



Groundsure Envirosight

Address: Specimen Address
Date: Report Date
Reference: Report Reference
Client: Client

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 01-Jun-2009
Grid Reference: 123456,123456
Site Size: 3.4ha

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	17	15	90	73
1.2 Additional Information – Historical Tank Database	7	0	10	14
1.3 Additional Information – Historical Energy Features Database	7	7	20	28
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	1	1	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	14	5
1.6 Potentially Infilled Land	1	2	29	22

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	3	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	1	4	7	4
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	1
2.2 Records of COMAH and NIHHS sites	0	1	0	1
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	1	1	5
2.3.2 National Incidents Recording System, List 1	0	0	0	3
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	0	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	1	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	6	2
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	2	0	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	9	10	22	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	3	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	1	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	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 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	1	2	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology		0-500m				
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	1	3	5	Not searched	Not searched
6.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	High
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	3	4
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	2	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	2	4
8.5 Records of Ramsar sites	0	0	0	0	2	4
8.6 Records of Ancient Woodlands	0	0	0	0	2	1
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	2	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	1	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Very Low
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Moderate
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Moderate
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

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

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

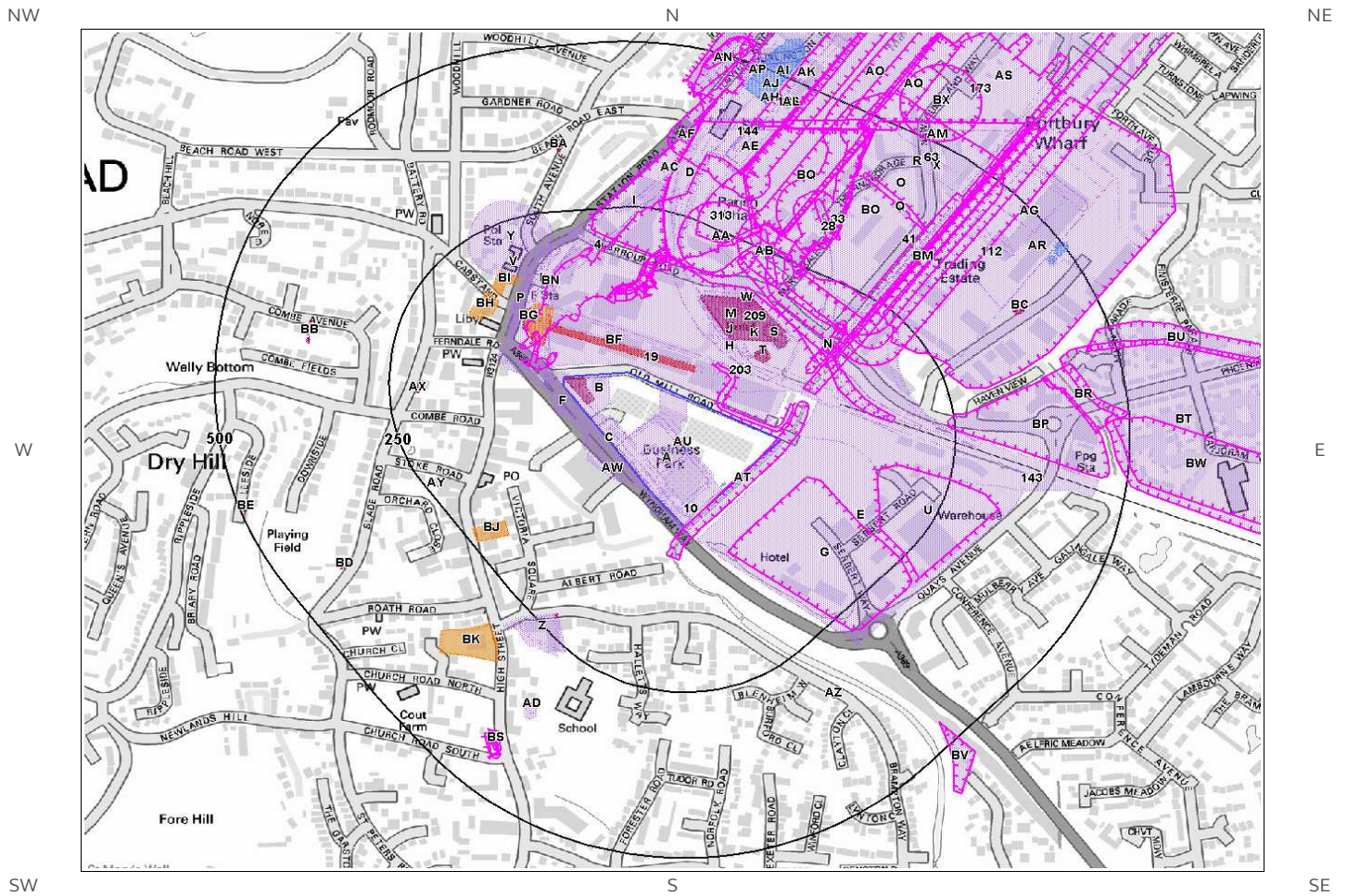
Note: Maps

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

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




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

1. Historical Land Use







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Historical 1:10,000 and 1:10,560 scale mapping

