
Annex C **emapsite™ GroundSure GeoInsight Report**

255 Pages



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:

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 EnviroInsight

Address:

Date: Jan 7, 2010

GroundSure Reference: EMS-97883_123442

Your Reference: EMS_97883_123442

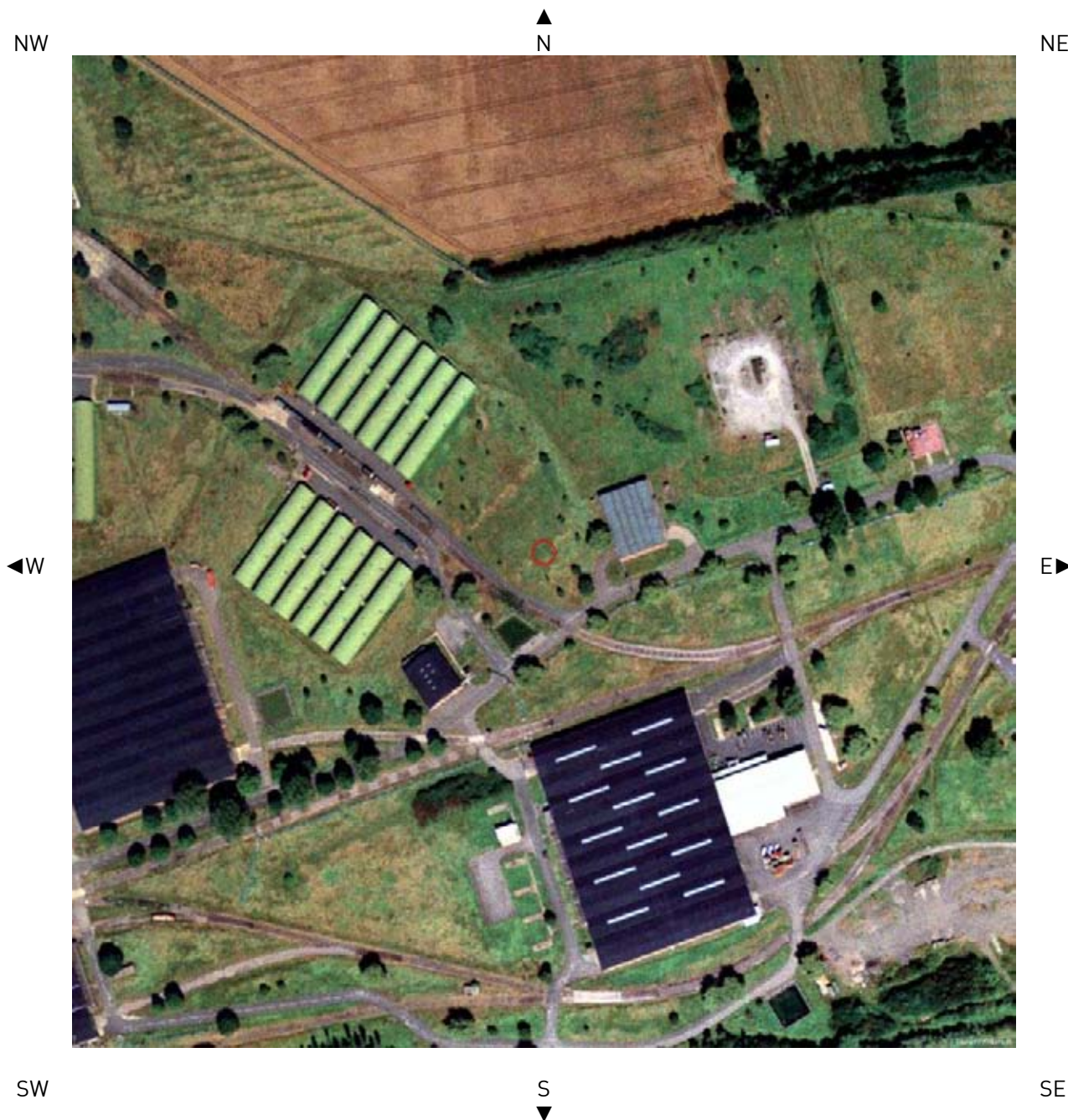
Client: EmapSite



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Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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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 | | | | | |
|--|---|------|--------|---------|----------|-----------|
| 1. Authorisations, Incidents and Registers | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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 NIHS 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 | - | - |
| 2. Landfill and Other Waste Sites | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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 |
| 3. Current Land Uses | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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

-

-

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

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

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

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.

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 1990¹

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.

¹Further 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.

NW



NF



SW

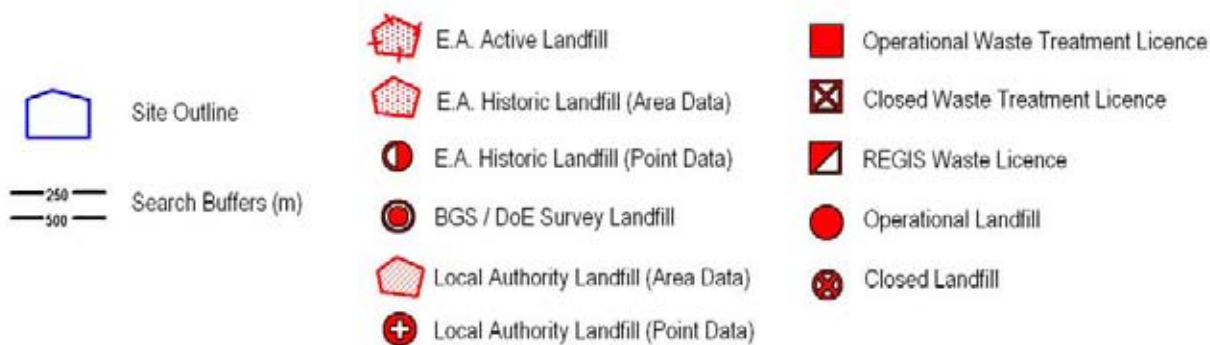
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2. Landfill and Other Waste Sites

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.

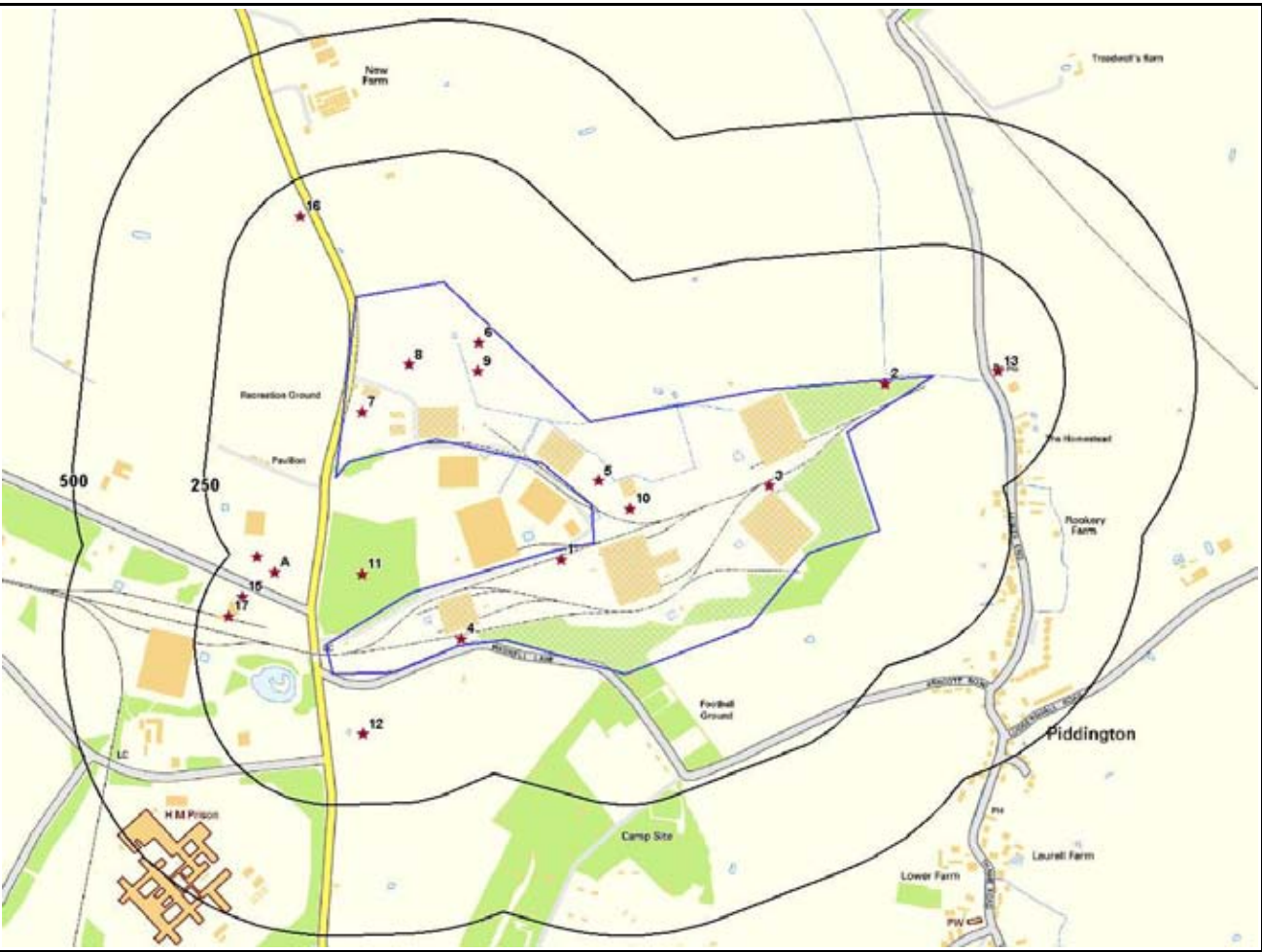
Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

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
- Search Buffers (m)
 - 250
 - 500
- Current Industrial Sites
- Petrol & Fuel Sites
- Underground High Pressure Oil & Fuel Pipelines

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

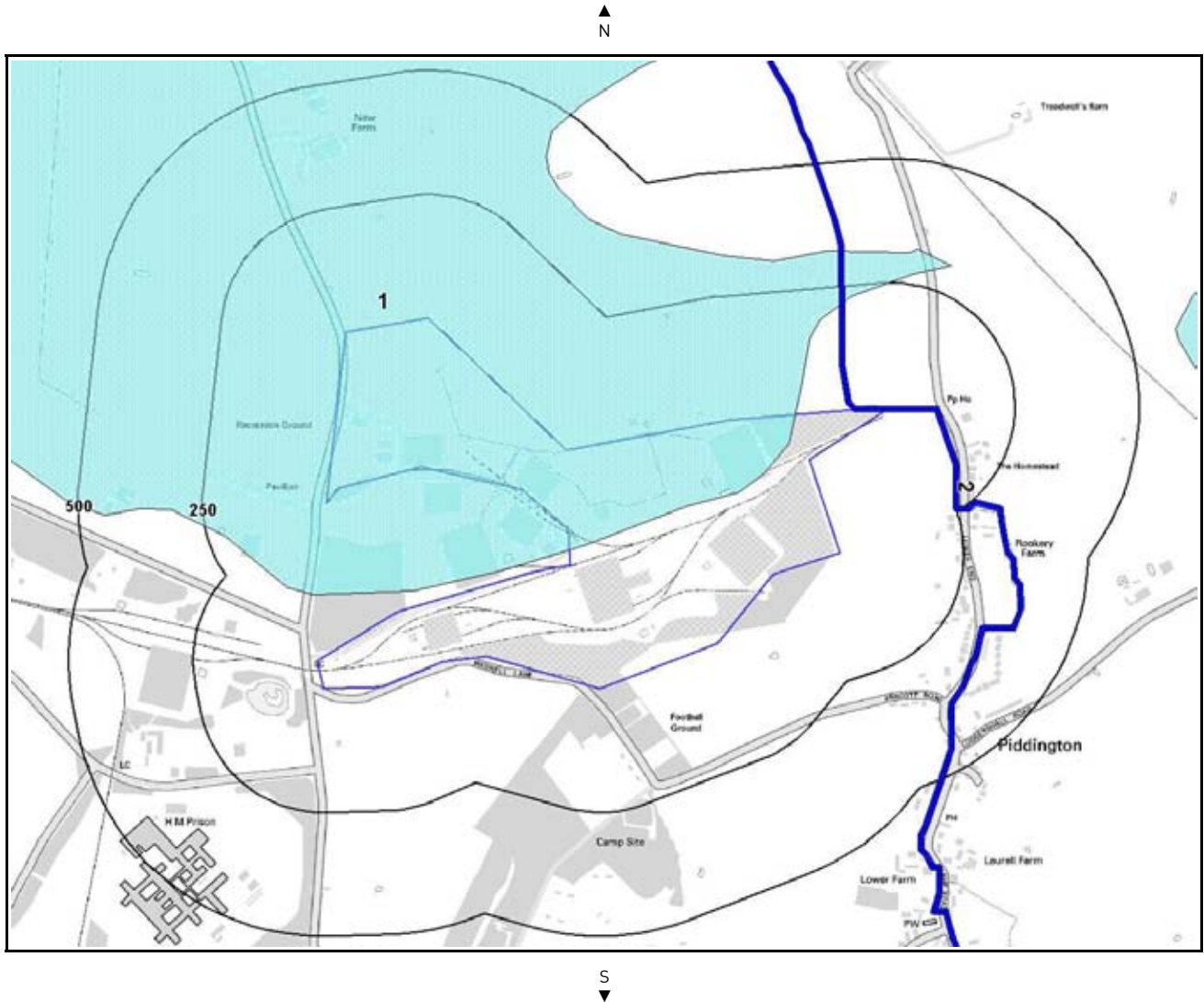
The database has been searched on site, including a 50m buffer.

| 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 GeolInsight". Available from our website.

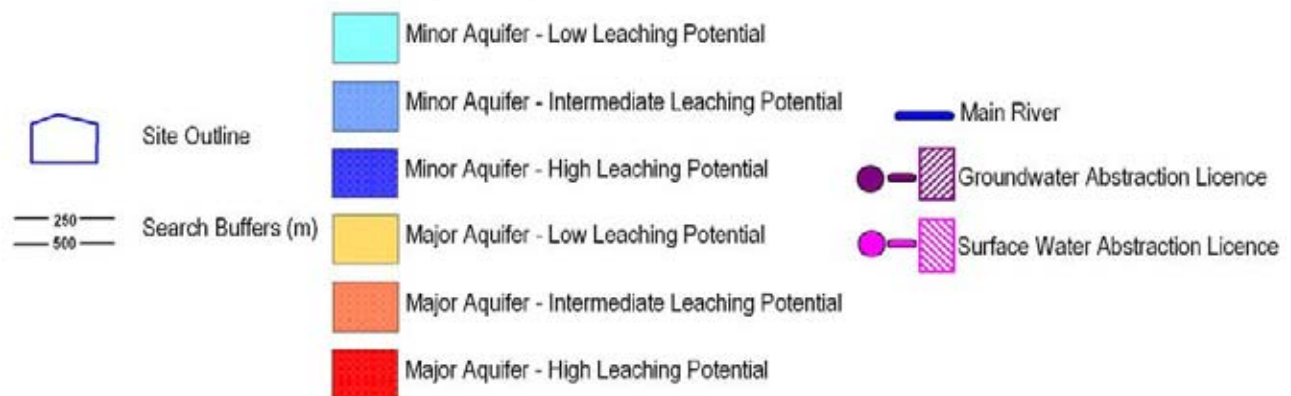
5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



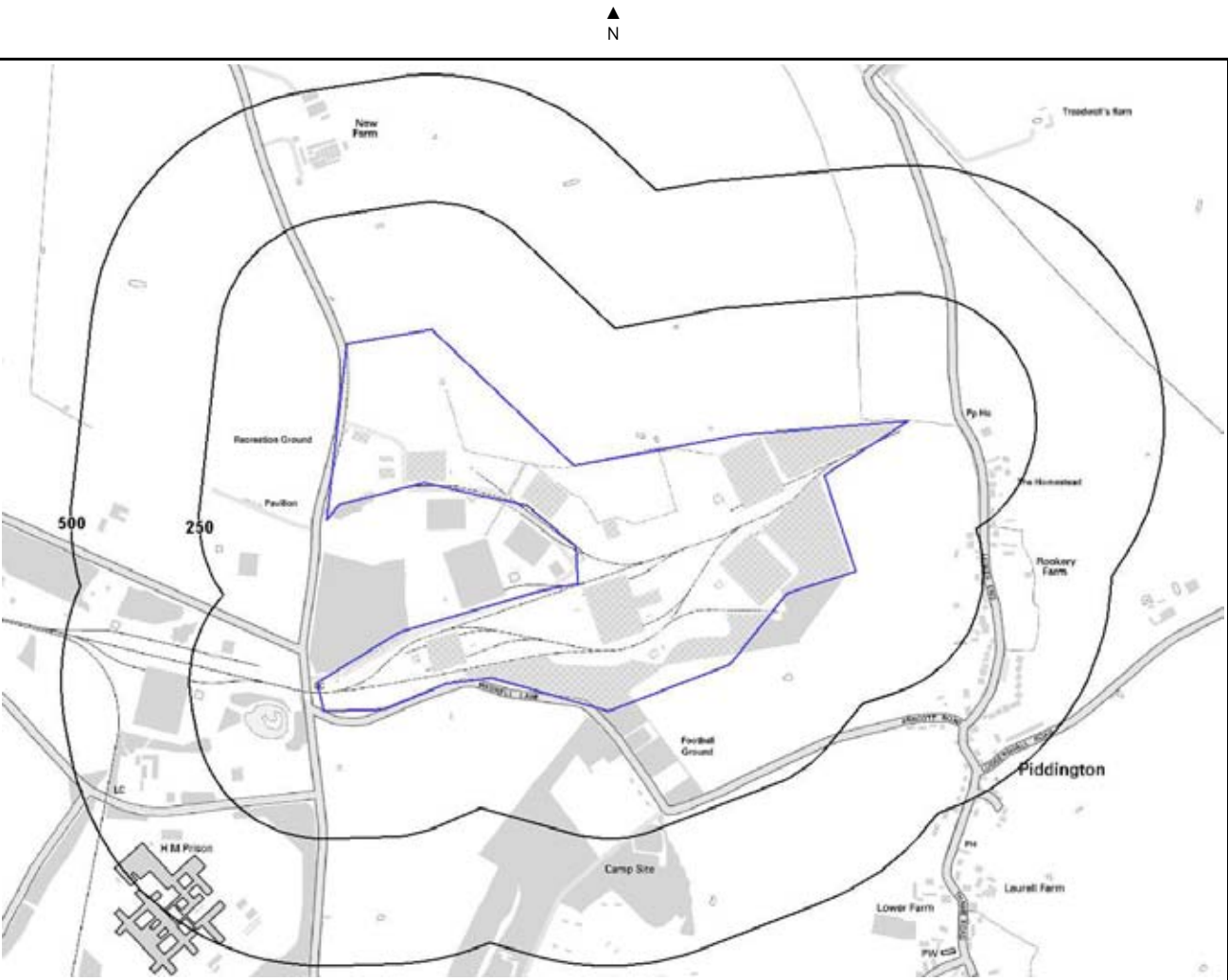
Hydrogeology and Hydrology Legend

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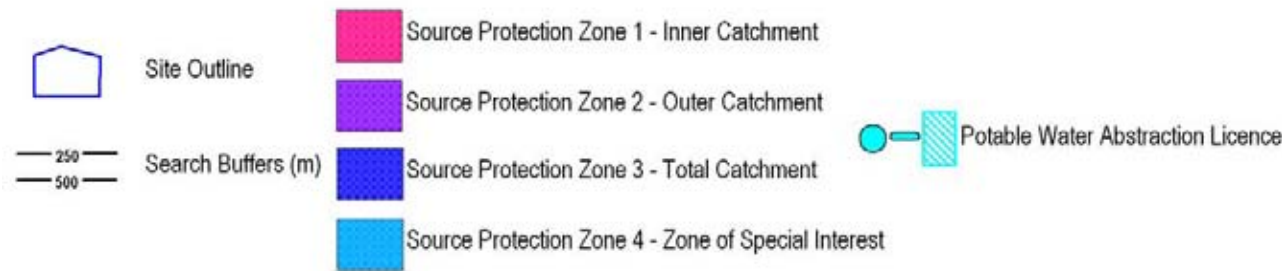
5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map



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

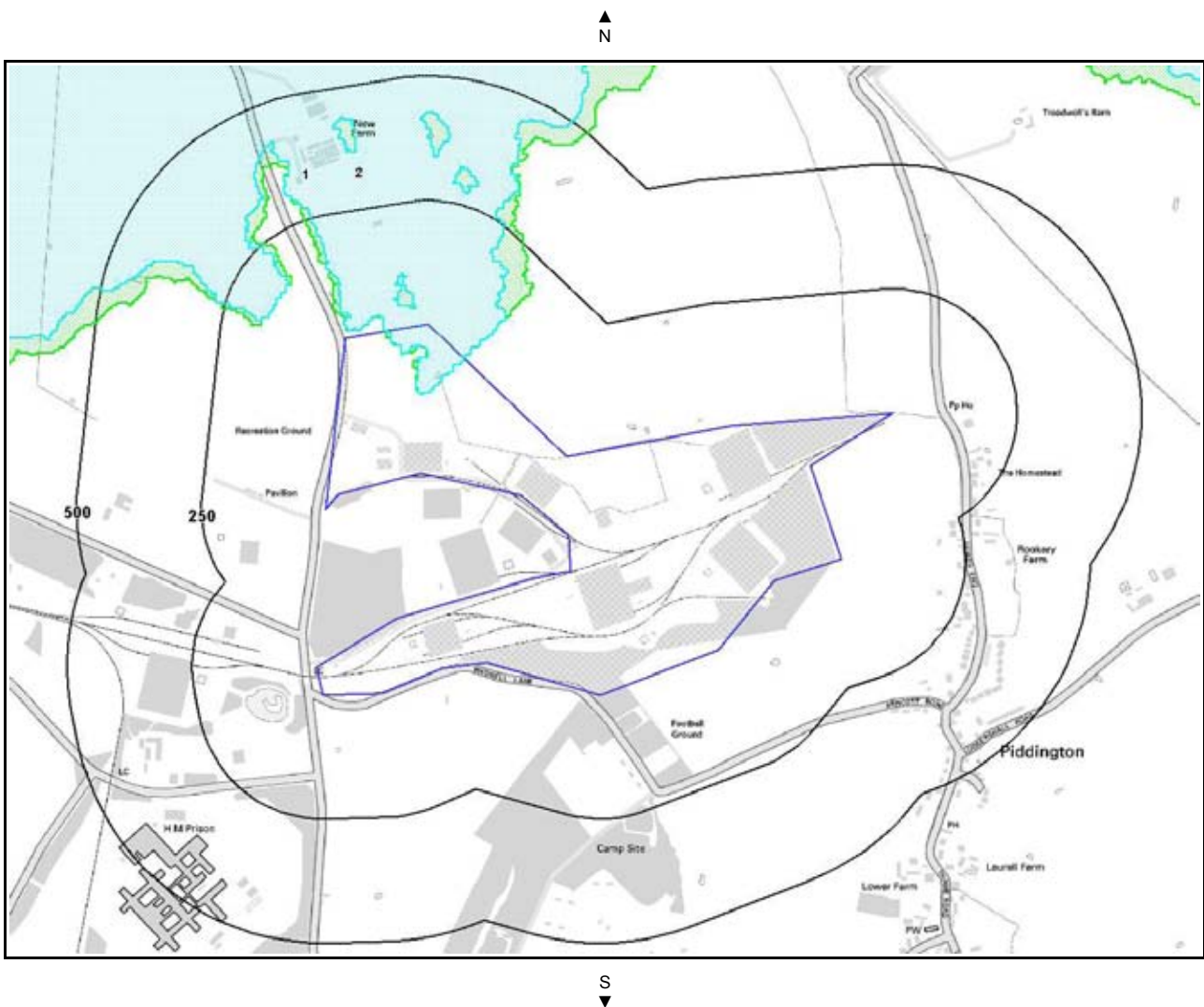
Are there any surface water features within 250m of the study site?

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 |


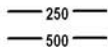





6. Surface Water Flood Map



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 |
|----|----------|-----------|-------------|--------------------|
| 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.

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?

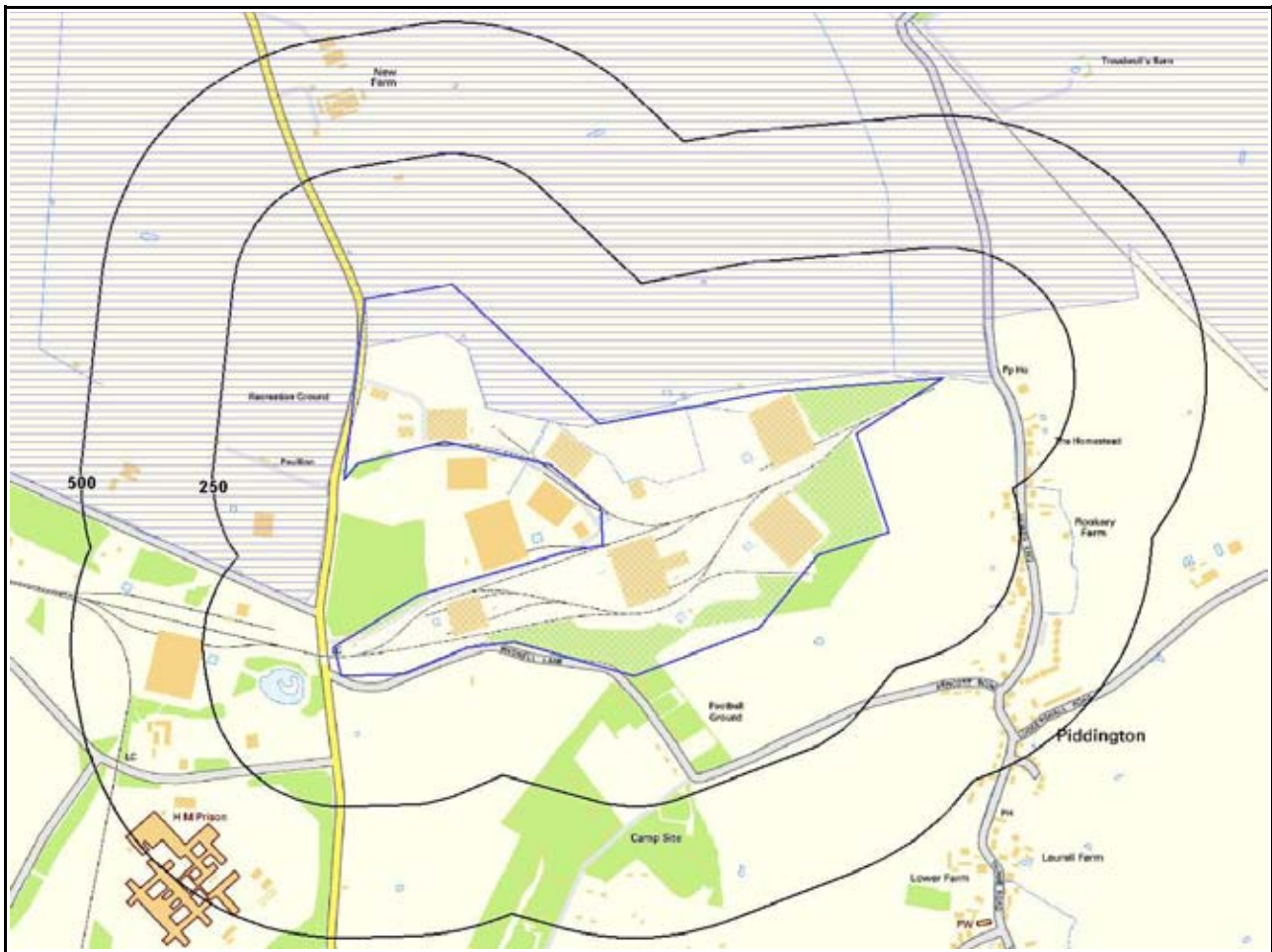
Moderately High

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



Designated Environmentally Sensitive Sites Legend

Enabled by Ordnance Survey

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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: **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.

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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

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: 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



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Report Reference: EMS-97883_123442

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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

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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 GeoInsight

Address:

Dear Sir/Madam,

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

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

Yours faithfully,

emapsite customer services team

Enc.
GroundSure GeoInsight

GroundSure GeoInsight

Address:

Date: Jan 7, 2010

Report Reference: EMS-97883_123443

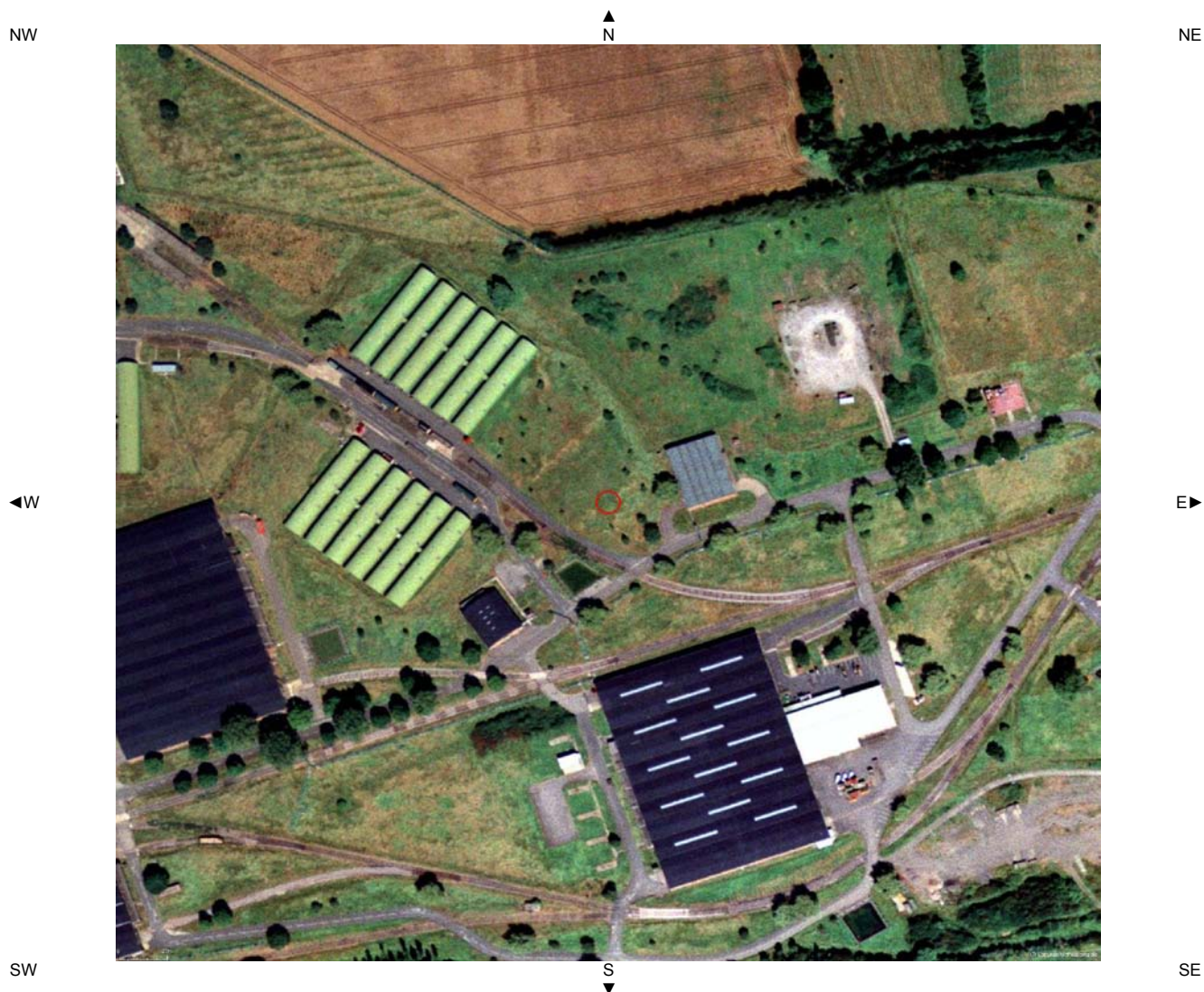
Your Reference: EMS_97883_123443



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Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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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 |
|---|--|
| 1. Geology | 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

| 2. Ground Workings | 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 |

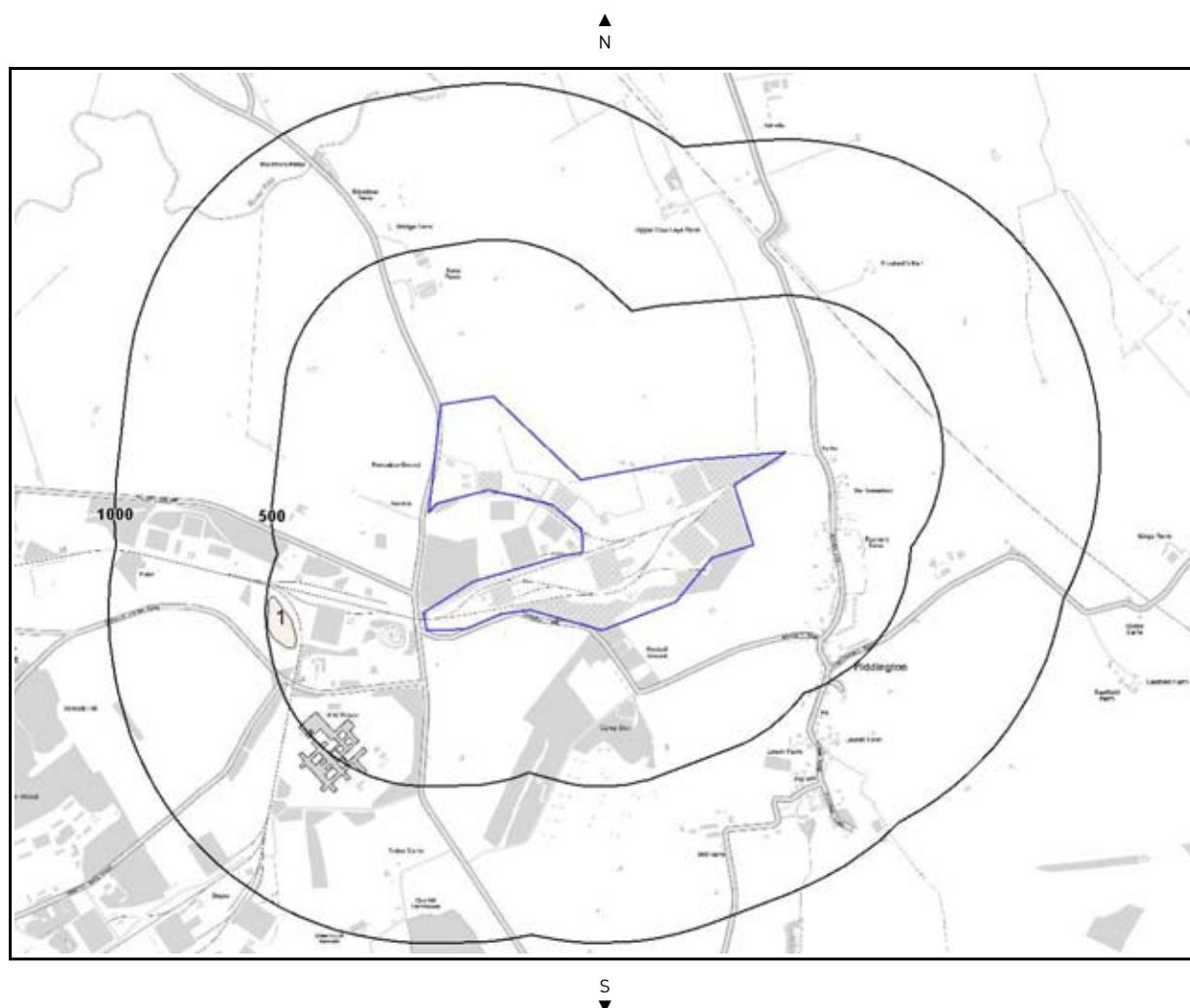
| 3. Mining, Extraction & Natural Cavities | on-site | 0-50 | 51-250 | 251-500 | 501-1000 |
|--|---------|------|--------|---------|----------|
| 3.1 Historical Mining | 0 | 0 | 0 | 0 | 0 |
| 3.2 Coal Mining | 0 | 0 | 0 | 0 | 0 |
| 3.3 Shallow Mining* | 1 | - | - | - | - |
| 3.4 Non – Coal Mining Cavities | 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

| 4. Natural Ground Subsidence | 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 | - | - | - | - |

