GroundSure Data

Address: Specimen Address

Date: Feb 11, 2013

GroundSure Reference: Data Specimen

Your Reference: Data

Client: Groundsure

Aerial Photograph of Study Site

NW N NE

◄W E►

SW S SE

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Site Name: Specimen Address
Grid Reference: 123456,123456

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. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	5	4	12	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	2	13	5*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	4	4	5*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000 scale mapping)	0	0	4*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	2	-	-
Records of Part A(1) and IPPC Authorised Activities	2	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	1	2	-	-
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	3	5	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	1	1	2	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	3	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	1	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	4	5	5
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	2	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	2	4	3
3.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	2	1	7

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	2	12	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	1	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
Source: Scale: 1:50,000 BGS Sheet 269	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	1	0	4	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?					No	
6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.8 Detailed River Network entries within 500m of the site	0	0	0	1	-	-
6.9 Surface water features within 250m of the study site	No	Yes	Yes	-	-	-

7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	1	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Records of mobile phone transmitters	0	2	1	0
9.2 Records of potential sites of OfCom telecommunications masts	0	2	1	0
9.3 Records of transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 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
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

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. 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.

7. 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.

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

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

11. Mining

Provides information on areas of coal and shallow mining.

12. Contacts

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

Note: Maps

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

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

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

1.Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search boundary: 21

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Airport	1987
0.0	On Site	Airport	1974
0.0	On Site	Airport	1970
0.0	On Site	Chimneys	1970
0.0	On Site	Airport	1955
4.0	S	Fire Station	1987
4.0	S	Fire Station	1974
4.0	S	Fire Station	1970
18.0	SW	Historical Airfield	1945 - 2006
51.0	S	Chimney	1970
51.0	S	Chimney	1987
51.0	S	Chimney	1974
84.0	S	Unspecified Tanks	1987
95.0	S	Unspecified Depot	1987
106.0	S	Unspecified Tanks	1987
221.0	S	Unspecified Commercial/Industrial	1987
221.0	S	Unspecified Factory	1974
221.0	S	Unspecified Factory	1970
234.0	NW	Chimney	1987
238.0	NW	Chimneys	1974
239.0	NW	Unspecified Tanks	1970

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search boundary: 20

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Tank (unspecified)	1973
0.0	On Site	Tank (Unspecified)	1997
6.0	S	Tanks	1997
6.0	S	Tanks	1990
6.0	S	Tanks	1983
7.0	S	Tank (Unspecified)	1962
7.0	S	Tank (Unspecified)	1962
7.0	S	Tank (Unspecified)	1962
7.0	S	Tank (Unspecified)	1962
7.0	S	Tanks	1962
7.0	S	Tanks	1971
15.0	S	Tank (Unspecified)	1962
15.0	S	Tank (Unspecified)	1962

15.0	S	Tank (Unspecified)	1962
15.0	S	Tank (Unspecified)	1962
85.0	S	Tanks	1997
86.0	S	Tanks	1990
86.0	S	Tanks	1983
95.0	S	Tanks	1983
95.0	S	Tanks	1990

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search boundary: 13

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1997
0.0	On Site	Electricity Sub Station	1983
0.0	On Site	Electricity Sub Station	1990
1.0	NW	Electricity Sub Station	1972
31.0	S	Electricity Sub Station	1997
32.0	S	Electricity Sub Station	1983
32.0	S	Electricity Sub Station	1990
66.0	SE	Electricity Sub Station	1990
67.0	SE	Electricity Sub Station	1997
67.0	SE	Electricity Sub Station	1971
68.0	SE	Electricity Sub Station	1983
77.0	W	Electricity Sub Station	1973

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 4

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

Distance [m]	Direction	Use	Date
55.0	SW	Pond	1938
59.0	SW	Pond	1932
62.0	SW	Pond	1894
63.0	SW	Pond	1912

2. Environmental Permits, Incidents and Registers Map

NW N NE

W E

SW S SE

Authorisations, Incidents and Registers Legend

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- Site Outline
- Search Buffers (m) (250, 500)
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

2.Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of historic IPC Authorisations within 500m of the study site: 2

