	SE	461086,217344	Pond	1879
18E	81.0	SE	461113,217407	Pond	1950
19E	86.0	SE	461118,217408	Pond	1919
20E	86.0	SE	461118,217408	Pond	1950
21E	86.0	SE	461118,217408	Pond	1898
22F	116.0	W	459912,219129	Pond	1880
23	117.0	NW	460140,219307	Cuttings	1950
24F	123.0	W	460072,219174	Pond	1950
25F	178.0	W	459951,219100	Water Body	1879
26F	178.0	W	459951,219100	Water Body	1919
27F	178.0	W	459951,219100	Water Body	1898
28	206.0	NW	460178,219439	Unspecified Heap	1950

### 2.2 Historical Underground Workings Features derived from the Historical Mapping

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

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

Database searched and no data found.

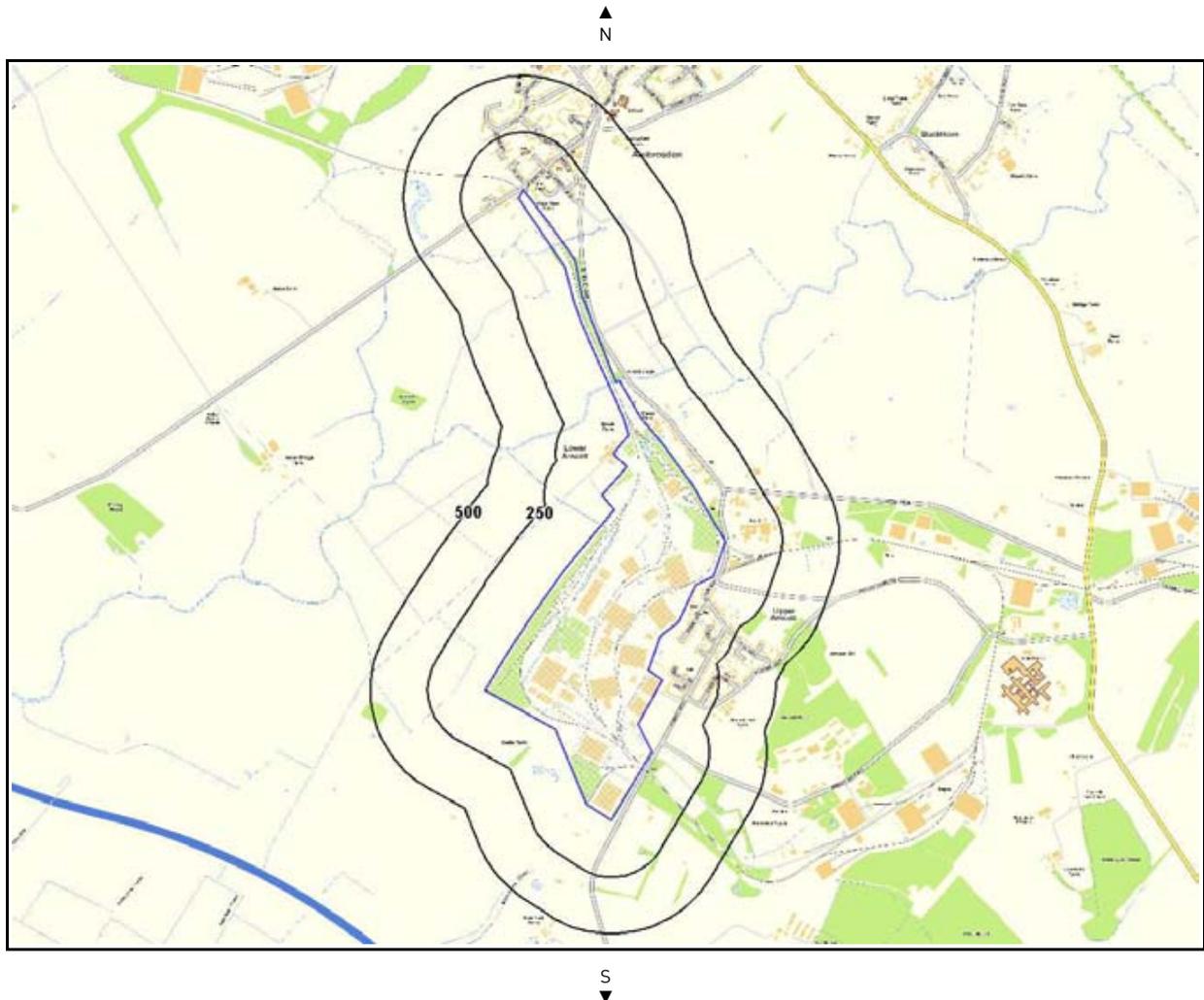
### 2.3 Current Ground Workings

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

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

Database searched and no data found.

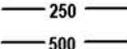
# 3. Mining, Extraction & Natural Cavities Map



**Mining, Extraction & Natural Cavities Legend**



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-  Site Outline
-  Historical Mining
-  Non-Coal Mining Cavities
-  Search Buffers (m)
-  Natural Cavities

## 3. Mining, Extraction & Natural Cavities

### 3.1 Historical Mining

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

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

Database searched and no data found.

### 3.2 Coal Mining

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

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

Database searched and no data found.

### 3.3 Shallow Mining

This dataset refers to the (largely very old) extraction of mineral deposits by means of near surface underground workings.

**What is the maximum hazard rating of subsidence relating to shallow mining within the study site\* boundary?** **Negligible**

\*This includes an automatically generated 150m buffer zone around the study site boundary

The following Shallow Mining information provided by the British Geological Survey is not represented on Mapping:

Distance (m)	Direction	Hazard Rating	Details
0.0	On Site	Negligible	Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.
0.0	On Site	Negligible	Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.

### 3.4 Non – Coal Mining Cavities

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

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

Database searched and no data found.

### 3.5 Natural Cavities

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

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

Database searched and no data found.

### 3.6 Brine Extraction

This dataset provides information from the Brine compensation board which has been discontinued and is now covered by the Coal Authority.

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

Database searched and no data found.

---

### 3.7 Gypsum Extraction

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

**Are there any Gypsum Extraction areas within 1000m of the study site boundary?**

**No**

Database searched and no data found.

---

### 3.8 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records.

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

**No**

Database searched and no data found.

---

### 3.9 Clay Mining

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

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

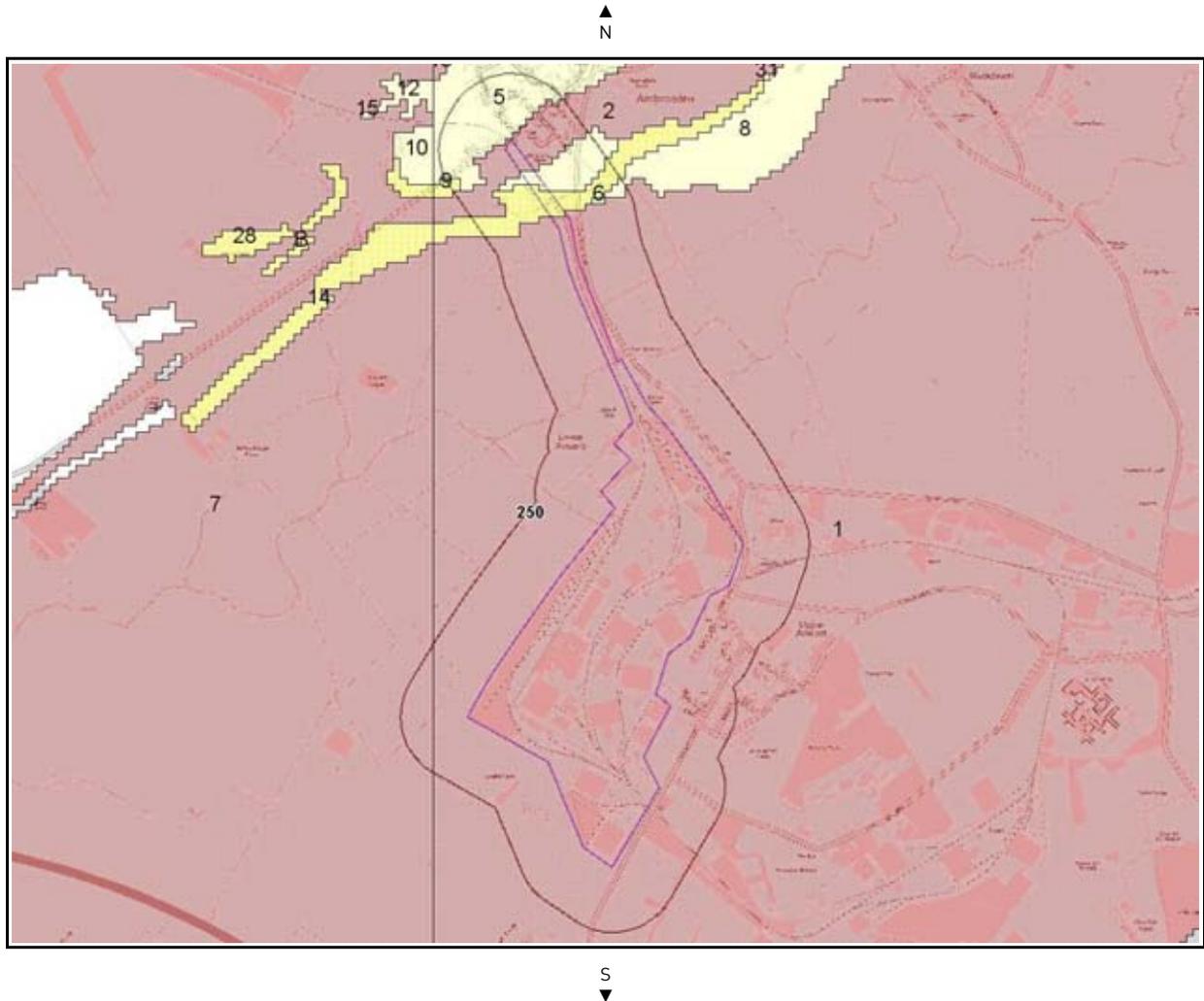
**No**

Database searched and no data found.

---

# 4. Natural Ground Subsidence

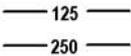
## 4.1 Shrink-Swell Clay Map



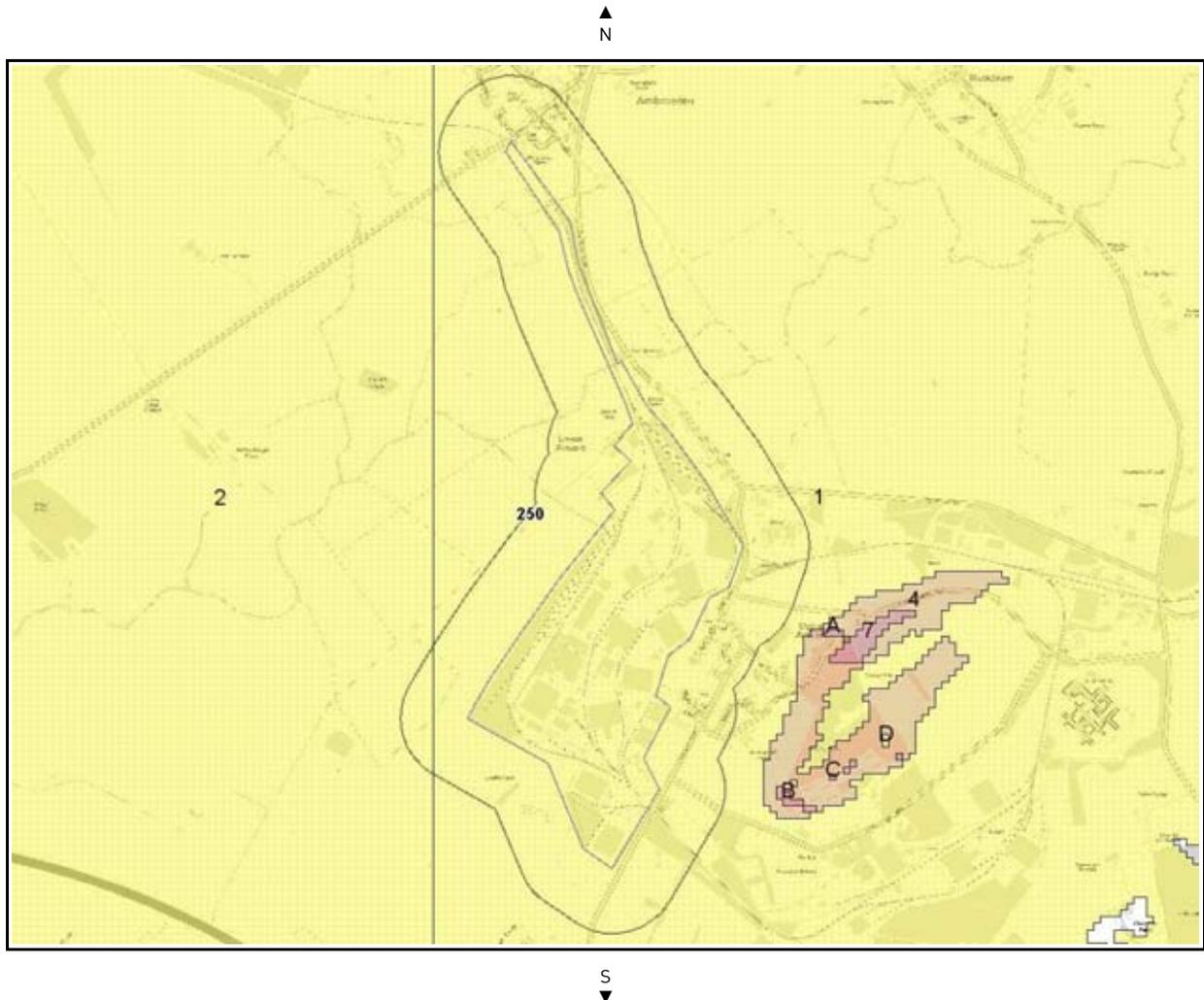
Shrink-Swell Clay Legend



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	Site Outline		No Data / Null		Low
	Search Buffers (m)		Negligible		Moderate
			Very Low		High

# 4.2 Landslides Map



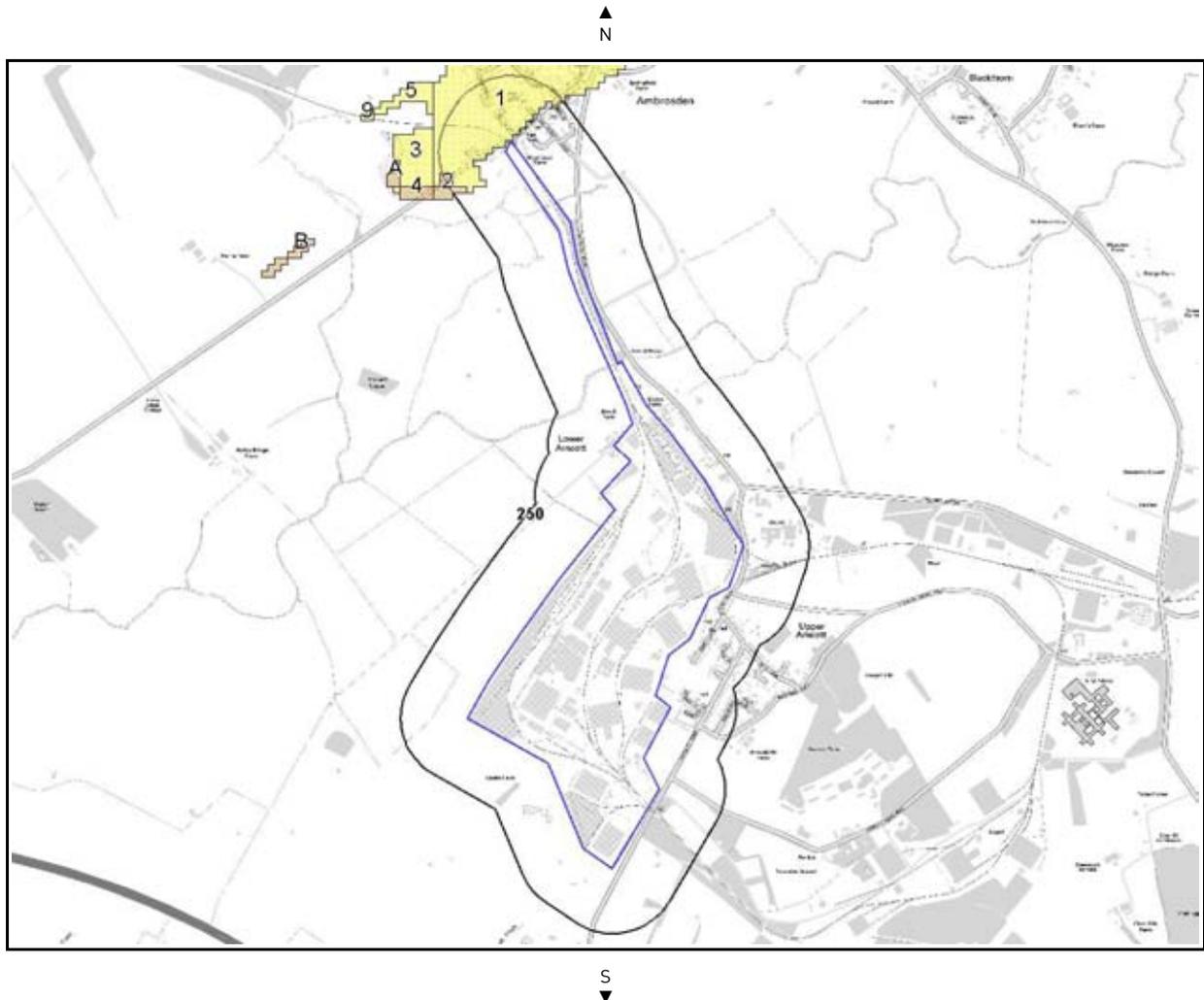
**Landslides Legend**



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- Site Outline
- No Data / Null
- Low
- Negligible
- Very Low
- Moderate
- High
- Search Buffers (m)