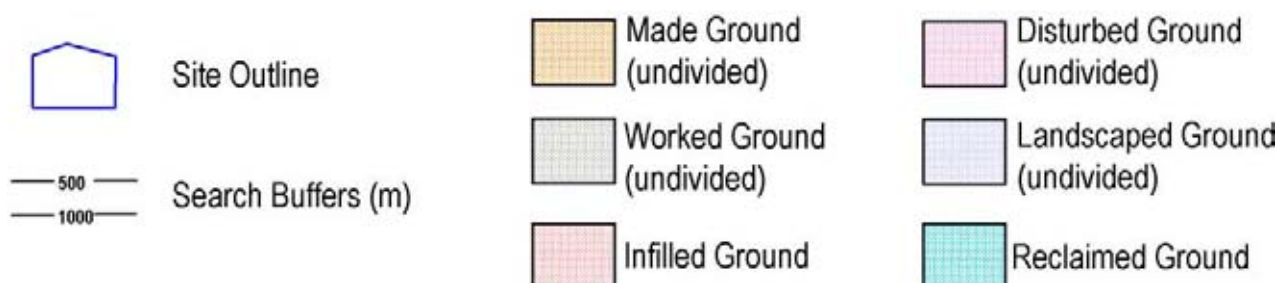
* This includes an automatically generated 50m buffer zone around the site

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



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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

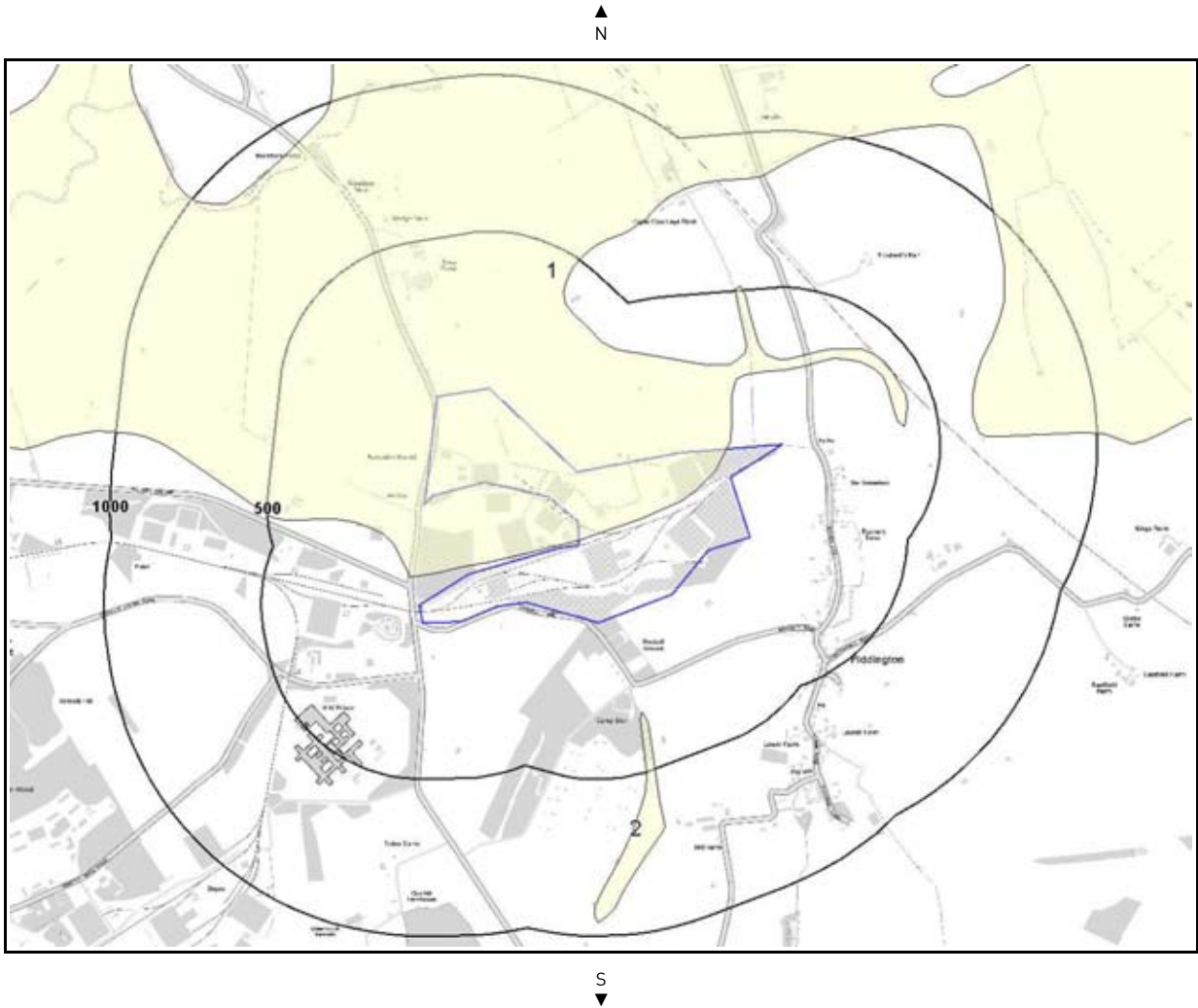
Are there any records relating to permeability of artificial ground within the study site* boundary:

No

Database searched and no data found.

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


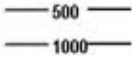
1.2 Superficial Deposits and Landslips Map



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.

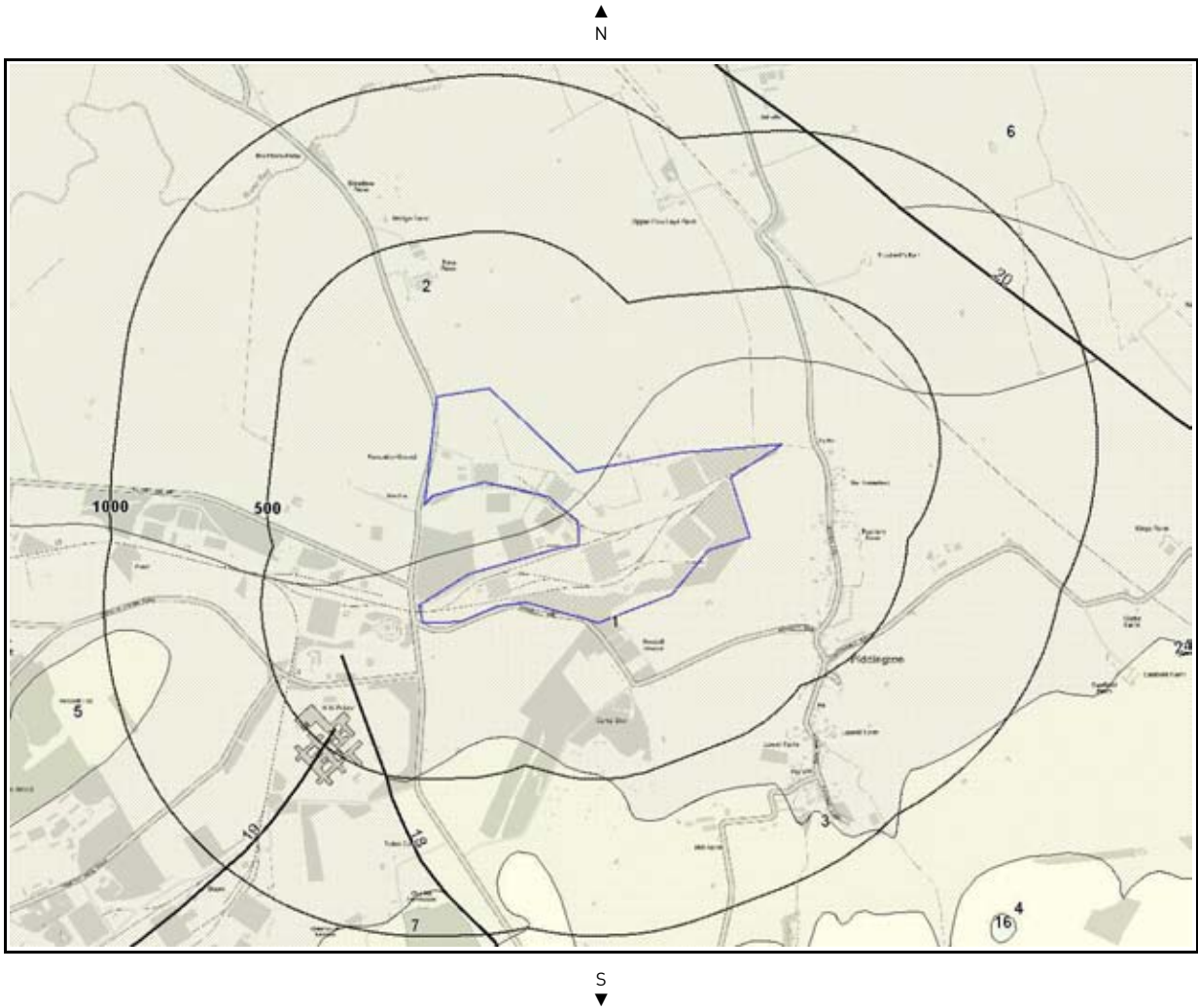
1.2.4 Landslip Permeability

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.


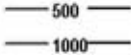
1.3 Bedrock and Faults Map



Bedrock & Faults Deposits Legend



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-  Site Outline
-  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.



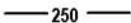




2. Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  125
-  250
-  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

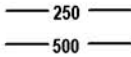



Mining, Extraction & Natural Cavities
Legend





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- 

Site Outline
- 

Search Buffers (m)
- 

Historical Mining
- 

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.

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

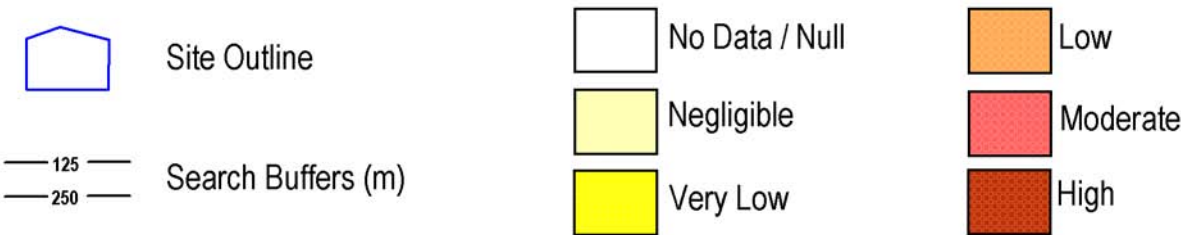
4.1 Shrink-Swell Clay Map



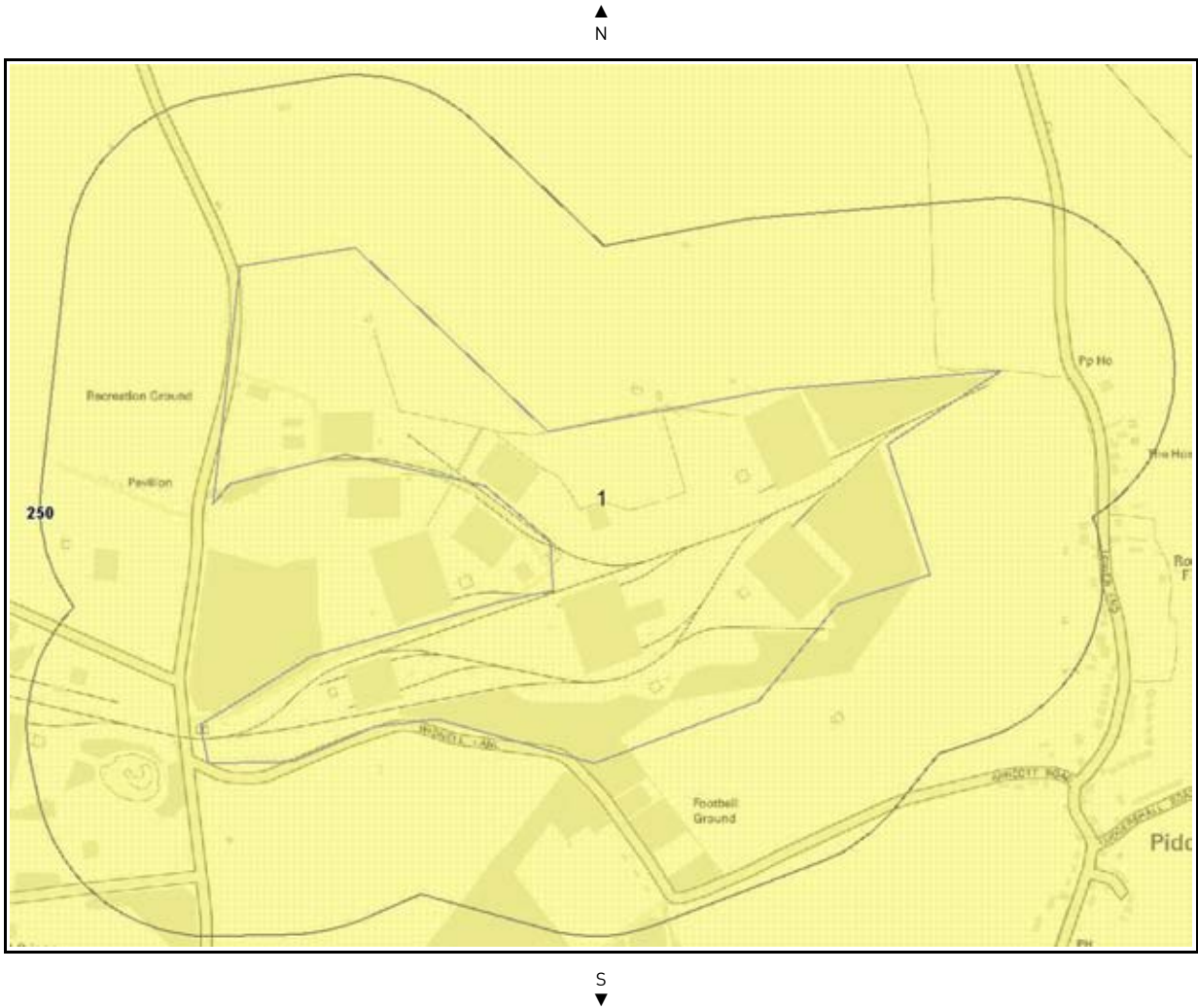
Shrink-Swell Clay Legend



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

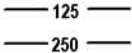




4.2 Landslides Map



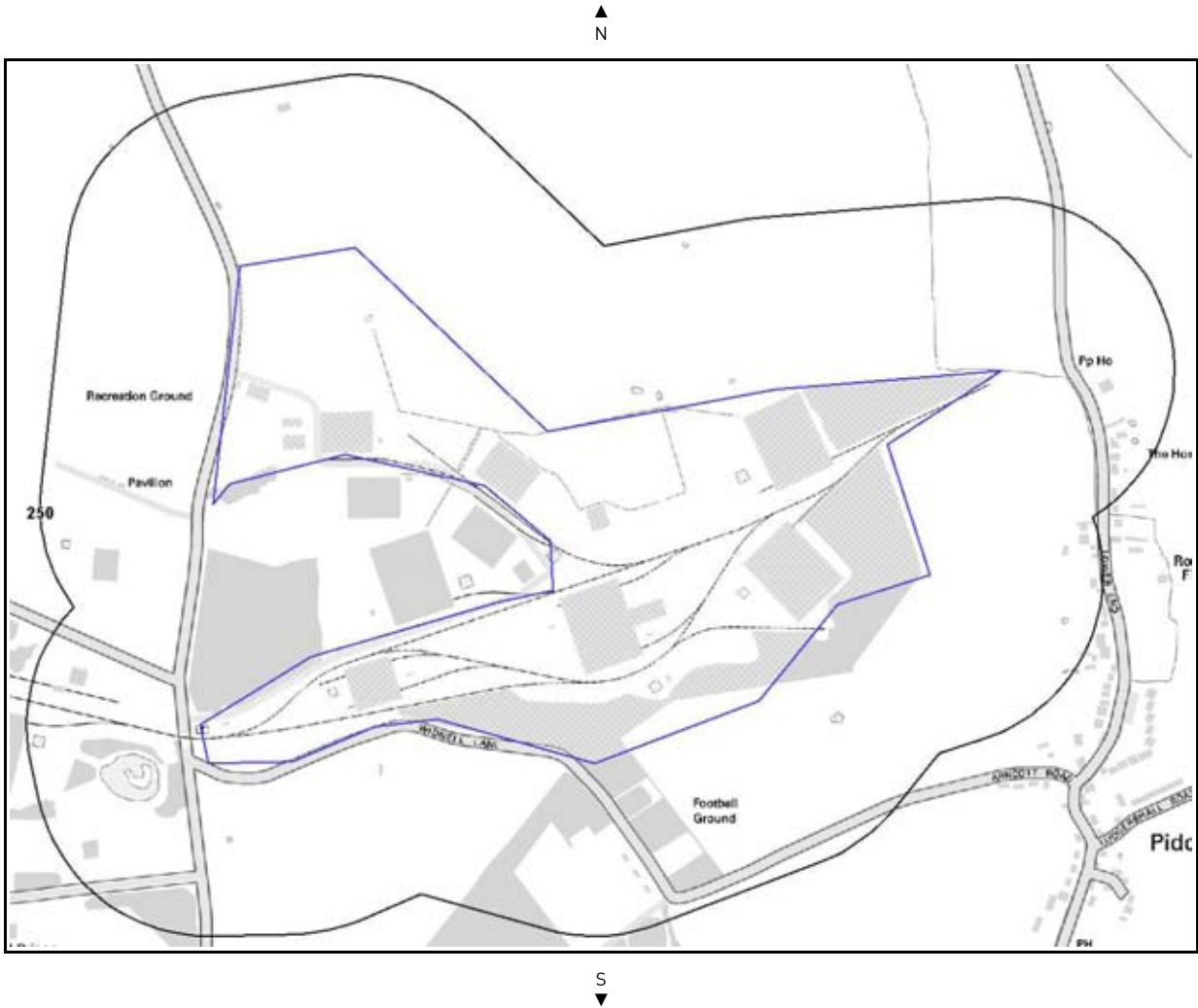
Landslides Legend



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


4.3 Ground Dissolution Soluble Rocks Map

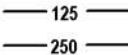



Ground Dissolution Soluble Rocks
Legend


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- 


Site Outline
- 


Search Buffers (m)
- 

No Data / Null
- 

Negligible
- 

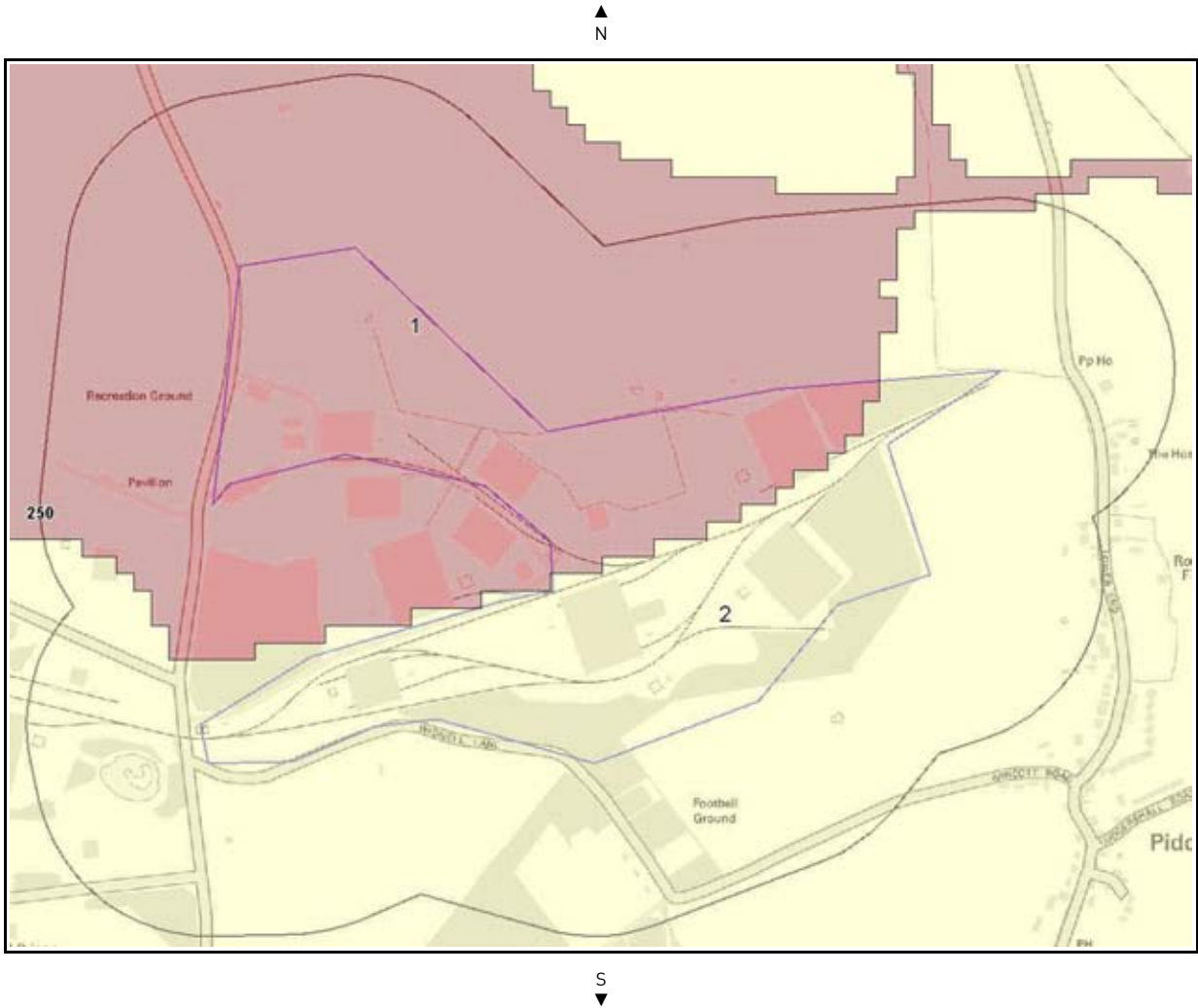
Very Low
- 

Low
- 

Moderate
- 

High




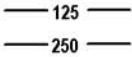




4.4 Compressible Deposits Map



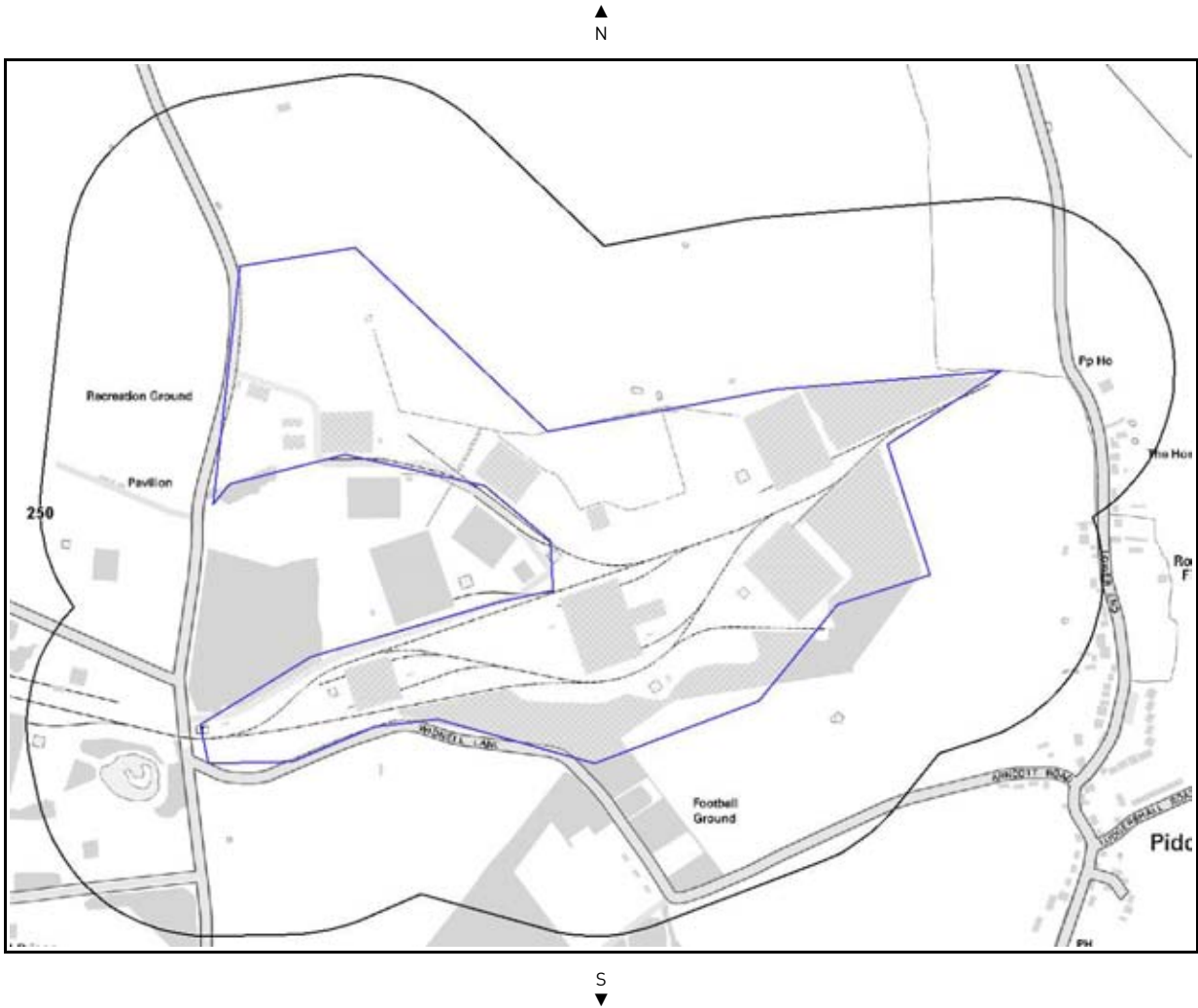
Compressible Deposits Legend



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

4.5 Collapsible Deposits Map



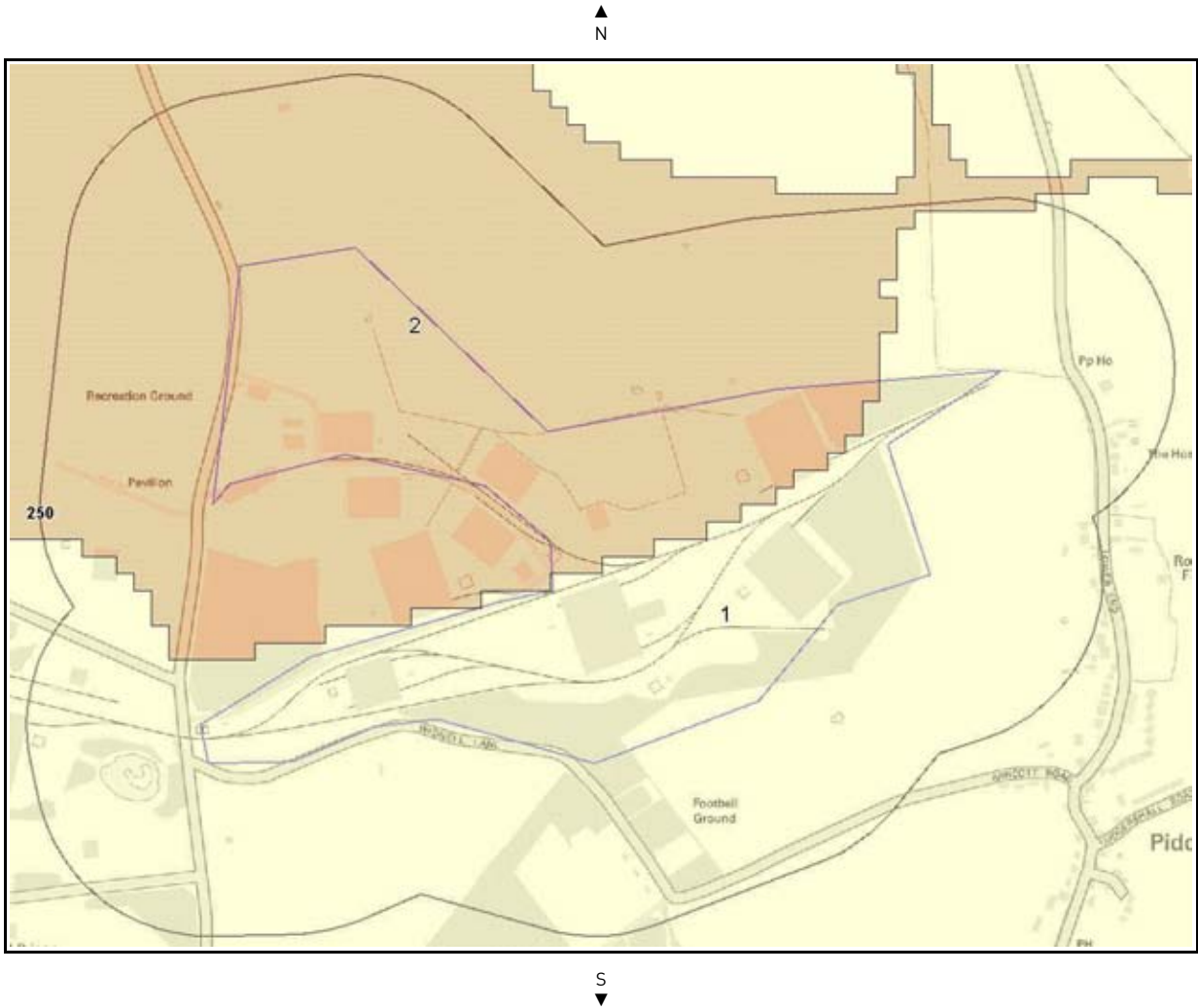
Collapsible Deposits Legend

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



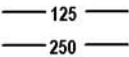
Crown Copyright. All Rights Reserved
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Site Outline



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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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.

Report Reference: EMS-97883_12343

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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

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

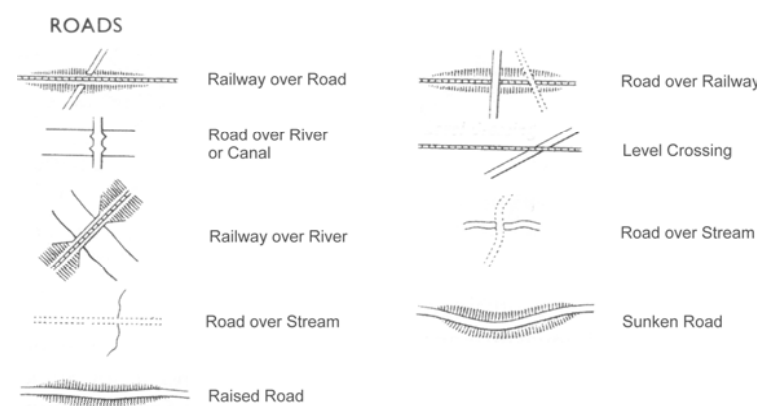
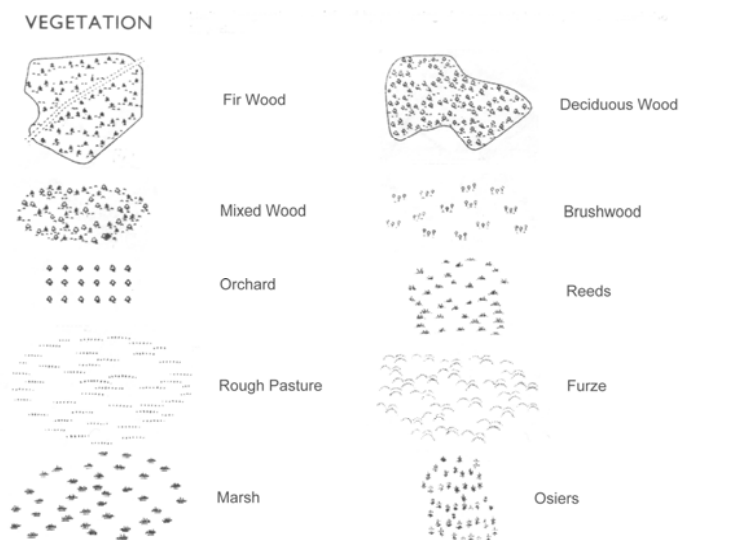
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 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

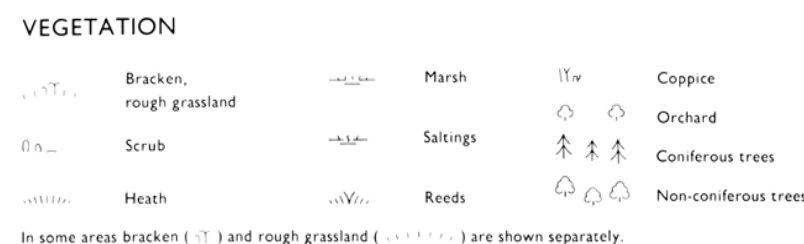
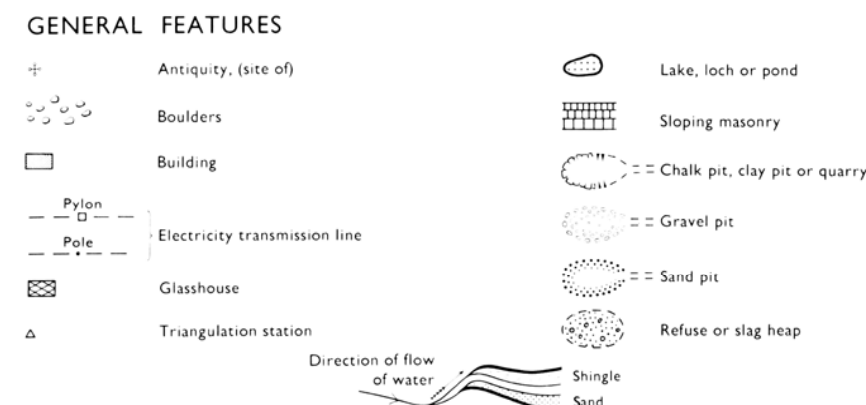
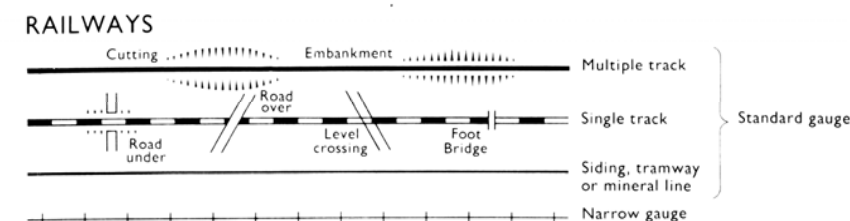
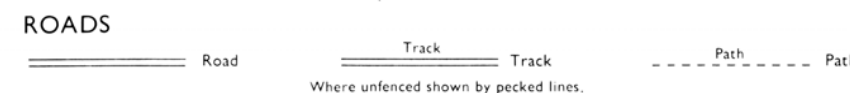
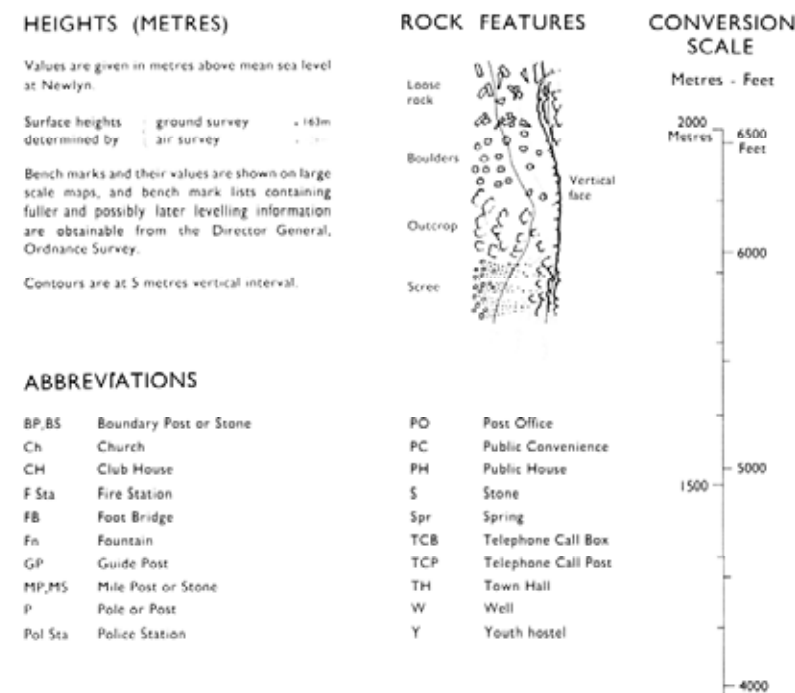
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall 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.