The following IPC Authorisations are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
25B	466.0	N	509500, 176500	Operator: Hawker Pacific Aerospace Ltd Address: Heathrow Airport, Tba S337, PO Box 10, Hounslow, TW6 2JA Process: Inorganic Chemical Processes	Permit Number: AO0130 Original Permit Number: IPCAPP Date Approved: 1-5-1995 Effective Date: 8-5-1995 Status: Superseded By Variation
26B	466.0	N	509500, 176500	Operator: Hawker Pacific Aerospace Ltd Address: Heathrow Airport, Tba S337, PO Box 10, Hounslow, TW6 2JA Process: Inorganic Chemical Processes	Permit Number: BC9291 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 2

The following Part A(1) and IPPC Authorised Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
23C	0.0	On Site	509640, 175800	Operator: Eastern Pfs 8 Ltd Installation Name: - Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BK3689 Original Permit Number: BK3689 EPR Reference: - Issue Date: 13-11-2001 Effective Date: 13-11-2001 Last date noted as effective: 2004-10-01 Status: Superseded By Pas
24C	0.0	On Site	509640, 175800	Operator: Eastern Pfs 8 Ltd Installation Name: Heathrow Combined Heat And Power Plant Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: BK3689IA Original Permit Number: BK3689IA EPR Reference: - Issue Date: 13/11/2001 Effective Date: 23/11/2004 Last date noted as effective: 2013-01-23 Status: Revoked

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 3

The following Water Industry Referral records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Permission reference	Local Authority	First Date Received	Last Date Received	Status

30 D	200.0	W	Virgin Atlantic Hanger Ltd, Site Laboratory , exeter Road ,heathrow Airport, Hounslow, Tw6 2pj	BX9226	London Borough Of Hounslow	01-07-2004	01-10-2012	Received
31B	466.0	N	British Airways Plc, Bay 17 - Tba,west Base,heathrow Airport, Hounslow, Tw6 2ja	AV4016	London Borough Of Hounslow	01-07-2010	01-10-2012	Dead (application)
32B	466.0	N	British Airways Plc, Stand Ta2-4,east Base,heathrow Airport, Hounslow, Tw6 2ja	AV4032	London Borough Of Hounslow	01-07-2010	01-10-2012	Effective

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: 8

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
1	125.0	SE	509790, 175670	Name: Heathrow Airport, Speedbird House, Hounslow Status: Active Receiving Water: Thames Estuary	Authorised Substances: Cadmium
2	174.0	NW	509240, 176043	Name: Virgin Atlantic Hanger, Exeter Rd, Heathrow Airport, Hounslo Status: Active Receiving Water: Thames Estuary	Authorised Substances: Cadmium
3	238.0	E	509900, 176000	Name: British Airways Plc, Bldg 258, Heathrow Airport, Tw6 3pr Status: Not Active Receiving Water: Thames Estuary	Authorised Substances: Cadmium
4A	266.0	S	509500, 175500	Name: British Airways Heathrow Airport Status: Not Active Receiving Water: -	Authorised Substances: -
5A	266.0	S	509500, 175500	Name: British Airways Heathrow Airport Status: Not Active Receiving Water: -	Authorised Substances: -
6A	266.0	S	509500, 175500	Name: British Airways Heathrow Airport Status: Not Active Receiving Water: -	Authorised Substances: -
7A	266.0	S	509500, 175500	Name: British Airways Heathrow Airport Status: Not Active Receiving Water: -	Authorised Substances: -
8	274.0	N	509600, 176300	Name: British Airways Plc, Ta2-4 East, Heathrow Airport, Middx Status: Active Receiving Water: Thames Estuary	Authorised Substances: Cadmium

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

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 4

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

ID	Distance [m]	Direction	NGR	Details

13	31.0	W	509400, 175900	Address: Brit Airways Process: Coating & Enamelling Process Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
14	79.0	N	509533, 176114	Address: British Airways Engineering Base (EPA/B3/26/V2/P1), Engineering Maintenance Base, Tbc (s343) Po Box 10, Hounslow, Heathrow Airport Middlesex Tw6 2ja Process: Coating and Recoating of Aircraft and Aircraft Components(6.4 Coating) Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	317.0	S	509520, 175448	Address: Lex Transfleet Heathrow, Technical Block E (e112), Po Box 6 Viscount Way, Heathrow Airport, Hounslow, Tw6 2jr Process: Respraying of Road Vehicles (6.4 Coating) Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
16	353.0	SW	509200, 175600	Address: Ground Fleet Services Viscount Way Process: Vehicle Re-spray Process Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