# 4.3 Ground Dissolution Soluble Rocks Map



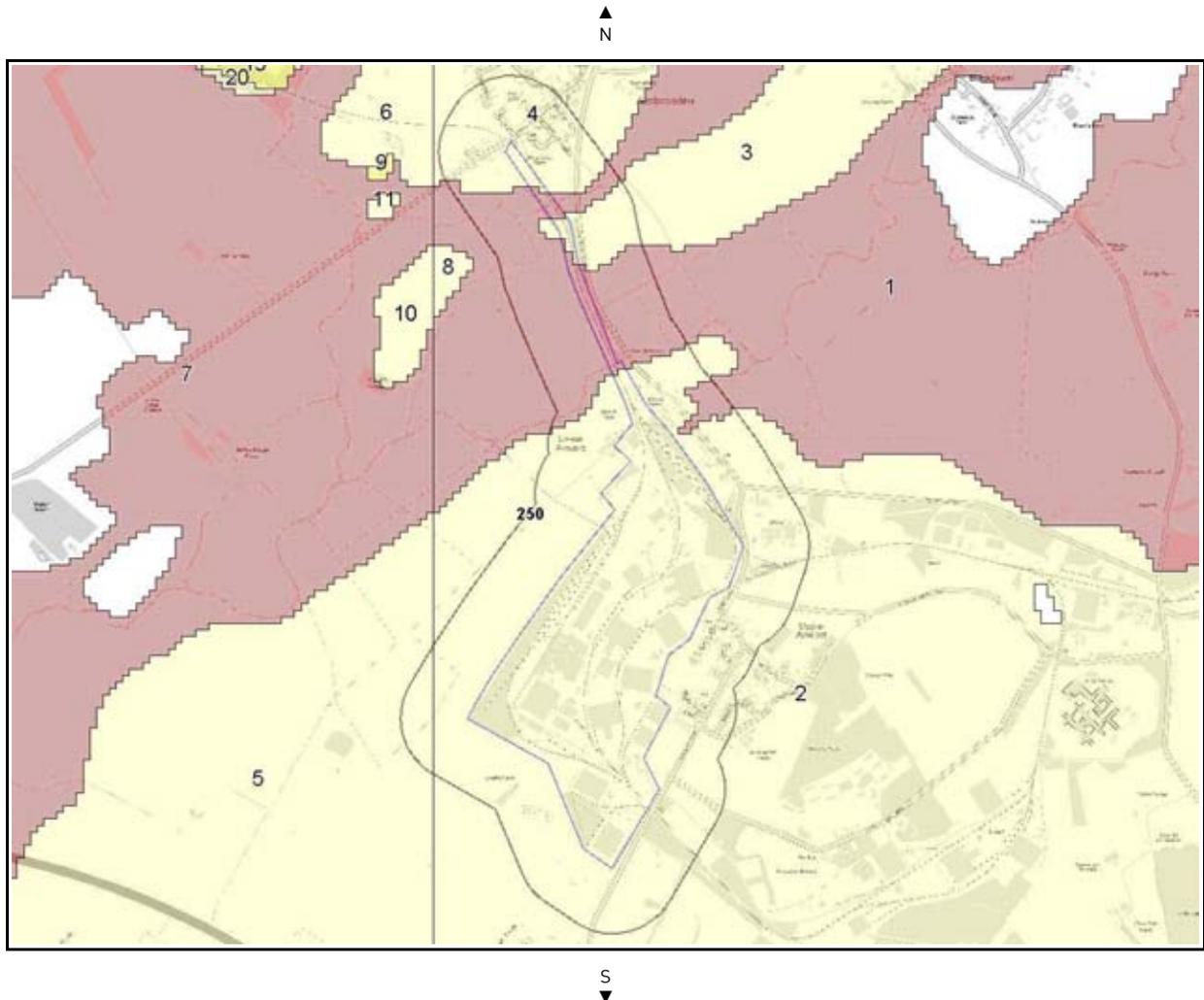
**Ground Dissolution Soluble Rocks Legend**



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- Site Outline
- 125 Search Buffers (m)
- 250 Search Buffers (m)
- No Data / Null
- Negligible
- Very Low
- Low
- Moderate
- High

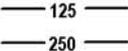
# 4.4 Compressible Deposits Map



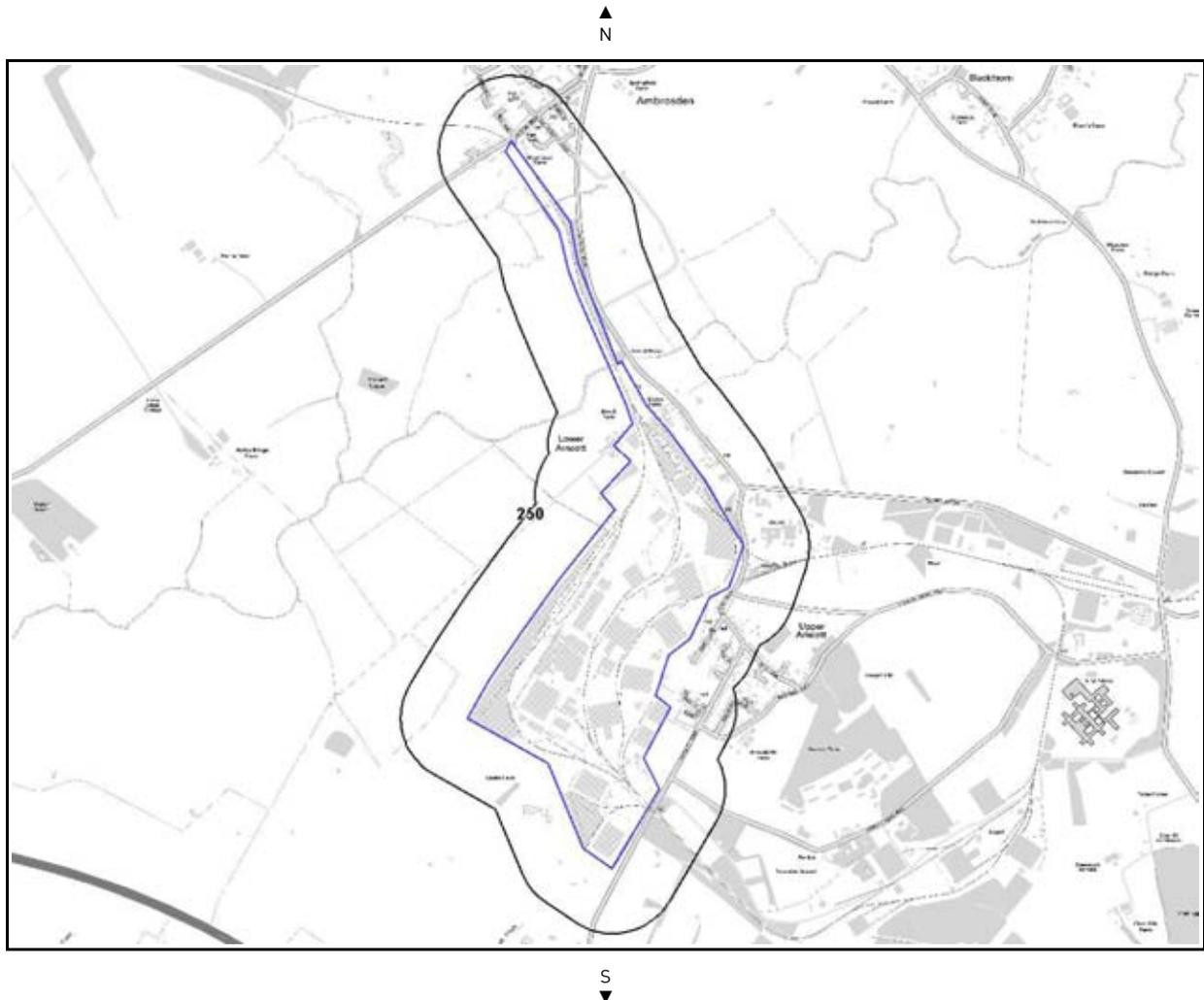
**Compressible Deposits Legend**



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	Site Outline		No Data / Null		Low
	Search Buffers (m)		Negligible		Moderate
			Very Low		High

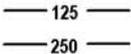
# 4.5 Collapsible Deposits Map



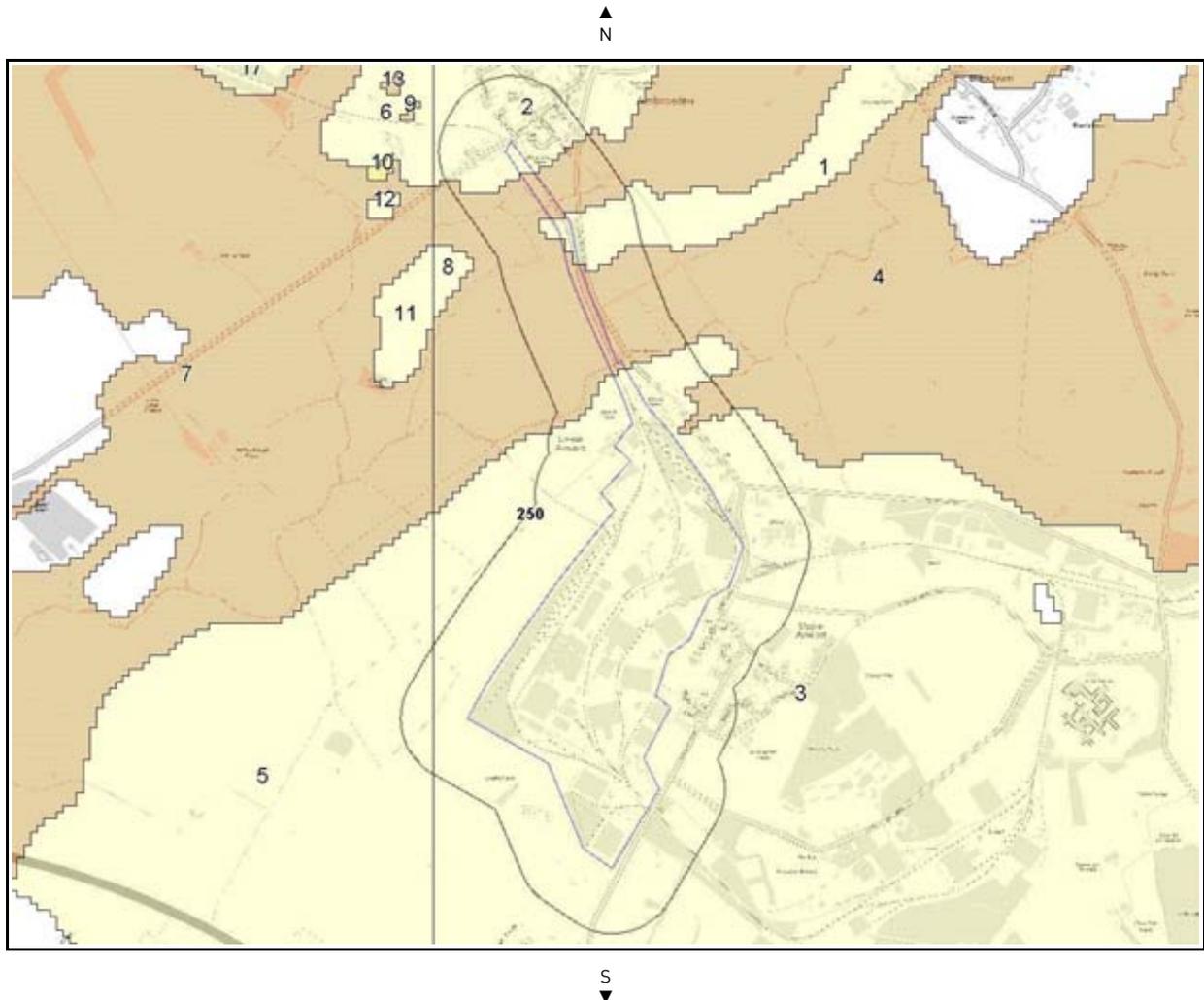
**Collapsible Deposits Legend**



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-  Site Outline
-  No Data / Null
-  Search Buffers (m)
-  Significant

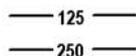
# 4.6 Running Sand Map



Running Sand Legend



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-  Site Outline
-  No Data / Null
-  Low
-  Search Buffers (m)
-  Negligible
-  Moderate
-  Very Low
-  High

## 4. Natural Ground Subsidence

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

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

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

**Moderate**

\*This includes an automatically generated 50m buffer zone around the study site boundary.

### 4.1 Shrink – Swell Clays

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.
2	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.
3A	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
4A	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
5	2.0	N	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

### 4.3 Ground Dissolution of Soluble Rocks

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	2.0	N	Very Low	Significant soluble rocks are present, but with few dissolution features and no recorded subsidence. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

## 4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build – consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property –possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.
2	0.0	On Site	Negligible	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.
3	0.0	On Site	Negligible	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.
4	0.0	On Site	Negligible	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.

## 4.5 Collapsible Deposits

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

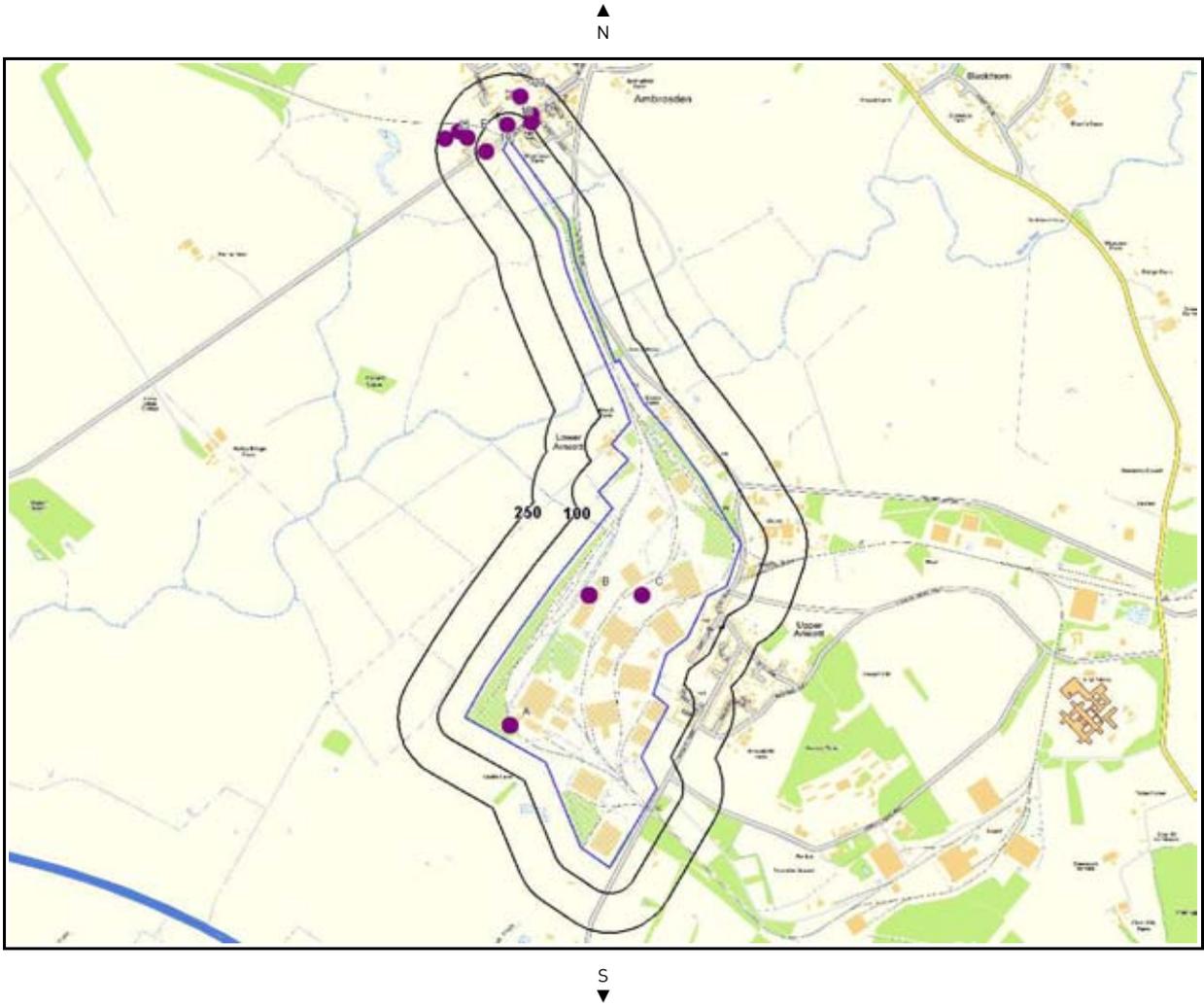
Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-Negligible	No Indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit.