-  Site Outline
-  Industrial Land Use
-  Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping

-  Energy Features
-  Petrol Stations
-  Tanks
-  Garages

— 250 — Search Buffers (m)
— 500 —

1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 195

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Nail Factory	1912
2A	0	On Site	Nail Factory	1930
3A	0	On Site	Nail Factory	1938
4	0	On Site	Railway Sidings	1922
5BN	0	On Site	Railway Sidings	1930
6B	0	On Site	Unspecified Works	1969
7B	0	On Site	Unspecified Works	1979
8A	0	On Site	Railway Sidings	1912
9A	0	On Site	Railway Sidings	1930
10	0	On Site	Railway Building	1938
11A	0	On Site	Nail Factory	1922
12A	0	On Site	Unspecified Factory	1960
13A	0	On Site	Unspecified Factory	1979
14A	0	On Site	Nail Factory	1969
15AT	0	On Site	Cuttings	1883
16C	0	On Site	Railway Sidings	1912
17C	0	On Site	Railway Sidings	1938
18AV	4	NE	Unspecified Ground Workings	1904
19	11	NE	Unspecified Warehouses	1979
20D	13	W	Railway Sidings	1960
21D	13	W	Unspecified Works	1960
22F	16	SW	Railway Station	1938
23E	17	SE	Unspecified Depot	1979
24E	17	SE	Unspecified Depot	1969
25F	19	SW	Railway Station	1912
26F	19	SW	Railway Station	1930
27	24	NW	Railway Sidings	1938
28	24	E	Railway Sidings	1969
29F	25	SW	Railway Station	1960
30BL	28	NW	Unspecified Ground Workings	1904
31F	28	SW	Railway Station	1922
32BF	31	N	Disused Railway Station	1969
33	58	N	Railway Sidings	1979
34G	66	SE	Unspecified Heaps	1979
35G	66	SE	Unspecified Heaps	1969

36H	70	NE	Railway Sidings	1884
37H	70	NE	Railway Sidings	1884
38H	77	NE	Railway Sidings	1904
39K	77	NE	Gas Works	1922
40BM	83	NE	Cuttings	1883
41	84	NE	Railway Sidings	1938
42I	89	NW	Railway Sidings	1904
43I	89	NW	Railway Sidings	1912
44J	92	NE	Railway Sidings	1938
45J	94	NE	Unspecified Depot	1979
46K	94	NE	Unspecified Commercial/Industrial	1930
47K	94	NE	Unspecified Commercial/Industrial	1938
48L	97	NW	Railway Sidings	1884
49L	97	NW	Railway Sidings	1884
50T	99	NE	Gas Holder	1969
51L	101	NW	Railway Sidings	1901
52L	101	NW	Railway Sidings	1901
53M	102	NE	Gas Works	1884
54M	102	NE	Gas Works	1884
55M	103	NE	Gas Works	1883
56N	106	NE	Unspecified Heap	1930
57N	106	NE	Unspecified Heap	1912
58N	106	NE	Unspecified Heap	1938
59M	107	NE	Unspecified Commercial/Industrial	1912
60M	107	NE	Unspecified Commercial/Industrial	1904
61M	107	NE	Gas Works	1901
62M	107	NE	Gas Works	1901
63	110	NE	Railway Sidings	1922
64O	112	NE	Railway Sidings	1960
65O	112	NE	Docks	1960
66P	116	NW	Smithy	1922
67P	119	NW	Smithy	1904
68Q	119	NE	Railway Sidings	1912
69Q	119	NE	Railway Sidings	1930
70S	122	NE	Unspecified Tanks	1960
71R	124	NE	Dock	1979
72R	124	NE	Dock	1969
73P	125	NW	Smithy	1912
74S	126	NE	Gas Holder	1979
75T	126	NE	Unspecified Tank	1969
76S	130	NE	Gasometer	1922
77S	131	NE	Unspecified Tanks	1938
78S	133	NE	Unspecified Tank	1930
79S	136	NE	Gasometer	1912
80S	136	NE	Unspecified Tank	1904