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

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Operator	Type	Permission Number	Dates	Status
27B	466.0	N	British Airways Plc, Heathrow Airport, Tba S337, Po Box 10, Hounslow, TW6 2JA	British Airways Plc	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BA4418	Date of Approval:6/4/2001 Effective from:4/5/2001 Last date of update:2012-10-01	Superseded By Variation
28B	466.0	N	British Airways Plc, Heathrow Airport, Tba S337, Po Box 10, Hounslow, TW6 2JA	British Airways Plc	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BA4418	Date of Approval:1/12/2003 Effective from:1/1/2004 Last date of update:2012-10-01	Revoked/ cancelled
29B	466.0	N	British Airways Plc, Heathrow Airport, Tba S337, Po Box 10, Hounslow, TW6 2JA	British Airways Plc	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BA4418	Date of Approval:20/7/2000 Effective from:20/7/2000 Last date of update:2012-10-01	Superseded By Variation

Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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.

2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990[1]

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

3. Landfill and Other Waste Sites Map

NW N NE

W E

SW S SE

Landfill & Other Waste Sites Legend

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- Site Outline
- 250 / 500 Search Buffers (m)
- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 1

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

ID	Distance [m]	Direction	NGR	Details	
Not shown	905.0	N	509289, 177515	Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Landfill Reference: 80068.0 Regis Reference: STR003 Landfill Type: A5 : Landfill taking Non-Biodegradeable Wastes	Operator: Henry Streeter (Sand & Ballast) Ltd Status: Closure IPPC Reference:

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: 14

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

ID	Distance [m]	Direction	NGR	Details	
6	409.0	N	509700, 176500	Site Address: East of Cranford Lane, Cranford Lane Waste Licence: - Site Reference: 8HI072, HIL081 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
7B	410.0	SE	510400, 175300	Site Address: Straddling the Causeway, North Feltham, Hounslow, London Waste Licence: - Site Reference: 8HO029 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
8	439.0	N	509400, 176600	Site Address: Northern Perimeter Road, Cranford, Hounslow, London Waste Licence: - Site Reference: 8HI055 Waste Type: Inert Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Greenhams sand and Gravel
9C	500.0	SW	509100, 175100	Site Address: Hatton Cross, Hatton, Feltham, Hounslow, London Waste Licence: - Site Reference: 8HI071, HIL050 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	539.0	S	509600, 174900	Site Address: Hatton Farm II, Hatton Farm Waste Licence: Yes Site Reference: DL163, 8HO049 Waste Type: Inert Regis Reference: -	Licence Issue: 07-Mar-1984 Licence Surrendered: 22-Apr-1994 Licence Hold Address: - Operator: -
Not shown	596.0	S	509400, 175000	Site Address: Hatton Farm I, Hatton Farm Waste Licence: Yes Site Reference: 8HO048, DL133 Waste Type: Inert Regis Reference: -	Licence Issue: 20-Jul-1983 Licence Surrendered: 17-Apr-1989 Licence Hold Address: - Operator: -

12D	619.0	E	510900, 175300	Site Address: Green Lane, North Feltham, Hounslow, London Waste Licence: - Site Reference: 8HO087 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
13E	682.0	E	510500, 176000	Site Address: Cranebank-Hazelmere, North Feltham, Hounslow, London Waste Licence: - Site Reference: 8HO030 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Sand and Shingle
Not shown	888.0	NW	508000, 176400	Site Address: Heathrow Runway, Heahtrow Airport, Hillingdon, London Waste Licence: - Site Reference: 8HI054 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1070.0	N	509000, 177300	Site Address: South of Cranford Lane, Cranford Lane West Waste Licence: Yes Site Reference: DL207, 8HI017, HIL018 Waste Type: Inert Regis Reference: -	Licence Issue: 06-Jun-1985 Licence Surrendered: 16-Aug-1993 Licence Hold Address: - Operator: -
Not shown	1137.0	NW	508800, 177000	Site Address: Land Rear of Airport Bowl, Airport Bowl Waste Licence: - Site Reference: 8HI063 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1146.0	SE	510700, 174700	Site Address: North Feltham Trading Estate, North Feltham Waste Licence: - Site Reference: 8HO021, HOU021 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Sand and Shingle
Not shown	1300.0	S	509900, 174300	Site Address: British Maritime Technology, Feltham, Hounslow, London Waste Licence: - Site Reference: 8HO052, HOU 0X5 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1419.0	E	511300, 175900	Site Address: Beavers Farm Estate, Hounslow West, Hounslow, London Waste Licence: - Site Reference: 8HO031, HOU031 Waste Type: Inert Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 2