©GroundSure Limited – April 2009

County Series 1:10,560 scale



National Grid 1:10,000 scale



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@groundsurre.com
www.groundsure.com

County Series 1:2,500 scale

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



Historical Map Pack Legend

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.

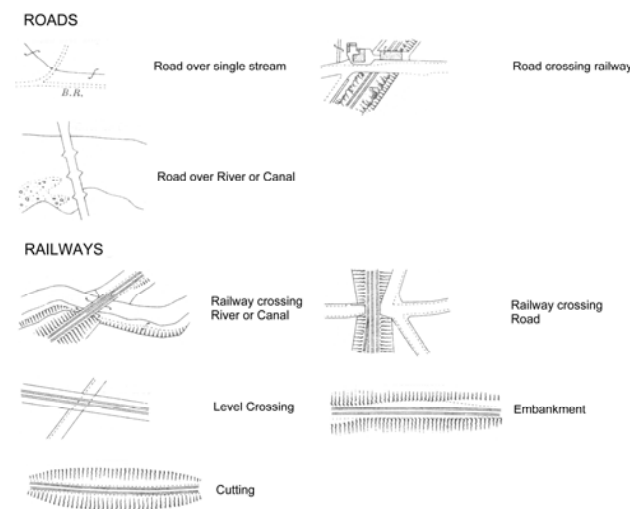
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Technical Helpline:

Tel:01273 819 700

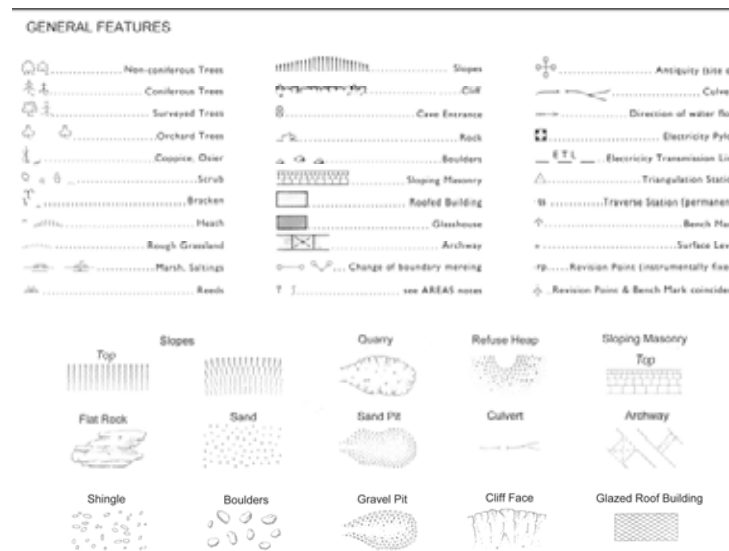
maps&data@groundsurre.com

www.groundsure.com



ABBREVIATIONS

| | | | |
|------------|-------------------------------------|-----|----------------|
| △ | Trigonometrical Station | SL | Sluice |
| 507 △ | Altitude at Trigonometrical Station | Tr | Trough |
| B.M. 325-9 | Bench Mark | Sp | Spring |
| 342 + | Surface Level | W | Well |
| △ | Permanent Traverse Station | M.R | Mooring Ring |
| + | Antiquities (site of) | M.P | Mooring Post |
| ←←← | Arrow denotes flow of water | B.S | Boundary Stone |
| | | B.P | Boundary Post |



BOUNDARIES

| | |
|---|---|
| England & Wales | |
| — — — — — | County Boundary (geographical) |
| • — — — — • | County & Civil Parish Boundary coterminous |
| • — — — — • | Admin County or County Borough Boundary |
| — — — — — | London Borough Boundary |
| M.B. Bdy, U.D. Bdy, R.D. Bdy | County District Boundaries based on civil parish |
| England, Wales & Scotland | |
| • — — — — • | Civil Parish Boundary |
| Boro (or Burgh) Const. & Ward Bdy | Parly & Ward Boundaries based on civil parish |
| Co Const Bdy | |
| Boro (or Burgh) Const & Ward Bdy | Parly & Ward Boundaries not based on civil parish |
| Co Const Bdy | |
| Scotland | |
| — — — — — | County Boundary (geographical) |
| • — — — — • | County Council Boundary |
| Co Cnl Bdy | |
| Co of City Bdy | County of the City Boundary |
| Co of City Bdy | |
| Burgh Bdy | Burgh Boundary |
| Burgh Bdy | |
| Dist Bdy | District Council Boundary |
| Dist Bdy | |
| * Not with parish † Coincident with parish | |

ABBREVIATIONS

| | | | | | |
|--------|-------------------------------|----------|-------------------------|--------|-----------------------------|
| B.H. | Beer House | F.Sta | Fire Station | M.P.U. | Mail Pick-up |
| B.M. | Bench Mark | G.P. | Guide Post | M.S. | Mile Stone |
| B.P. | Boundary Post | G.V.C. | Gas Valve Compound | N.T. | National Trust |
| B.S. | Boundary Stone | H. | Hydrant or Hydraulic | N.T.L. | Normal Tidal Limit |
| C. | Crane | ha | Hectares | N.T.S. | National Trust for Scotland |
| C.H. | Club House | L.B. | Letter Box | P. | Pillar, Pole or Post |
| Chy. | Chimney | L.B.Sta | Lifeboat Station | P.C. | Public Convenience |
| Cn | Capstan | L.C. | Level Crossing | P.C.B. | Police Call Box |
| Dk | Drinking Fountain | L.G. | Loading Gauge | P.H. | Public House |
| El.P. | Electricity Pillar or Post | L.Ho | Lighthouse | P.O. | Post Office |
| E.T.L. | Electricity Transmission Line | L.Twr | Lighting Tower | Pp | Pump |
| F.A. | Fire Alarm | m | Metres | P.T.P. | Police Telephone Pillar |
| F.A.P. | Fire Alarm Pillar | M.H.W. | Mean High Water | Resr | Reservoir |
| F.B. | Filter Bed, Foot Bridge | M.H.W.S. | Mean High Water Springs | R.H. | Road House |
| F.B.M. | Fundamental Bench Mark | M.L.W. | Mean Low Water | rp | Revision Point |
| F.S. | Flagstaff | M.L.W.S. | Mean Low Water Springs | S | Stone |
| | | M.P. | Mile or Mooring Post | S.B. | Signal Box |

Site Details:

Client Ref: EMS_97883_123441
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

2009



Generated from GroundSure Ltd's high resolution historical mapping archive. www.groundsure.com



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Production date: 07 January 2010



Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_A2-MM
Grid Ref: 462633, 217479

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500

2009



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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_B1-MM
Grid Ref: 463232, 218078

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500

2009



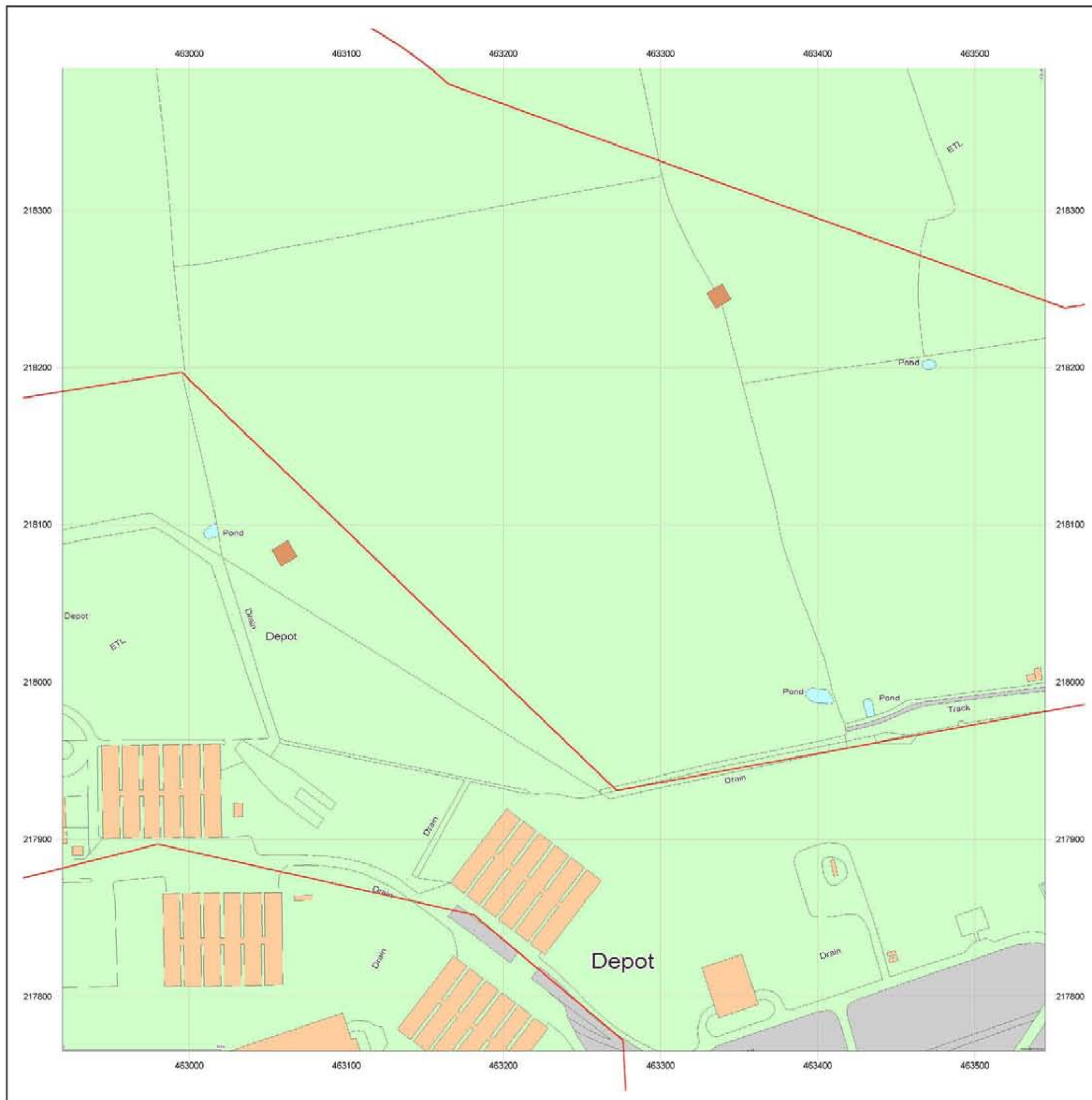
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Site Details:

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Report Ref: EMS-97883_123441_B2-MM
Grid Ref: 463232, 217479

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500

2009



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Site Details:

Client Ref: EMS_97883_123441
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

2009



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Site Details:

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Report Ref: EMS-97883_123441_C2-MM
Grid Ref: 463832, 217479

Map Name: MasterMap

Map date: 2009

Scale: 1:2,500

Printed at: 1:2,500

2009



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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



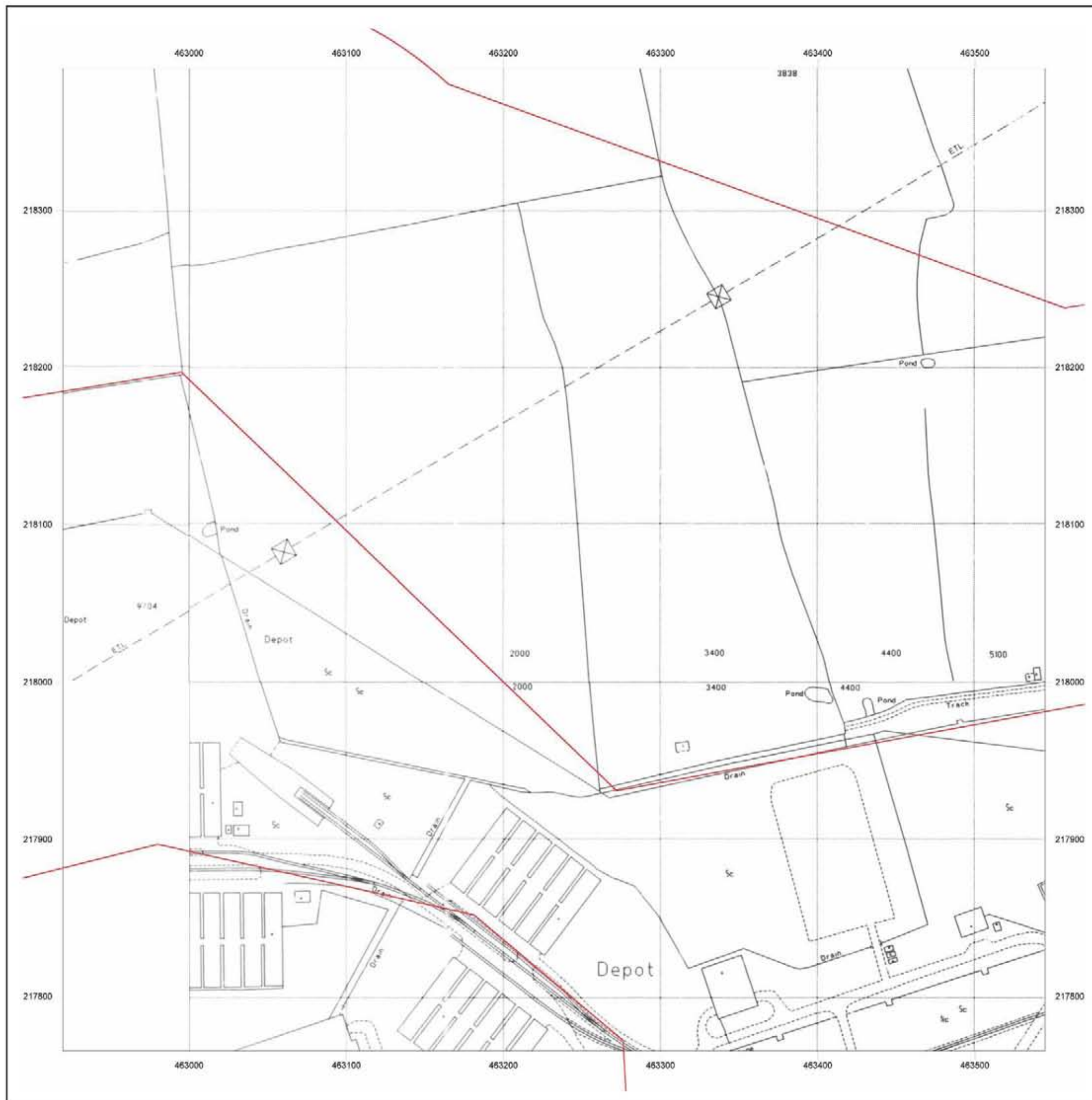
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Site Details:

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



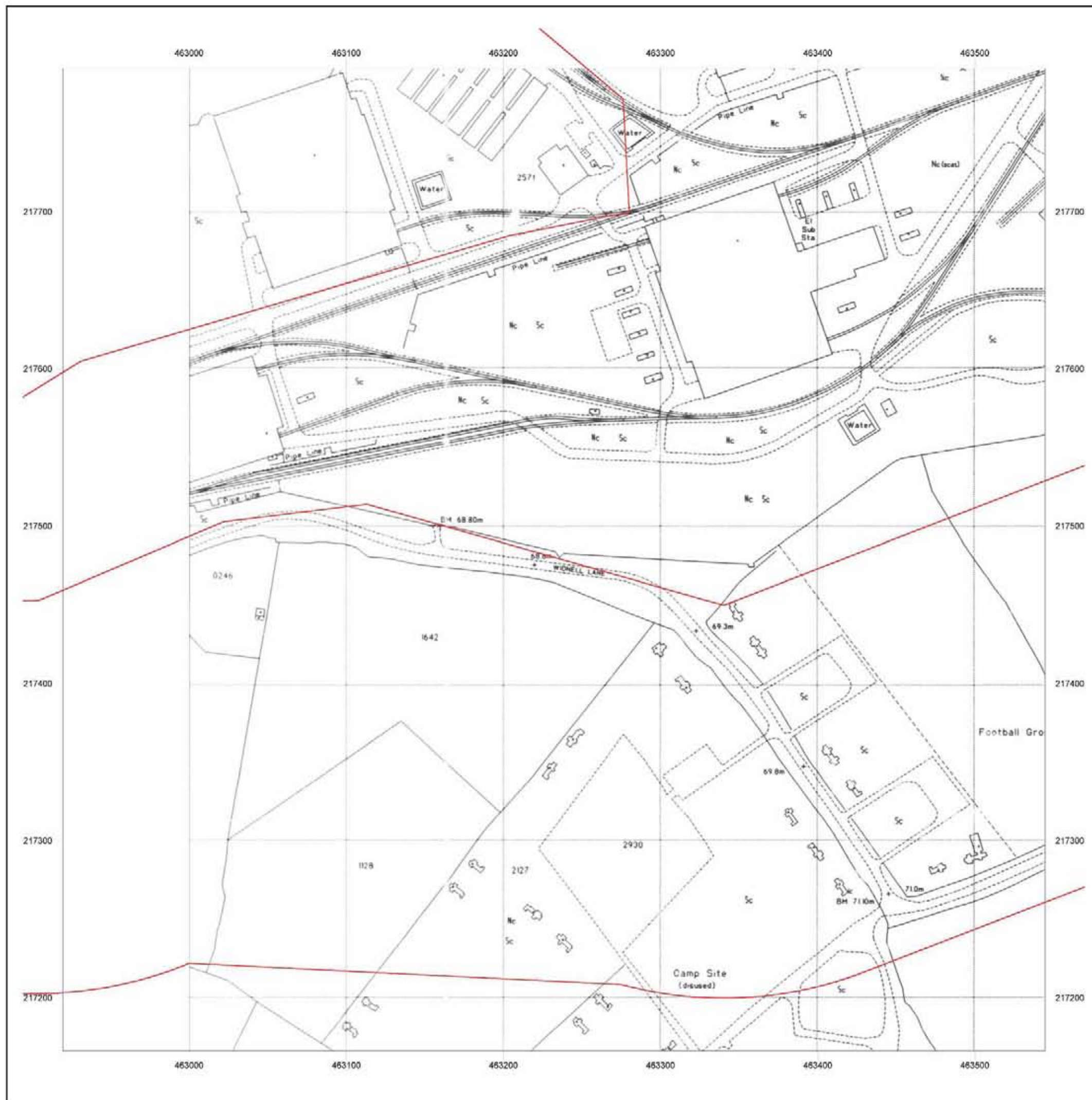
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Site Details:

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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
Revised 1994
Edition NA
Copyright NA
Levelled NA

Surveyed 1994
Revised 1994
Edition NA
Copyright NA
Levelled NA



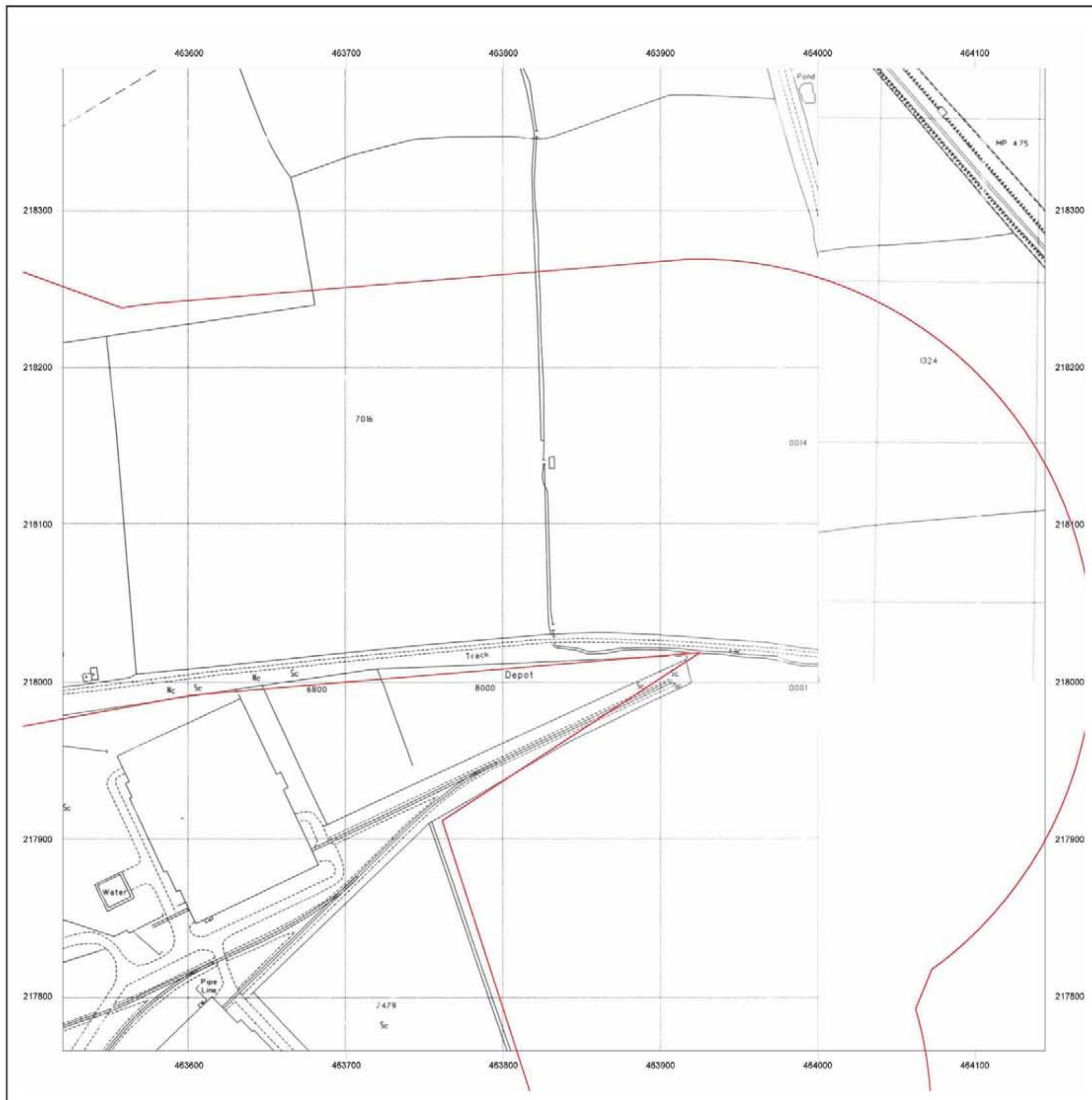
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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_A1-MM
Grid Ref: 462633, 218078

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



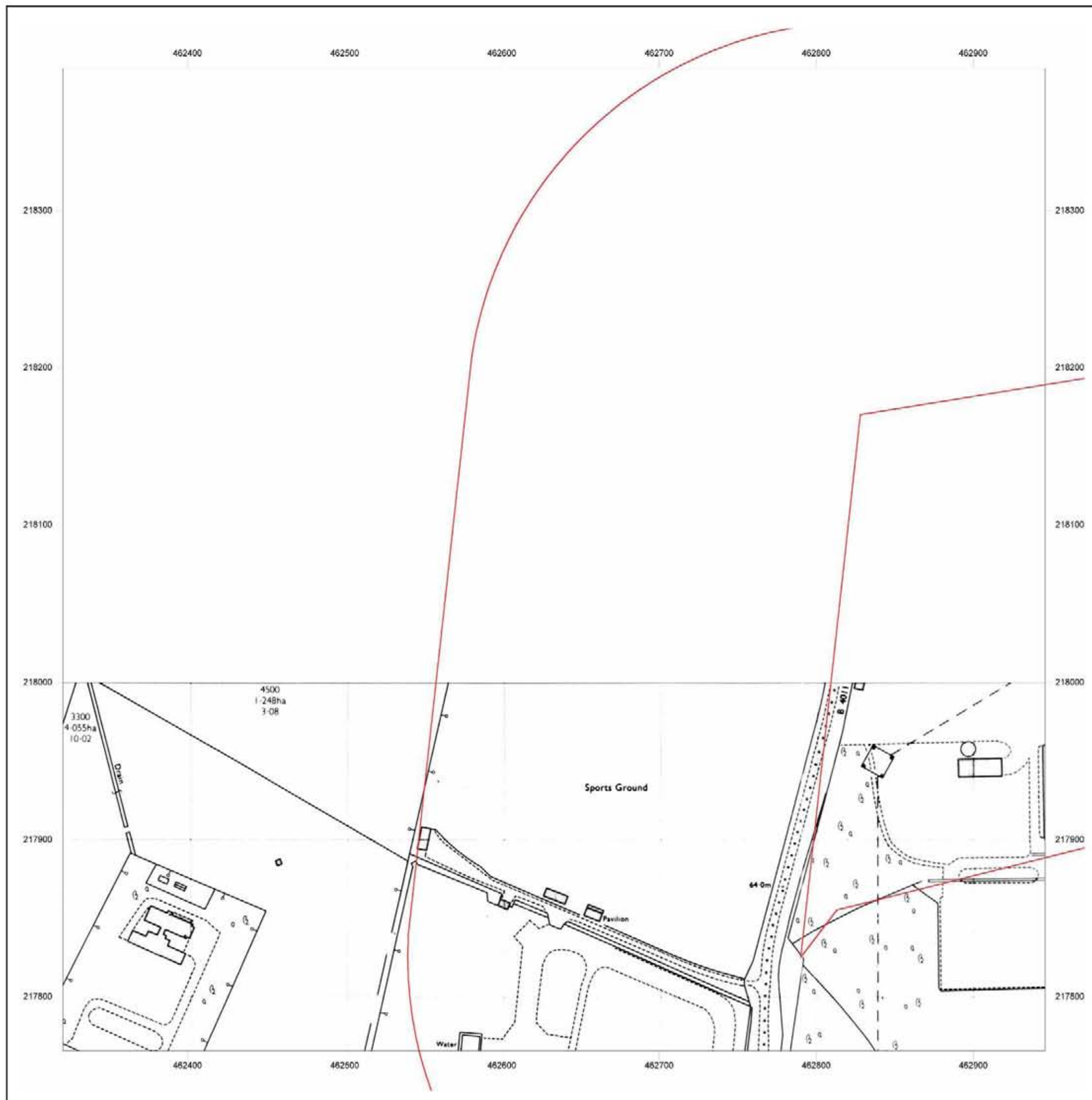
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Site Details:

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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



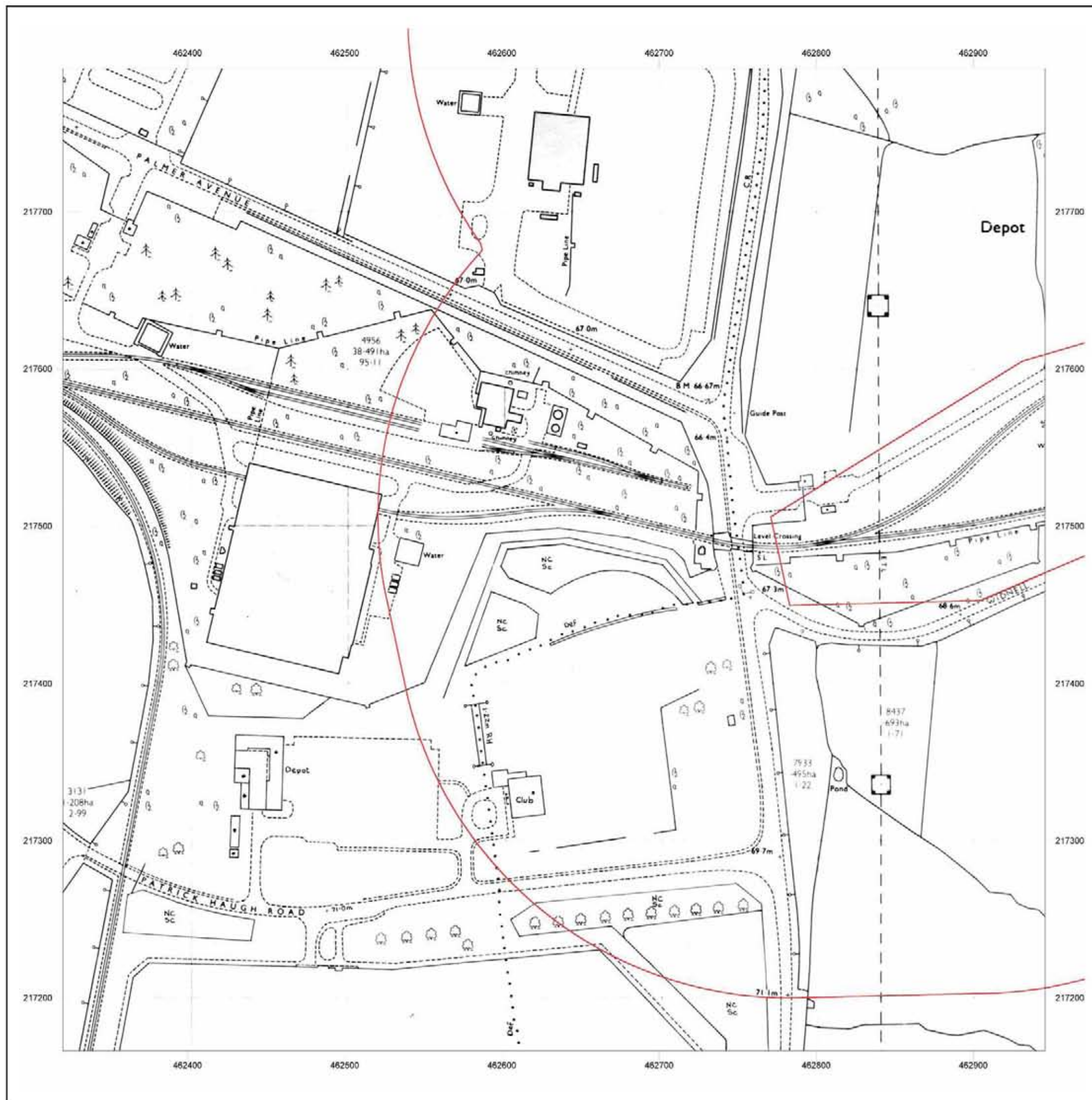
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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_C1-MM
Grid Ref: 463832, 218078

Map Name: National Grid

Map date: 1977-1978

Scale: 1:2,500

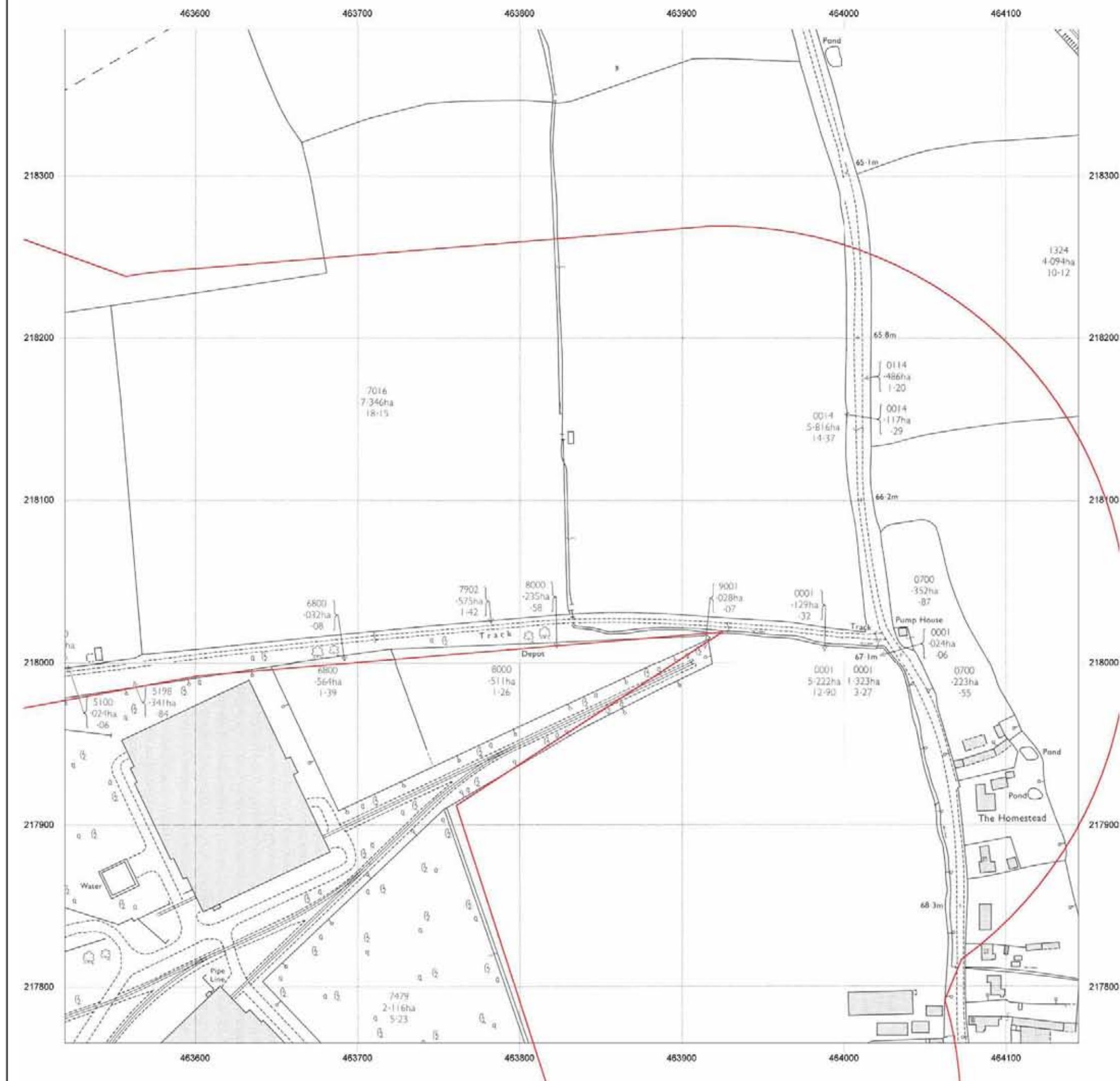
Printed at: 1:2,500

Surveyed 1977
Revised 1977
Edition NA
Copyright 1979
Levelled 1971

Surveyed 1978
Revised 1978
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_C2-MM
Grid Ref: 463832, 217479