## 4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. 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.
2	0.0	On Site	Negligible	No indicators for running sand identified. 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.
3	0.0	On Site	Negligible	No indicators for running sand identified. 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.
4	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.

# 5. Borehole Records Map



Borehole Records Legend



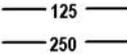
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Site Outline



Borehole Locations



Search Buffers (m)

## 5. Borehole Records

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

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

**25**

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1A	0.0	On Site	460300,0217000	SP61NW12	10.0	C SITE NEW ENGINE TEST HOUSE BH3
2A	0.0	On Site	460300,0217000	SP61NW11	9.0	C SITE NEW ENGINE TEST HOUSE BH2
3A	0.0	On Site	460300,0217000	SP61NW13	9.0	C SITE NEW ENGINE TEST HOUSE BH4
4A	0.0	On Site	460300,0217000	SP61NW14	9.0	C SITE NEW ENGINE TEST HOUSE BH5
5A	0.0	On Site	460300,0217000	SP61NW10	9.0	C SITE NEW ENGINE TEST HOUSE BH1
6B	0.0	On Site	460600,0217500	SP61NW15	2.0	BICESTER COD HAZARDOUS ITEMS STORE TP1
7B	0.0	On Site	460600,0217500	SP61NW16	2.0	BICESTER COD HAZARDOUS ITEMS STORE TP2
8B	0.0	On Site	460600,0217500	SP61NW17	1.0	BICESTER COD HAZARDOUS ITEMS STORE TP3
9B	0.0	On Site	460600,0217500	SP61NW18	1.0	BICESTER COD HAZARDOUS ITEMS STORE TP4
10B	0.0	On Site	460600,0217500	SP61NW107	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH1
11B	0.0	On Site	460600,0217500	SP61NW108	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH2
12B	0.0	On Site	460600,0217500	SP61NW109	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH3
13B	0.0	On Site	460600,0217500	SP61NW110	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH4
14B	0.0	On Site	460600,0217500	SP61NW111	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH5
15B	0.0	On Site	460600,0217500	SP61NW112	6.0	BICESTER COD HAZARDOUS ITEMS STORE BH6
16C	0.0	On Site	460800,0217500	SP61NW19	3.0	COD BICESTER SITE WATER TOWER TP.A
17C	0.0	On Site	460800,0217500	SP61NW20	3.0	COD BICESTER SITE WATER TOWER TP.B
18	52.0	N	460290,0219300	SP61NW149	2.0	GRAVEN HILL NEAR BICESTER OXFORDSHIRE TP4
19	62.0	W	460210,0219200	SP61NW134	-1.0	PARK FARM COTTAGES AMBROSDEN
20D	106.0	NE	460380,0219310	SP61NW135	2.43	THE TURNER ARMS AMBROSDEN
21D	126.0	NE	460380,0219340	SP61NW130	6.09	OLD POST OFFICE AMBROSDEN
22E	139.0	W	460140,0219251	SP61NW141	-1.0	MERTON ROAD - AMBROSDEN TP3
23	168.0	N	460340,0219410	SP61NW129	4.26	4-5, NEW ROW AMBROSDEN
24E	180.0	NW	460106,0219275	SP61NW140	-1.0	MERTON ROAD - AMBROSDEN TP2
25	222.0	W	460054,0219249	SP61NW139	-1.0	MERTON ROAD - AMBROSDEN TP1

## Contacts

### EmapSite

Telephone: 0118 9736883

sales@emapsite.com



### British Geological Survey Enquiries

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0115 936 3143. Fax: 0115 936 3276.

Email: enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



### British Gypsum

British Gypsum Ltd, East Leake, Loughborough,  
Leicestershire, LE12 6HX

Tel: www.british-gypsum.bpb.com



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG

Tel: 0845 762 6848

DX 716176 Mansfield 5 www.coal-authority.co.uk



### Ordnance Survey

Romsey Road, Southampton SO16 4GU

Tel: 08456 050505



### Getmapping PLC

Virginia Villas, High Street, Hartley Witney,

Hampshire RG27 8NW

Tel: 01252 845444



### Peter Brett Associates

Caversham Bridge House, Waterman Place, Reading

Berkshire RG1 8DN

Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk



### Acknowledgements

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"Home Information Pack" means a combination of reports required when selling a residential property.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

## 7. Liability

- 7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
- 7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
- 7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
- 7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
- 7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
- 7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
- 7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
- 7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
- 7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:
- (i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
  - (ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part II(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.
- 7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
- 7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

## 8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; 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 breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

- 9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

## 10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

## 11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
  - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 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.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.



EmapSite  
Masdar House, 1 Reading Road,  
Hants, RG27 0RP

GroundSure Reference: EMS-97882\_123439  
Your Reference: EMS\_97882\_123439  
Report Date: Jan 7, 2010  
Report Delivery Method: **Email - pdf**  
Client Email: si.howard@entecuk.co.uk

## GroundSure EnviroInsight

**Address:**

Dear Sir/Madam,

Thank you for placing your order with emapsite. Please find enclosed the GroundSure EnviroInsight as requested

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

Yours faithfully,

emapsite customer services team

Enc.  
GroundSure EnviroInsight

# GroundSure Envirolnsight

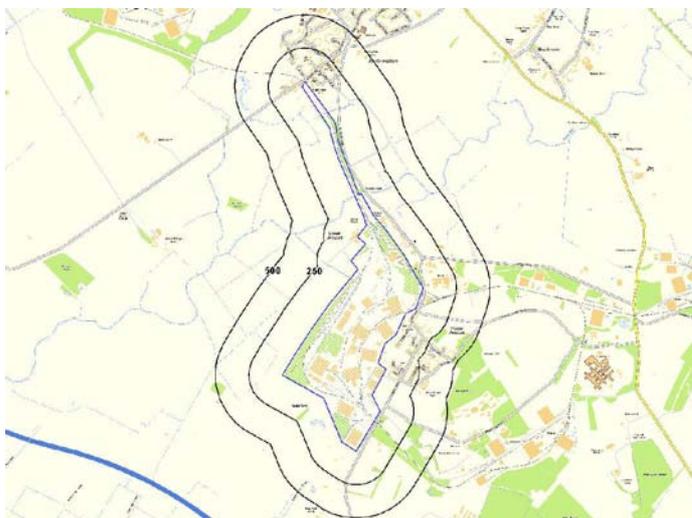
Address:

Date: Jan 7, 2010

GroundSure Reference: EMS-97882\_123439

Your Reference: EMS\_97882\_123439

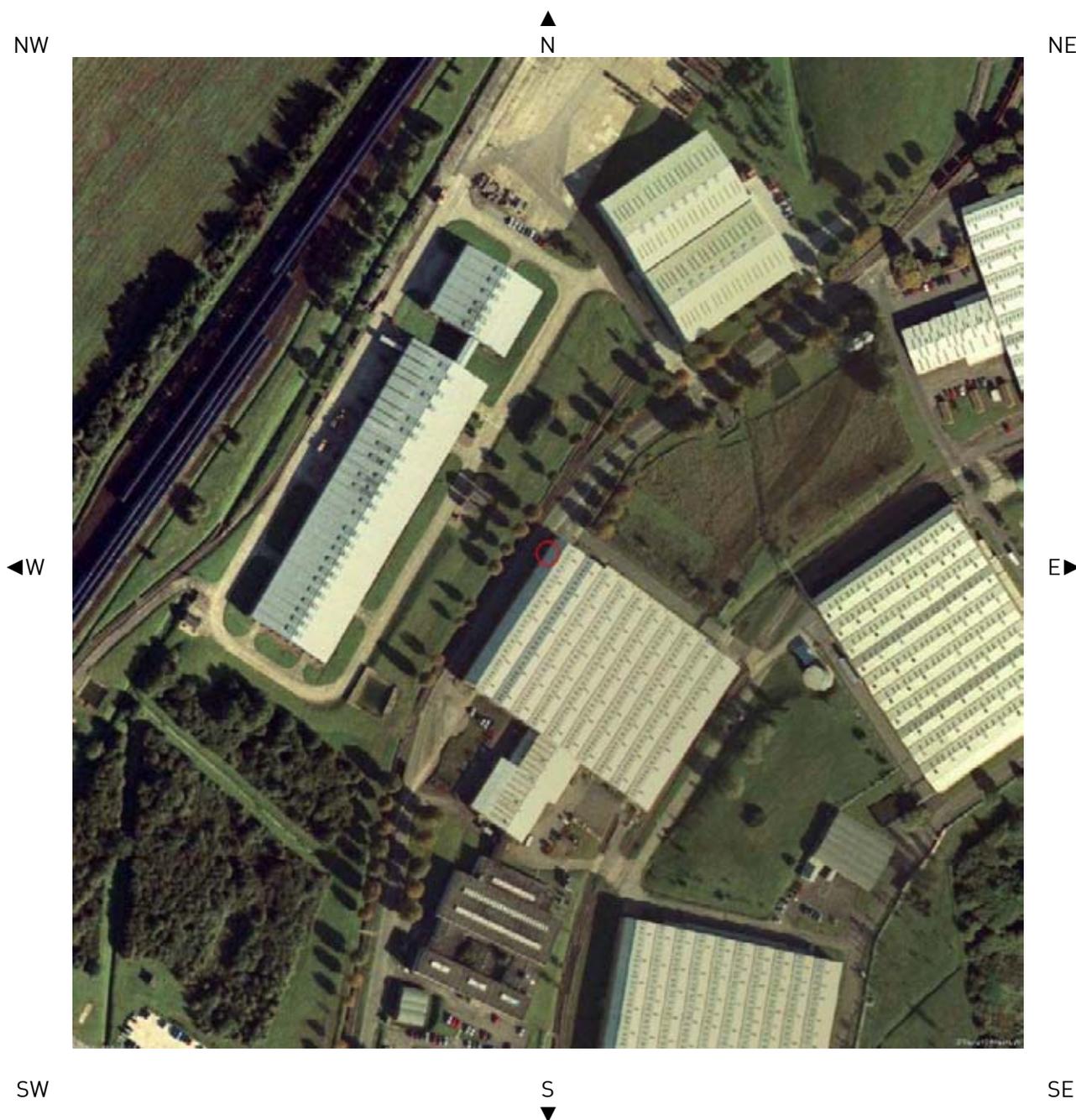
Client: EmapSite



Brought to you by emapsite

**emapsite™**

# Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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**Site Name:**

**Grid Reference:** 460680,217427

# 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.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Authorisations, Incidents and Registers</b>						
1.1 Industrial Sites Holding Licences and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	-	-
Records of IPPC Authorisations	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPPC Authorisations	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	8	1	3	2	-	-
Records of Planning Hazardous Substance Consents	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
1.5 Planning Hazardous Substance Enforcements	0	0	0	0	-	-
<b>2. Landfill and Other Waste Sites</b>						
2.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	0	0
<b>3. Current Land Uses</b>						
3.1 Current Industrial Sites Data	11	5	11	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-

3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-
---	---	---	---	---	---	---

4. Geology	Description					
------------	-------------	--	--	--	--	--

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.						

Source: Scale: 1:50,000 BGS Sheet 237

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
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5.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Is a Minor Aquifer present on site?	Yes	-	-	-	-	-
Is a Major Aquifer present on site?	No	-	-	-	-	-
Are there any Soil Classification records present on site?	Yes	-	-	-	-	-
5.2 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.4 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.5 Are there any Source Protection Zones within 500m of the study site?	No					
5.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	Yes	No	No	No	-	-
5.7 Main Rivers within 500m of the study site.	1	0	2	2	-	-
5.8 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

6. Flooding
-------------

6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency indicative 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?	High
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderately High

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
---	---------	------	--------	---------	----------	-----------

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	1	0	0	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	1	0	1	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	1	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	1	0	1	0	-	-

**8. Natural Hazards**

8.1 What is the maximum risk of natural ground subsidence? Moderate

**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? Negligible

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. Authorisations, 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 groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) 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. These searches are conducted using radii of up to 500m.

## 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 (01273 819700) for further information and guidance.

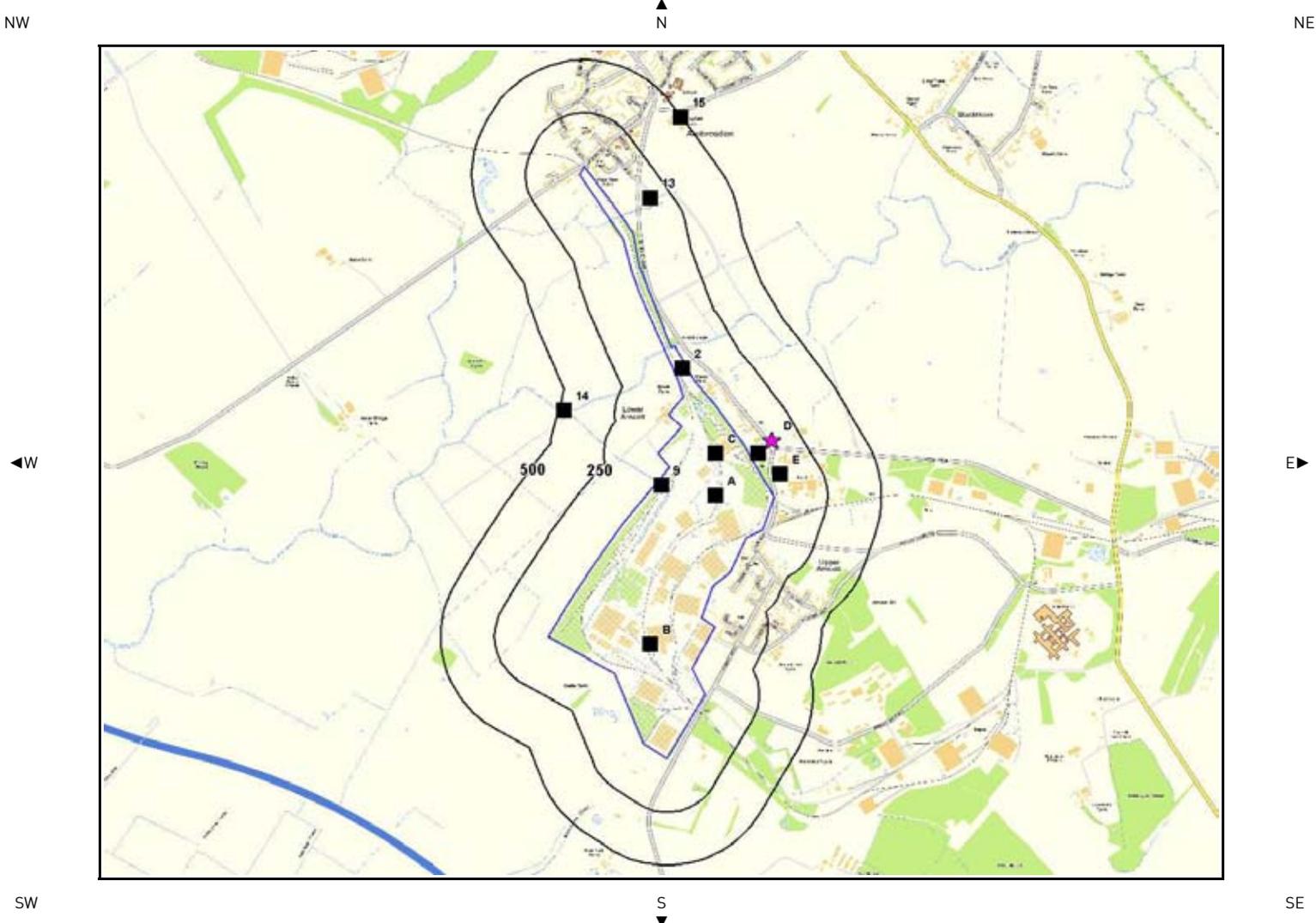
### Note: Maps

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. Authorisations, Incidents and Registers Map



## Authorisations, Incidents and Registers Legend

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- |                    |                               |                                       |
|--------------------|-------------------------------|---------------------------------------|
| Site Outline       | Recorded Pollution Incident   | IPPC & IPC Authorisations             |
| Search Buffers (m) | Dangerous Substances (List 1) | LAPPC Authorisations                  |
|                    | Dangerous Substances (List 2) | COMAH / NIHHS Sites                   |
|                    | Water Industry Referrals      | Sites Determined as Contaminated Land |
|                    | Licenced Discharge Consents   | Hazardous Substance Consents          |
|                    | Red List Discharge Consents   | Hazardous Substance Enforcements      |
|                    | RAS 3 & 4 Authorisations      |                                       |

# 1. Authorisations, 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:

**Records of IPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of IPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**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.