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

ID	Distance [m]	Direction	NGR	Details	
Not shown	771.0	S	509700, 175000	Site Address: Hatton Farm (Phase 2), Bedfont, HOUNSLOW, Middlesex, Landfill Licence: 17IACYAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Aug-1983 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Thames Region - North East Area (Isleworth) Size: Very Large (>250,000 tonnes/year)

Not shown	771.0	S	509700, 175000	Site Address: Hatton Farm, Bedfont, HOUNSLOW, Middlesex, Landfill Licence: 17IAEGAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Jul-1983 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Thames Region - North East Area (Isleworth) Size: Very Large (>250,000 tonnes/year)

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: 9

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
30B	416.0	SE	-	London Borough of Hounslow	Polygon
31C	494.0	SW	-	London Borough of Hounslow	Polygon
Not shown	527.0	S	-	London Borough of Hounslow	Polygon
Not shown	589.0	S	-	London Borough of Hounslow	Polygon
34D	628.0	E	-	London Borough of Hounslow	Polygon
35E	671.0	E	-	London Borough of Hounslow	Polygon
Not shown	1143.0	SE	North Feltham Trading Estate	Hounslow Env Services	Polygon
Not shown	1293.0	S	-	London Borough of Hounslow	Polygon
Not shown	1424.0	E	-	London Borough of Hounslow	Polygon

3.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details	
5	495.0	N	509630, 176520	Site Address: Cranford Lane Transfer Station, Eastern Perimeter Road, Hillingdon, UXBRIDGE, Middlesex, TW6 1JH Landfill Licence: 17HAGJAL EA Reference: EAWML80042 Waste Type: Difficult Rating: Difficult Transfer Known Restrictions: Waste produced/controlled by licence holder	Record Date: 01-Aug-1981 Transfer Date: Modification Date: 01-Jul-1989 Status: Operational as far as is known Category: TRANSFER Regulator: EA - Thames Region - North East Area (Isleworth) Size: Medium (< 75,000 tonnes/year)

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 licensed waste sites within 1500m of the study site: 10

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details	
20A	493.0	N	509634, 176517	Site Address: Heathrow Airport Ltd, Cranford Lane Transfer Station, Eastern Perimeter Road, Hillingdon, London, TW6 1JH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Regis Licence Number: HEA001 Operator: Heathrow Airport Ltd Surrendered Date: - Waste Management licence No: 80042 Annual Tonnage: 0.0	Issue Date: 03/08/1981 Expiry Date: - Effective Date: - Status: Closure Modified: 14/07/1989 Site Name: "Cranford Lane TS, Heathrow" Cancelled Date: - Correspondence Address: Heathrow Airport Ltd, Heathrow Point West, 234, Bath Road, Harlington, Middlesex, UB3 5AP
21A	493.0	N	509634, 176517	Site Address: Heathrow Airport Ltd, Cranford Lane Transfer Station, Eastern Perimeter Road, Hillingdon, Middlesex, TW6 1JH Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Regis Licence Number: HEA001 Operator: Heathrow Airport Ltd Surrendered Date: - Waste Management licence No: 80042 Annual Tonnage: 31025.0	Issue Date: 03/08/1981 Expiry Date: - Effective Date: - Status: Issued Modified: 14/07/1989 Site Name: Cranford Lane T S, Heathrow Cancelled Date: - Correspondence Address: -, -
22	511.0	SE	510139, 175483	Site Address: Heathrow Airport Camp 4, Great Southwest Road, Houslow, Middlesex, TW14 0PH Type: Composting Facility Size: < 25000 tonnes Regis Licence Number: HEA075 Operator: Heathrow Airport Ltd Surrendered Date: - Waste Management licence No: 104325 Annual Tonnage: 1500.0	Issue Date: 13/09/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Heathrow Airport Camp 4 Cancelled Date: - Correspondence Address: -, -
Not shown	1109.0	SE	510600, 175100	Site Address: Steve Wells, Spacewaye Rubbish Recycling Centre, Pier Road, North Feltham Trading Est, Feltham, Middlesex, TW14 0TH Type: Household Waste Amenity Site Size: >= 75000 tonnes Regis Licence Number: HOU002 Operator: Hounslow London Borough Council Surrendered Date: 25/09/2002 Waste Management licence No: 80045 Annual Tonnage: 78426.0	Issue Date: 08/07/1996 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Pier Road , Feltham Cancelled Date: - Correspondence Address: -, -
Not shown	1184.0	SE	510550, 174930	Site Address: Space Waye, Feltham, Middx, TW14 0TH Type: Household Waste Amenity Site Size: < 25000 tonnes Regis Licence Number: HOU004 Operator: London Borough Of Hounslow Surrendered Date: - Waste Management licence No: 80527 Annual Tonnage: 82000.0	Issue Date: 25/01/2002 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Space Waye Civic Amenity Site Cancelled Date: - Correspondence Address: -, S M P P Dept, Civic Centre, Lampton Road, Hounslow, Middx, TW3 2LS
Not shown	1184.0	SE	510550, 174930	Site Address: Land/ Premises At, Pier Road, North Feltham Trading Est, Feltham, Middlesex, TW14 0TH Type: Household Waste Amenity Site Size: >= 75000 tonnes Regis Licence Number: HOU004 Operator: Hounslow London Borough Council Surrendered Date: - Waste Management licence No: 80527 Annual Tonnage: 81000.0	Issue Date: 25/01/2002 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Space Waye Civic Amenity Site Cancelled Date: - Correspondence Address: -, -