Map Name: National Grid

Map date: 1977-1978

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977
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Edition NA
Copyright 1978
Levelled 1972

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Edition NA
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Site Details:

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Report Ref: EMS-97883_123441_A1-MM
Grid Ref: 462633, 218078

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977
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Revised 1977
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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

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Revised 1977
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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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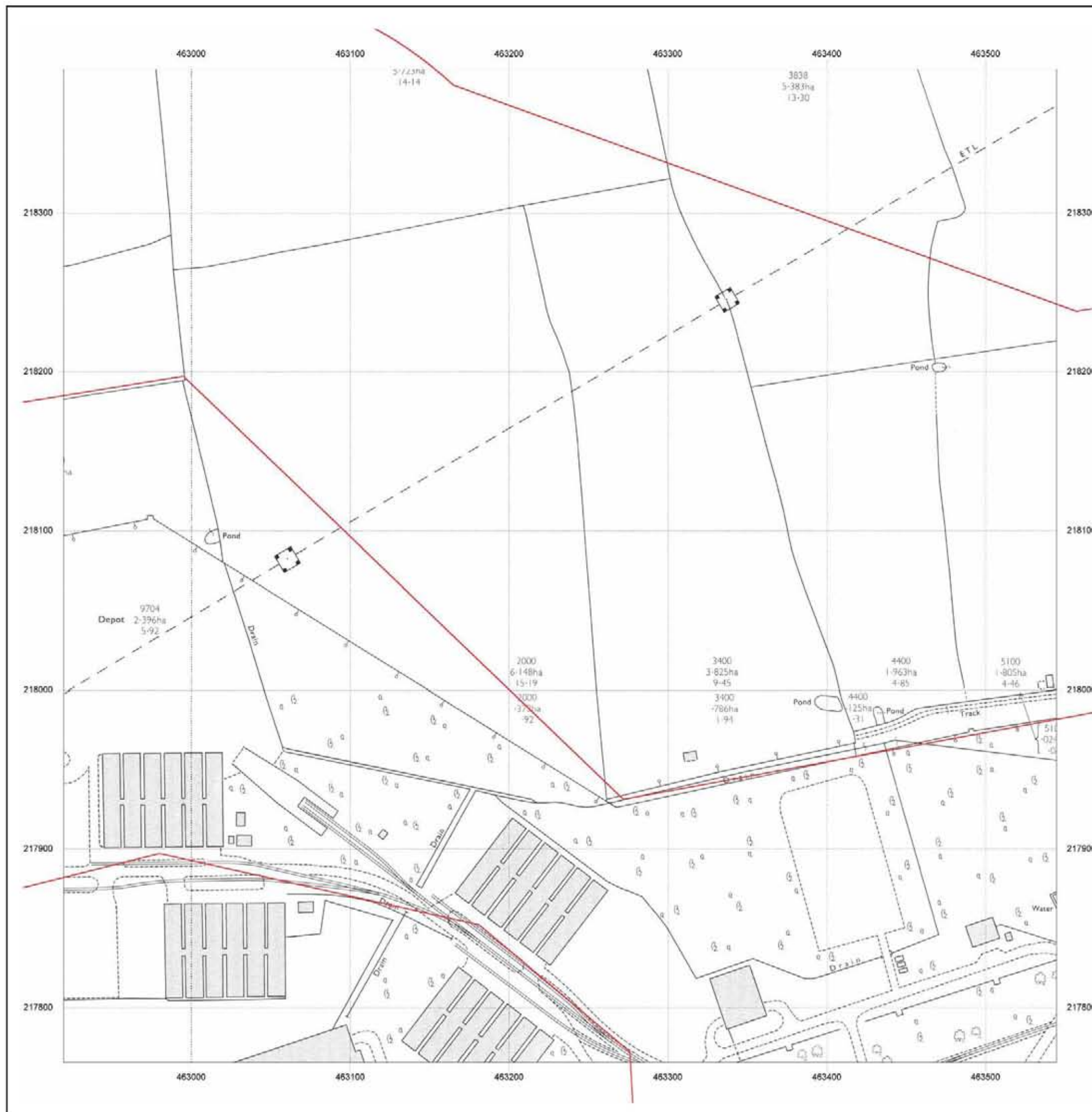


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Site Details:

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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
Revised 1977
Edition NA
Copyright 1978
Levelled 1972



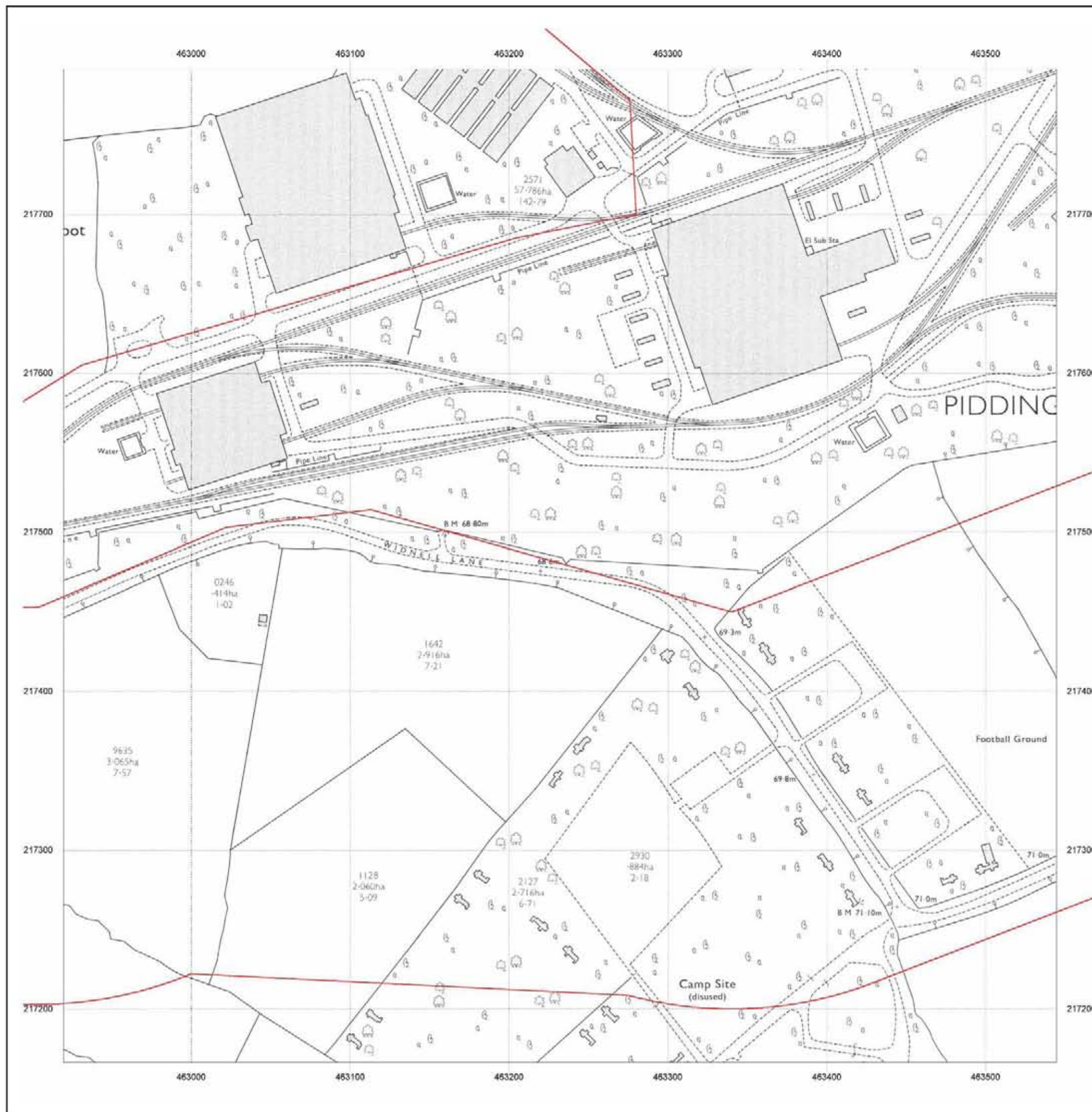
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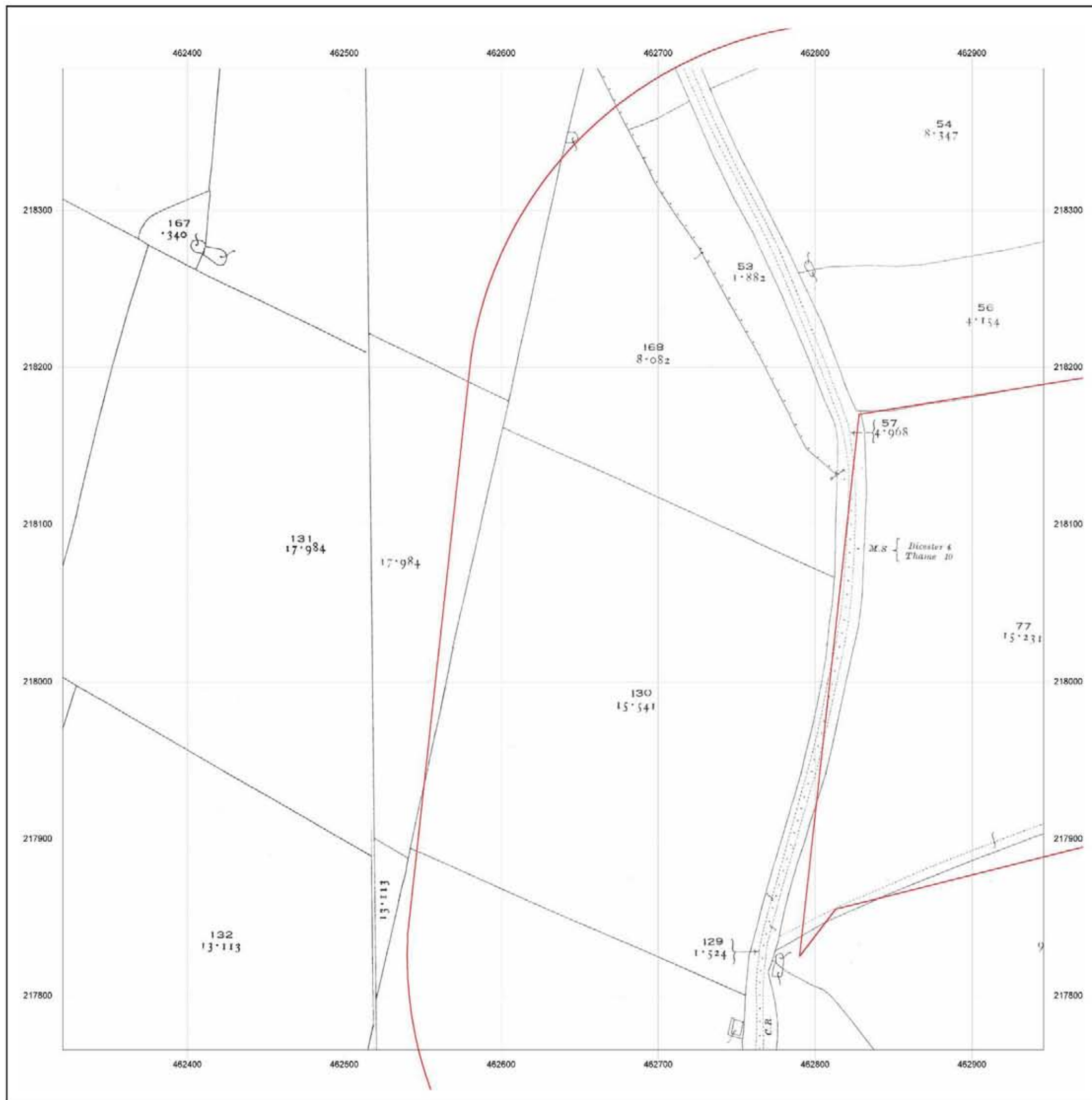


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**emapsite™****Site Details:**

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

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

Surveyed 1922
Revised 1922
Edition NA
Copyright NA
Levelled NA

Surveyed 1922
Revised 1922
Edition NA
Copyright NA
Levelled NA



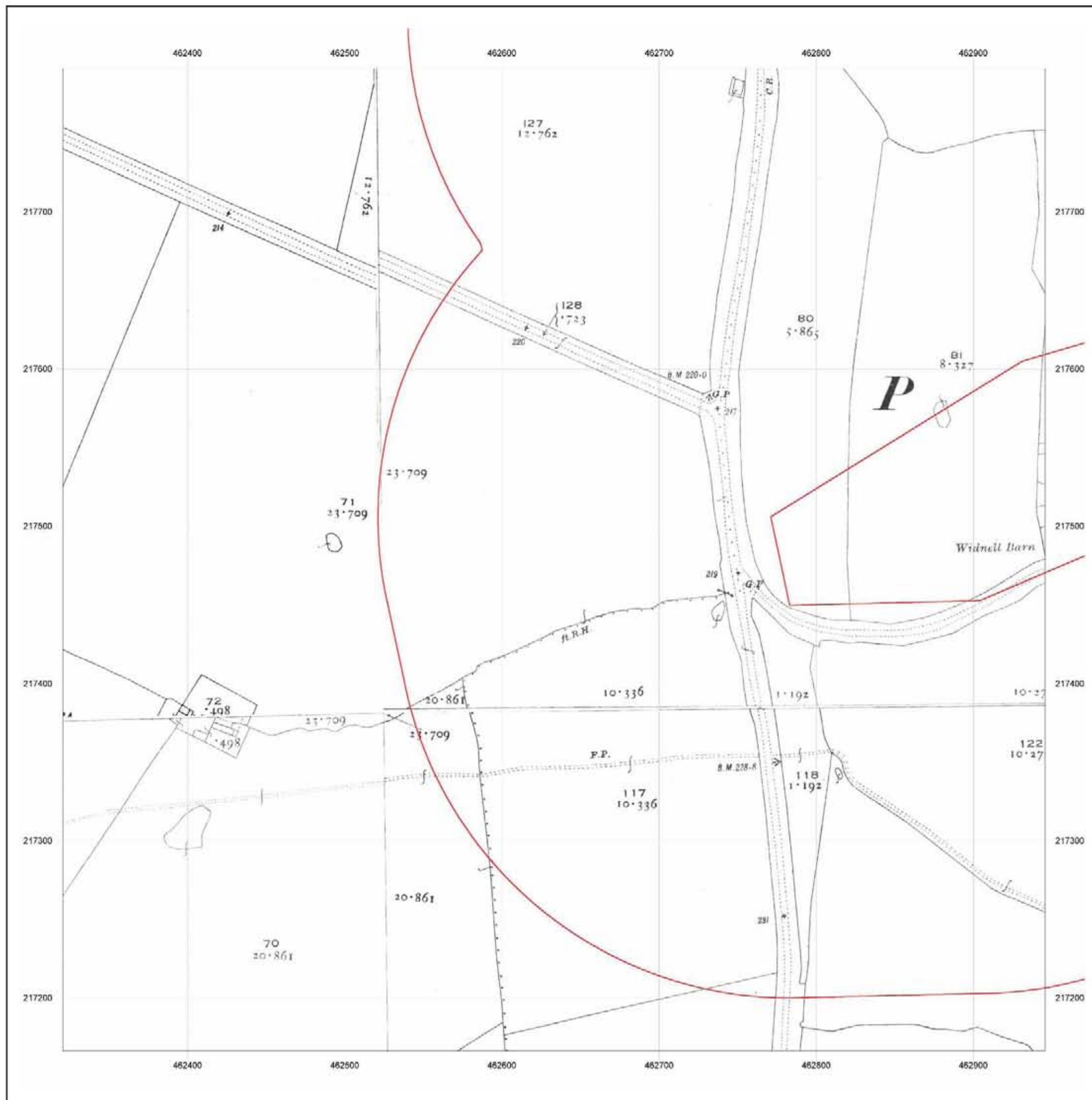
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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_B1-MM
Grid Ref: 463232, 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



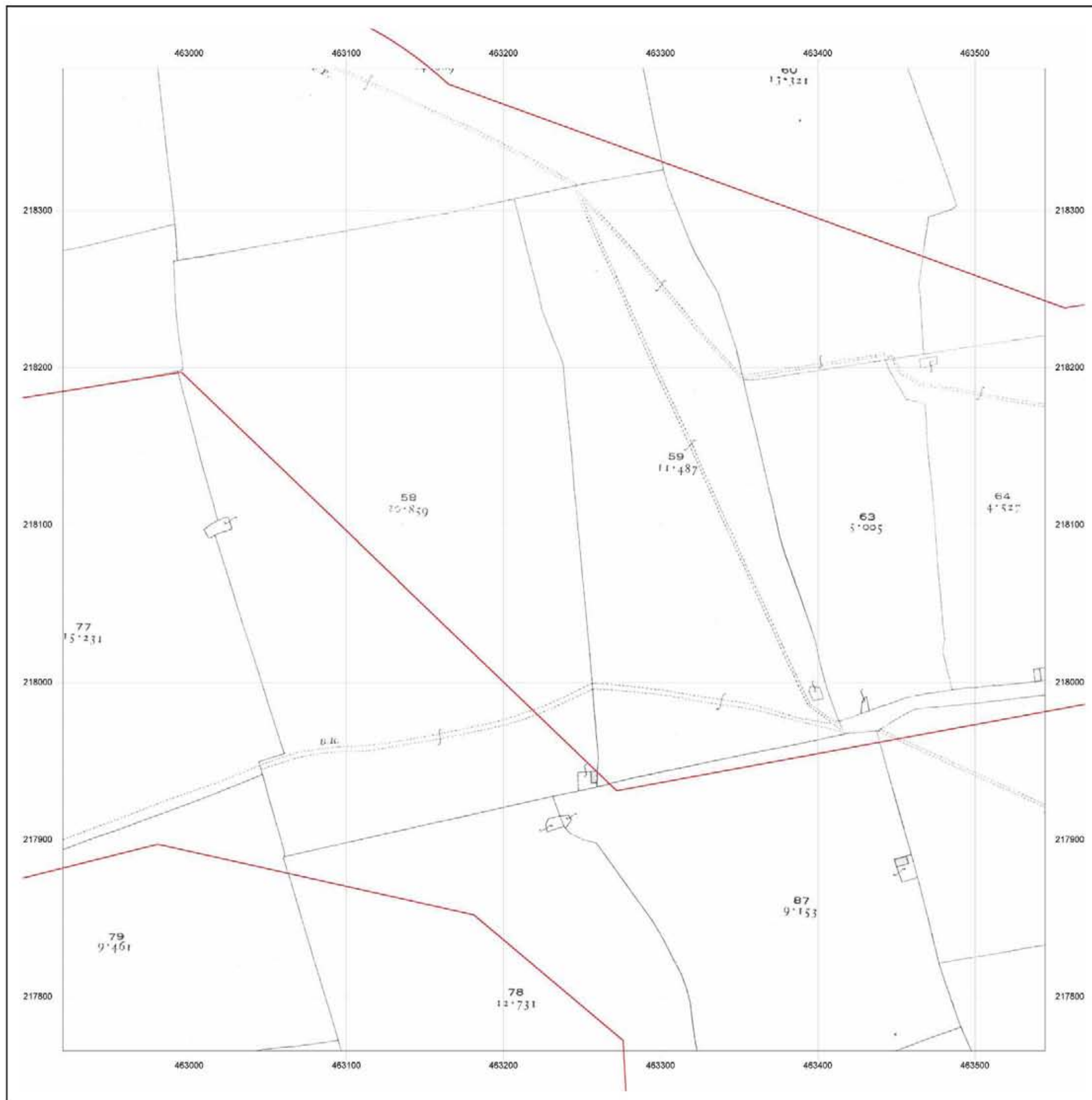
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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_B2-MM
Grid Ref: 463232, 217479

Map Name: County Series

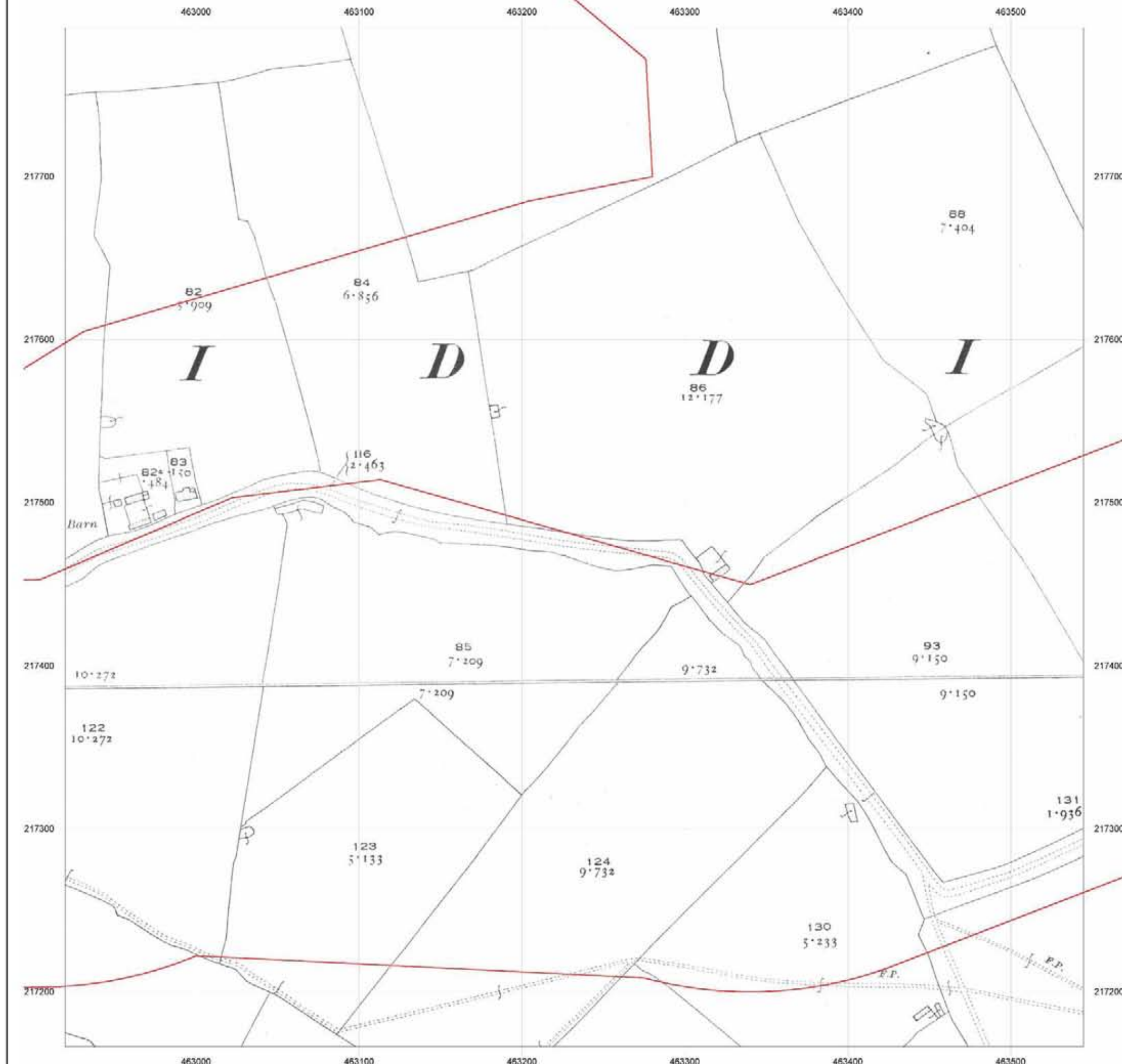
Map date: 1922

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_C1-MM
Grid Ref: 463832, 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



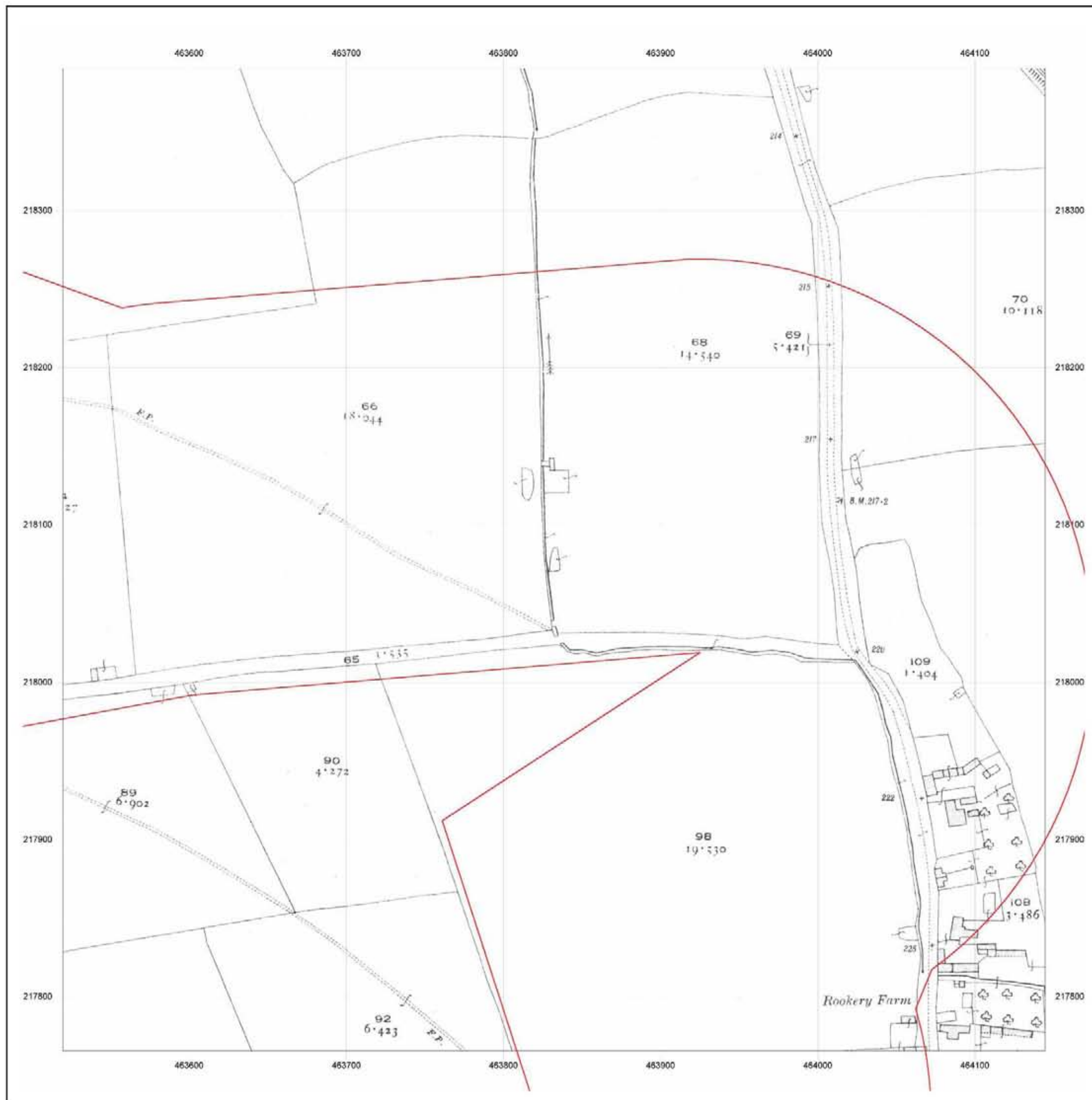
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Site Details:

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Report Ref: EMS-97883_123441_C2-MM
Grid Ref: 463832, 217479

Map Name: County Series

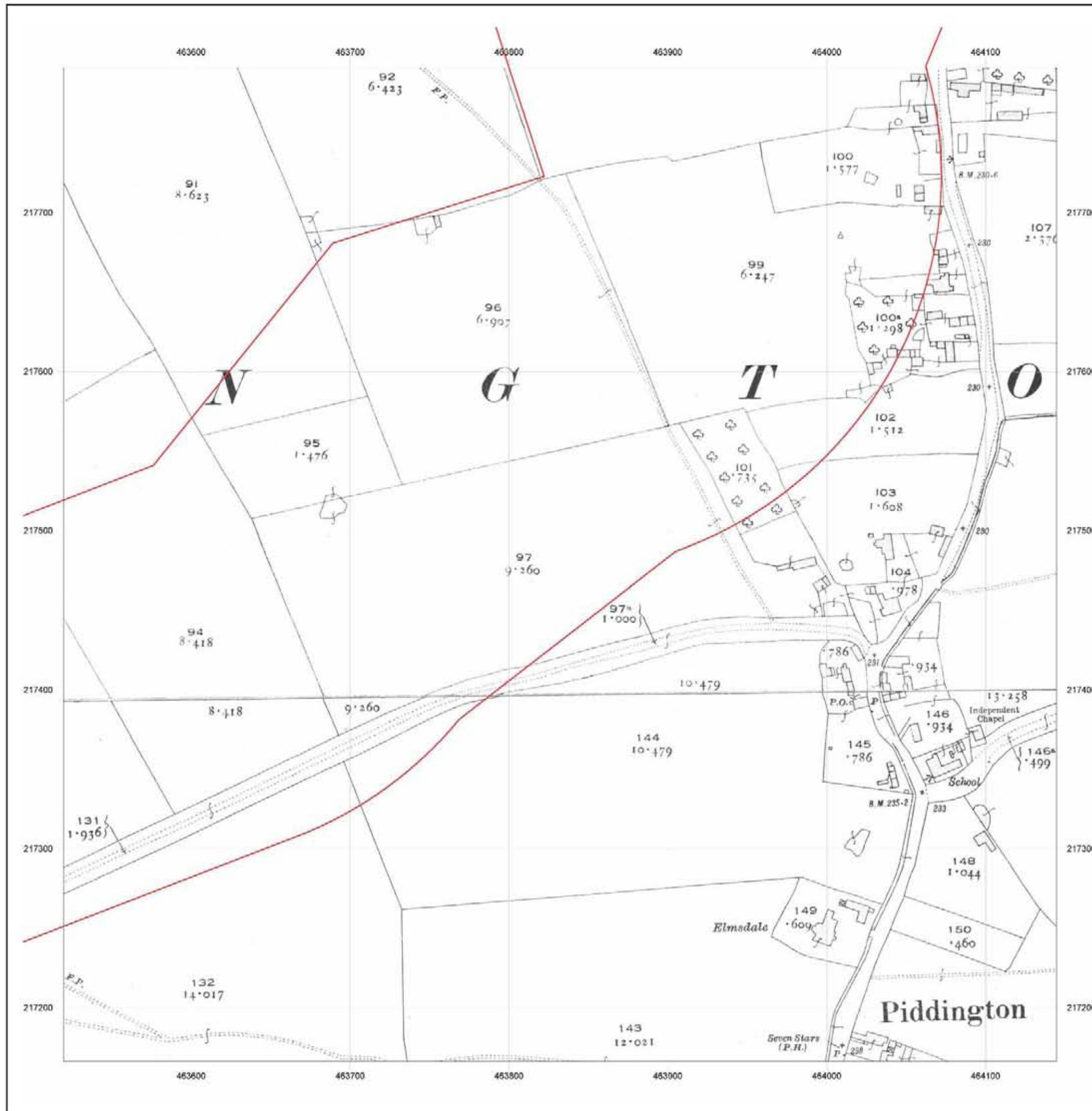
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Surveyed 1922
Revised 1922
Edition NA
Copyright NA
Levelled NA

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Revised 1922
Edition NA
Copyright NA
Levelled 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: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1899
Revised 1899
Edition NA
Copyright NA
Levelled NA

Surveyed 1899
Revised 1899
Edition NA
Copyright NA
Levelled NA



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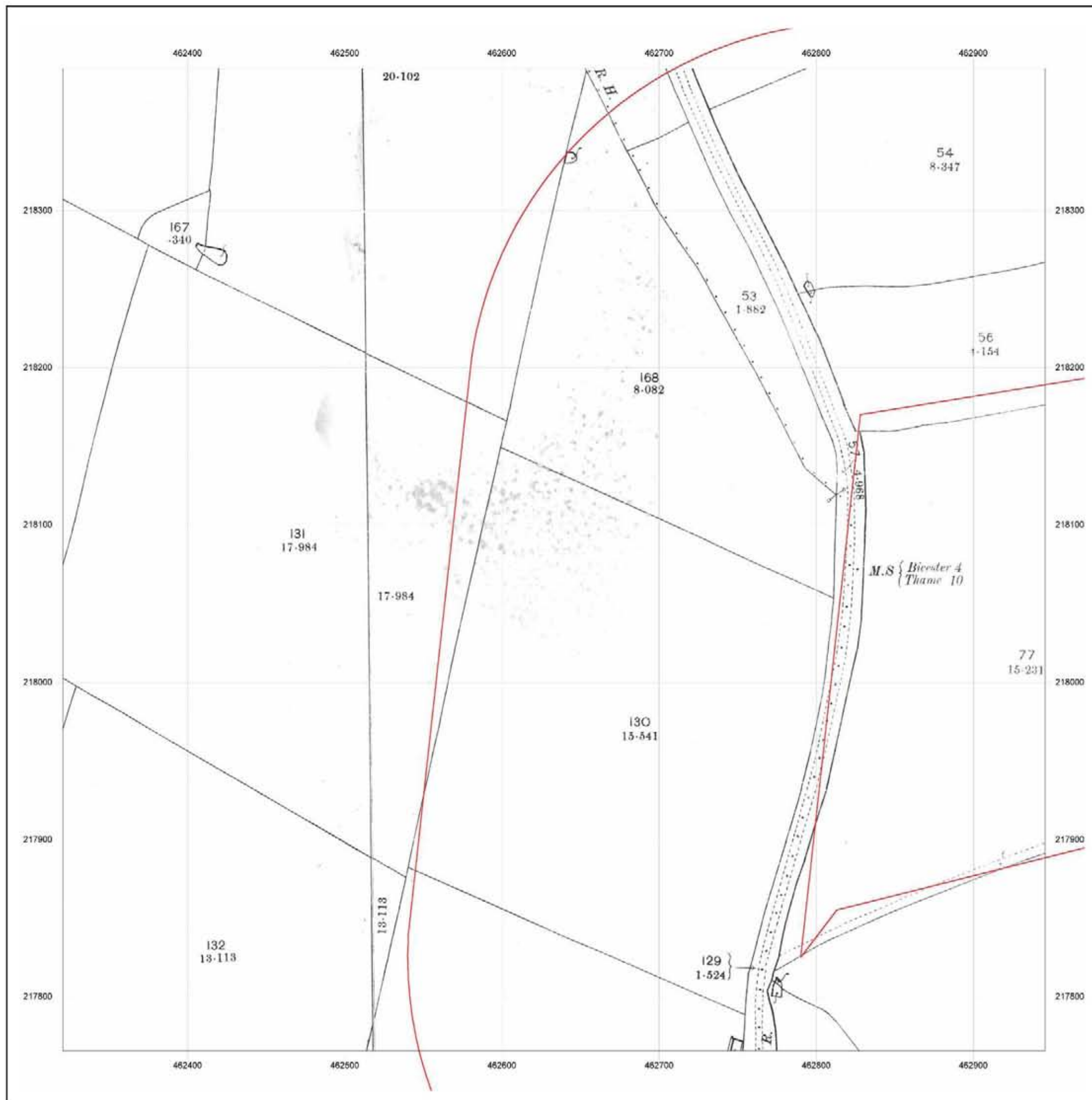