**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.

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of LAPPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0**

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site: 14**

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
2	0.0	On Site	460750, 218300	Address: Bicester Garrison, Hq Station, Arnc, Bicester Garrison, Hq Station, A, Rncott, Bicester, Oxon Effluent Type: Trade Discharges - Site Drainage Permit Number: CATM.2738 Permit Version: 1	Receiving Water: River Ray Status: New Consent, By Application (wra 91, Section 88) Issue date: 21/3/1997 Effective Date: 21/3/1997 Revocation Date: 10/8/2006

3A	0.0	On Site	460900, 217700	Address: M.o.d. Site 7c, M.o.d. Site 7c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1431 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
4A	0.0	On Site	460900, 217700	Address: M.o.d. Site 7c, M.o.d. Site 7c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1431 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
5B	0.0	On Site	460600, 217000	Address: M.o.d. Site 6c, M.o.d. Site 6c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1430 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
6B	0.0	On Site	460600, 217000	Address: M.o.d. Site 6c, M.o.d. Site 6c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1430 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
7C	0.0	On Site	460900, 217900	Address: M.o.d. Site 8c, M.o.d. Site 8c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1432 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
8C	0.0	On Site	460900, 217900	Address: M.o.d. Site 8c, M.o.d. Site 8c Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1432 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
9	0.0	On Site	460650, 217750	Address: Bicester Garrison, Hq Station, Arnc, Bicester Garrison, Hq Station, A, Rncott, Bicester, Oxon Effluent Type: Trade Discharges - Site Drainage Permit Number: CATM.2742 Permit Version: 1	Receiving Water: River Ray Status: New Consent, By Application (wra 91, Section 88) Issue date: 21/3/1997 Effective Date: 21/3/1997 Revocation Date: 10/8/2006
10D	39.0	NE	461100, 217900	Address: Arncott, Arncott Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.0345 Permit Version: 1	Receiving Water: River Ray Status: Revoked - Unspecified Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: -
11E	76.0	NE	461200, 217800	Address: M.o.d. Headquarters, M.o.d. Headquarters Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1417 Permit Version: 1	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 13/4/2009
12E	76.0	NE	461200, 217800	Address: M.o.d. Headquarters, M.o.d. Headquarters Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.1417 Permit Version: 2	Receiving Water: River Ray Status: Temporary Consents (water Act 1989, Section 113) Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
13	161.0	NE	460600, 219100	Address: Bicester Garrison, Hq Station, Arnc, Bicester Garrison, Hq Station, A, Rncott, Bicester, Oxon Effluent Type: Miscellaneous Discharges - Swimming Pool Water Permit Number: CTRC.1006 Permit Version: 1	Receiving Water: Trib Of Oxonriver Ray Status: Revoked (wra 91, 588 & Sched 10 As Amended By Env Act 1995) Issue date: 9/4/1968 Effective Date: 9/4/1968 Revocation Date: 12/7/2000
14	481.0	NW	460200, 218100	Address: Site Office, Murcott Road, Upper Ar, Site Office, Murcott Road, Upper, Arncote, Bicester, Oxfordshire Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CNTW.0455 Permit Version: 1	Receiving Water: River Ray Status: Revoked - Unspecified Issue date: 27/4/1990 Effective Date: 27/4/1990 Revocation Date: 6/11/1991
15	496.0	NE	460740, 219480	Address: Spring Field Farm, Blackthorn Road,, Spring Field Farm, Blackthorn Ro, Ad, Ambrosden, Bicester, Oxon Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: CTCU.1271 Permit Version: 1	Receiving Water: Cornbrash Strata Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 3/12/1982 Effective Date: 3/12/1982 Revocation Date: 1/10/1996

**Records of Planning Hazardous Substance Consents 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

**Records of National Incidents Recording System, List 2 within 250m of the study site:** **1**

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details		
1D	120.0	NE	461160,217960	Incident Date: 12/3/2002	Water Impact: Category 3 (Minor)	
				Incident Identification: 63534	Land Impact: Category 3 (Minor)	
				Pollutant: Oils and Fuel	Air Impact: Category 4 (No Impact)	
				Pollutant Description: Mixed/Waste Oils		

**Records of National Incidents Recording System, List 1 within 250m of the study site:** **0**

Database searched and no data found.

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990<sup>1</sup>

**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.

## 1.5 Planning Hazardous Substance Enforcements

**Records of planning hazardous substance enforcements within 500m of the study site:** **0**

Database searched and no data found.

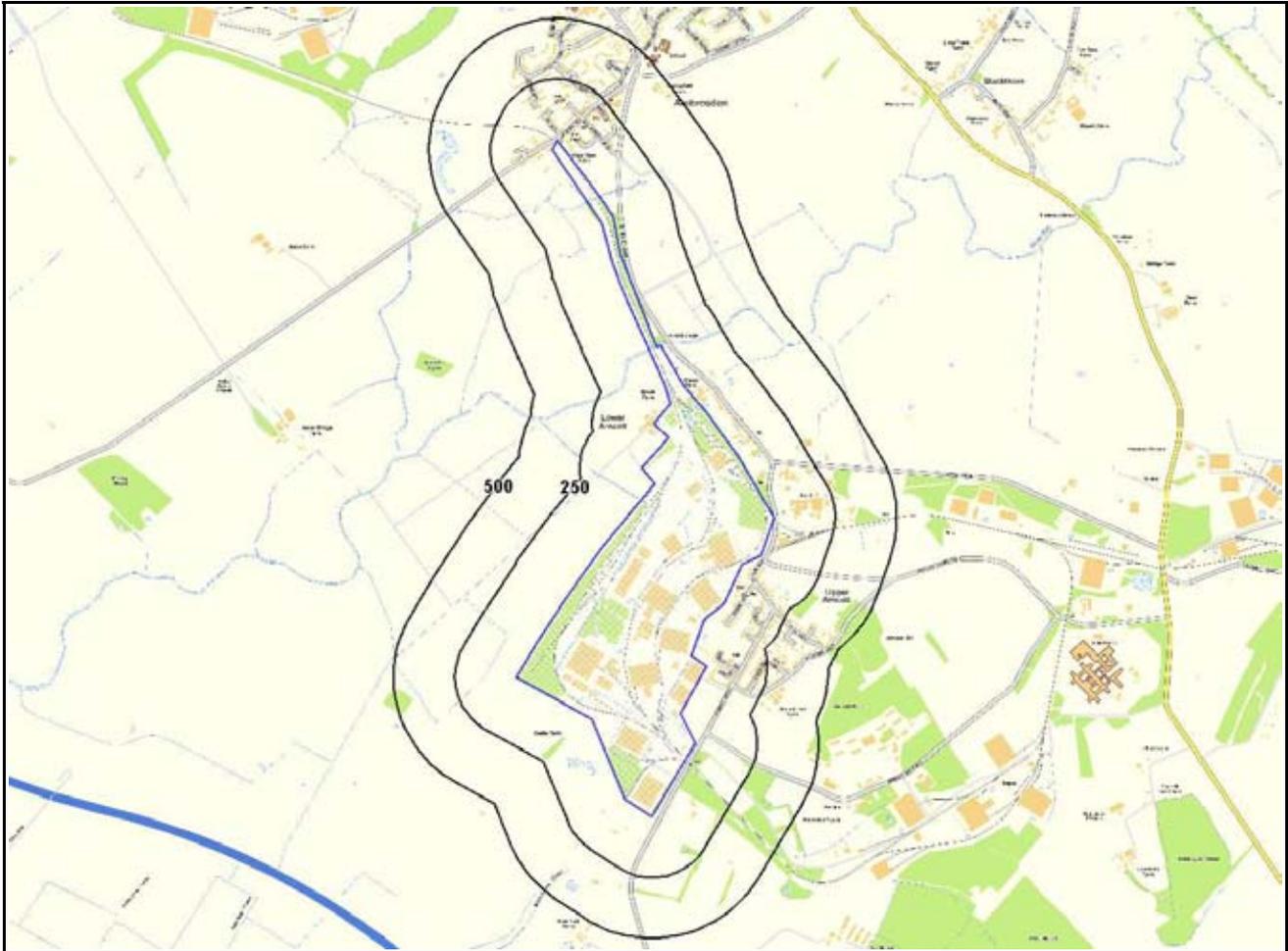
<sup>1</sup>Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

## 2. Landfill and Other Waste Sites Map

NW

▲  
N

NE



◀W

▶E

SW

▼  
S

SE

### Landfill & Other Waste Sites Legend

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- |                    |                                       |                                     |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline       | E.A. Active Landfill                  | Operational Waste Treatment Licence |
| Search Buffers (m) | E.A. Historic Landfill (Area Data)    | Closed Waste Treatment Licence      |
|                    | E.A. Historic Landfill (Point Data)   | REGIS Waste Licence                 |
|                    | BGS / DoE Survey Landfill             | Operational Landfill                |
|                    | Local Authority Landfill (Area Data)  | Closed Landfill                     |
|                    | Local Authority Landfill (Point Data) |                                     |

## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of Environment Agency historic landfill sites within 1500m of the study site:** 0

Database searched and no data found.

---

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site:** 0

Database searched and no data found.

---

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site:** 0

Database searched and no data found.

---

**Records of Local Authority landfill sites within 1500m of the study site:** 0

Database searched and no data found.

### 2.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site:** 0

Database searched and no data found.

---

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site:** 0

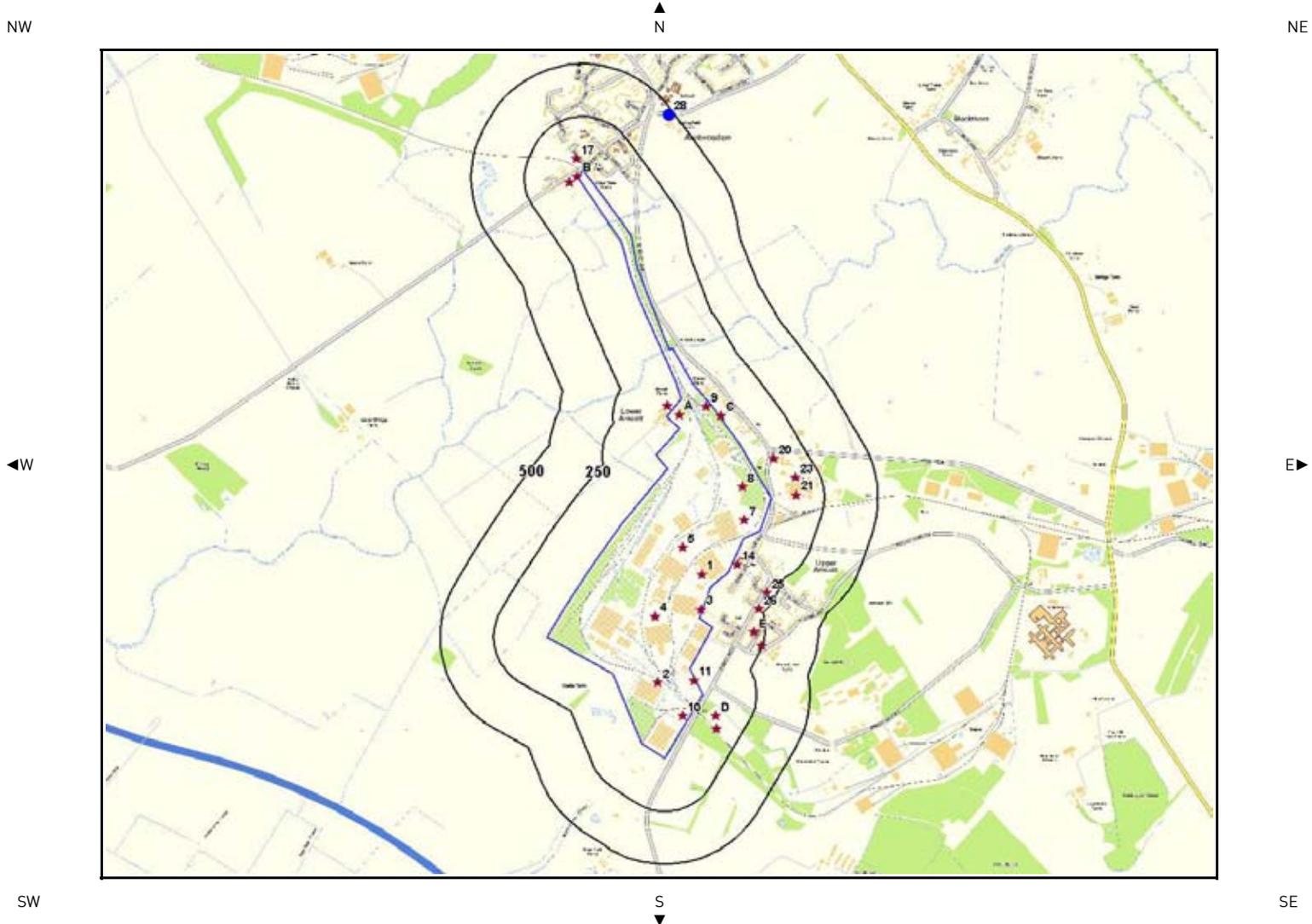
Database searched and no data found.

---

**Records of Environment Agency (REGIS) 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:

27

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

ID	Distance	Direction	Company	Address	Activity	Category
1	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
2	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
3	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
4	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
5	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
6A	0.0	On Site	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
7	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
8	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
9	0.0	On Site	Depot	-	Container and Storage	Transport, Storage And Delivery
10	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
11	0.0	On Site	Pipeline	-	Pipelines	Industrial Features
12C	7.0	NE	S & S Motors	Ploughley Road, Lower Arncott, Bicester, OX25 1NY	Vehicle Repair and Servicing	Repair And Servicing
13B	10.0	NW	J R Harper	1 The Flexes, Merton Road, Ambrosden, Bicester, OX25 2LZ	Livestock Farming	Farming
14	24.0	SE	The Funkymike Experience	20, Green Lane, Upper Arncott, Bicester, OX25 1PA	Electronic Equipment	Industrial Products
15A	33.0	NW	R J Taylor & Son	Brook Farm, Lower Arncott, Bicester, OX25 1NX	Livestock Farming	Farming
16B	44.0	SW	Chaucer Paper Co	The Barn, Merton Road, Ambrosden, Bicester, OX25 2LZ	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
17	60.0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
18C	68.0	NE	Lower Arncott Car Sales	63, Ploughley Road, Lower Arncott, Bicester, OX25 1NY	Secondhand Vehicles	Motoring
19D	100.0	SE	Depot	-	Container and Storage	Transport, Storage And Delivery
20	103.0	NE	Mast	-	Telecommunications Features	Infrastructure And Facilities
21	116.0	E	Chimney	-	Chimneys	Industrial Features
22D	136.0	SE	Pipeline	-	Pipelines	Industrial Features
23	142.0	NE	Depot	-	Container and Storage	Transport, Storage And Delivery
24E	195.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
25	204.0	SE	Bicester Stretched Limos	25, Murcott Road, Upper Arncott, Bicester, OX25 1PL	Vehicle Hire and Rental	Hiring And Contract Services
26	224.0	SE	T S Upholstery	37, Murcott Road, Upper Arncott, Bicester, OX25 1PL	Furniture	Consumer Products
27E	243.0	E	S M V Mobile Valeting	5, Buchanan Road, Upper Arncott, Bicester, OX25 1PH	Vehicle Cleaning Services	Personal, Consumer And Other Services

---

## 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	Direction	NGR	Company	Address	LPG	Status
28	476.0	NE	-,-	Obsolete	Three Corners Garage, Ploughley Road, Ploughley Road, Ambrosden, Bicester, Oxfordshire, OX25 5LU	Not Applicable	Obsolete