Not shown	1364.0	SE	510737, 174865	Site Address: Unit C1, Pier Road, North Feltham Trading Est, Feltham, Middlesex, TW14 0TW Type: Vehicle depollution facility Size: < 25000 tonnes Regis Licence Number: GOL009 Operator: Mr George Castell & Mr Ryan Castell Surrendered Date: - Waste Management licence No: 100789 Annual Tonnage: 2499.0	Issue Date: 29/04/2009 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Goldstar Commercials Cancelled Date: - Correspondence Address: -, -
Not shown	1491.0	N	509289, 177515	Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Type: Landfill taking Non-Biodegradeable Wastes Size: < 25000 tonnes Regis Licence Number: STR003 Operator: Henry Streeter (Sand & Ballast) Ltd Surrendered Date: - Waste Management licence No: 80068 Annual Tonnage: 0.0	Issue Date: 13/02/1990 Expiry Date: - Effective Date: - Status: Closure Modified: 07/09/1993 Site Name: Cranford Lane, Bath Road, Harlington Cancelled Date: - Correspondence Address: Henry Streeter (Sand & Ballast) Ltd, 66, Purley Way, Croydon, Surrey, CR9 4BD
Not shown	1491.0	N	509289, 177515	Site Address: Henry Streeter (Sand & Ballast) Limited, land south of Cranford Lane, north of Bath Road, Harlington, Middlesex, UB3 5DA Type: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Regis Licence Number: STR003 Operator: Henry Streeter (Sand & Ballast) Ltd Surrendered Date: - Waste Management licence No: 80068 Annual Tonnage: 0.0	Issue Date: 13/02/1990 Expiry Date: - Effective Date: - Status: Closure Modified: 07/09/1993 Site Name: "Cranford Lane/bath Road, Harlington" Cancelled Date: - Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croydon, Surrey, CR9 4BD
Not shown	1491.0	N	509289, 177515	Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Type: Landfill taking Non-Biodegradeable Wastes Size: < 25000 tonnes Regis Licence Number: STR003 Operator: Henry Streeter (Sand & Ballast) Ltd Surrendered Date: - Waste Management licence No: 80068 Annual Tonnage: 289340.0	Issue Date: 13/02/1990 Expiry Date: - Effective Date: - Status: Closure Modified: 07/09/1993 Site Name: Cranford Lane, Bath Road, Harlington Cancelled Date: - Correspondence Address: -, -

4. Current Land Use Map

NW N NE

W E

SW S SE

Current Land Use Legend

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Site Outline

250
500
Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 14

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	3.0	S	Tanks	TW6	Tanks (Generic)	Industrial Features
2	9.0	S	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
3	103.0	S	Tanks	TW6	Tanks (Generic)	Industrial Features
4	112.0	E	Pylon	TW6	Electrical Features	Infrastructure and Facilities
5	117.0	S	Tanks	TW6	Tanks (Generic)	Industrial Features
6	117.0	S	Tanks	TW6	Tanks (Generic)	Industrial Features
7	128.0	W	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
8	140.0	W	T C R UK Ltd	Mecanix Building, Exeter Way, London Heathrow Airport, Hounslow, TW6 2SU	Construction and Tool Hire	Hire Services
9	157.0	SW	Travelling Gantries	TW6	Travelling Cranes and Gantries	Industrial Features
10	182.0	S	Electricity Sub Stations	TW6	Electrical Features	Infrastructure and Facilities
11	212.0	NW	British Midland Internantional	Exeter Way, London Heathrow Airport, Hounslow, TW6 2SY	Airlines and Airline Services	Transport, Storage and Delivery
12 A	221.0	SE	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
13 A	240.0	SE	Tanks	TW6	Tanks (Generic)	Industrial Features
14	244.0	NW	Tank	TW6	Tanks (Generic)	Industrial Features