81S	136	NE	Unspecified Tank	1930
82M	145	NE	Gasometer	1922
83U	145	E	Unspecified Heaps	1969
84U	145	E	Unspecified Heaps	1979
85N	147	NE	Unspecified Heap	1904
86M	147	NE	Gasometer	1901
87M	147	NE	Gasometer	1901
88M	153	NE	Unspecified Tank	1904
89M	153	NE	Gasometer	1912
90M	154	NE	Unspecified Tank	1960
91X	158	NE	Timber Wharf	1922
92Y	162	N	Police Station	1922
93V	163	NW	Fire Station	1979
94V	163	NW	Fire Station	1969
95W	164	NE	Unspecified Tank	1938
96W	164	NE	Unspecified Tank	1930
97AM	180	NE	Dock	1979
98I	180	N	Unspecified Wharf	1969
99I	180	N	Unspecified Wharf	1979
100AA	182	NE	Unspecified Wharf	1979
101X	183	NE	Dock	1922
102BO	184	NE	Timber Wharf	1969
103Y	185	N	Police Station	1969
104Y	185	N	Police Station	1979
105	186	NE	Railway Sidings	1930
106Y	204	N	Police Station	1912
107Y	204	N	Police Station	1904
108Q	216	NE	Dock	1912
109Q	216	NE	Dock	1930
110Q	216	NE	Dock	1904
111AR	216	NE	Unspecified Wharf	1969
112	218	NE	Unspecified Mills	1930
113O	221	NE	Unspecified Mills	1938
114Z	222	SW	Pumping House	1912
115Z	222	SW	Sewage Pumping Station	1938
116Z	222	SW	Sewage Pumping Station	1930
117Z	225	SW	Pumping House	1904
118AA	232	NE	Unspecified Wharf	1969
119Z	232	SW	Pumping House	1922
120AB	236	NE	Police Station	1979
121AB	236	NE	Police Station	1969
122BP	240	E	Refuse Heap	1979
123AC	264	N	Railway Sidings	1884
124AC	264	N	Railway Sidings	1884
125BQ	268	NE	Dock	1938
126	309	NE	Granaries	1922
127AH	309	NE	Dock	1922
128AD	337	SW	Smithy	1904

129AD	337	SW	Smithy	1912
130AE	337	NE	Unspecified Dock	1884
131AE	337	NE	Unspecified Dock	1884
132AE	343	NE	Unspecified Dock	1901
133AE	343	NE	Unspecified Dock	1901
134AD	343	SW	Smithy	1922
135AJ	348	NE	Power Station	1969
136AE	349	NE	Railway Sidings	1938
137AE	349	NE	Railway Sidings	1883
138AE	352	NE	Railway Sidings	1930
139AE	353	NE	Railway Sidings	1912
140AE	353	NE	Railway Sidings	1930
141AF	358	N	Railway Building	1884
142AF	358	N	Railway Building	1884
143	359	E	Railway Building	1969
144	368	NE	Railway Sidings	1904
145AG	368	NE	Paper Bag Factory	1969
146AG	369	NE	Unspecified Factory	1979
147AH	380	N	Railway Sidings	1930
148AH	380	N	Railway Sidings	1938
149BR	384	E	Cuttings	1969
150AH	388	N	Railway Sidings	1912
151AI	391	N	Dock	1902
152AI	391	N	Dock	1912
153AI	395	N	Railway Sidings	1902
154AI	395	N	Railway Sidings	1883
155AJ	399	NE	Unspecified Commercial/Industrial	1969
156AK	411	NE	Unspecified Dock	1901
157AK	412	NE	Dock	1883
158AK	413	NE	Unspecified Dock	1884
159AK	413	NE	Unspecified Dock	1884
160AL	414	NE	Granaries	1938
161AL	414	NE	Granaries	1930
162AM	417	NE	Granaries	1912
163BT	417	E	Refuse Heap	1979
164AL	419	NE	Railway Building	1901
165AM	424	NE	Granaries	1902
166AN	426	N	Unspecified Pit	1883
167AN	426	N	Unspecified Pit	1912
168AG	429	NE	Unspecified Mills	1960
169AN	430	N	Unspecified Ground Workings	1884
170AN	430	N	Unspecified Ground Workings	1884
171AO	430	NE	Dock	1930
172AO	430	NE	Dock	1938
173	449	NE	Unspecified Works	1979
174BU	458	E	Cuttings	1969