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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_A2-MM
Grid Ref: 462633, 217479

Map Name: County Series

Map date: 1899

Scale: 1:2,500

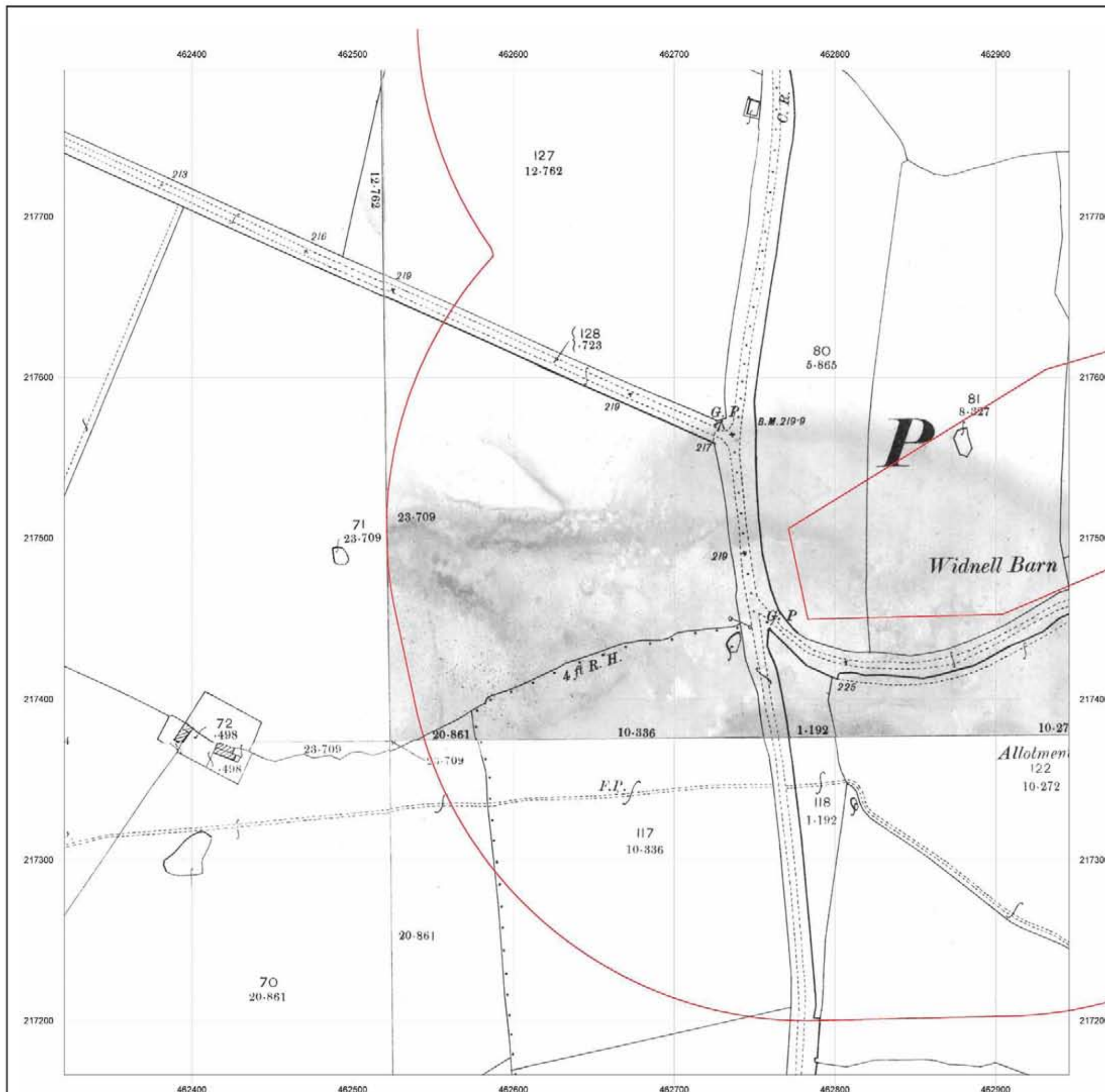
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Surveyed 1899
Revised 1899
Edition NA
Copyright NA
Levelled NA

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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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Revised 1899
Edition 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: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1899
Revised 1899
Edition NA
Copyright NA
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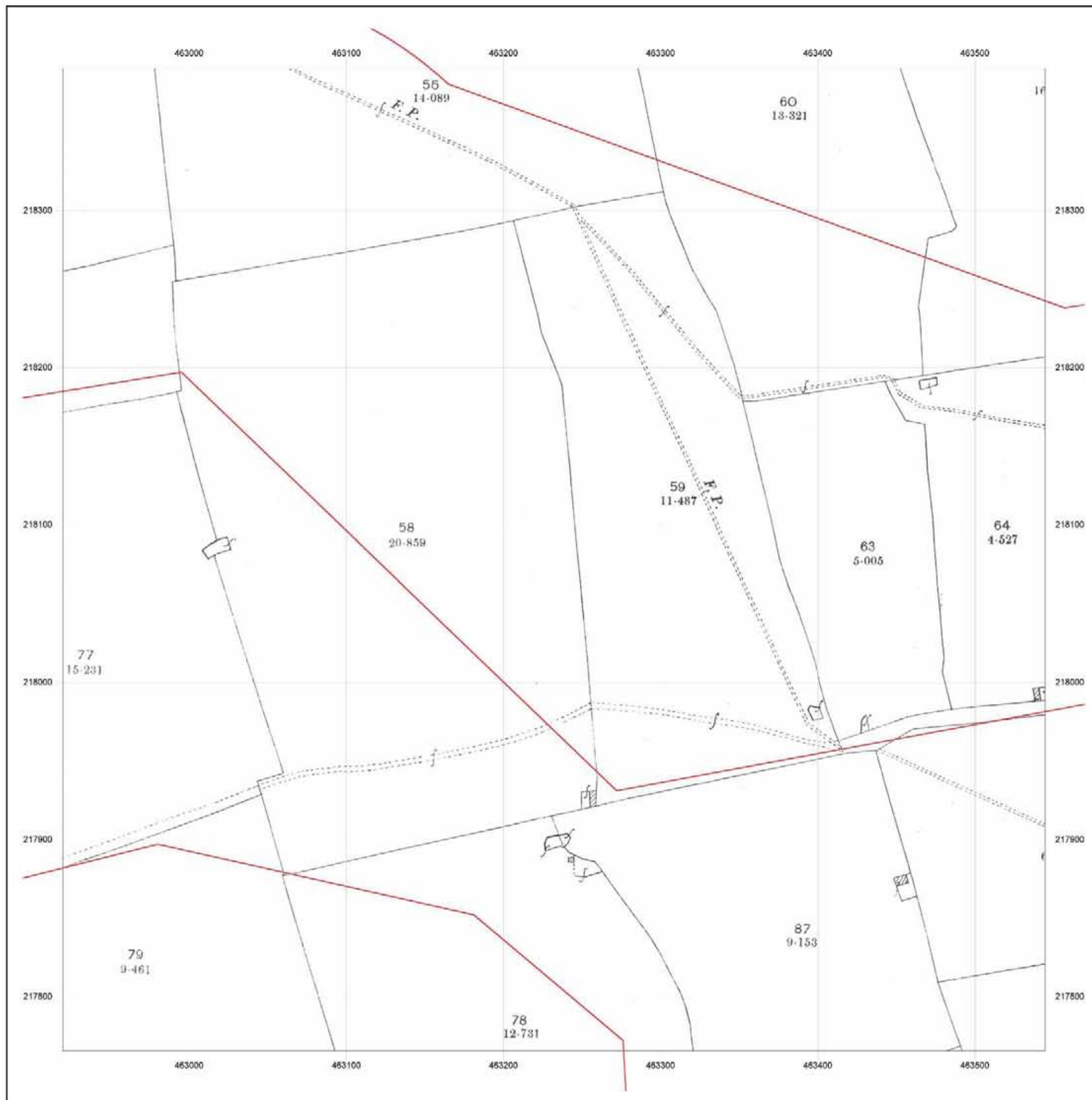
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Report Ref: EMS-97883_123441_B2-MM
Grid Ref: 463232, 217479

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

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Revised 1899
Edition NA
Copyright NA
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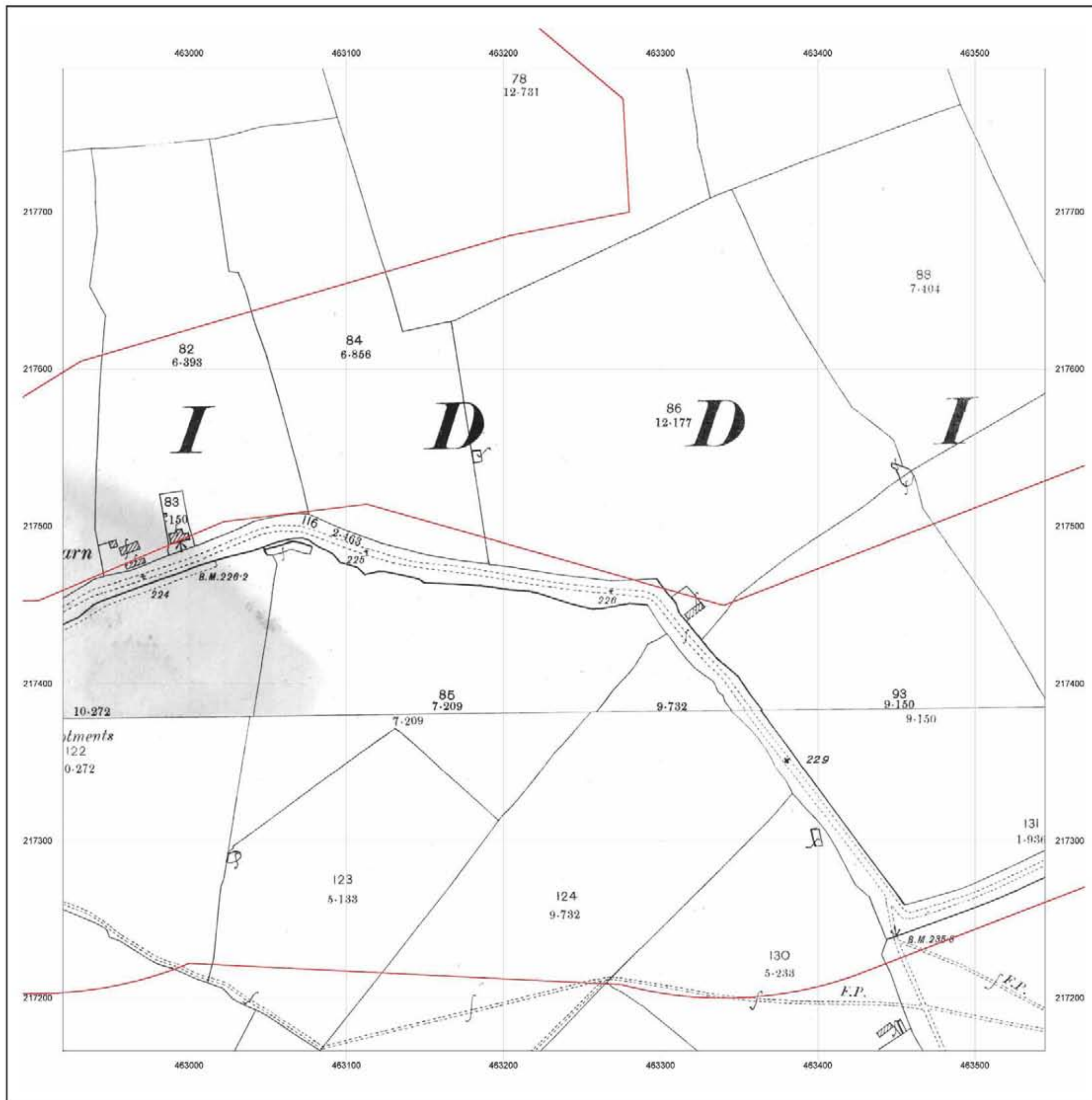
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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_C1-MM
Grid Ref: 463832, 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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Site Details:

Client Ref: EMS_97883_123441
Report Ref: EMS-97883_123441_C2-MM
Grid Ref: 463832, 217479

Map Name: County Series

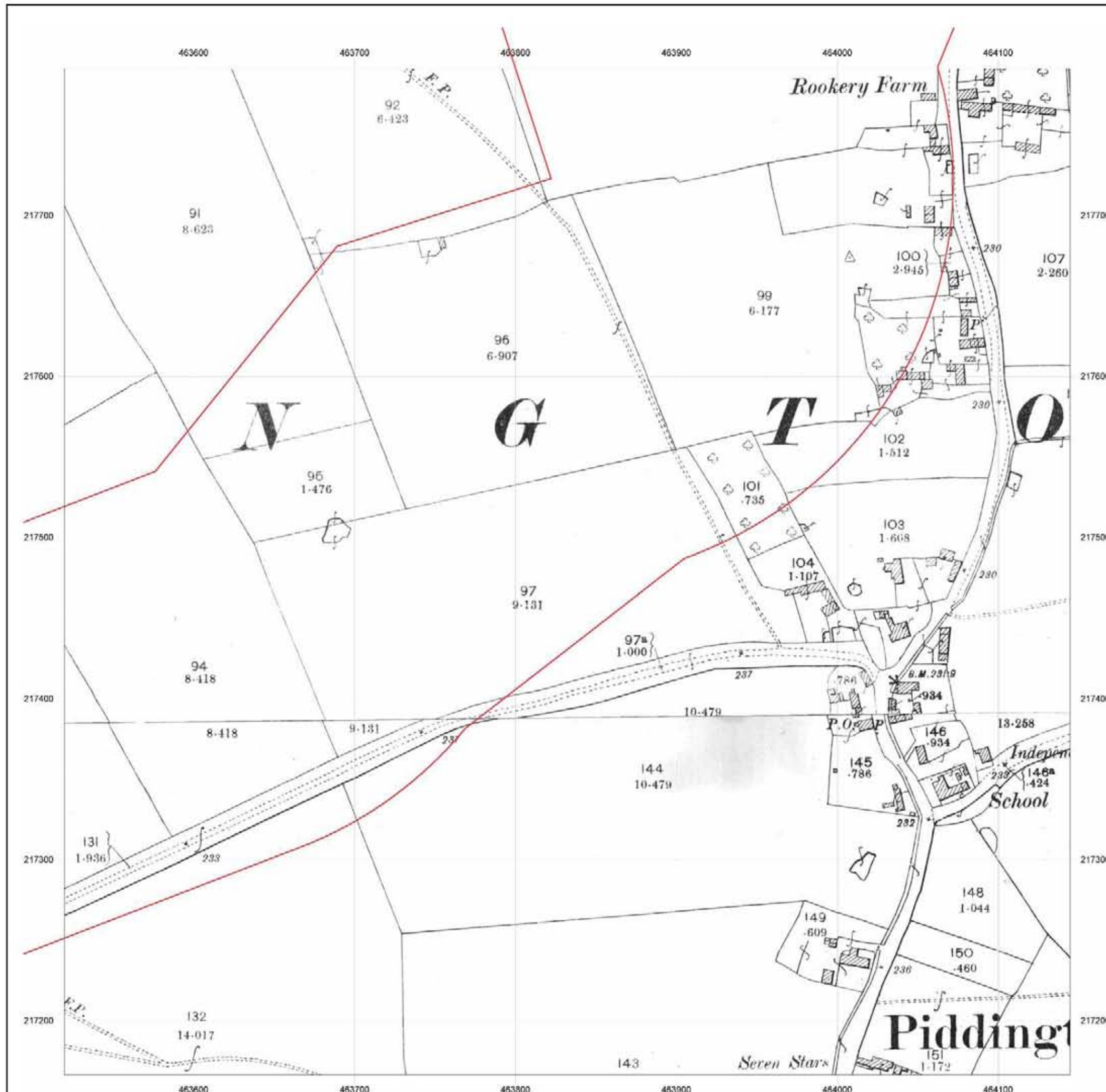
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Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1899
Revised 1899
Edition NA
Copyright NA
Levelled NA

Surveyed 1899
Revised 1899
Edition NA
Copyright NA
Levelled NA



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EmapSite
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 |

GroundSure GeoInsight

Address:

Dear Sir/Madam,

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

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

Yours faithfully,

emapsite customer services team

Enc.
GroundSure GeoInsight

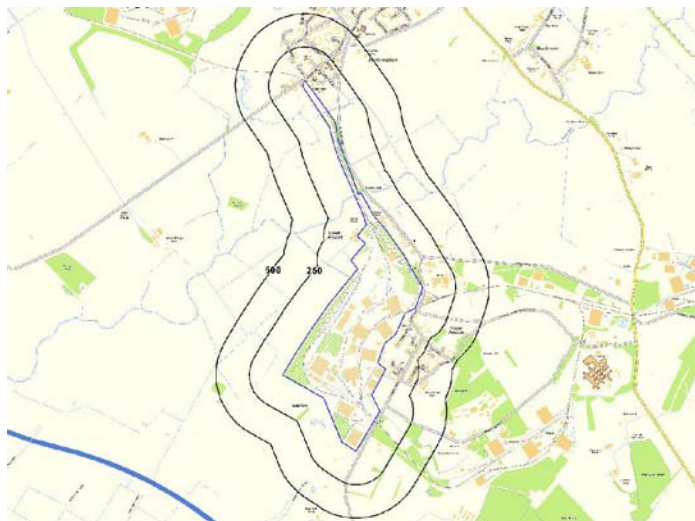
GroundSure GeoInsight

Address:

Date: Jan 7, 2010

Report Reference: EMS-97882_123440

Your Reference: EMS_97882_123440



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Aerial Photograph of Study Site

NW

▲
N

NE

◀W

E▶

SW

S
▼

SE



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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 |
|---|--|
| 1. Geology | 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

| 2. Ground Workings | 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 |

| 3. Mining, Extraction & Natural Cavities | 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 |

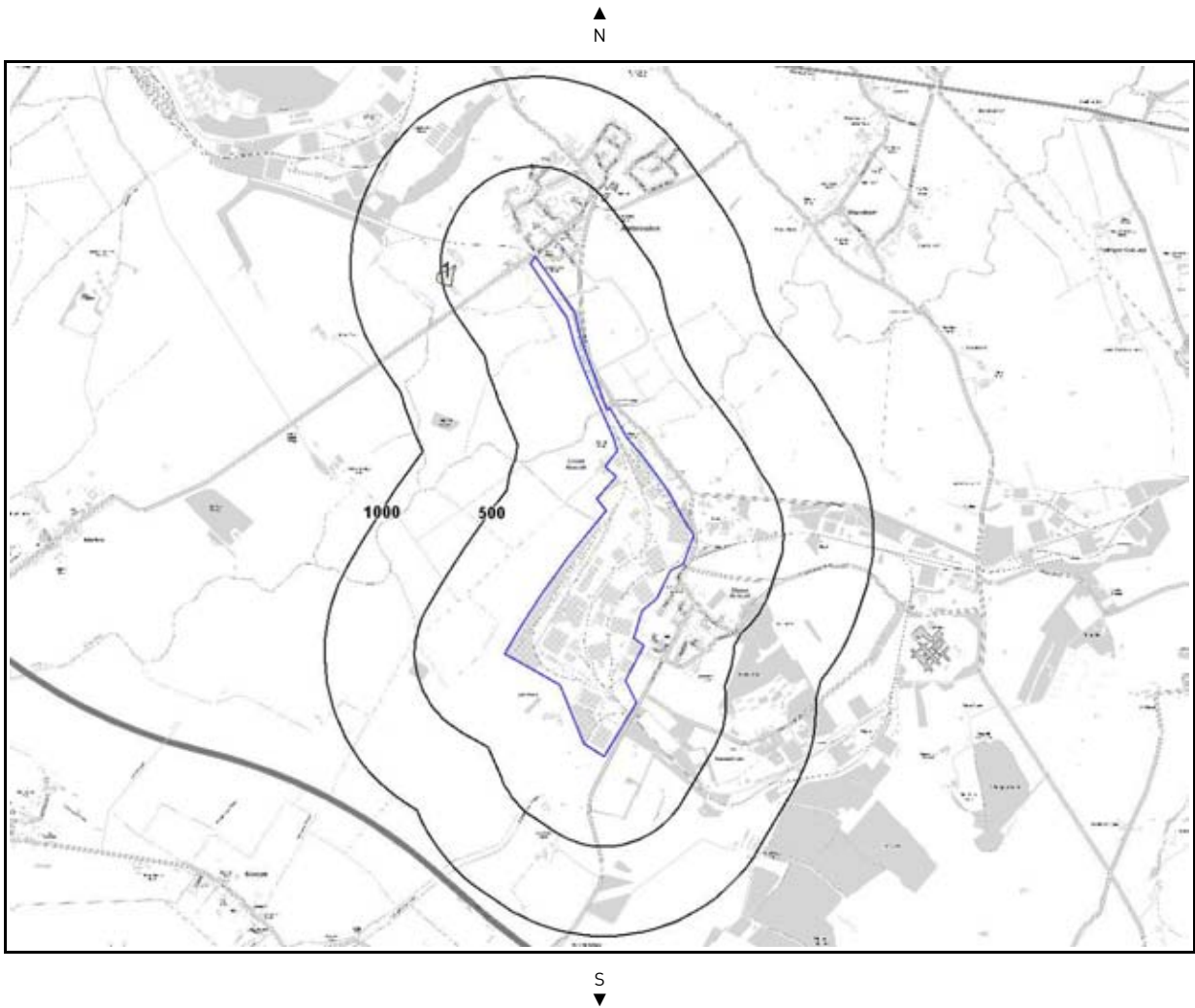
*This includes an automatically generated 150m buffer zone around the site

| 4. Natural Ground Subsidence | 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

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

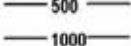


1.1 Artificial Ground Map



Artificial Ground Legend

Enabled by 

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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.

Report Reference: [EMS-97882_123440](#)

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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 |

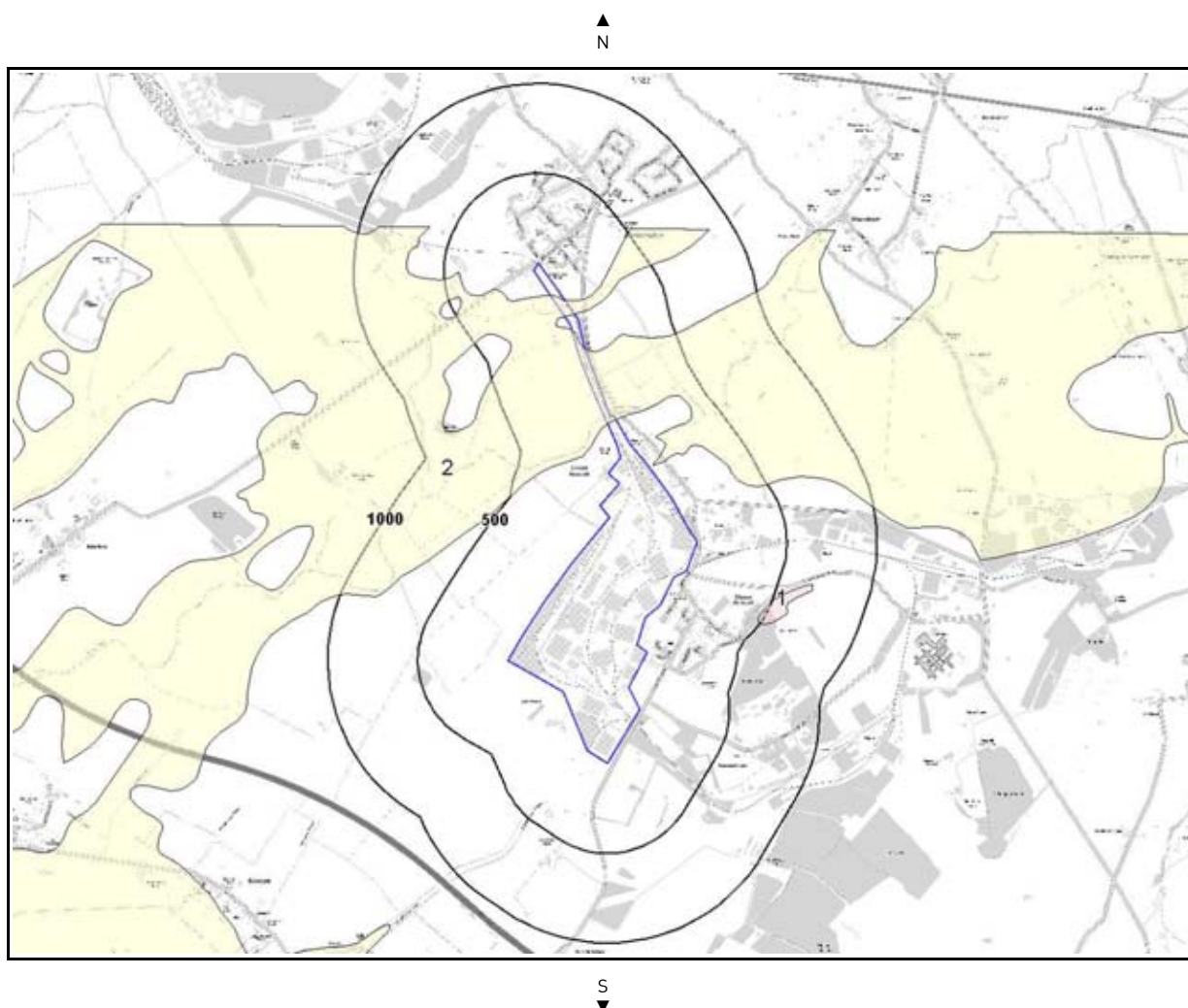
1.1.2 Permeability of Artificial Ground

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.



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

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

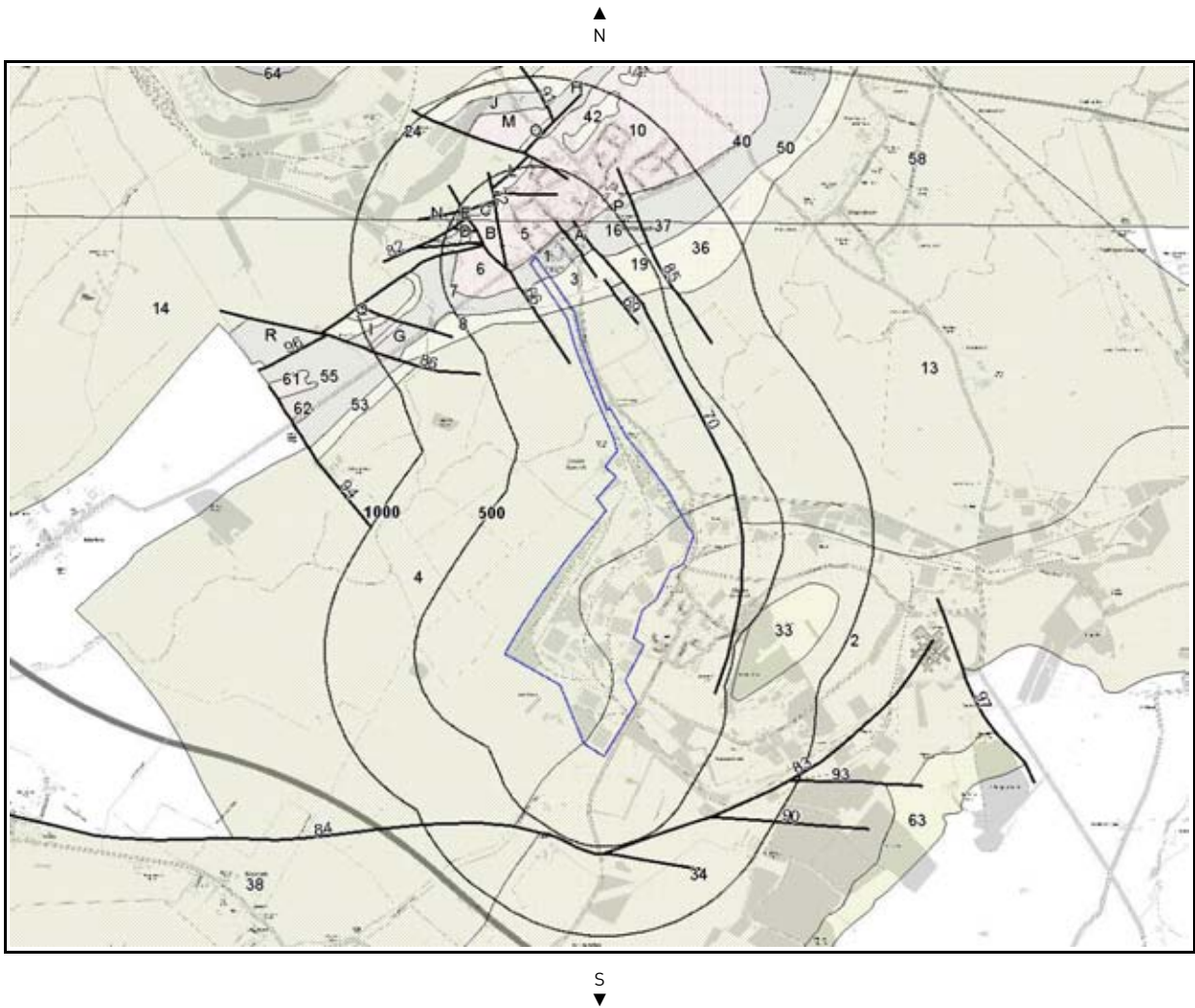
Are there any records relating to permeability of landslips within the study site* boundary:

No

Database searched and no data found.

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


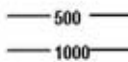
1.3 Bedrock and Faults Map



Bedrock & Faults Deposits Legend



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-  Site Outline
-  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.

Report Reference: [EMS-97882_123440](#)

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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?

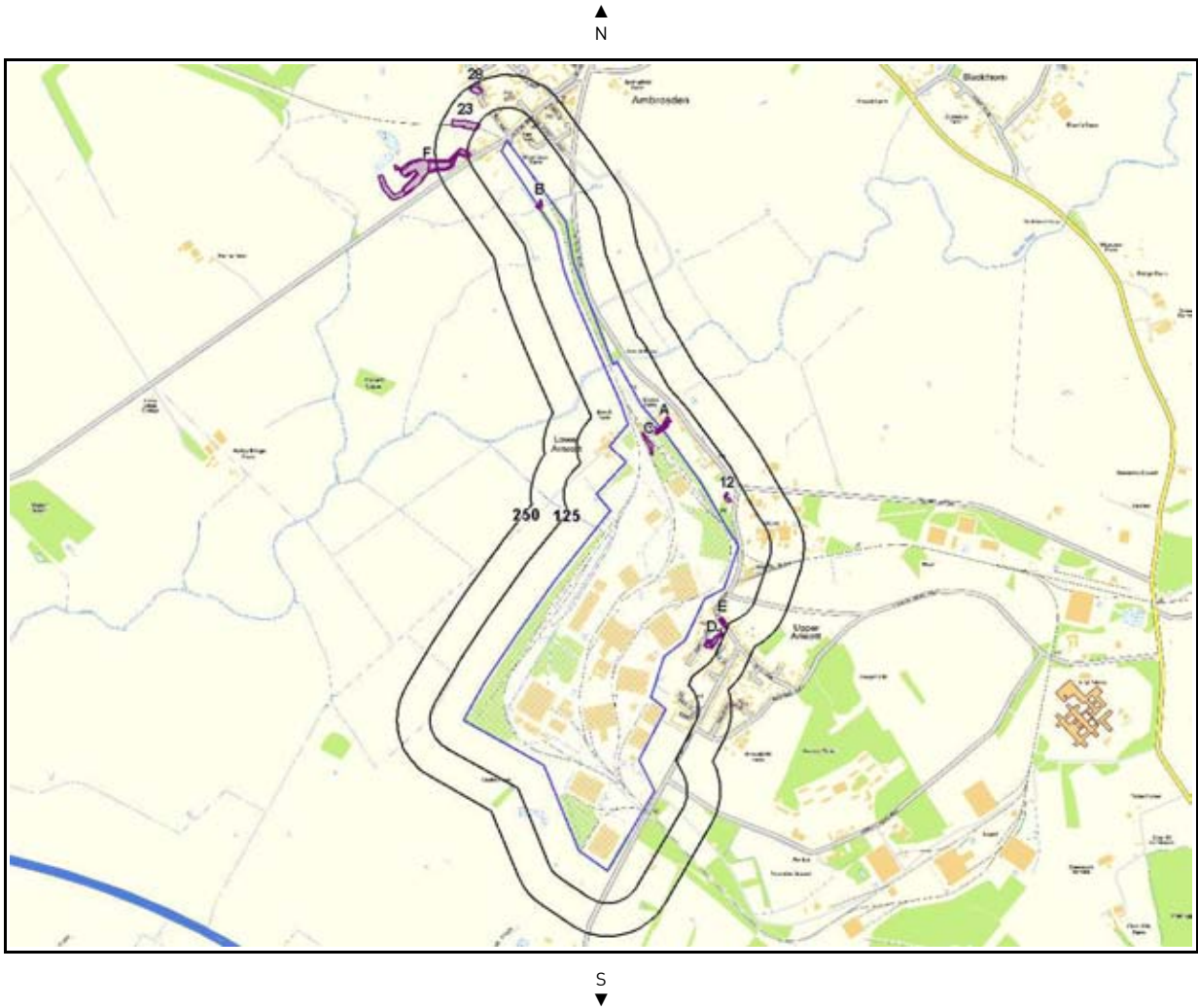
The property is not in a radon Affected Area, as less than 1% of properties are above the Action Level

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


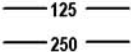



2. Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  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 | 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

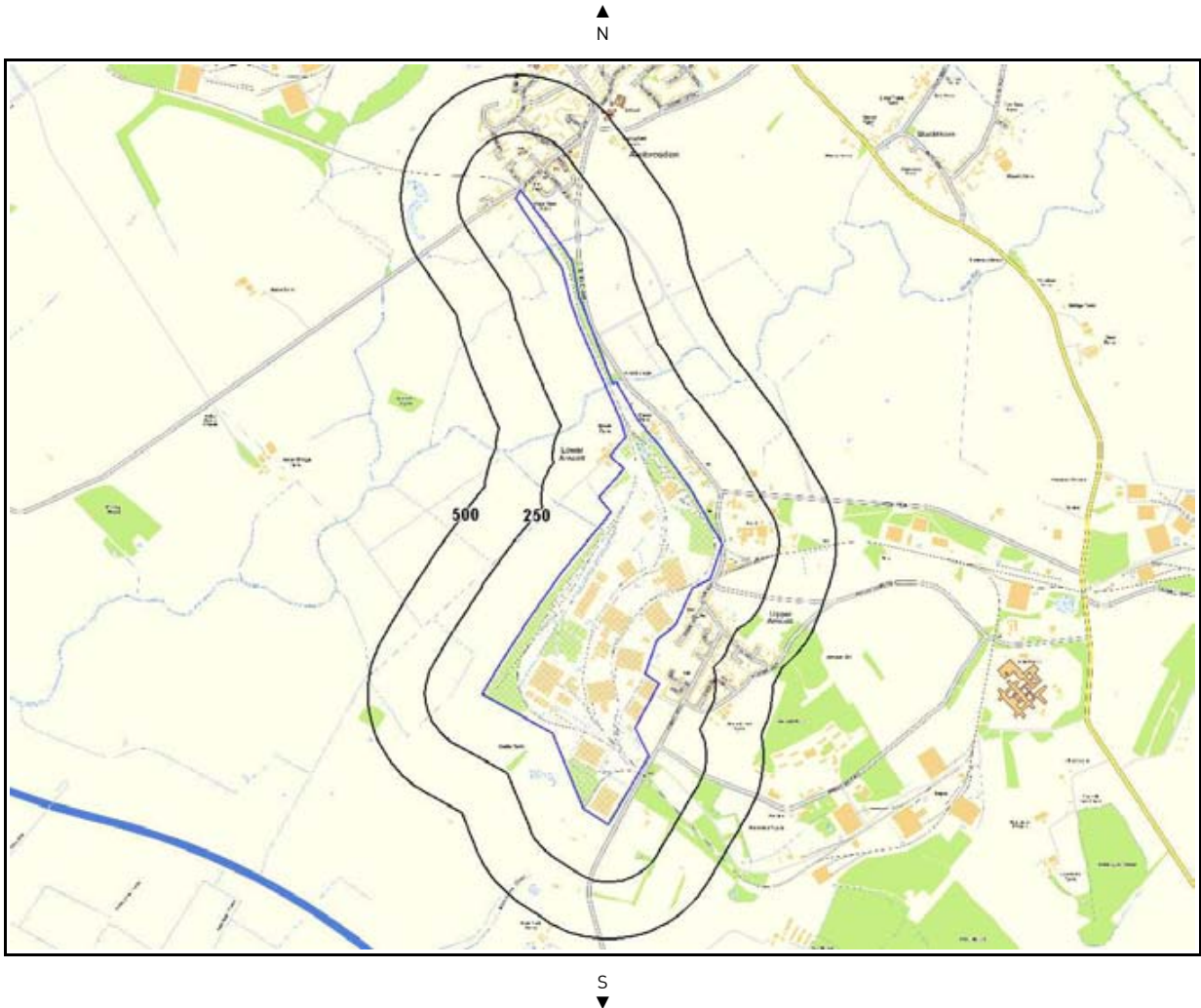
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary?