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 1

The following Underground High Pressure Oil and Gas pipeline records provided by Linewatch are represented as linear features on the Current Land Use map:

ID	Distance [m]	Direction	Address	Operator	Telephone
15	103.0	S	Land And Wayleaves Department, BPA, 5-7 Alexandra Road, Hemel Hempstead, Hertfordshire, HP2 5BS	BPA pipelines	01442 242200

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TPGR-SAGR	TAPLOW GRAVEL FORMATION	SAND AND GRAVEL

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

5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
LC-CLSS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

(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 Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE

W E

SW S SE

Aquifer Within Superficial Geology Legend

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Site Outline

250 500 Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW N NE

W E

SW S SE

Aquifer Within Bedrock Geology Legend

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- Site Outline
- 250 / 500 Search Buffers (m)
- Principal Aquifer
- Secondary (A) Aquifer - Permeable Layers
- Secondary (B) Aquifer - Lower Permeability Layers
- Groundwater Abstraction Licence
- Secondary Aquifer - Undifferentiated Layers
- Unproductive
- Unknown (lakes and landslip)
- Surface Water Abstraction Licence

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

NW N NE

W E

SW S SE

SPZ and Potable Water Abstraction Licenses Legend

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Site Outline

250 500 Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrology – Detailed River Network and River Quality

NW N NE

W E

SW S SE

Hydrology Legend

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- Site Outline
- 250 / 500 Search Buffers (m)
- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Extended Culvert (greater than 50m)
- D/S of High Water Mark
- D/S seaward extension
- General Quality Assessment: Biology

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
8	99.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	282.0	E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
9	292.0	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	305.0	E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
10	477.0	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	282.0	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **Yes**

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

ID	Distance	Direction	NGR	Details	
5	170.0	S	509650, 175600	Licence No: 28/39/36/0068 Details: Pollution Remediation Direct Source: Thames Groundwater Point: Boreholes At Heathrow Airport, Elmdon Road, Hatton Cross Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1169 Original Start Date: 4/6/2001 Expiry Date: 31/05/2002 Issue No: 1 Version Start Date: 4/6/2001 Version End Date:
Not shown	738.0	N	509410, 176770	Licence No: 28/39/36/0063 Details: Process water Direct Source: Thames Groundwater Point: Argonaut House, Bath Road, Hayes- Borehole A Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 16/12/1998 Expiry Date: 31/12/2008 Issue No: 101 Version Start Date: 13/12/2002 Version End Date:
Not shown	765.0	N	509500, 176800	Licence No: 28/39/36/0063 Details: Process water Direct Source: Thames Groundwater Point: Argonaut House, Hayes - Borehole Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1036 Original Start Date: 16/12/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/12/1998 Version End Date:
Not shown	888.0	NW	509000, 176800	Licence No: 28/39/36/0058 Details: Process Water Direct Source: Thames Groundwater Point: Borehole At Northrop Road, Heathrow Airport, Hounslow Data Type: Point	Annual Volume (m³): 10980 Max Daily Volume (m³): 30 Original Application No: - Original Start Date: 1/3/1993 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
Not shown	939.0	E	510600, 176120	Licence No: 28/39/36/0071 Details: Pollution Remediation Direct Source: Thames Groundwater Point: Heathrow Estate, Hounslow- Point A Data Type: Point	Annual Volume (m³): 61488 Max Daily Volume (m³): 168 Original Application No: WRA/N/1314 Original Start Date: 23/12/2003 Expiry Date: 31/12/2006 Issue No: 1 Version Start Date: 23/12/2003 Version End Date:

6.4 Surface Water Abstraction Licences

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

Database searched and no data found.