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---

## 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
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

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

### 4.3 Bedrock and Solid Geology

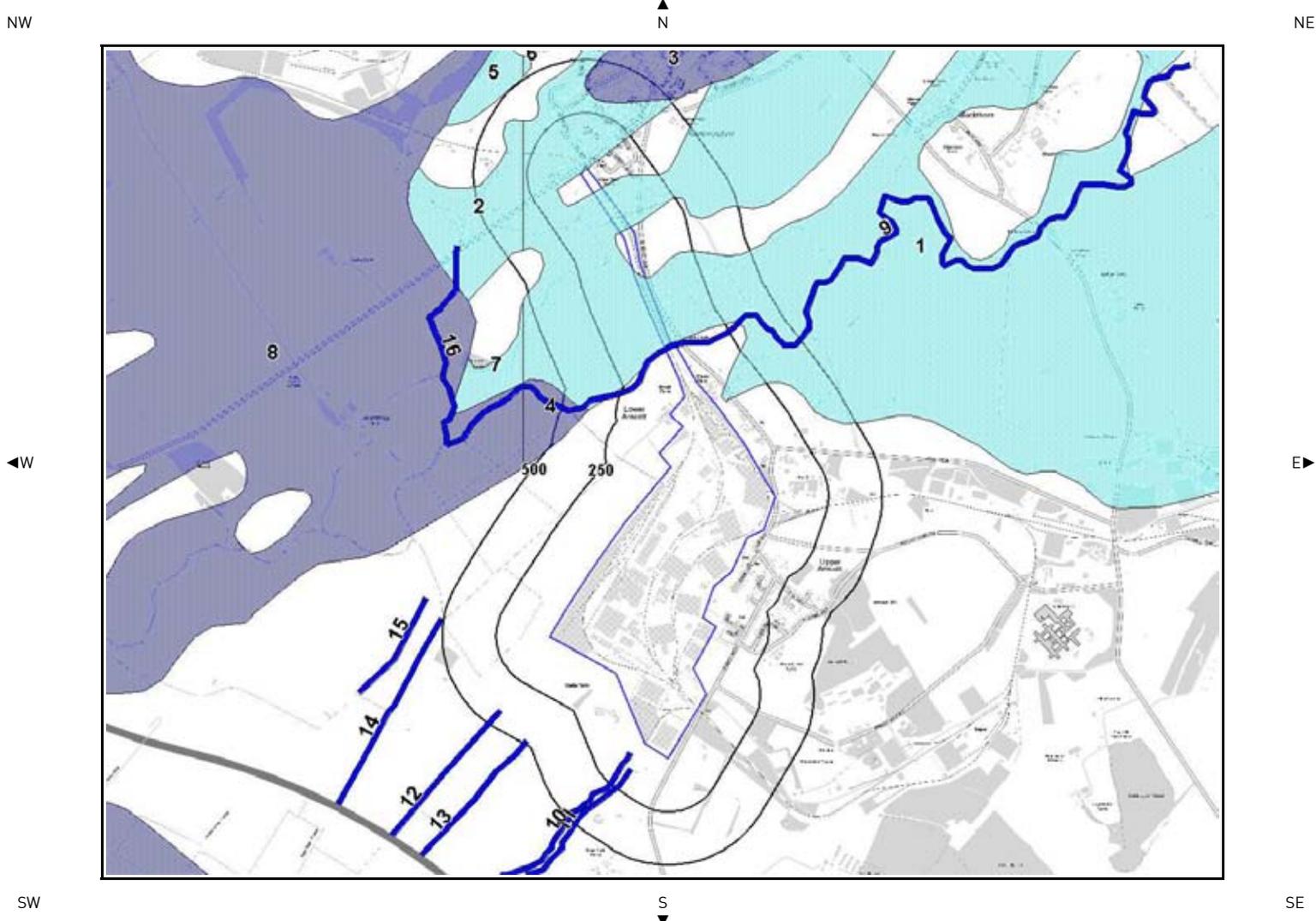
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
KLC-MDST	KELLAWAYS CLAY MEMBER	MUDSTONE
SBY-MDST	STEWARTBY MEMBER	MUDSTONE
KLS-SDSL	KELLAWAYS SAND MEMBER	SANDSTONE AND SILTSTONE, INTERBEDDED
PET-MDST	PETERBOROUGH MEMBER	MUDSTONE
CB-LMST	CORNBRASH FORMATION	LIMESTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure Geolnsight". Available from our website.

# 5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



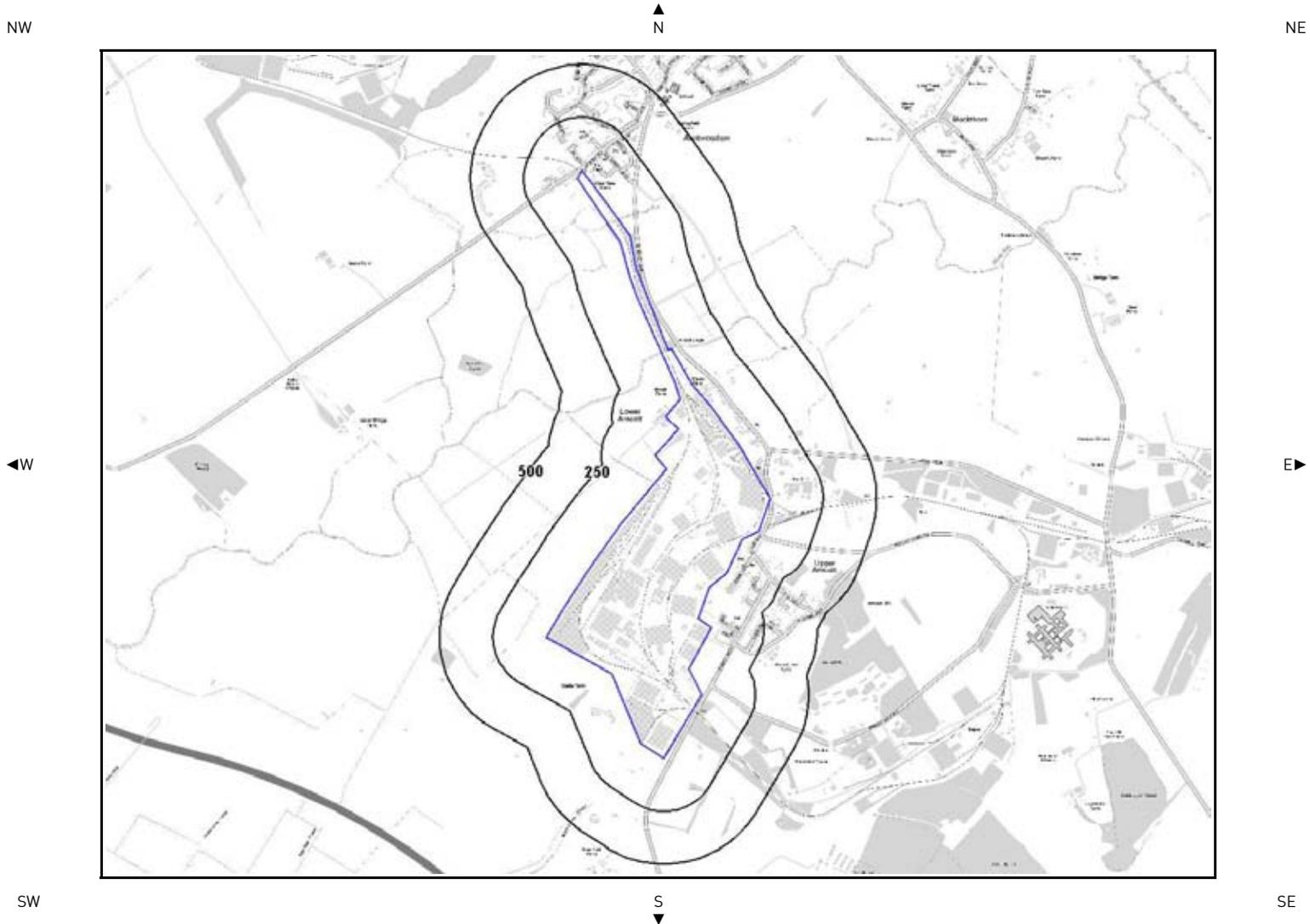
### Hydrogeology and Hydrology Legend

Enabled by Ordnance Survey

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- Site Outline
- Search Buffers (m)  
250  
500
- Minor Aquifer - Low Leaching Potential
- Minor Aquifer - Intermediate Leaching Potential
- Minor Aquifer - High Leaching Potential
- Major Aquifer - Low Leaching Potential
- Major Aquifer - Intermediate Leaching Potential
- Major Aquifer - High Leaching Potential
- Main River
- Groundwater Abstraction Licence
- Surface Water Abstraction Licence

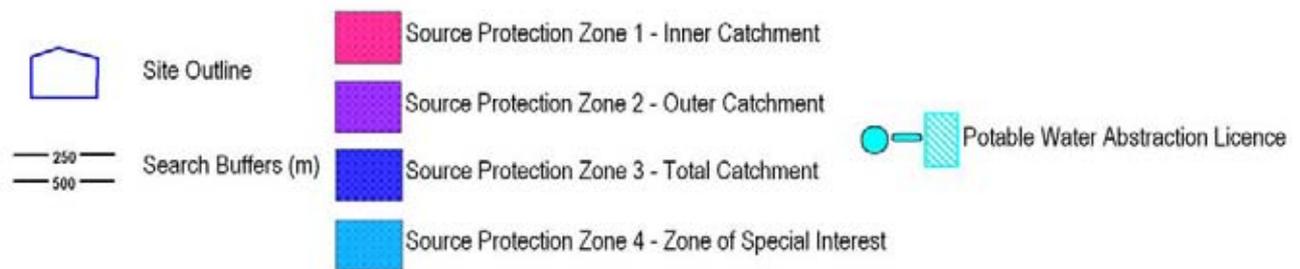
# 5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map



Hydrogeology and Hydrology Legend



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Licence Number: 100035207



## 5. Hydrogeology and Hydrology

### 5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site: **Yes**

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Minor Aquifer/Low Leaching Potential

### 5.2 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

### 5.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

### 5.4 Potable Water Abstraction Licences

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

Database searched and no data found.

### 5.5 Source Protection Zones

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

Database searched and no data found.

### 5.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site? **Yes**

The following river quality records are not represented on mapping:

Distance	Direction	River	Reach	Chemical Grade	Biological Grade
0.0	On Site	Oxon Ray	Grendon Underwood Stw - Langford Brook	E	0

### 5.7 Main Rivers

Are there any Main Rivers within 500m of the study site? **Yes**

The following main river records are represented on the Aquifer and Abstractions Map:

ID	Distance	Direction
9	0.0	On Site
10	82.0	SW
11	140.0	SW
12	418.0	SW

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## 5.8 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 to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes

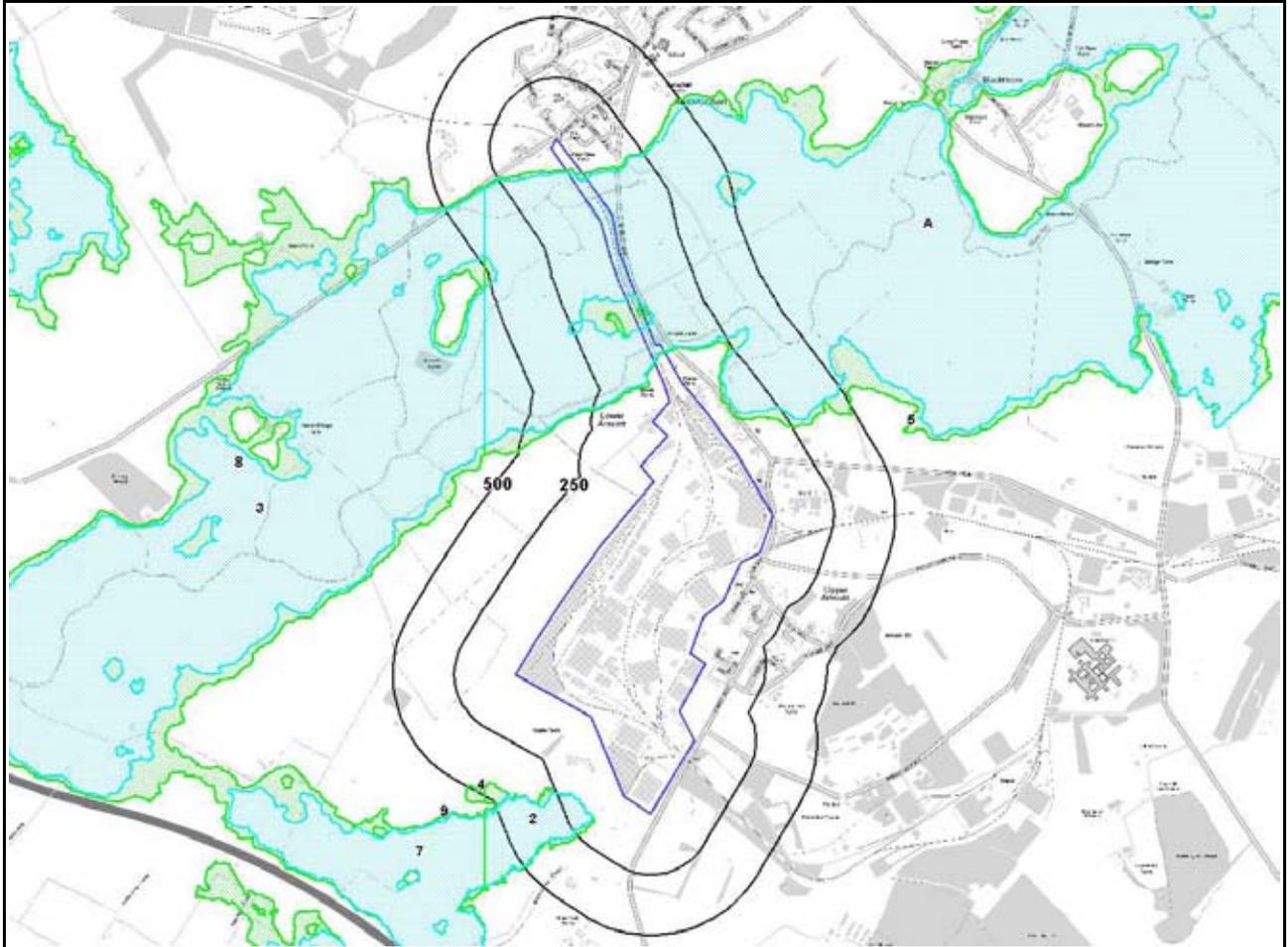
---

# 6. Surface Water Flood Map

NW

▲  
N

NE



◀W

▶E

SW

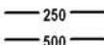
▼  
S

SE

### Surface Water Flood Legend



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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

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update	Type
1A	0.0	On Site	17-Dec-2009	Zone 2 - (Fluvial)
2	148.0	SW	17-Dec-2009	Zone 2 - (Fluvial)

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update	Type
6A	0.0	On Site	17-Dec-2009	Zone 3 - (Fluvial)
7	148.0	SW	17-Dec-2009	Zone 3 - (Fluvial)

### 6.3 Flood Defences

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

### 6.4 Areas benefiting from Flood Defences

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

### 6.5 Areas used for Flood Storage

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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## 6.6 Groundwater Flooding Susceptibility Areas

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

Yes

---

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

High

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

---

## 6.7 Groundwater Flooding Confidence Areas

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

Moderately High

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### 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 fivefold scale - Low, Moderately Low, Moderate, Moderately High 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

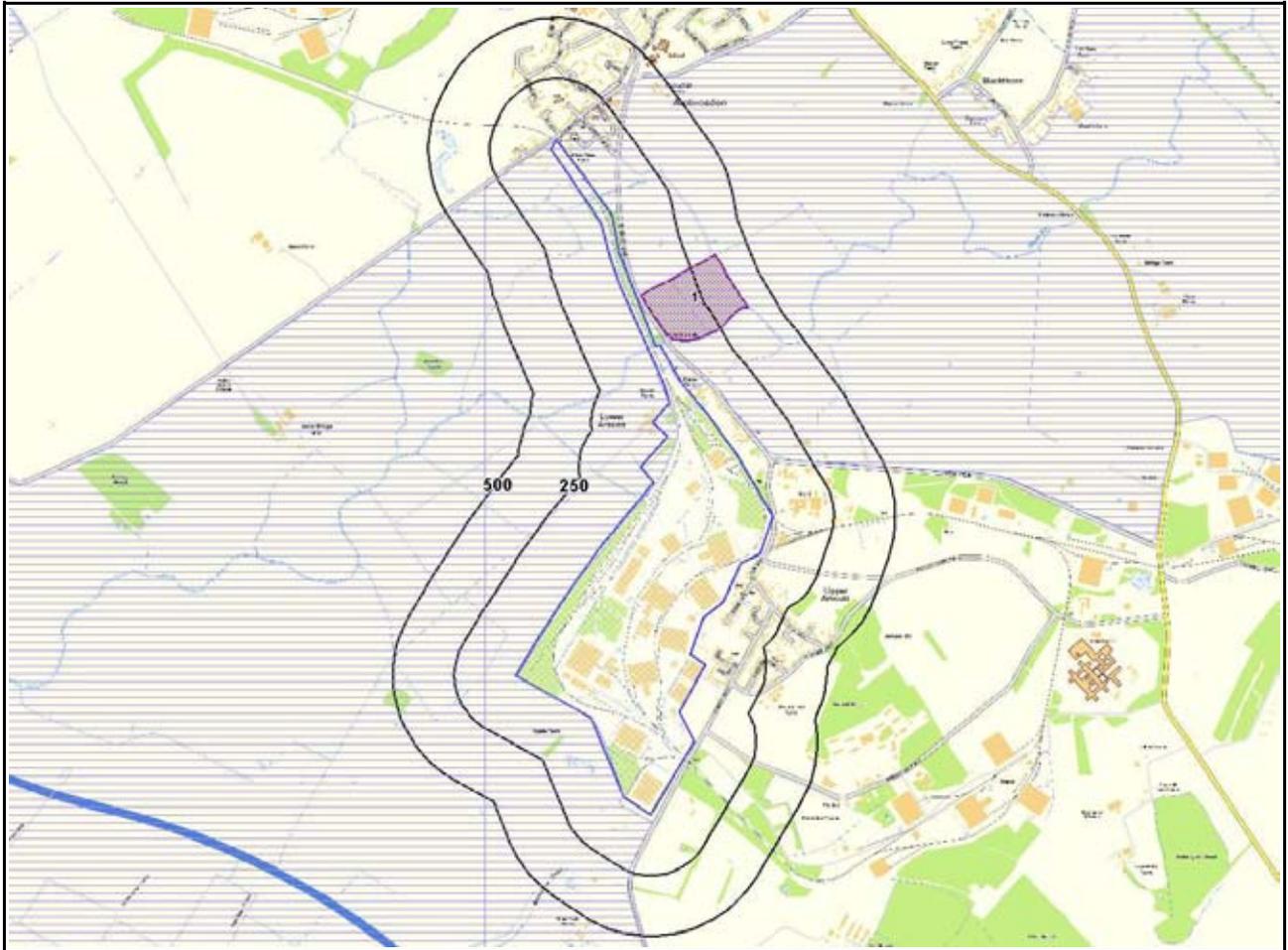
NW

NE



W

E



SW



SE

### Designated Environmentally Sensitive Sites Legend



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- Site Outline
- SAC
- SSSI
- NNR
- World Heritage Sites
- Search Buffers (m)
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

## 7. Designated Environmentally Sensitive Sites

**Presence of Designated Environmentally Sensitive Sites within 500m of the study site?** **Yes**

**Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:** **1**

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

ID	Distance	Direction	SSSI Name	Data Source
1	21.0	E	Arcott Bridge Meadows	Natural England

**Records of National Nature Reserves (NNR) within 500m of the study site:** **0**

Database searched and no data found.