No

Database searched and no data found.



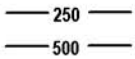


3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities Legend



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-  Site Outline
-  Historical Mining
-  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. |
| 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.

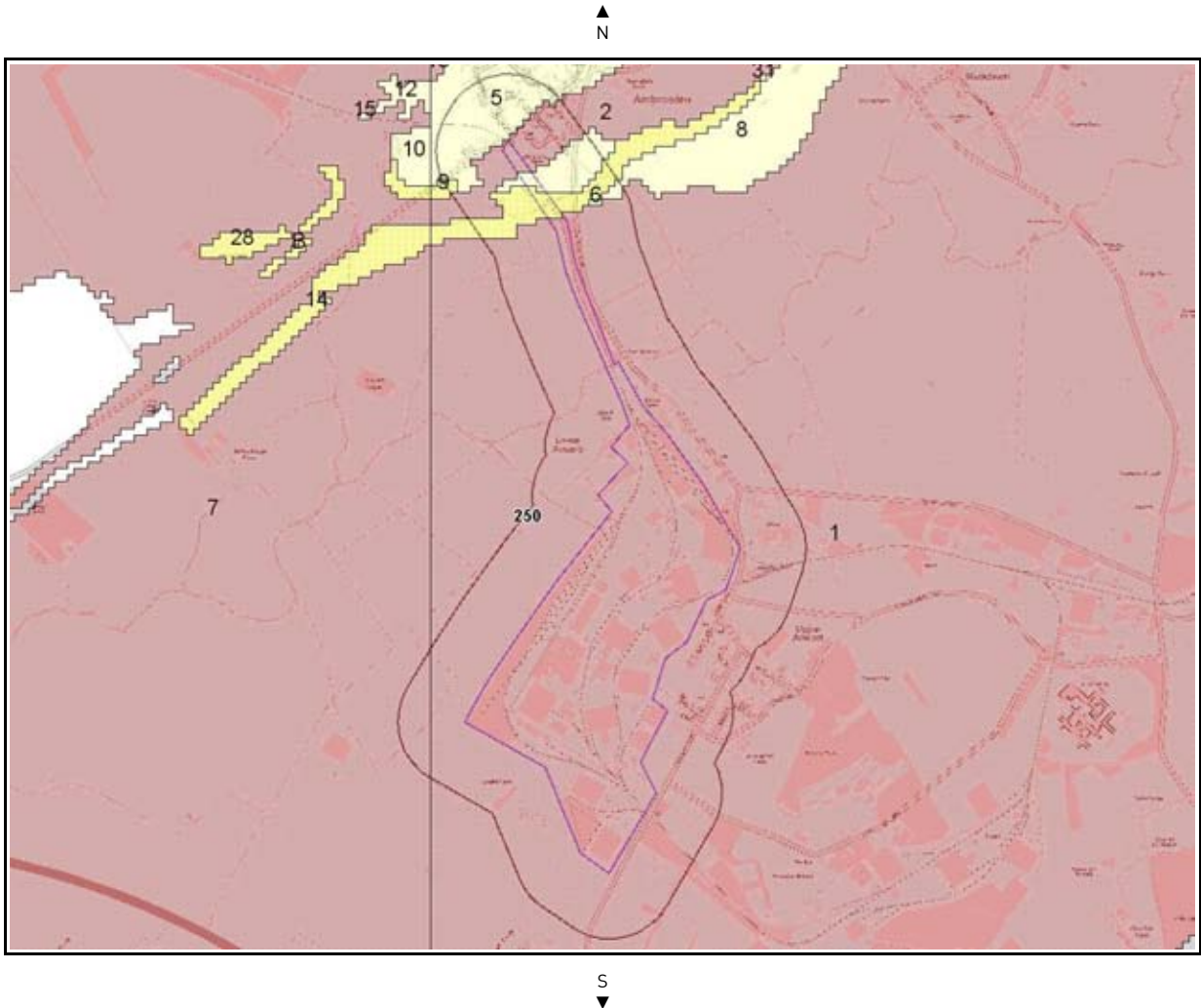
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4. Natural Ground Subsidence

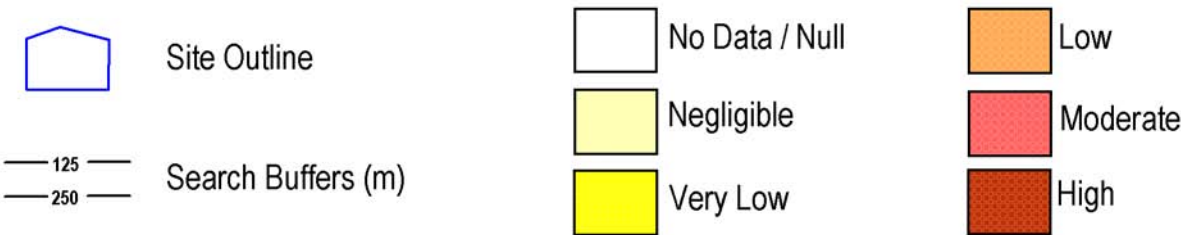
4.1 Shrink-Swell Clay Map



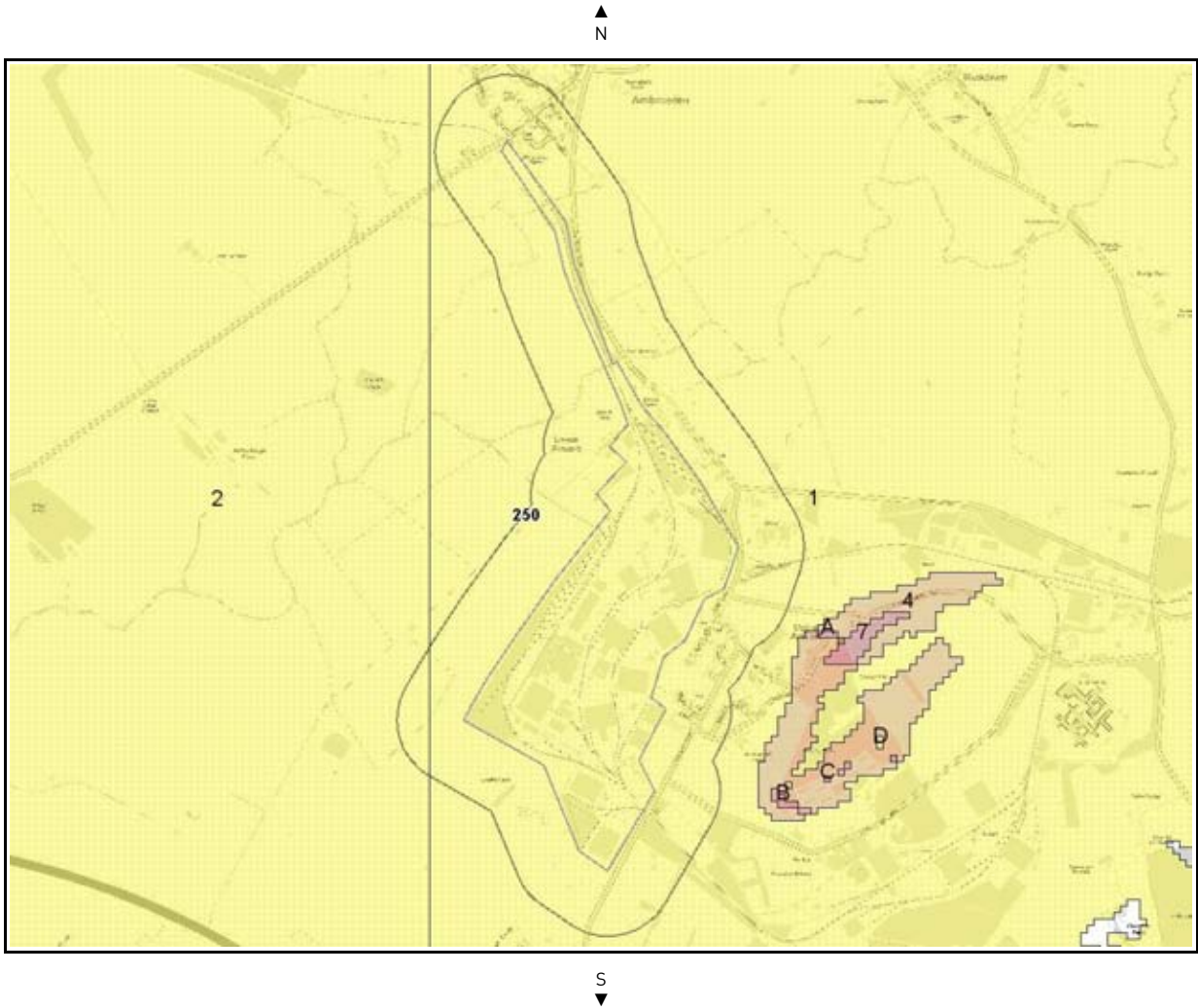
Shrink-Swell Clay Legend



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

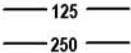




4.2 Landslides Map



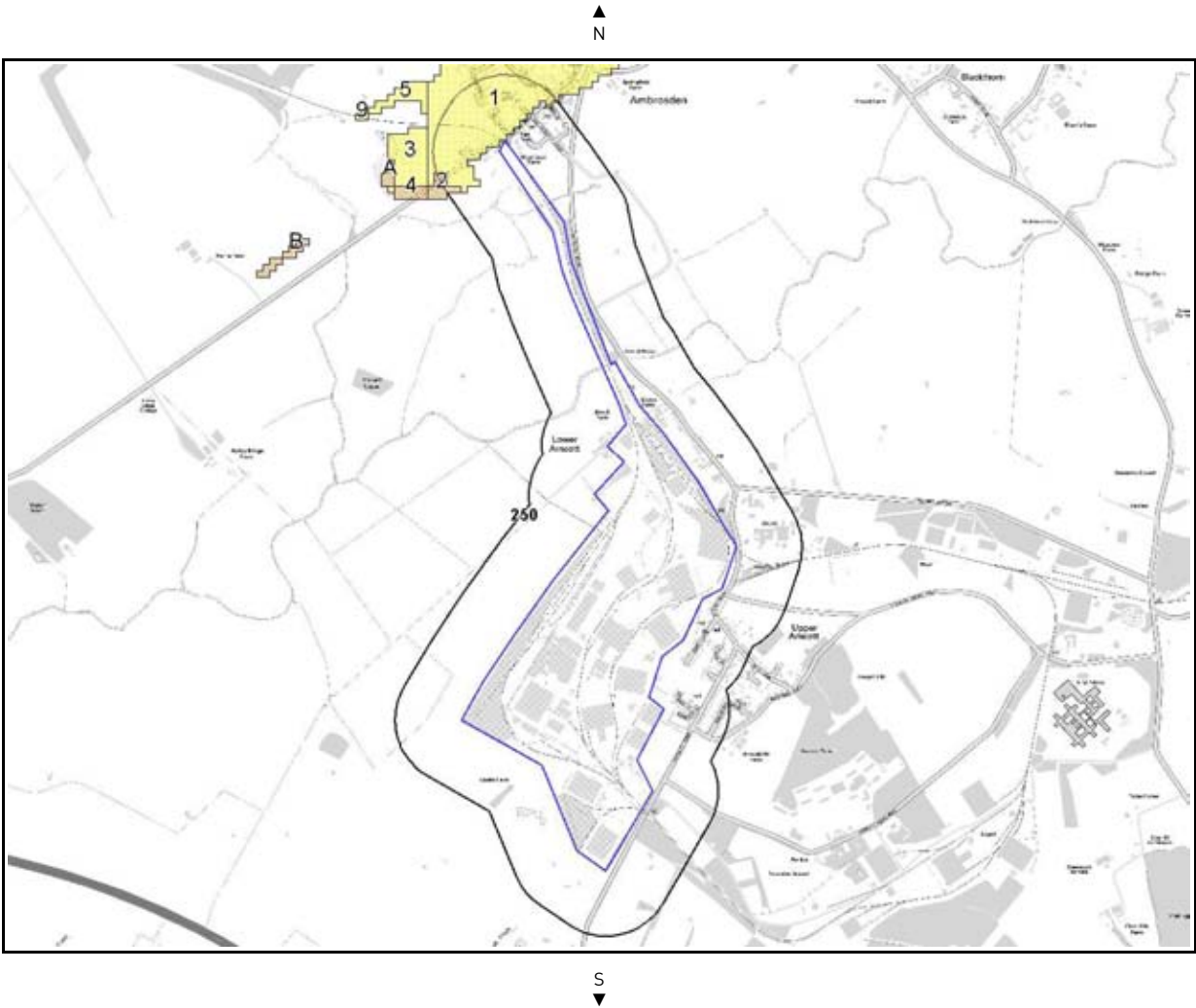
Landslides Legend



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


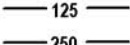






4.3 Ground Dissolution Soluble Rocks Map



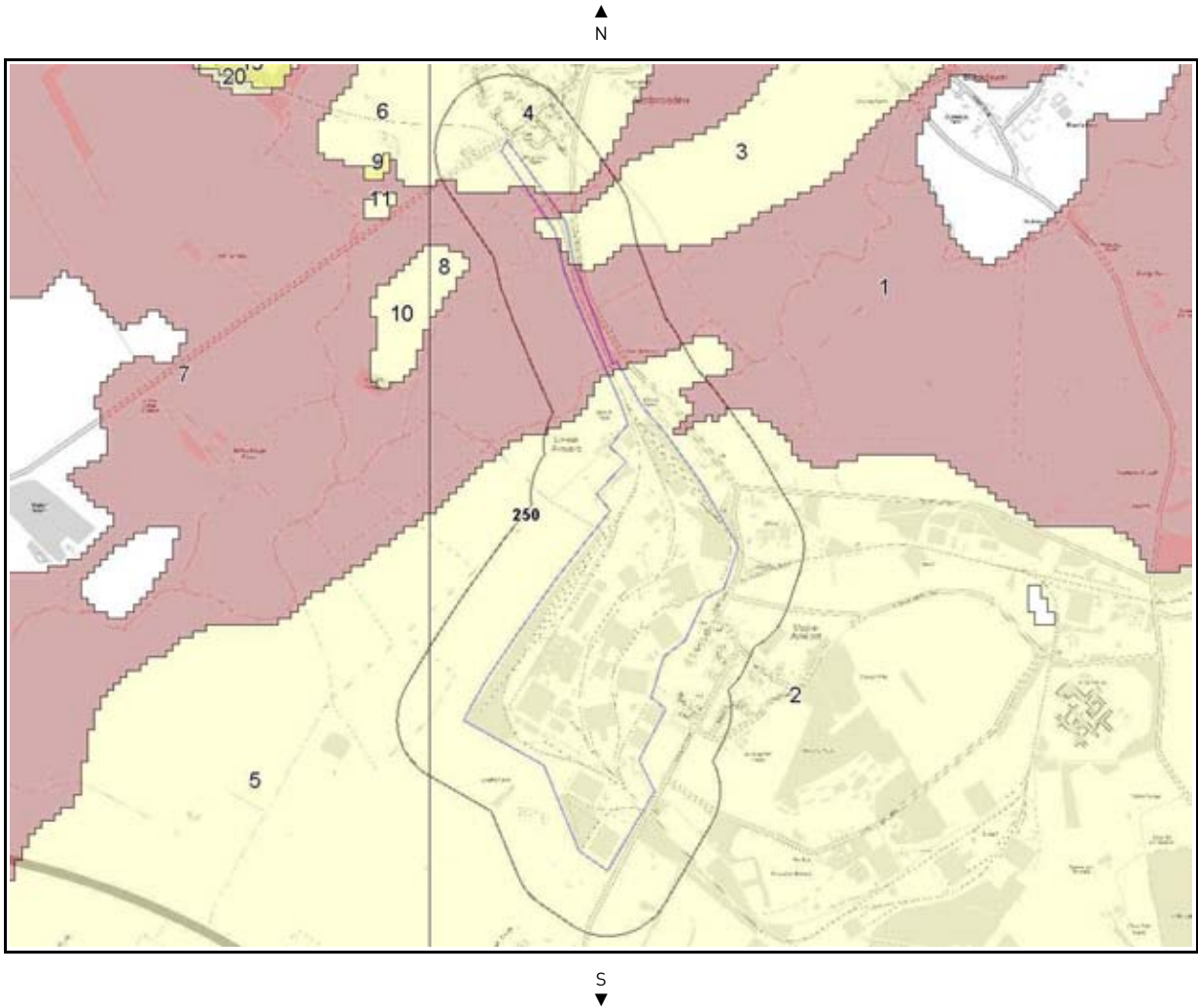
Ground Dissolution Soluble Rocks
Legend

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




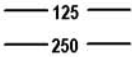




4.4 Compressible Deposits Map



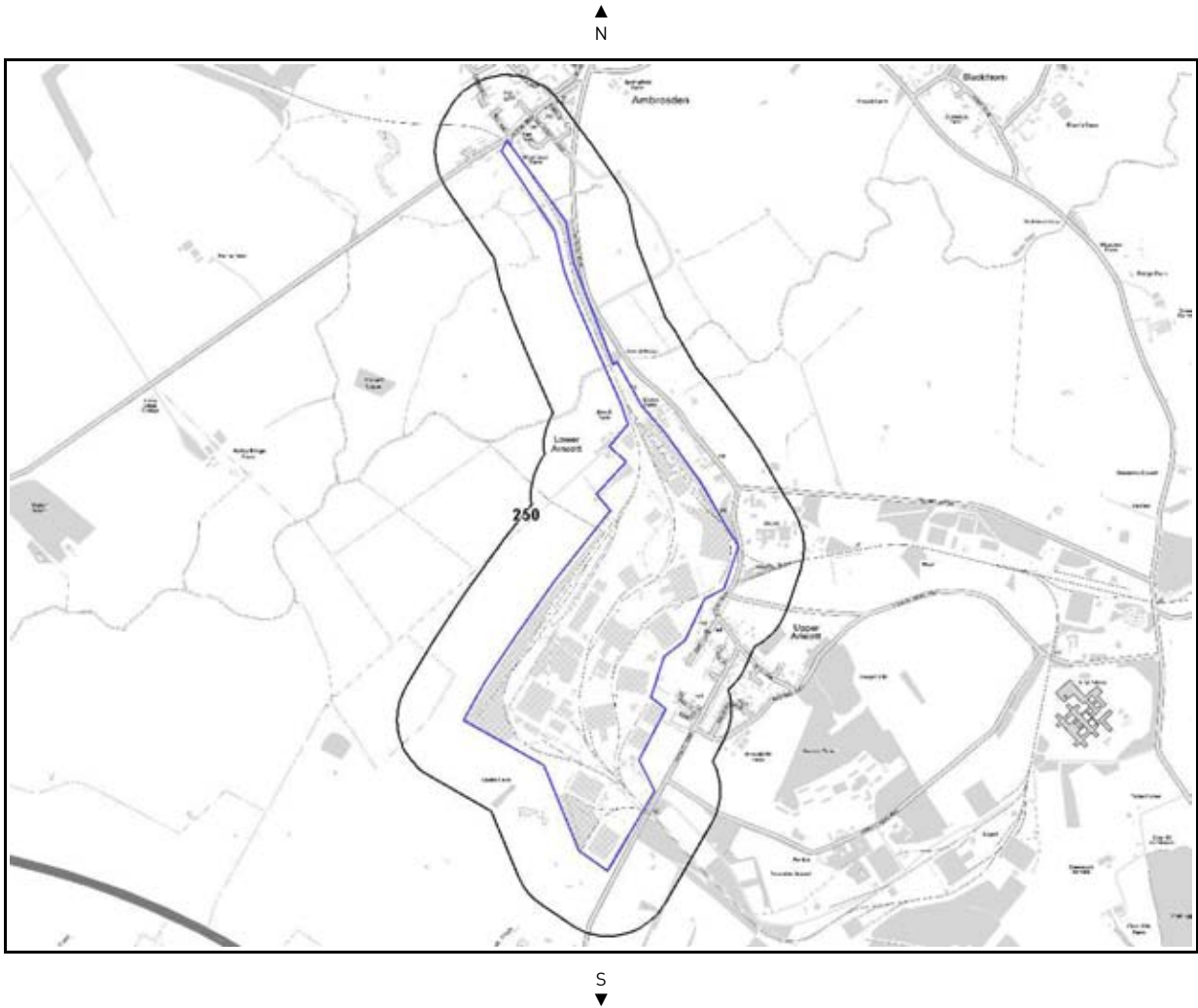
Compressible Deposits Legend

Enabled by  Ordnance Survey

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



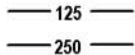

4.5 Collapsible Deposits Map



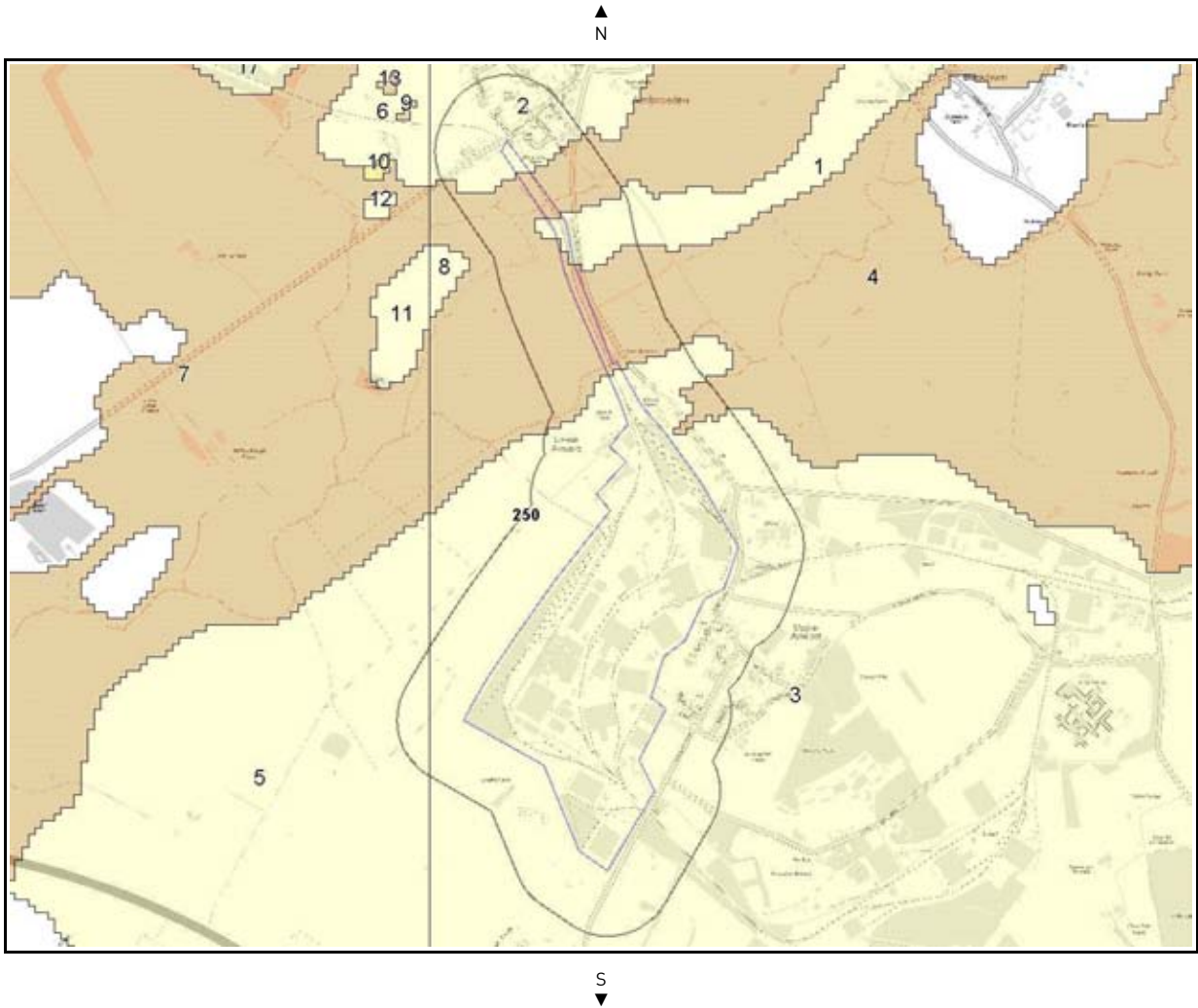
Collapsible Deposits Legend



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


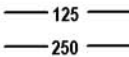






4.6 Running Sand Map



Running Sand Legend

Enabled by 

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

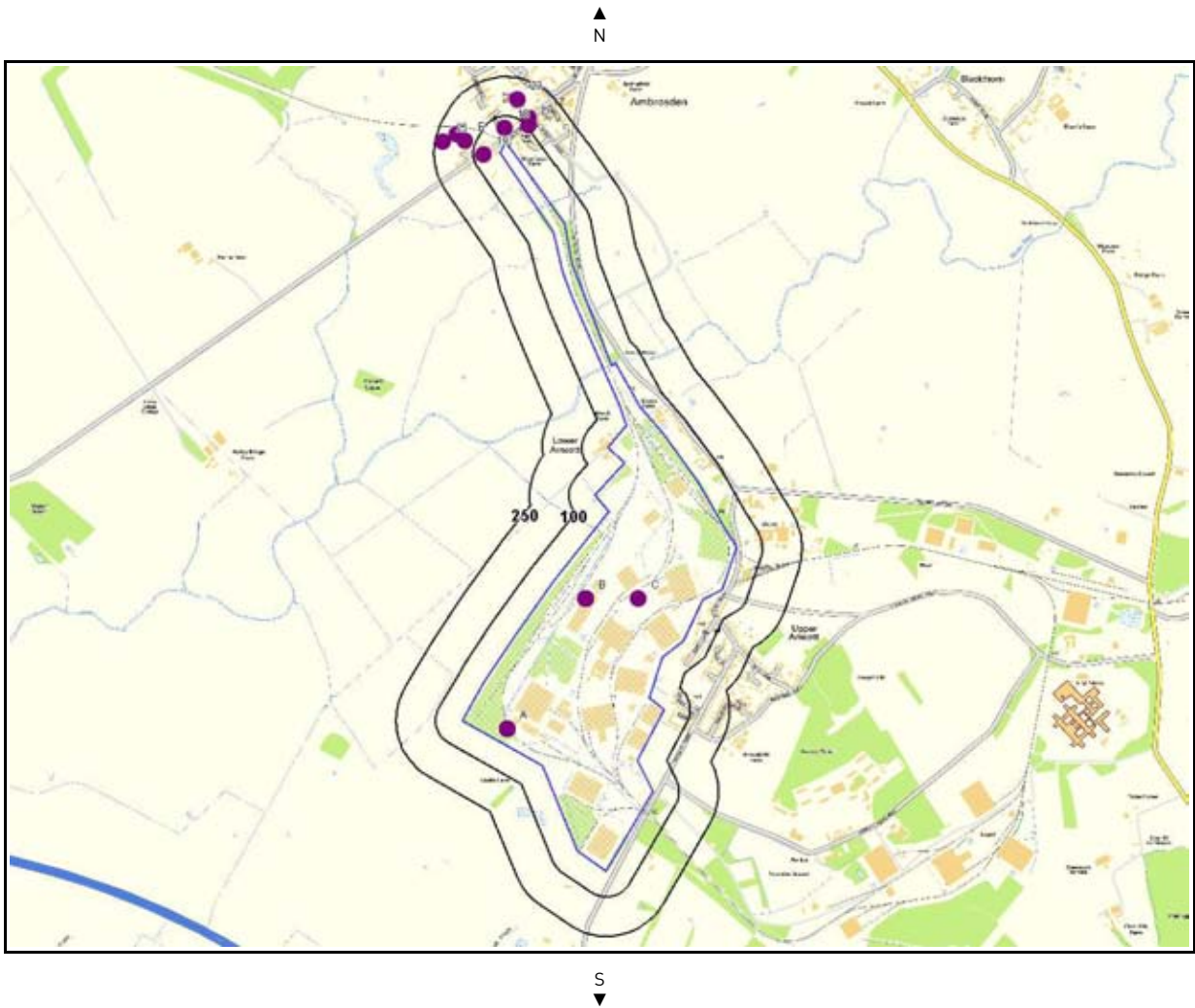
| Distance (m)* | Direction | Hazard Rating | Details |
|---------------|-----------|-----------------|--|
| 0 | On site | Null-Negligible | No Indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit. |

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



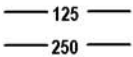
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Site Outline



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

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Email: enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



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

Tel: www.british-gypsum.bpb.com



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Tel: 0845 762 6848

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



Ordnance Survey

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Tel: 08456 050505



Getmapping PLC

Virginia Villas, High Street, Hartley Witney,

Hampshire RG27 8NW

Tel: 01252 845444



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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.

Report Reference: EMS-97882_123440

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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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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 EnviroInsight

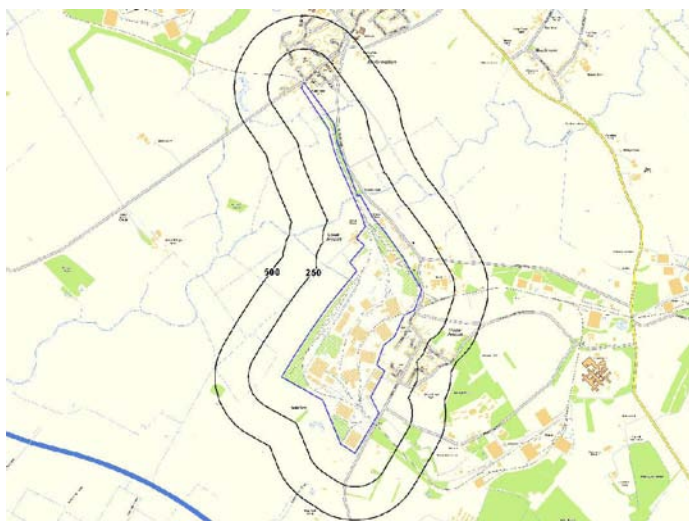
Address:

Date: Jan 7, 2010

GroundSure Reference: EMS-97882_123439

Your Reference: EMS_97882_123439

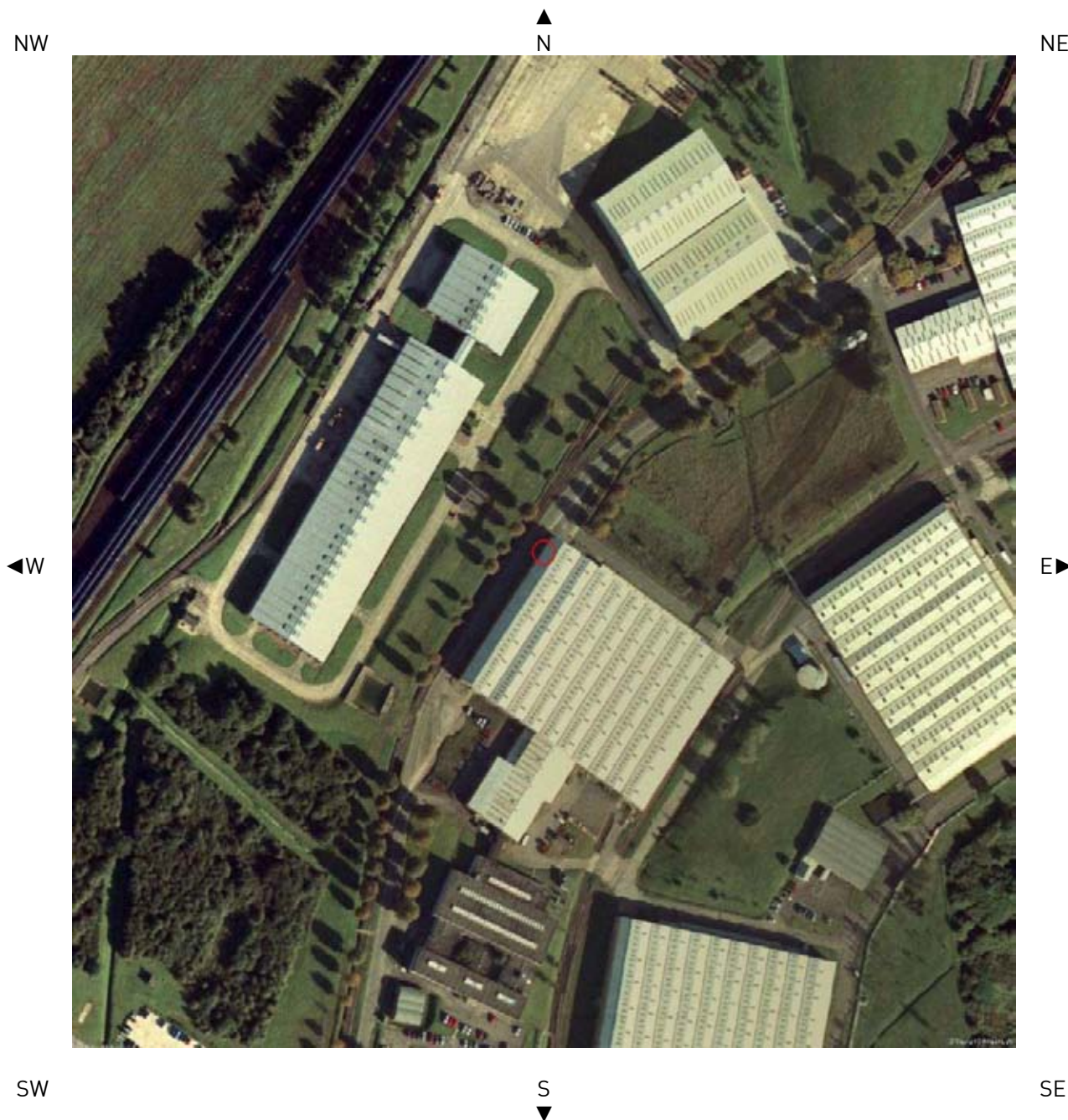
Client: EmapSite



Brought to you by emapsite

emapsite™

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

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 | | | | | |
|--|---|------|--------|---------|----------|-----------|
| 1. Authorisations, Incidents and Registers | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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 NIHS 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 | - | - |
| 2. Landfill and Other Waste Sites | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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 |
| 3. Current Land Uses | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 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 |
|---|---------|------|--------|---------|----------|-----------|
| 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: CTR.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: CTU.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 1990¹

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.