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 River Quality

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

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.8 Detailed River Network

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

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance	Direction	Details	
1	453.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined

6.9 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	No	Yes	Yes

7. Surface Water Flood Map

NW N NE

W E

SW S SE

Surface Water Flood Legend

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Site Outline

250 500 Search Buffers (m)

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

7. Flooding

7.1 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**

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

ID	Distance [m]	Direction	Update	Type
1	48.0	S	30-Nov-2012	Zone 2 - (Fluvial Models)

7.2 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? **No**

Database searched and no data found.

7.3 Flood Defences

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

7.4 Areas benefiting from Flood Defences

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

7.5 Areas used for Flood Storage

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

7.6 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? **Very High**

Guidance:
Where very high 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.

7.7 Groundwater Flooding Confidence Areas

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

Notes:

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

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

8.Designated Environmentally Sensitive Sites Map

NW N NE

W E

SW S SE

Designated Environmentally Sensitive Sites Legend

Enabled by Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

SAC

SSSI

NNR

World Heritage Sites

SPA

Ramsar

LNR

Environmentally Sensitive Areas

Areas of Outstanding Natural Beauty

Nitrate Sensitive Areas

National Parks

8.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **1**

The following Local Nature Reserve (LNR) 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 [m]	Direction	LNR Name	Data Source
1	521.0	NE	Cranebank	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

9. Additional Information

9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

Distance [m]	Direction	Max Licensed Power	Transmitter Power	Frequency Range	Operator	Height (m)	Transmission Type
11.0	NW	32	24.8	900 MHz	Vodafone	15.0	GSM
11.0	NW	32	22.24	1800 MHz	Vodafone	15.0	GSM
66.0	N	32	19.15	900 MHz	Vodafone	45.5	GSM

9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

Distance [m]	Direction	OfCom Reference	Address	Approx. Mast Height (m)
0.0	On Site	Y(P)3048	Middx, Heathrow Airport, T2, T1, Area 4	14.7
31.0	W	W(P)5209	London, Hatton, East Church Rd, Vodaphone Site	18
31.0	E	R(C) 128	London, Heathrow Ap	7.56
96.0	NE	T(P)6510	Middx, Heathrow, Heathrow Airport, No1 Maintenance Block	21
96.0	NE	X(P)4088	Middx, Within 500m Of Tq096761, Ba Maintainence Area, Connexion-ba003	13
162.0	NW	U(P)5791	Middx, Hounslow, Exeter Way,	3
247.0	SW	Y(P)3047	Middx, Heathrow Airport, T2, Ti, Area 3	14.7

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 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 Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

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

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

Hazard
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.

10.1.2 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.

10.1.3 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.

10.1.4 Compressible Ground

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

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

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

10.1.5 Collapsible Rocks

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

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

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

10.1.6 Running Sand

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

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

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

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

10.2 Radon

What is the maximum radon potential at the study site?
The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

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

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No radon protection measures are required.

11. Mining

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site? **No**

Database searched and no data found.

11.2 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.

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? **No**

Database searched and no data found.

12.Contacts

GroundSure Helpline
Telephone: 08444 159 000
info@4c.groundsure.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
Tel: 08708 506 506
North East Thames
Apollo Court - Bishops Square Business Pk, Hatfield, AL10 9EX
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
Web: www.groundstability.com

Ordnance Survey
Romsey Road
Southampton SO16 4GU
Tel: 08456 050505

Local Authority
Authority: Hillingdon London Borough Council
Phone: 01895 250111
Web: www.hillingdon.gov.uk
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

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

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

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

Report Reference: Data Specimen

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.
The Search Code:

·provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom

·sets out minimum standards which firms compiling and selling search reports have to meet

·promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals

·enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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.

"Commercial" means any building which is not Residential.

"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.

"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 clause 11.

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

"Data Provider" means any third party providing Third Party 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.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"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.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"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.

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

"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 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

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 ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. 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 who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 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 access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 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. 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 clauses 7 and 11.6 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 clauses 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, (except as permitted herein or by separate agreement with GroundSure) to,: (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 clause 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 judgment) 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 and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content 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 **Third Party** Content where such **Third Party** 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 clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

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

6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

7.1Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.

7.2GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
(i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
(ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
(iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
(iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.

7.3 GroudSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.

7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.

7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.

7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.

7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.

7.8 Nothing in these terms and conditions:
(i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
(ii) shall affect the statutory rights of a consumer under the applicable legislation.

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 Payment Date; or
(ii)the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv)the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 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 clause 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 clauses 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 clauses 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 clause 6.1 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 can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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