**Records of Special Areas of Conservation (SAC) within 500m of the study site:** **0**

Database searched and no data found.

**Records of Special Protection Areas (SPA) within 500m of the study site:** **0**

Database searched and no data found.

**Records of Ramsar sites within 500m of the study site:** **0**

Database searched and no data found.

**Records of Local Nature Reserves (LNR) within 500m of the study site:** **0**

Database searched and no data found.

**Records of World Heritage Sites within 500m of the study site:** **0**

Database searched and no data found.

**Records of Environmentally Sensitive Areas within 500m of the study site:** **2**

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

ID	Distance	Direction	ESA Name	Data Source
2	0.0	On Site	Upper Thames Tributaries	Natural England
3	128.0	W	Upper Thames Tributaries	Natural England

**Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:** **0**

Database searched and no data found.

**Records of National Parks (NP) within 500m of the study site:** **0**

Database searched and no data found.

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**Records of Nitrate Sensitive Areas within 500m of the study site: 0**

Database searched and no data found.

**Records of Nitrate Vulnerable Zones within 500m of the study site: 2**

The following Nitrate Vulnerable Zone records produced by DEFRA are not represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Name	Data Source
	0.0	On Site	No place name provided	DEFRA
	128.0	W	No place name provided	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, please obtain a GroundSure Geolnsight. 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?**

**Moderate**

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

Hazard

Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk 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.

#### 8.1.3 Soluble Rocks

**What is the maximum Soluble 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

Significant soluble rocks are present, but with few dissolution features and no recorded subsidence. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

#### 8.1.4 Compressible Ground

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

**Moderate**

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

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build – consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property –possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

#### 8.1.5 Collapsible Rocks

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

**Null - Negligible**

No indicators for collapsible deposits identified; No special actions required to avoid problems due to collapsible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely 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?**

**Low**

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

Hazard

---

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.

---

\* 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 hazard of subsidence relating to shallow mining on-site (including a 150m buffer) ?

**Negligible**

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

---

### 9.3 Brine Affected Areas

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

**No**

Database searched and no data found.

---

# 10. Contacts

## EmapSite

Telephone: 0118 9736883  
sales@emapsite.com



## British Geological Survey (England & Wales)

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



## Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and guidance



## The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848. DX 716176 Mansfield 5  
www.coal-authority.co.uk  
Coal mining reports and related enquiries



## Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



## Local Authority

Authority: Aylesbury Vale District Council  
Phone: 01296 585858  
Web: www.aylesburyvaledc.gov.uk  
Address: Customer Service Centre, 66 High Street, Aylesbury, HP20 1SD

## Get Mapping PLC

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



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## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.
- "Commission" means an order for Consultancy Services submitted by a Client.
- "Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.
- "Client" means the party that submits an Order or Commission.
- "Data Provider" means any third party providing Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "Home Information Pack" means a combination of reports required when selling a residential property.
- "Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.
- "Order Website" means online platform via which Orders may be placed.
- "Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.
- "Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "Site" means the landsite in respect of which GroundSure provides the Services.
- "User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

### 2 Scope of Services

- 2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
- 2.3 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 the Contract.
- 2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.
- 2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

### 3 The Client's obligations

- 3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
- 3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.
- 3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

### 4 Reliance

- 4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
- 4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
- 4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

### 5 Fees and Disbursements

- 5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.
- 5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.
- 5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

### 6 Intellectual Property

- 6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
- 6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
- 6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

### 7 Liability

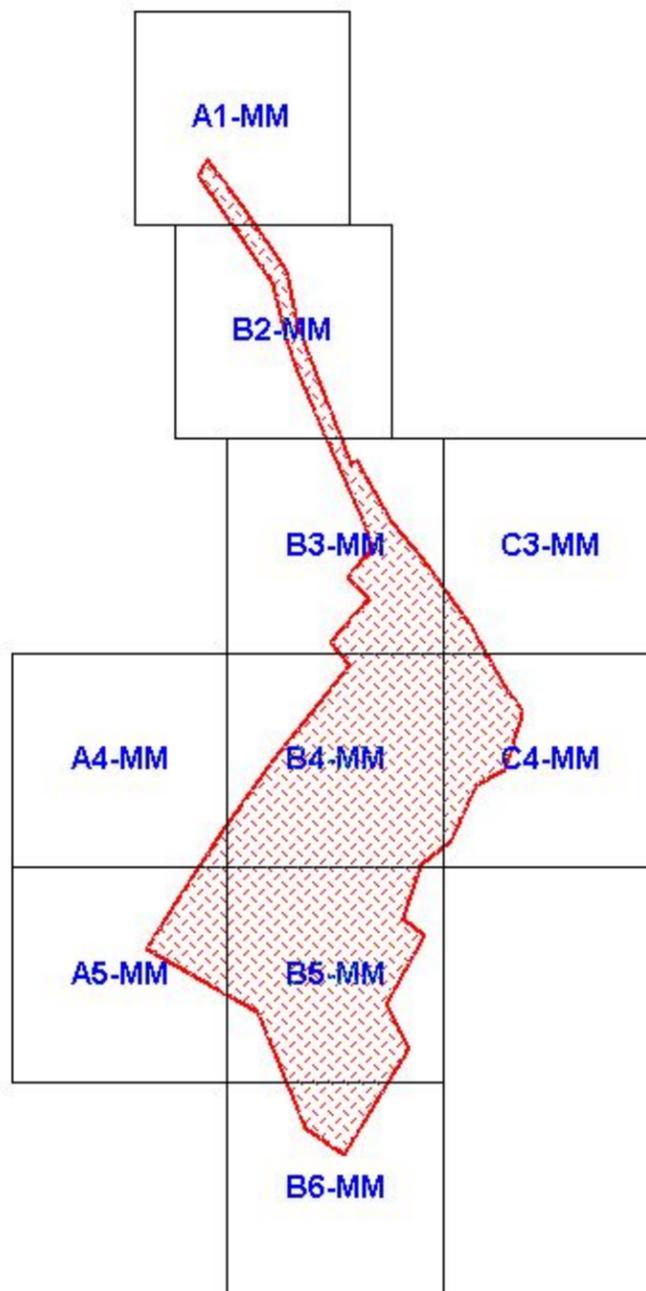
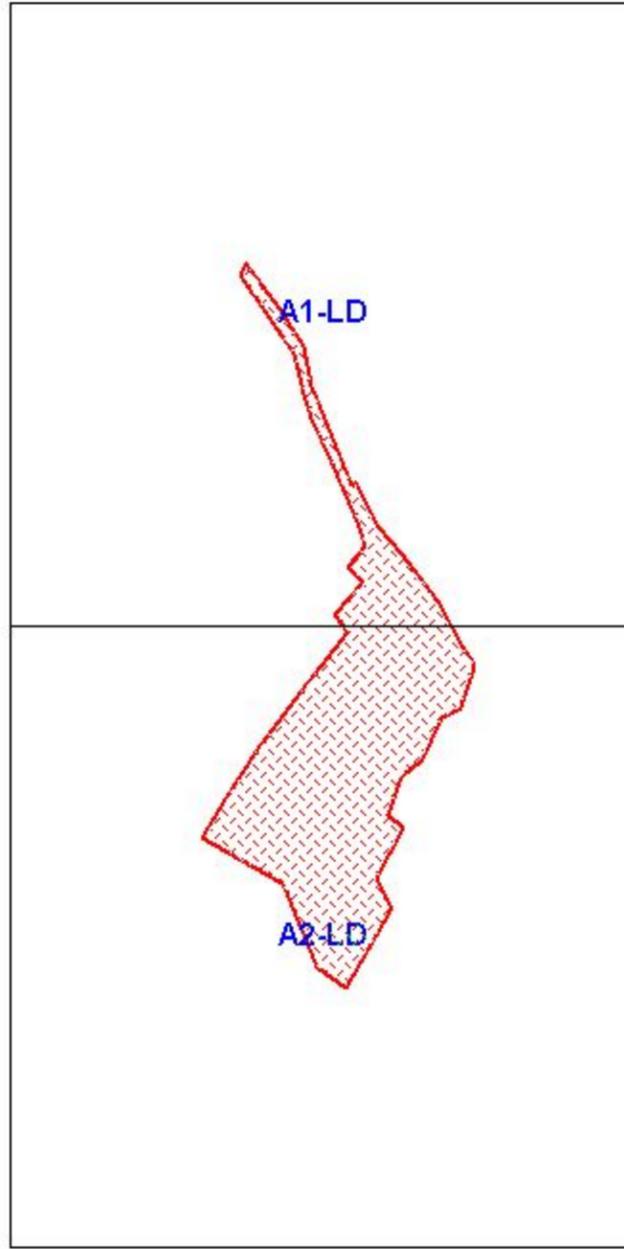
Report Reference: [EMS-97882\\_123439](#)

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If you would like any further assistance regarding this report then please contact emapsite on (T) 0118 9736883, (F) 0118 9730002 or email: [sales@emapsite.com](mailto:sales@emapsite.com)

- 7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
- 7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
- 7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
- 7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
- 7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
- 7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
- 7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
- 7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
- 7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:
- (i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
  - (ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part II(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.
- 7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
- 7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.
- 8 GroundSure right to suspend or terminate
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; 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 breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend
- 9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension
- 10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
  - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 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.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.

# EMS-97882\_123438



## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: National Grid

Map date: 2009

Scale: 1:10,000

Printed at: 1:10,000

2009



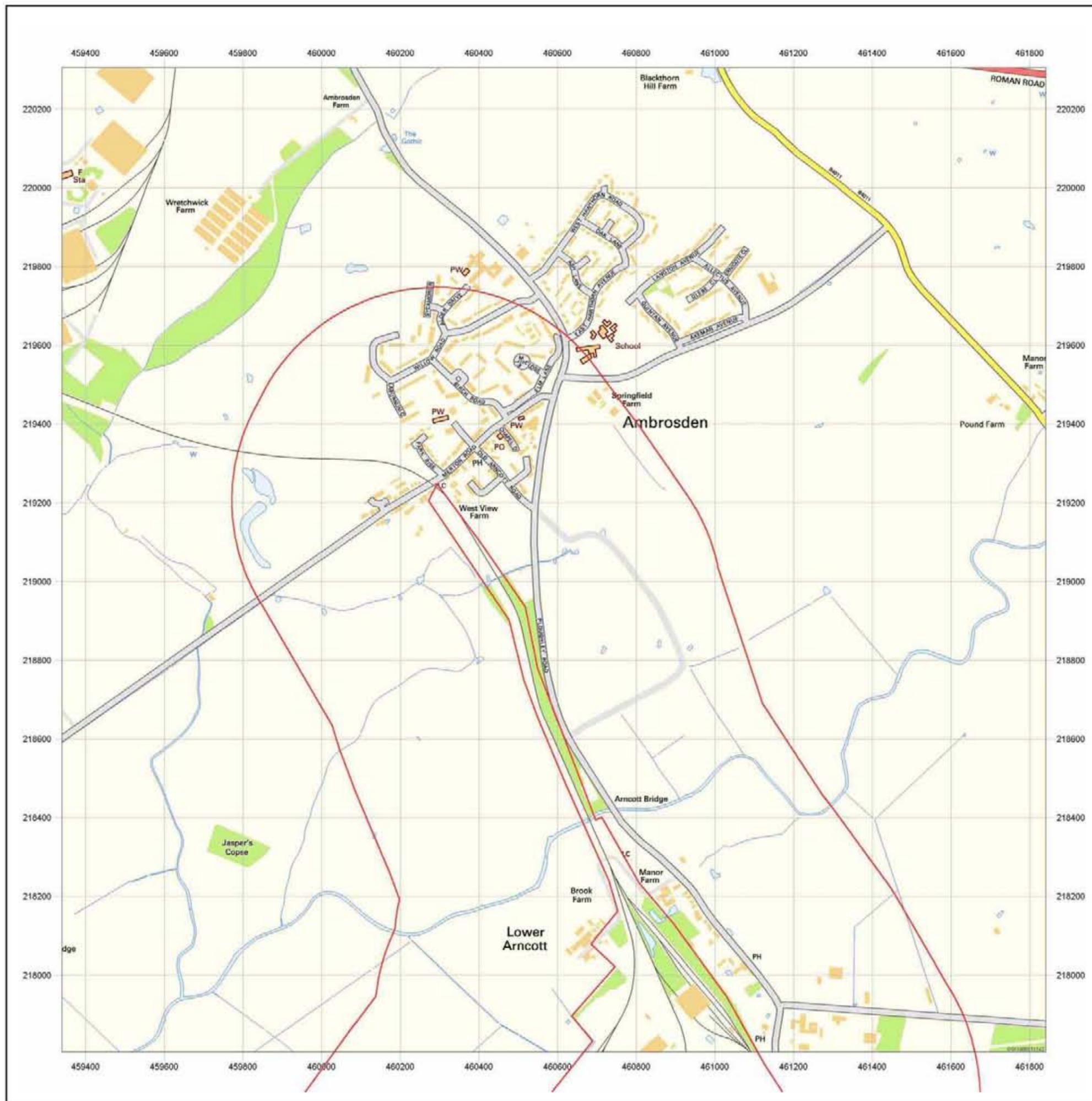
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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