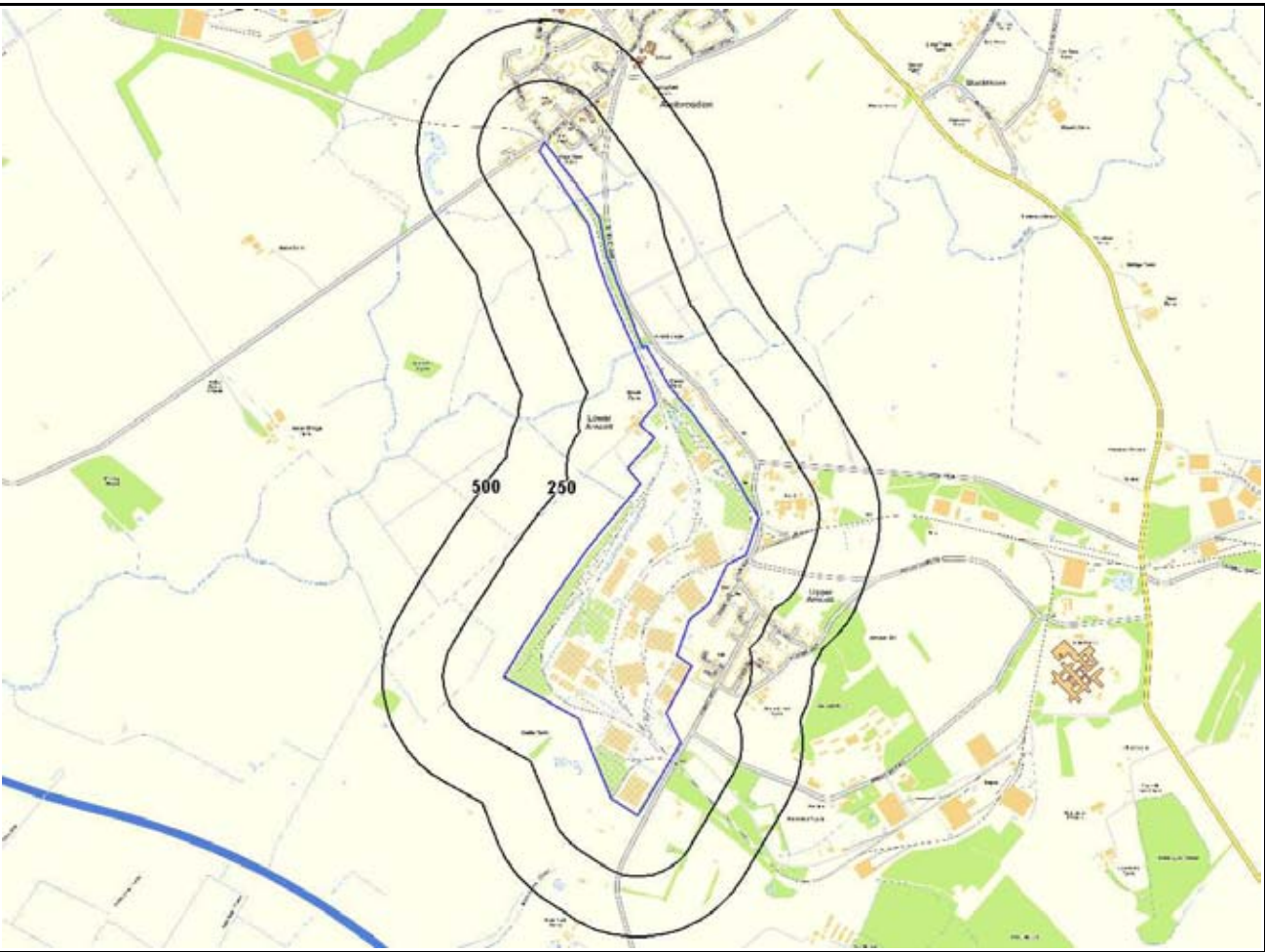
1.5 Planning Hazardous Substance Enforcements

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

Database searched and no data found.

¹Further 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

Enabled by Ordnance Survey

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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 |
| 250 | E.A. Historic Landfill (Point Data) | REGIS Waste Licence |
| 500 | 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.

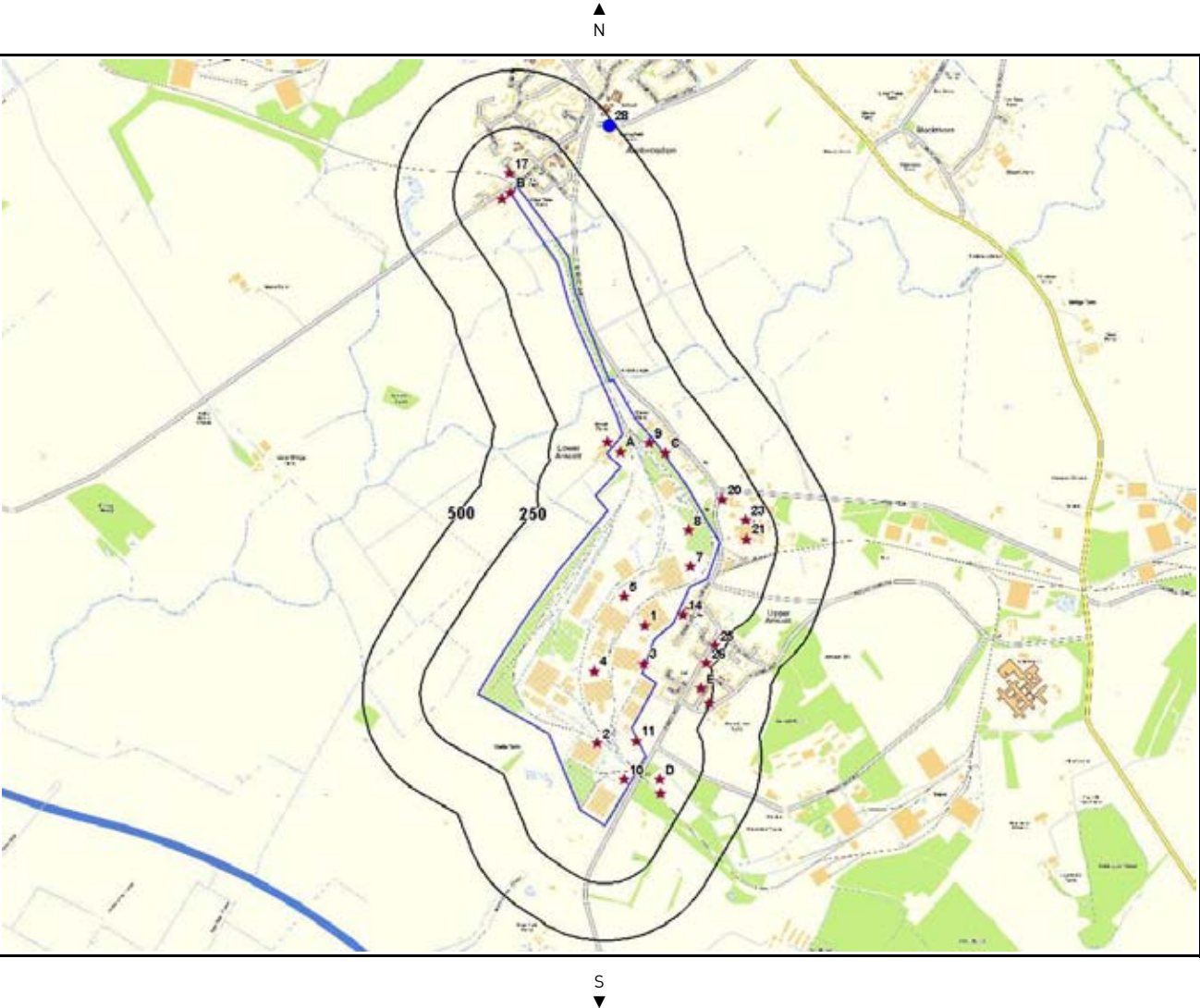
Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

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
- Search Buffers (m)
 - 250
 - 500
- Current Industrial Sites
- Petrol & Fuel Sites
- Underground High Pressure Oil & Fuel Pipelines

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 |

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

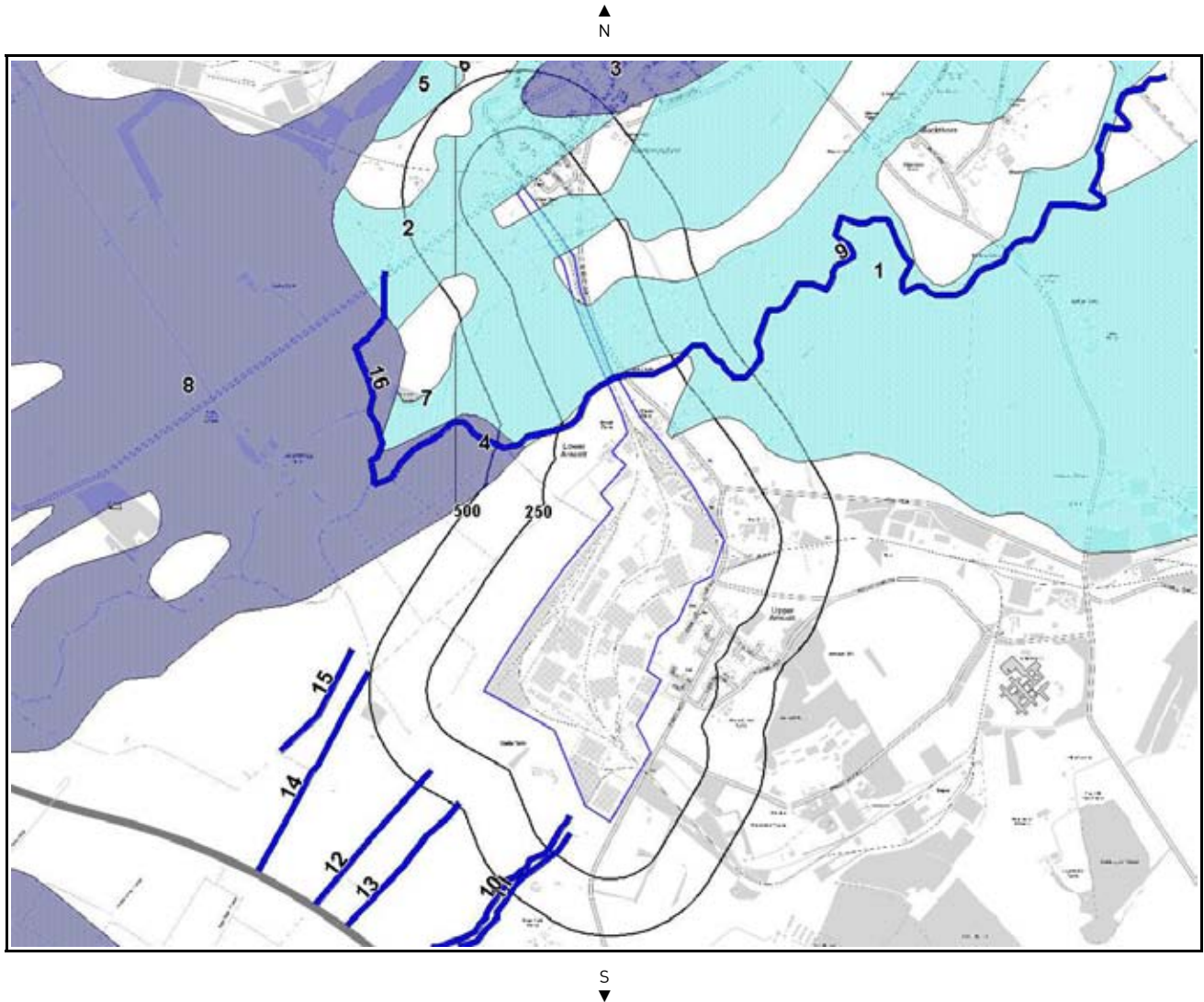
The database has been searched on site, including a 50m buffer.

| 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 GeolInsight". Available from our website.

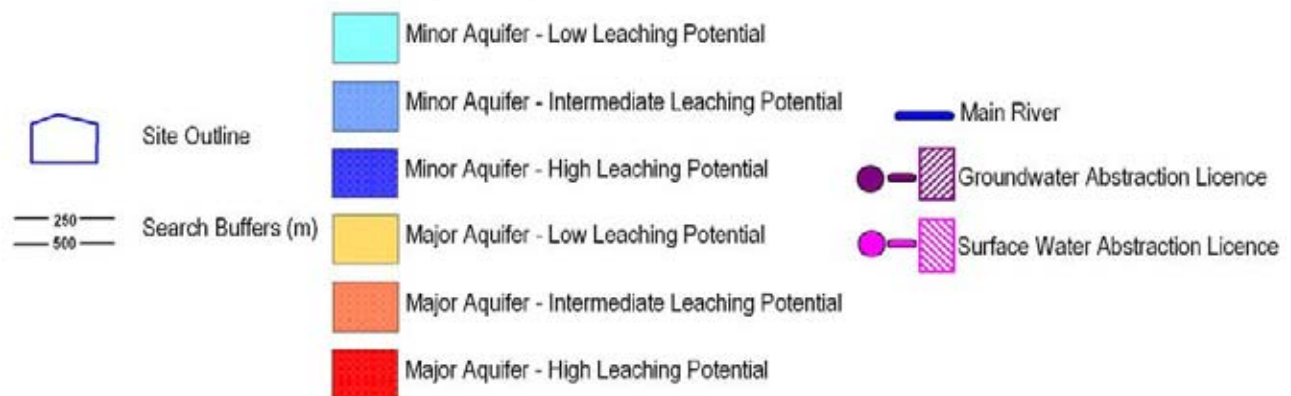
5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



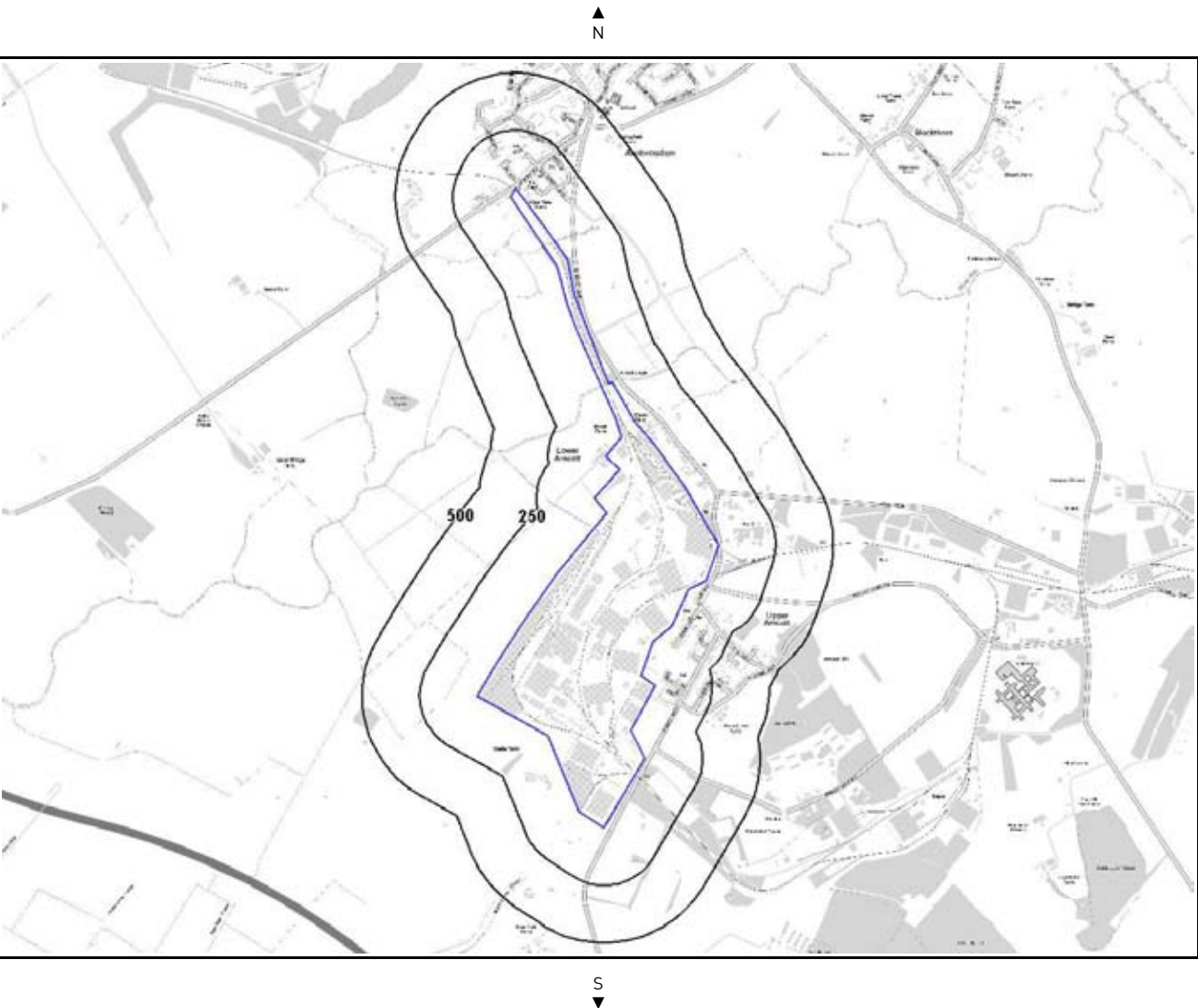
Hydrogeology and Hydrology Legend

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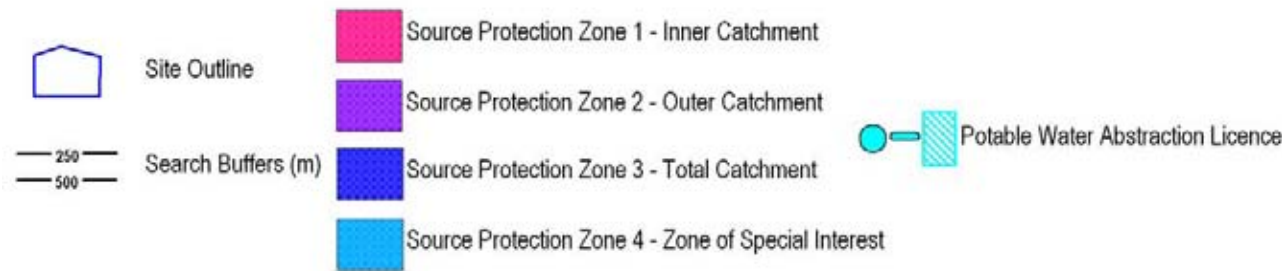
5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map



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?

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

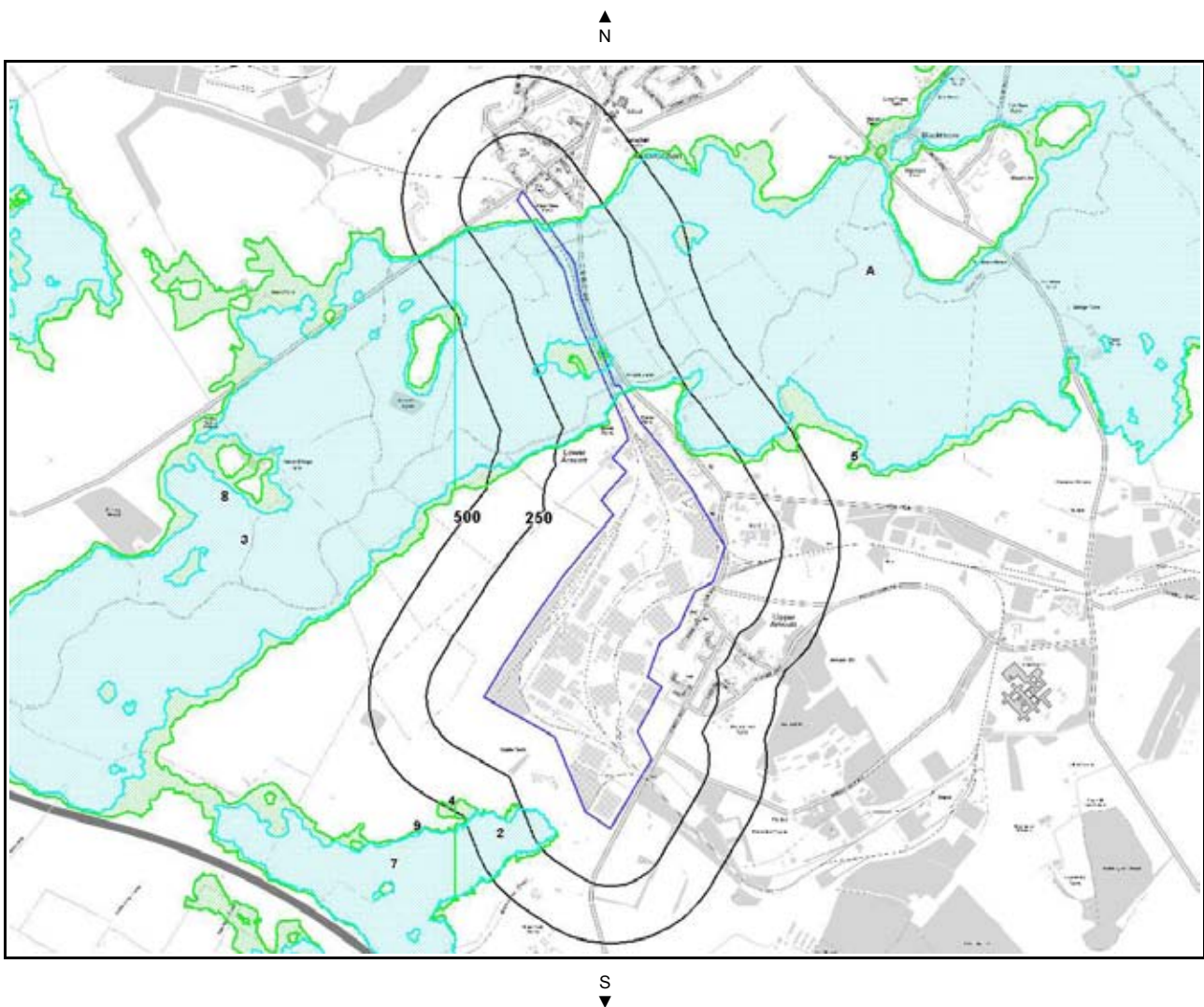
Are there any surface water features within 250m of the study site?

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 |


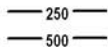





6. Surface Water Flood Map



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.

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?

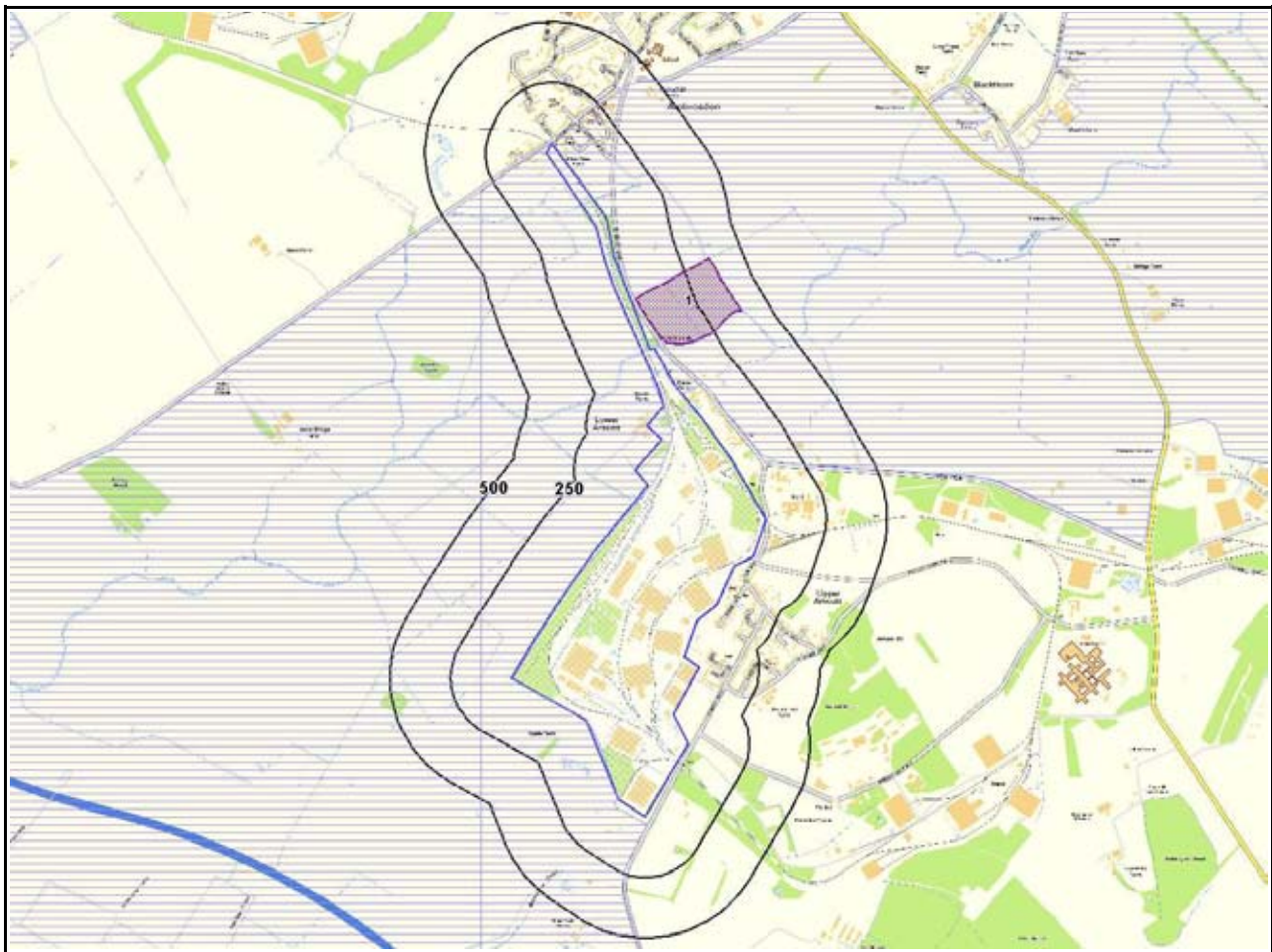
Moderately High

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



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 | Arncott 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

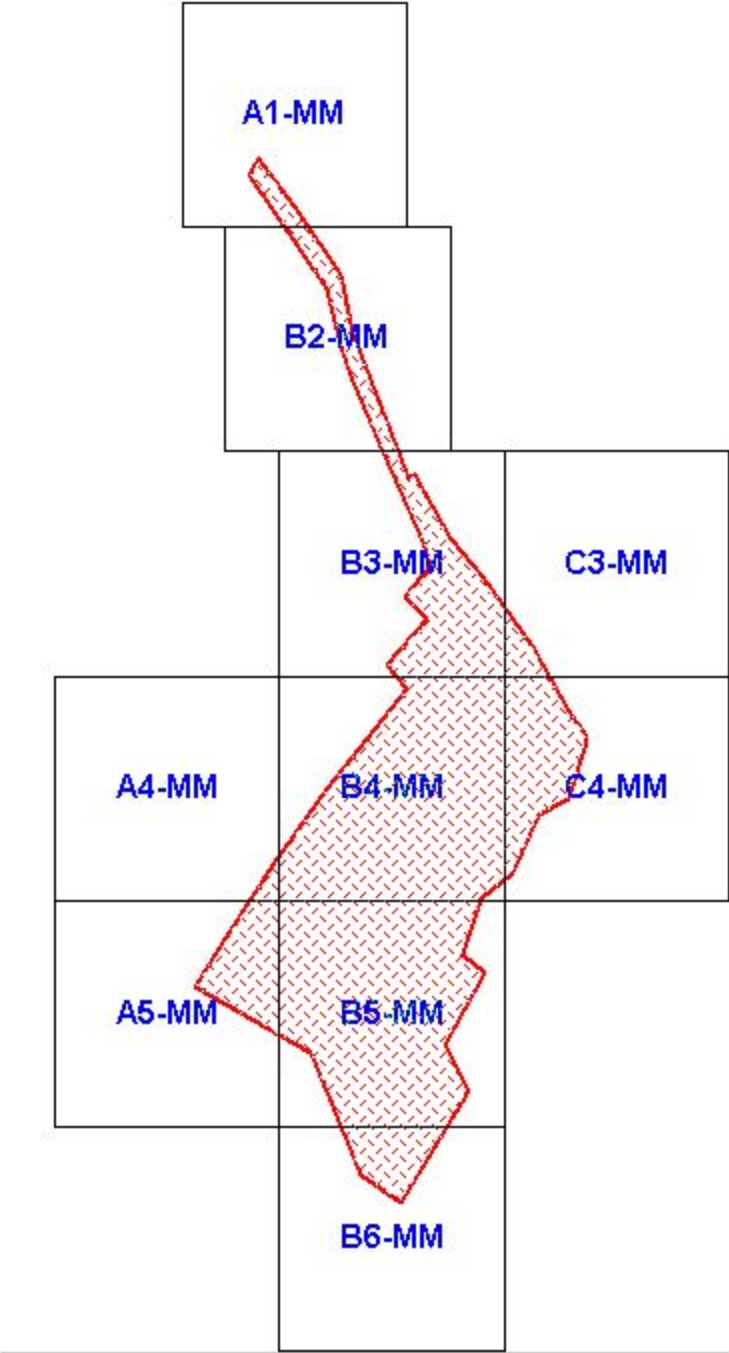
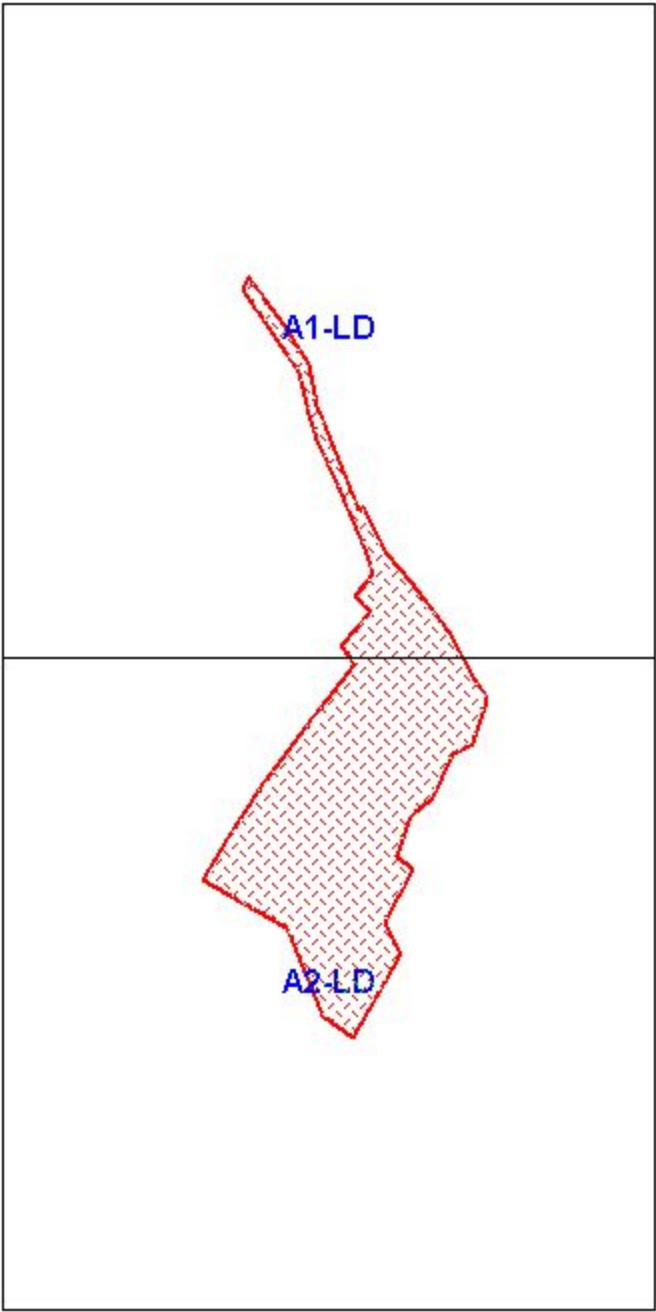
Report Reference: [EMS-97882_123439](#)

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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

- 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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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