2002



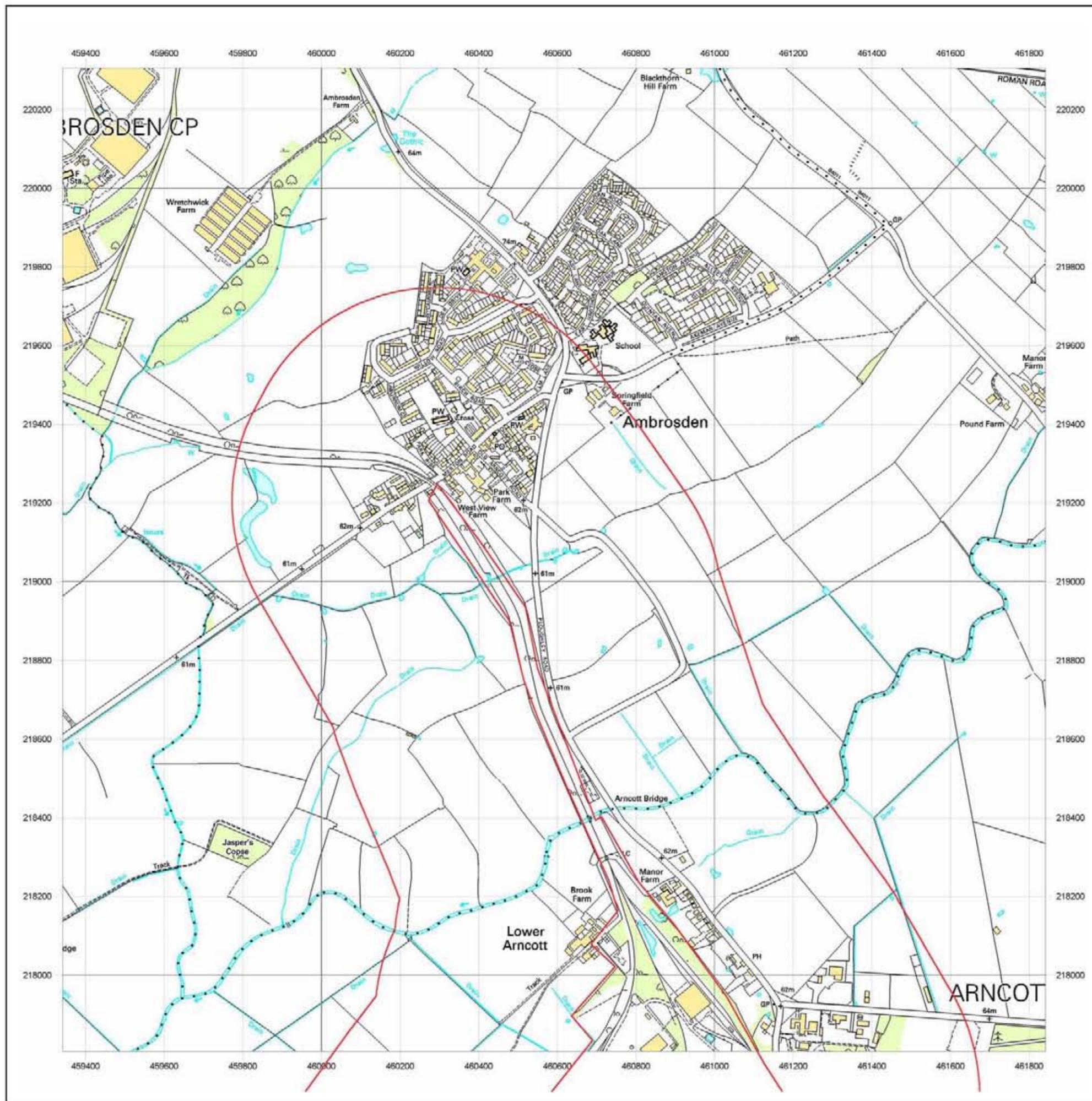
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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: National Grid

Map date: 1992-1995

Scale: 1:10,000

Printed at: 1:10,000

Surveyed 1983  
Revised 1995  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1977  
Revised 1992  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1979  
Revised 1992  
Edition NA  
Copyright NA  
Levelled NA



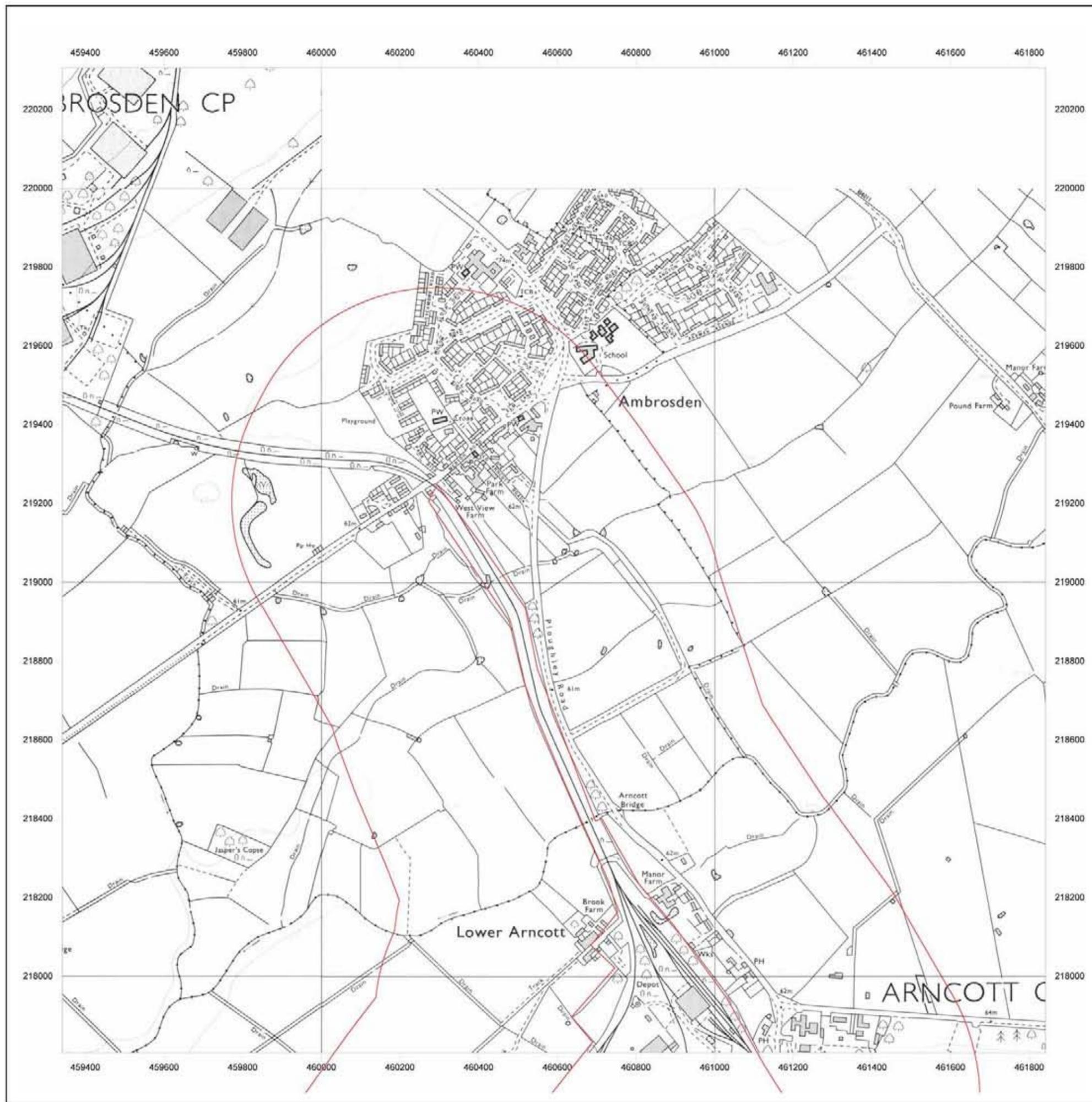
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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: National Grid

Map date: 1980-1985

Scale: 1:10,000

Printed at: 1:10,000

Surveyed 1983  
Revised 1985  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1978  
Revised 1982  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1977  
Revised 1980  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1979  
Revised 1982  
Edition NA  
Copyright NA  
Levelled NA



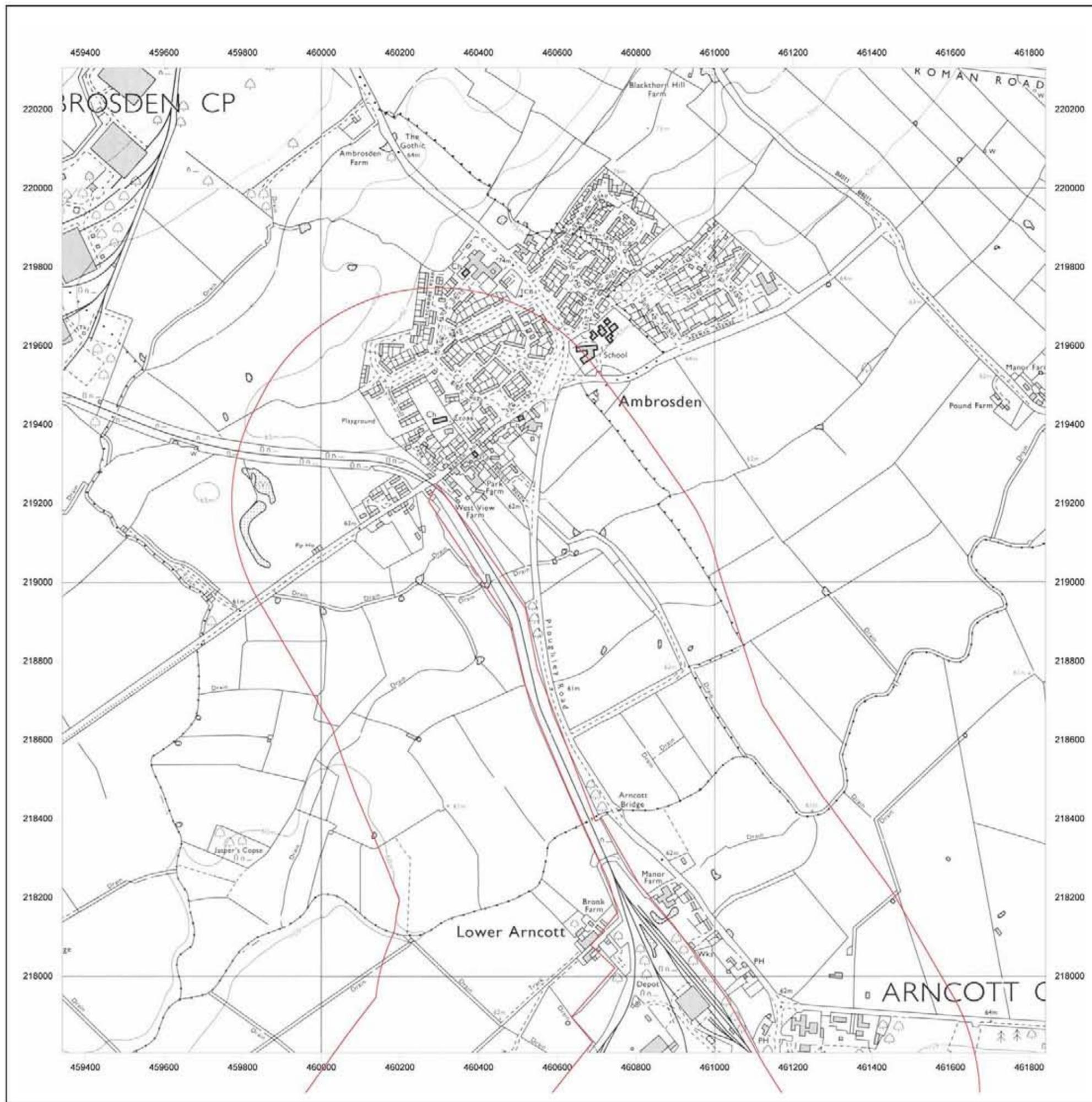
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**Site Details:**

**Client Ref:** EMS\_97882\_123438  
**Report Ref:** EMS-97882\_123438\_A1-LD  
**Grid Ref:** 460591, 219056

**Map Name:** County Series

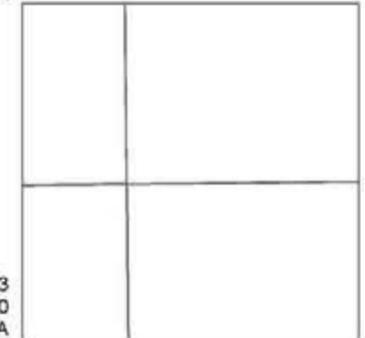
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**Scale:** 1:10,560

**Printed at:** 1:10,560

Surveyed 1879  
 Revised 1950  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1879  
 Revised 1950  
 Edition NA  
 Copyright NA  
 Levelled NA



Surveyed 1873  
 Revised 1950  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1879  
 Revised 1950  
 Edition NA  
 Copyright NA  
 Levelled NA



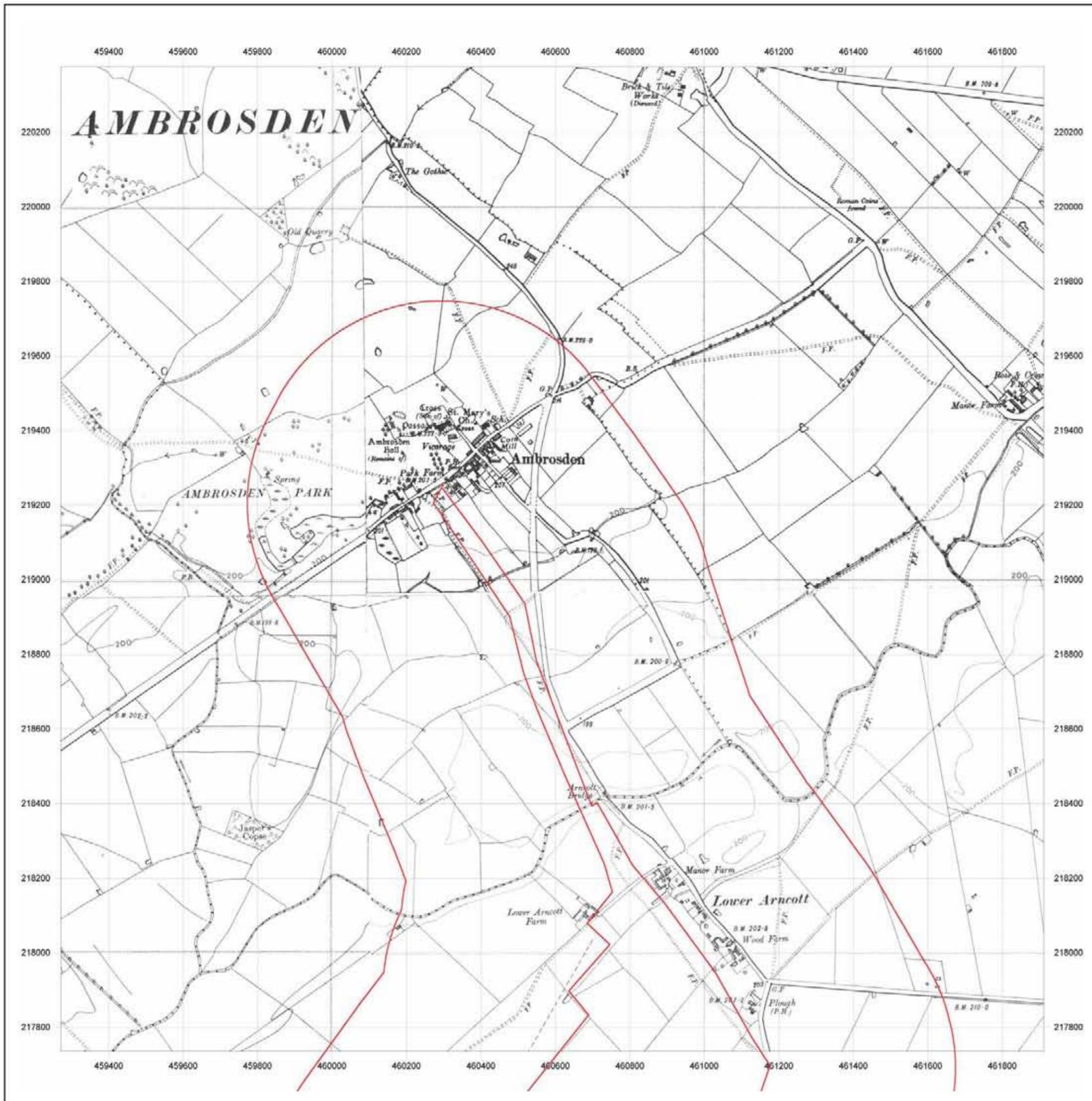
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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1950  
Revised 1950  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1950  
Revised 1950  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1950  
Revised 1950  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1950  
Revised 1950  
Edition NA  
Copyright NA  
Levelled NA



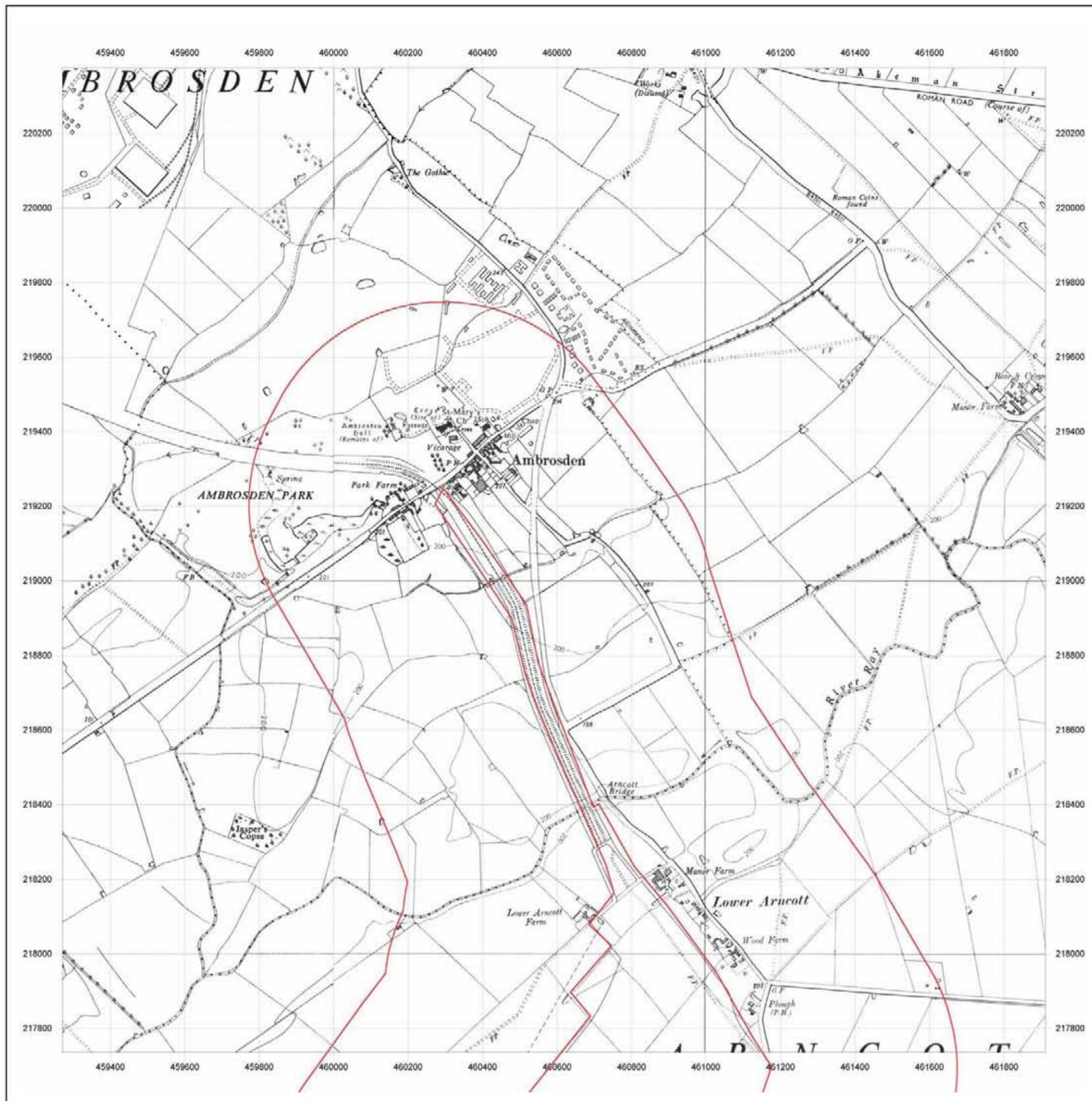
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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

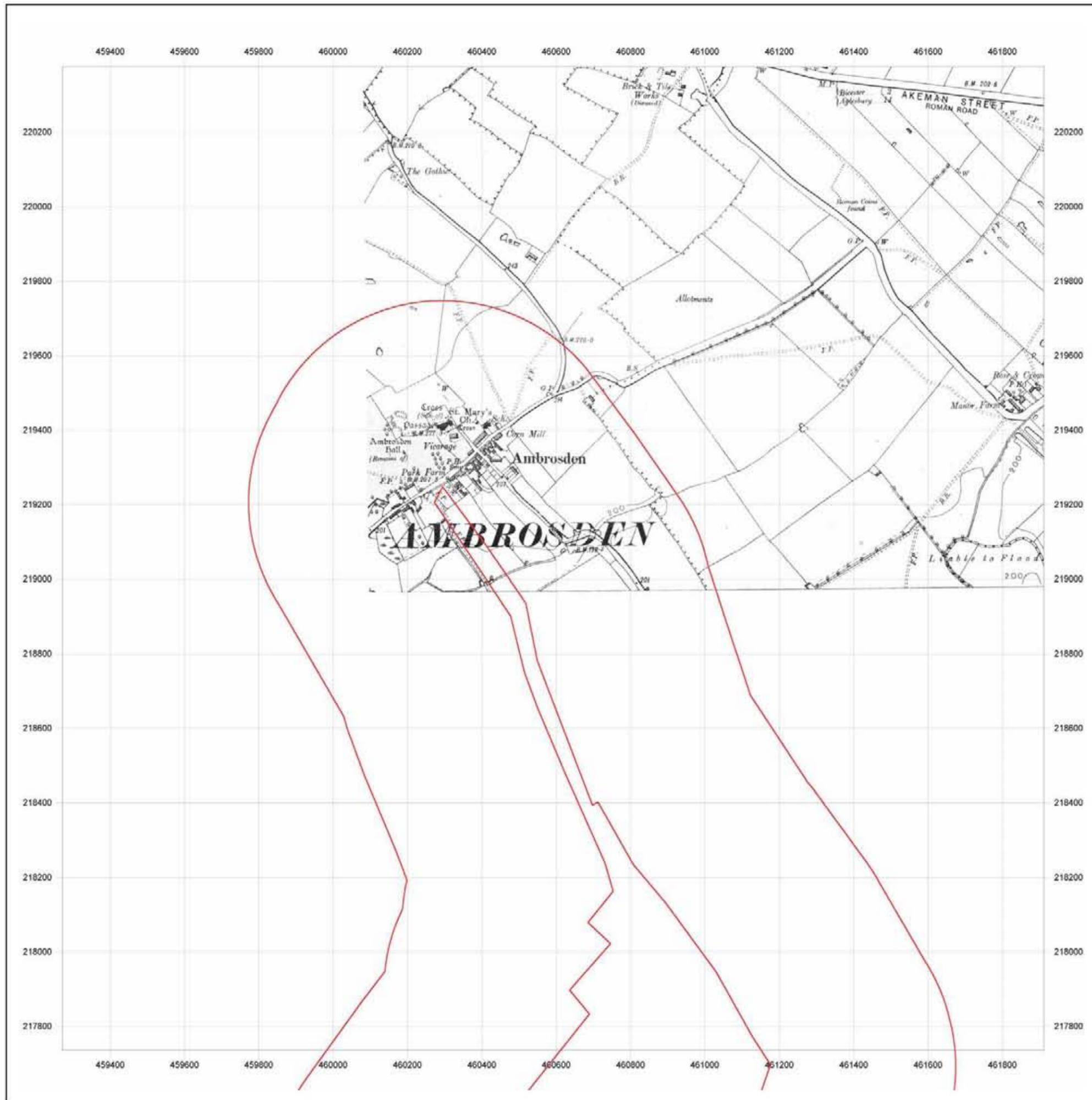
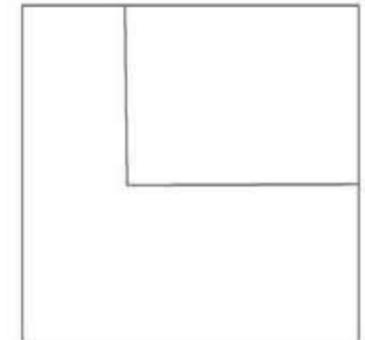
Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1926  
Revised ?  
Edition NA  
Copyright NA  
Levelled NA



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Production date: 07 January 2010

**Site Details:**

Client Ref: EMS\_97882\_123438  
 Report Ref: EMS-97882\_123438\_A1-LD  
 Grid Ref: 460591, 219056

Map Name: County Series

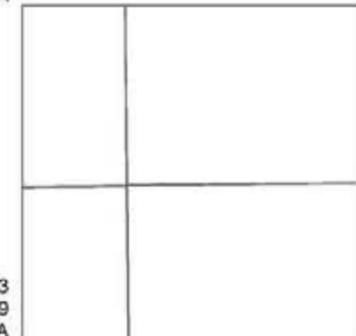
Map date: 1919

Scale: 1:10,560

Printed at: 1:10,560

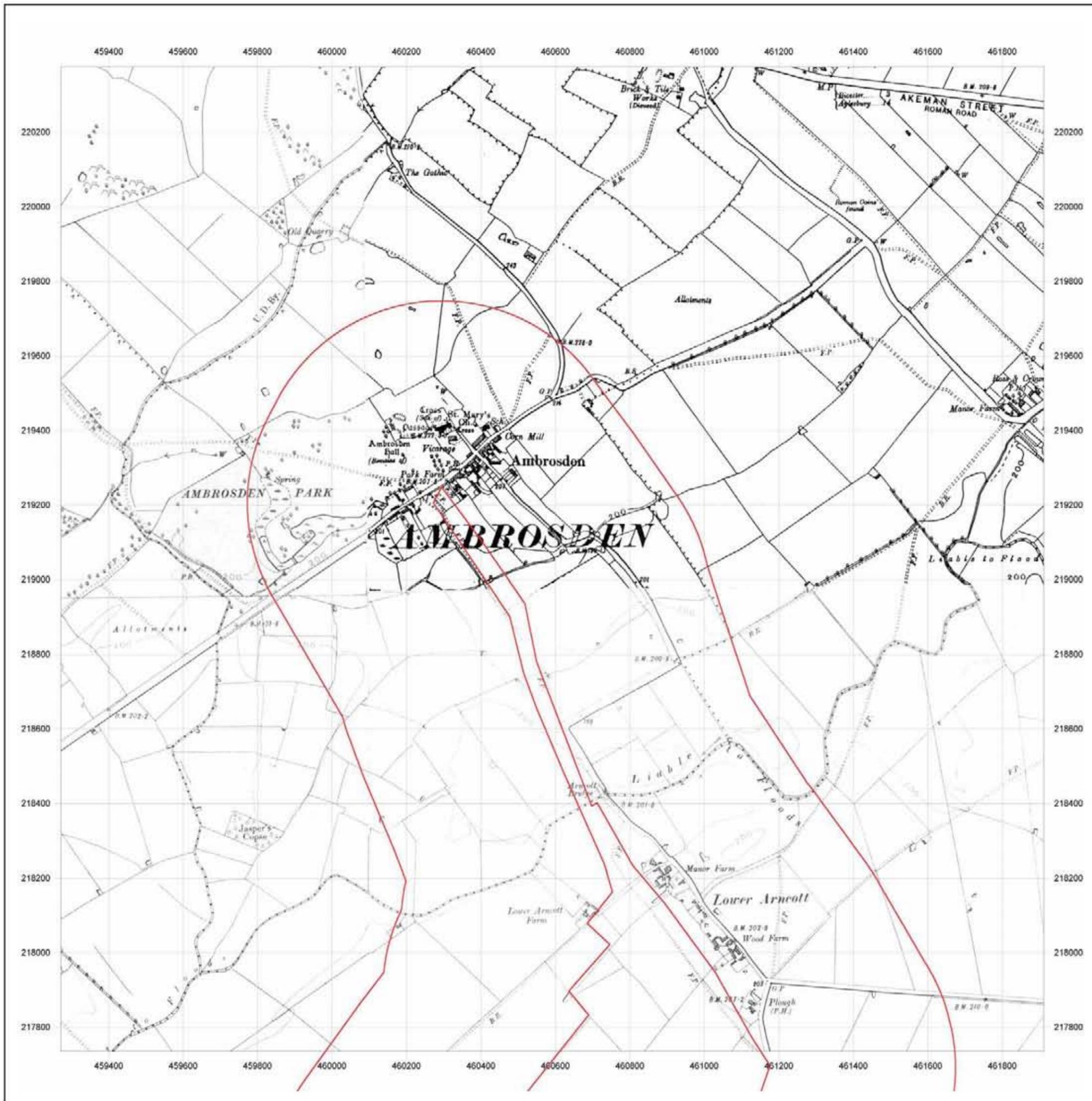
Surveyed 1879  
 Revised 1919  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1919  
 Revised ?  
 Edition NA  
 Copyright NA  
 Levelled NA



Surveyed 1873  
 Revised 1919  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1879  
 Revised 1919  
 Edition NA  
 Copyright NA  
 Levelled NA



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**Site Details:**

**Client Ref:** EMS\_97882\_123438  
**Report Ref:** EMS-97882\_123438\_A1-LD  
**Grid Ref:** 460591, 219056

**Map Name:** County Series

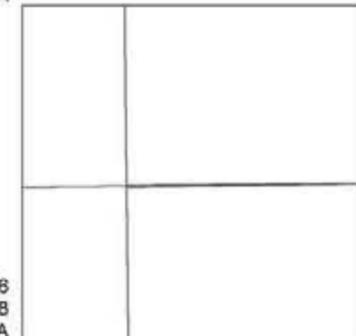
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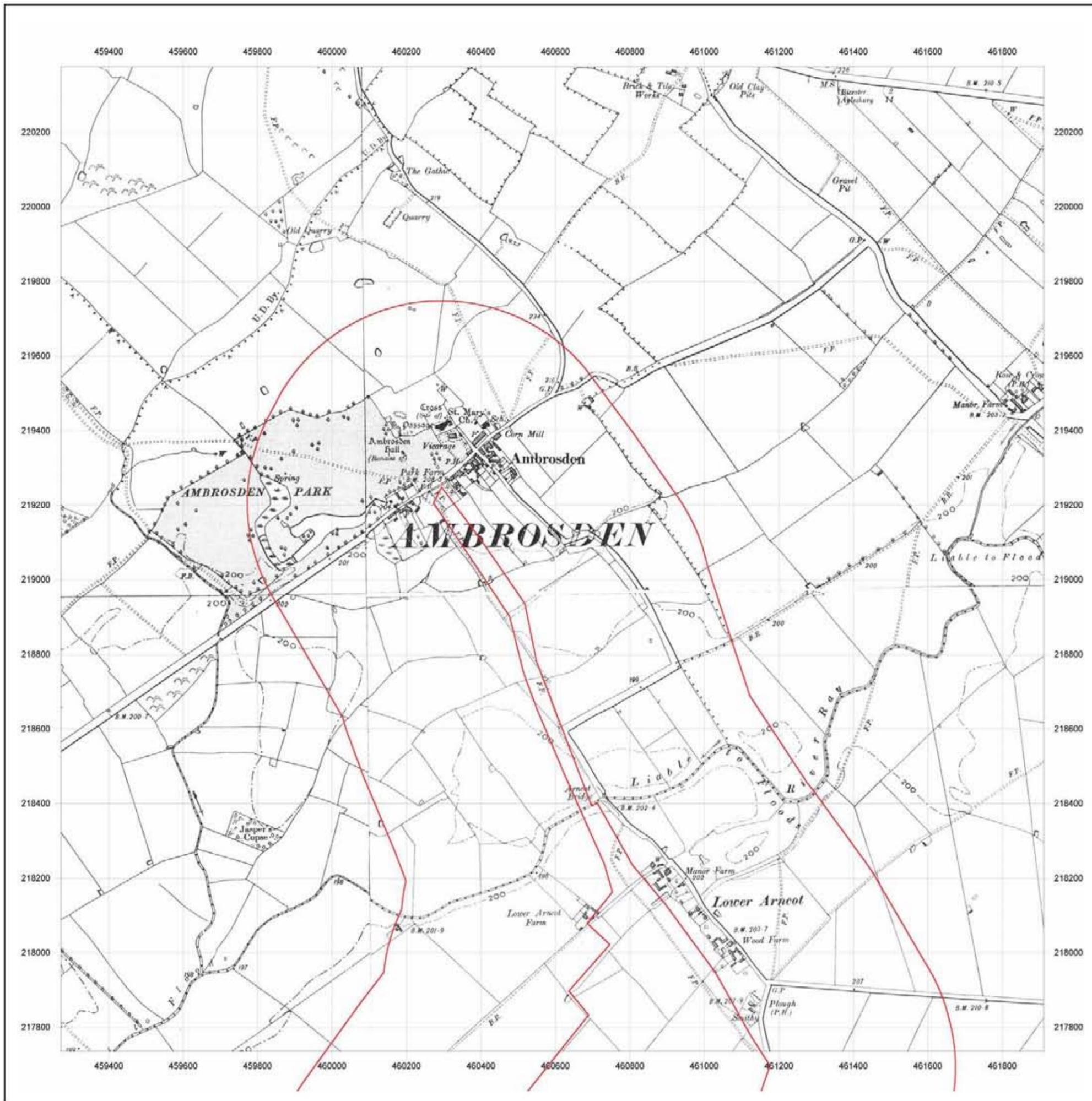
Surveyed 1875  
 Revised 1898  
 Edition NA  
 Copyright NA  
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Surveyed 1879  
 Revised 1898  
 Edition NA  
 Copyright NA  
 Levelled NA



Surveyed 1876  
 Revised 1898  
 Edition NA  
 Copyright NA  
 Levelled NA

Surveyed 1879  
 Revised 1898  
 Edition NA  
 Copyright NA  
 Levelled NA



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## Site Details:

Client Ref: EMS\_97882\_123438  
Report Ref: EMS-97882\_123438\_A1-LD  
Grid Ref: 460591, 219056

Map Name: County Series

Map date: 1879-1880

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1880  
Revised 1880  
Edition NA  
Copyright NA  
Levelled NA

Surveyed 1879  
Revised 1879  
Edition NA  
Copyright NA  
Levelled NA



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