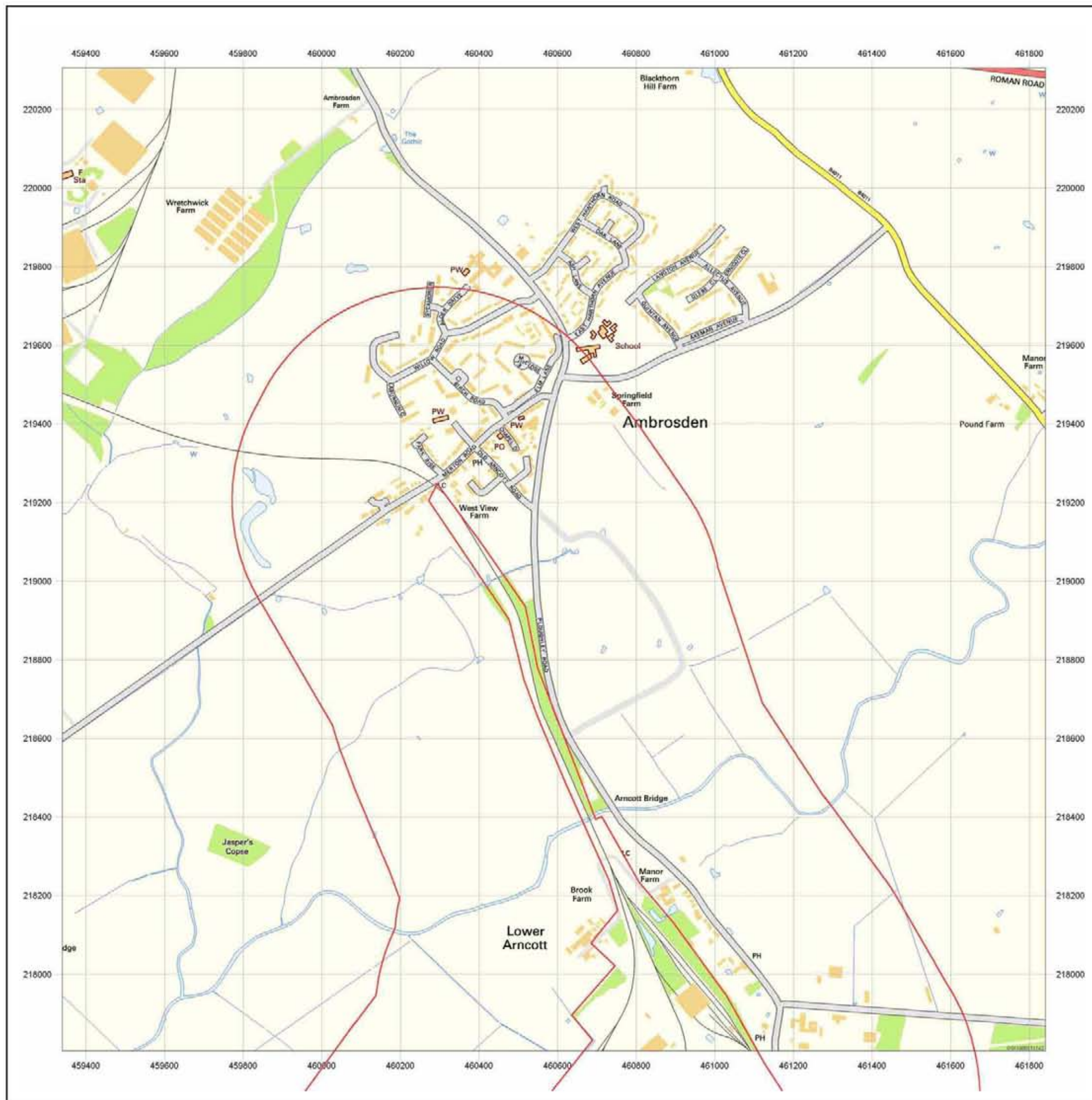
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Production date: 07 January 2010



Site Details:

Client Ref: EMS_97882_123438
Report Ref: EMS-97882_123438_A1-LD
Grid Ref: 460591, 219056

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

2002



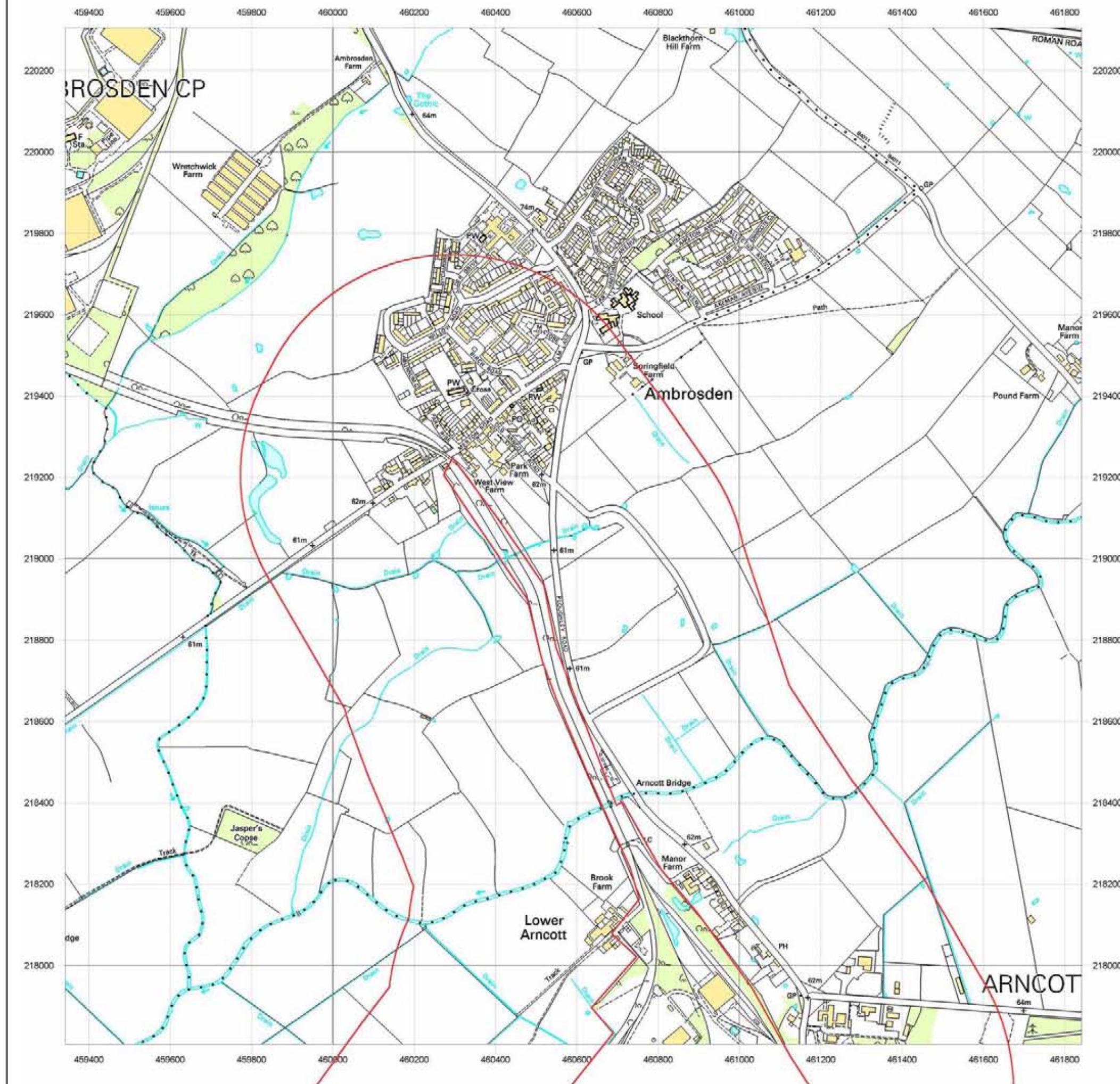
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Site Details:

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



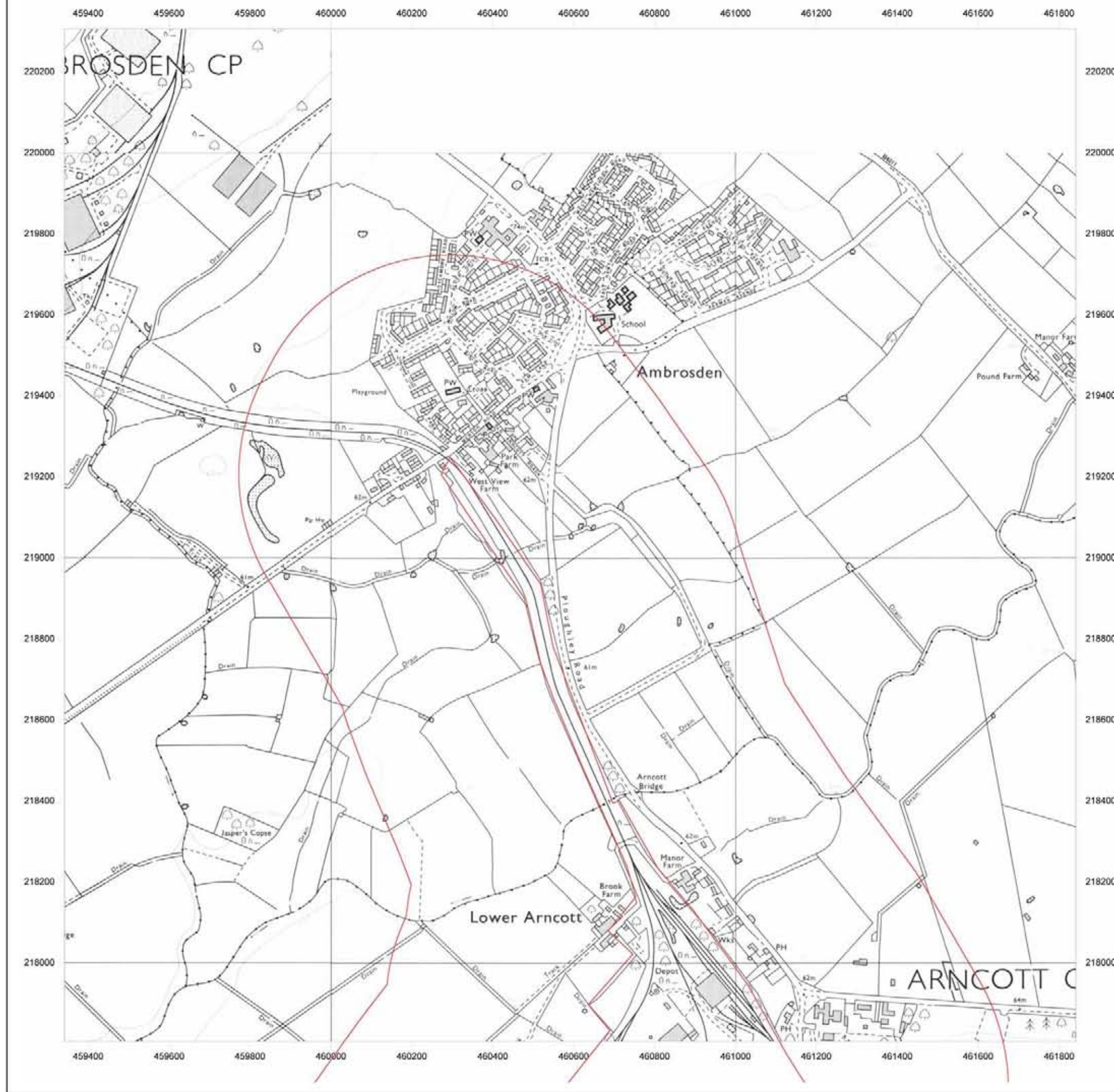
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Site Details:

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
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Levelled NA



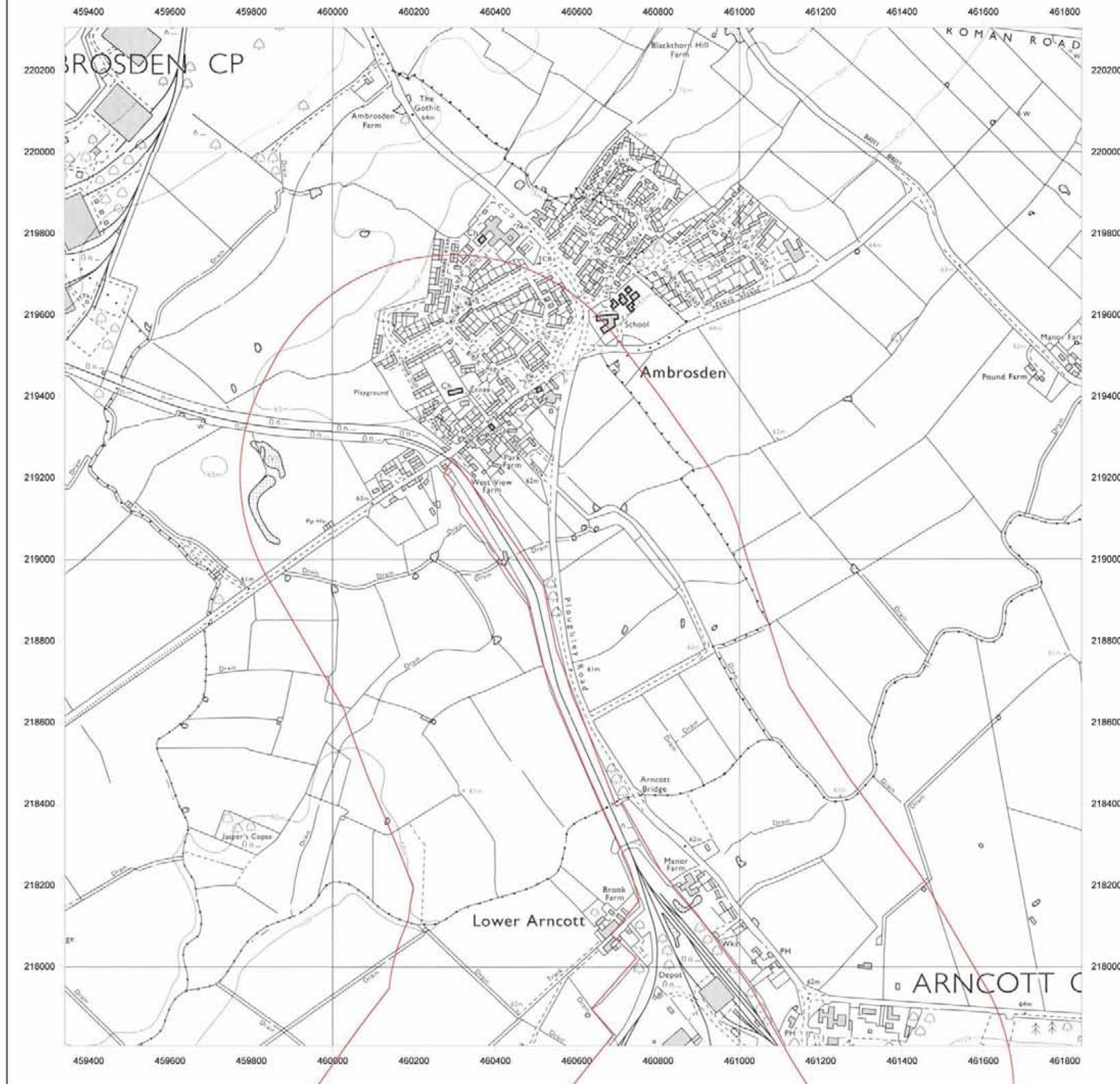
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Site Details:

Client Ref: EMS_97882_123438
Report Ref: EMS-97882_123438_A1-LD
Grid Ref: 460591, 219056

Map Name: County Series

Map date: 1950

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
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Surveyed 1879
Revised 1950
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Levelled NA



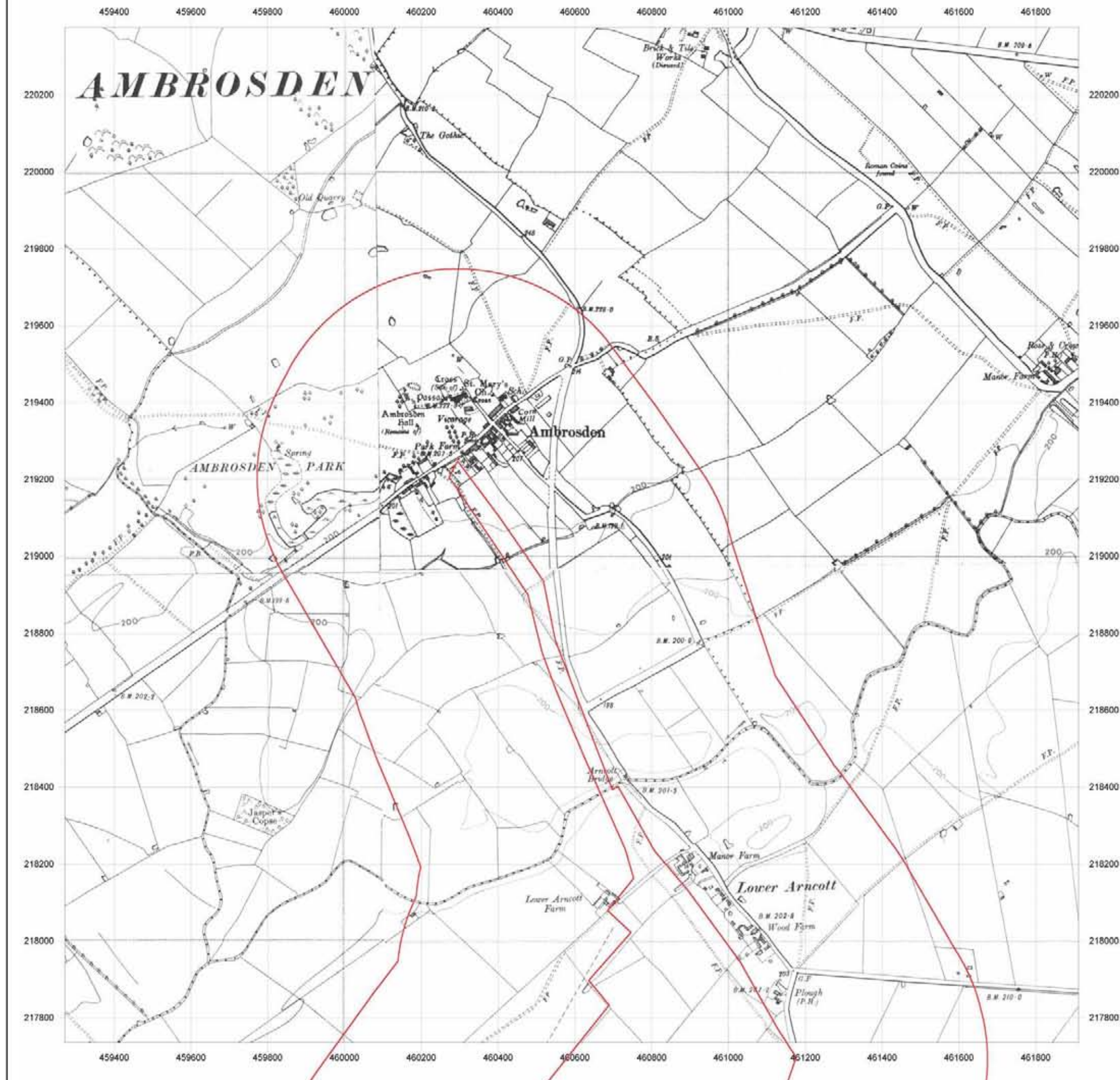
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Site Details:

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



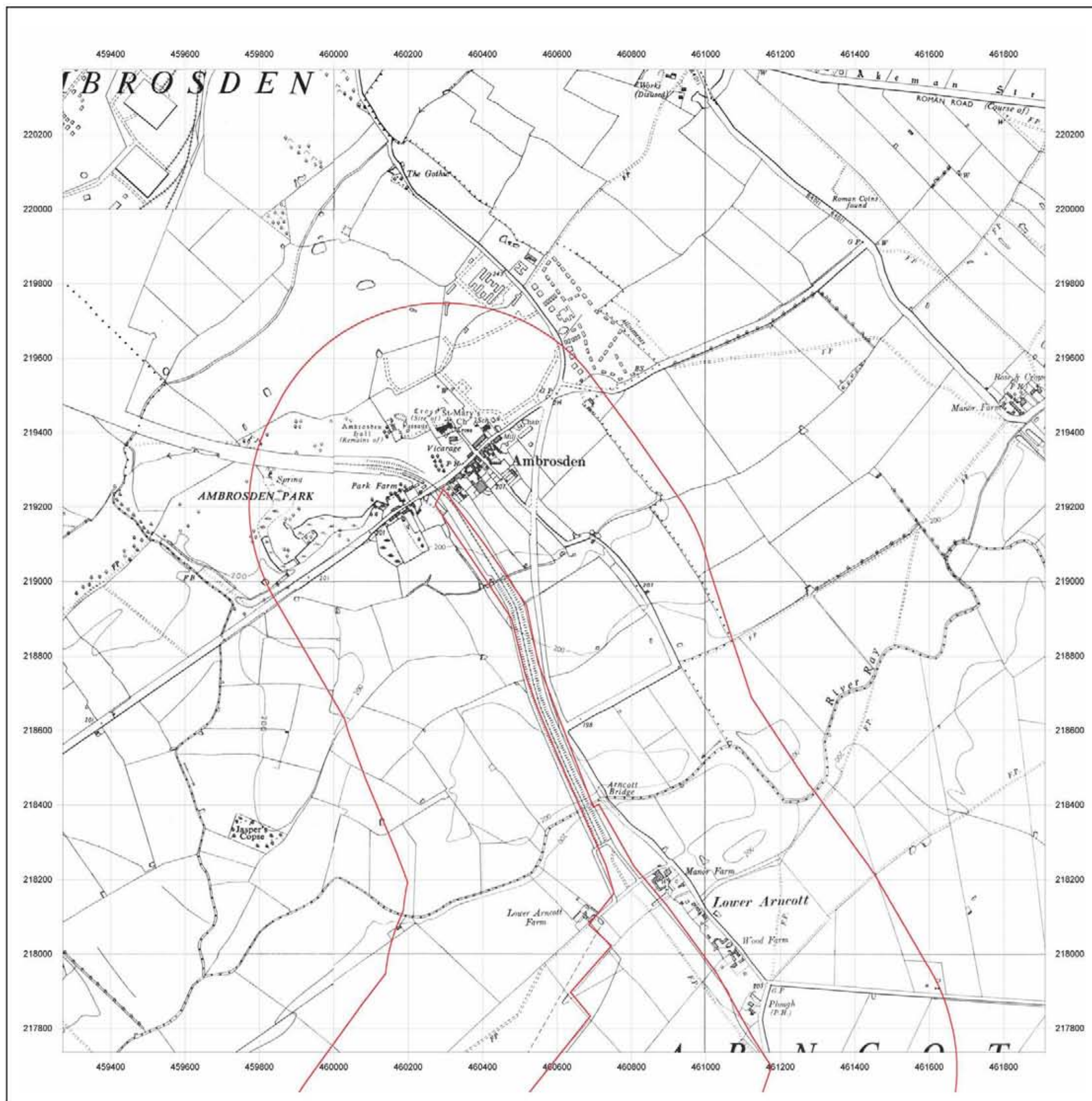
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Production date: 07 January 2010



Site Details:

Client Ref: EMS_97882_123438
Report Ref: EMS-97882_123438_A1-LD
Grid Ref: 460591, 219056

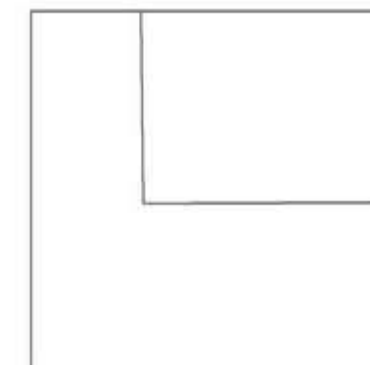
Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1926
Revised ?
Edition NA
Copyright NA
Levelled NA



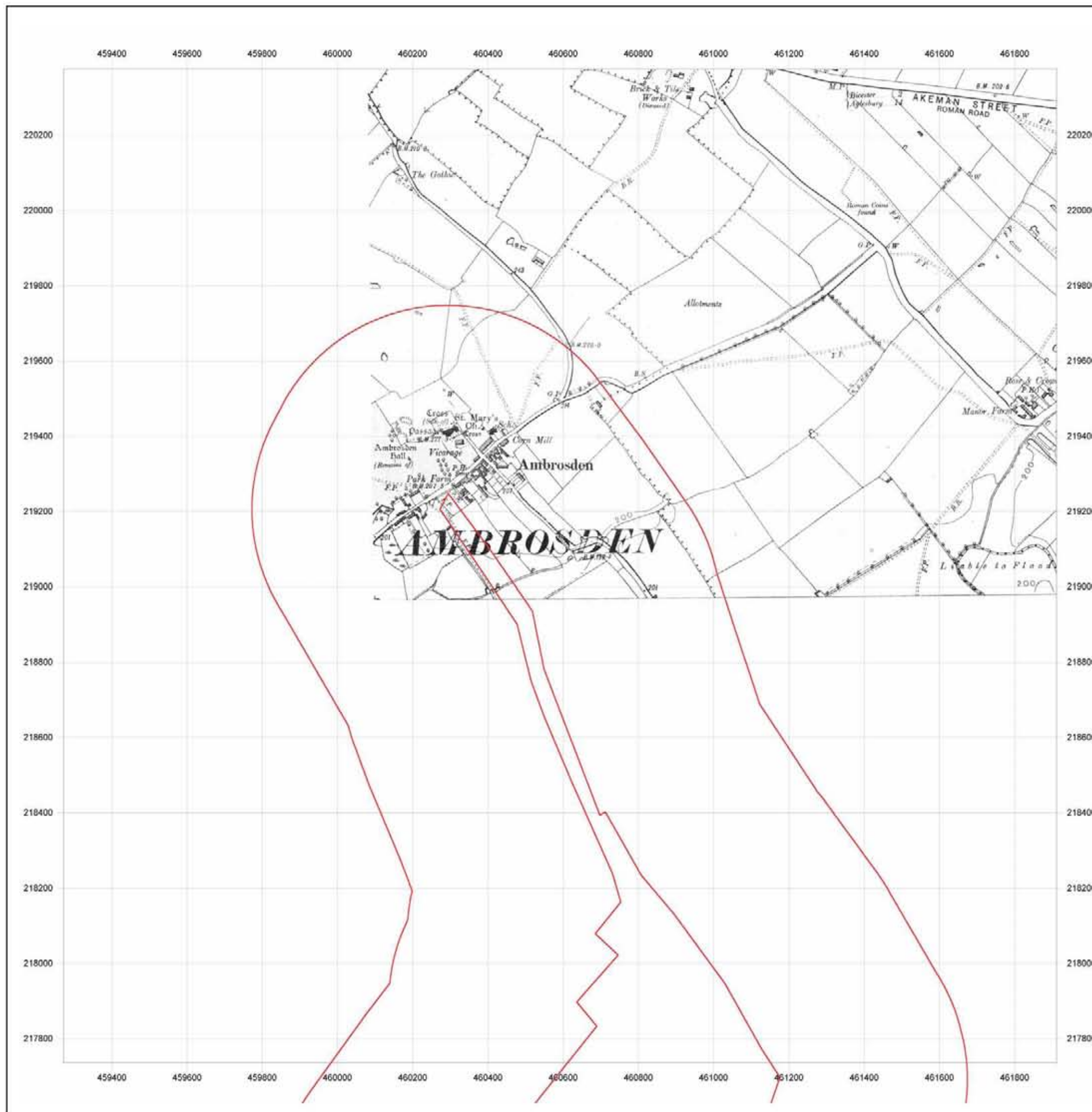
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Site Details:

Client Ref: EMS_97882_123438
Report Ref: EMS-97882_123438_A1-LD
Grid Ref: 460591, 219056

Map Name: County Series

Map date: 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 1873
Revised 1919
Edition NA
Copyright NA
Levelled NA



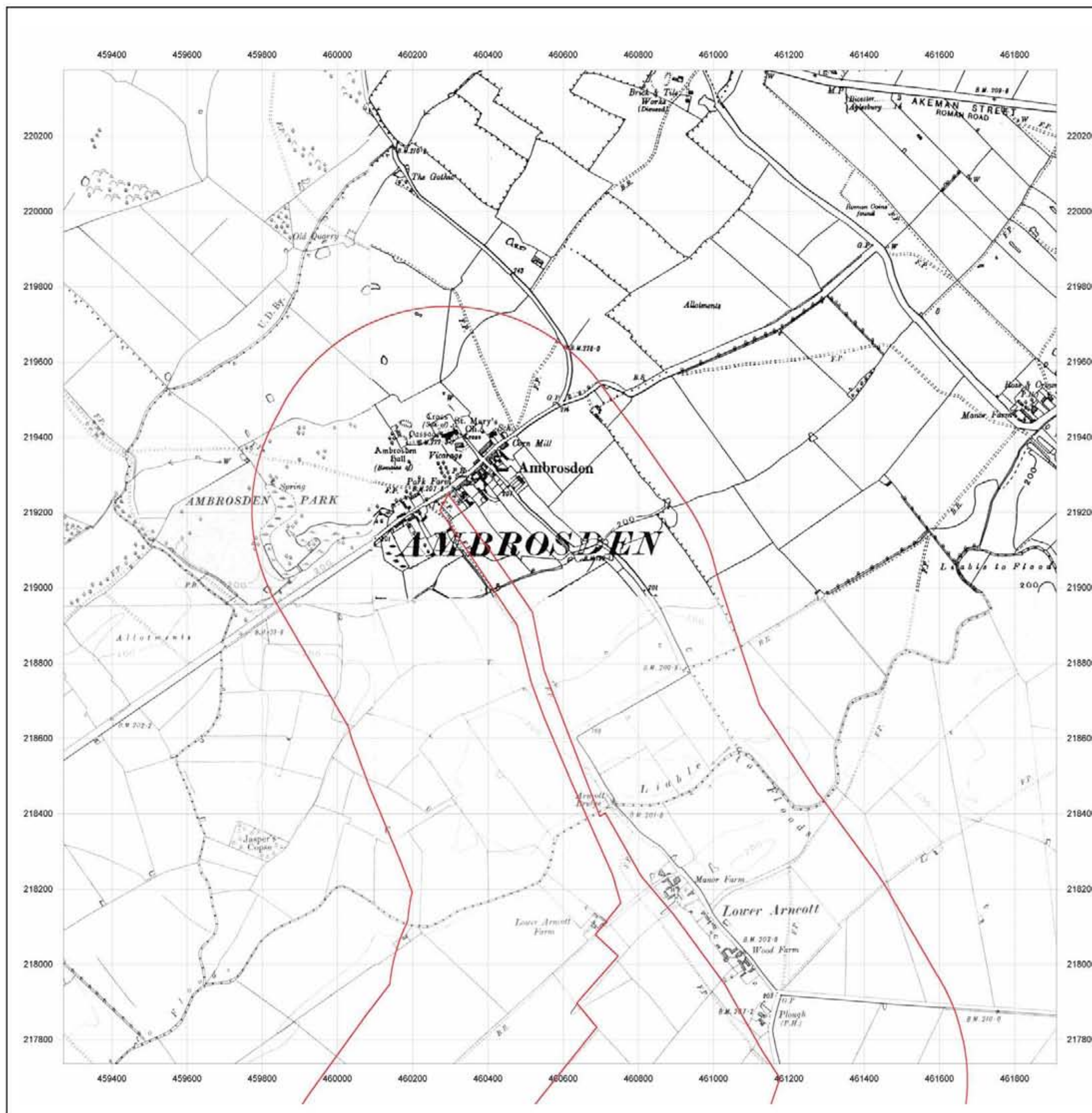
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Production date: 07 January 2010



Site Details:

Client Ref: EMS_97882_123438
Report Ref: EMS-97882_123438_A1-LD
Grid Ref: 460591, 219056

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1875
Revised 1898
Edition NA
Copyright NA
Levelled NA

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
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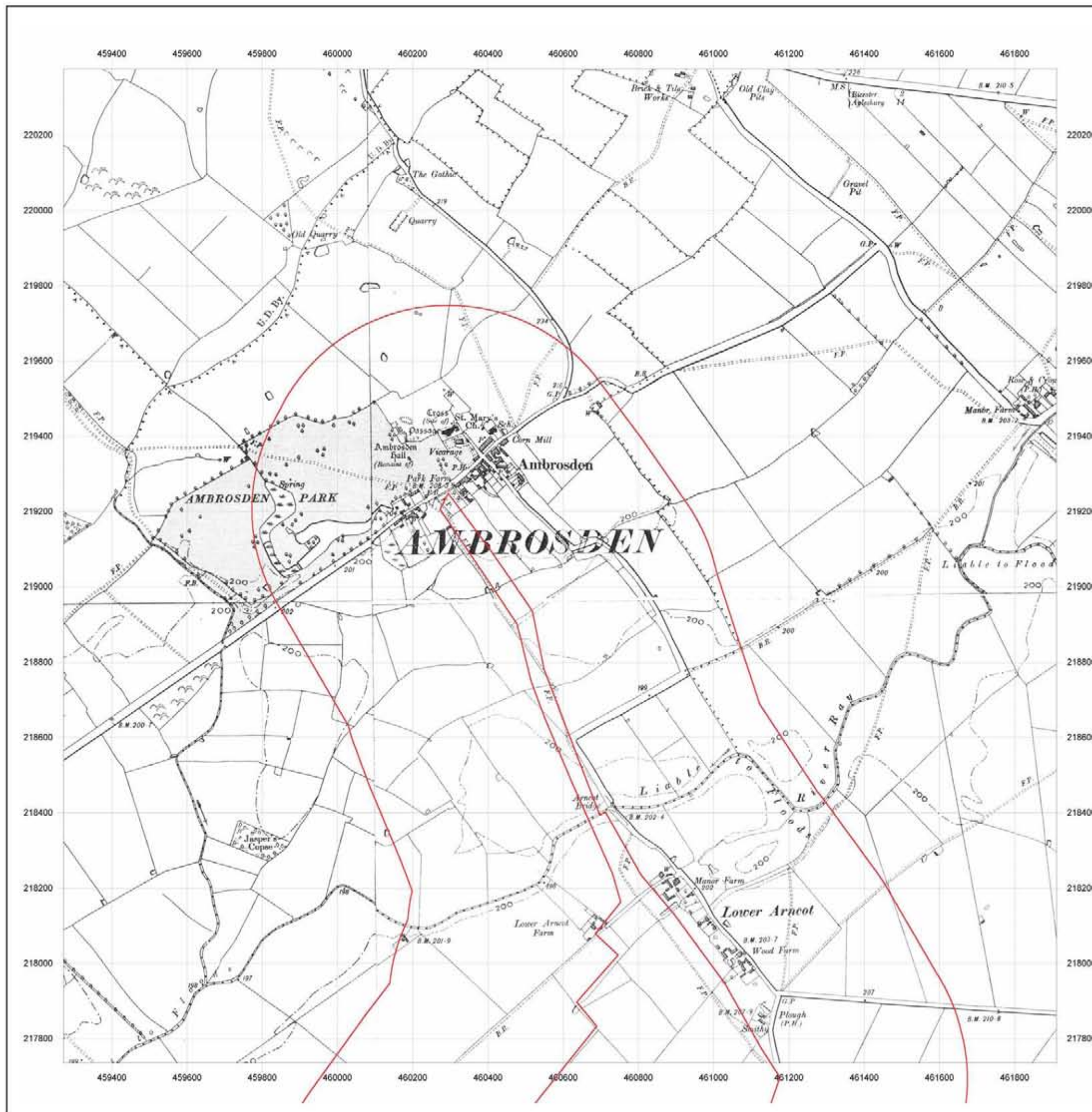
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Site Details:

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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