175AP	464	N	Railway Station	1883
176AP	464	N	Railway Station	1938
177AP	464	N	Railway Station	1930
178AP	464	N	Railway Station	1912
179BV	465	SE	Sewage Farm	1979
180AP	466	N	Railway Station	1901
181AP	466	N	Railway Station	1922
182AP	466	N	Railway Station	1960
183AP	467	N	Railway Station	1884
184AP	467	N	Railway Station	1884
185AP	471	N	Railway Station	1902
186AN	472	N	Unspecified Pit	1922
187X	474	NE	Railway Sidings	1912
188AQ	475	NE	Timber Wharf	1930
189AQ	475	NE	Timber Wharf	1938
190X	475	NE	Unspecified Factory	1969
191BW	477	E	Refuse Heap	1969
192AR	485	NE	Unspecified Tanks	1979
193AS	492	NE	Railway Sidings	1938
194AS	492	NE	Railway Sidings	1930
195BX	499	NE	Timber Wharf	1912

1.2 Additional Information – Historical Tank Database

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

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

31

ID	Distance (m)	Direction	Use	Date
196AT	0	On Site	Unspecified Tank	1973
197AT	0	On Site	Unspecified Tank	1967
198AT	0	On Site	Unspecified Tank	1985
199A	0	On Site	Unspecified Tank	1985
200A	0	On Site	Unspecified Tank	1973
201A	0	On Site	Unspecified Tank	1967
202A	0	On Site	Unspecified Tank	1989
203	64	NE	Unspecified Tank	1967
204J	105	NE	Gas Works	1903
205S	123	NE	Tanks	1931
206S	125	NE	Gasholder	1967
207S	125	NE	Gasholder	1973
208S	133	NE	Gasometer	1903
209	141	NE	Tanks	1931
210W	151	NE	Gasometer	1884
211W	151	NE	Gasometer	1903

212W	155	NE	Unspecified Tank	1931
213AP	451	NE	Settling Tanks	1967
214AP	451	NE	Settling Tanks	1985
215AP	451	NE	Settling Tanks	1973
216AP	453	NE	Settling Tanks	1989
217AP	454	NE	Settling Tanks	1992
218AP	454	NE	Settling Tanks	1995
219AP	454	NE	Settling Tanks	1995
220AR	467	NE	Unspecified Tank	1992
221AR	467	NE	Unspecified Tank	1995
222AR	467	NE	Unspecified Tank	1995
223AR	482	NE	Tanks	1989
224AR	483	NE	Tanks	1985
225AR	483	NE	Tanks	1973
226AR	487	NE	Tanks	1973

1.3 Additional Information – Historical Energy Features Database

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

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

62

ID	Distance (m)	Direction	Use	Date
227B	0	On Site	Electricity Substation	1985
228B	0	On Site	Electricity Substation	1973
229B	0	On Site	Electricity Substation	1967
230AU	0	On Site	Electricity Substation	1985
231B	0	On Site	Electricity Substation	1994
232B	0	On Site	Electricity Substation	1995
233AU	0	On Site	Electricity Substation	1989
234AV	21	NE	Electricity Substation	1985
235AV	22	NE	Electricity Substation	1989
236AW	24	SW	Electricity Substation	1995
237AW	24	SW	Electricity Substation	1994
238AV	24	NE	Electricity Substation	1995
239AV	24	NE	Electricity Substation	1992
240AV	24	NE	Electricity Substation	1995
241T	94	NE	Gas Governor	1989
242T	94	NE	Gas Governor	1985
243T	99	NE	Gas Governor	1995
244T	99	NE	Gas Governor	1995
245T	99	NE	Gas Governor	1992
246M	105	NE	Gas Works	1903
247M	112	NE	Gasworks	1884
248S	125	NE	Gasholder	1973
249S	125	NE	Gasholder	1967

250S	133	NE	Gasometer	1903
251M	151	NE	Gasometer	1884
252M	151	NE	Gasometer	1903
253AX	207	W	Electricity Substation	1985
254AX	207	W	Electricity Substation	1995
255AX	207	W	Electricity Substation	1994
256Z	223	SW	Electricity Substation	1994
257Z	223	SW	Electricity Substation	1995
258Z	224	SW	Electricity Substation	1985
259AY	236	SW	Electricity Substation	1995
260AY	236	SW	Electricity Substation	1994
261AZ	330	SE	Electricity Substation	1989
262AZ	330	SE	Electricity Substation	1995
263AZ	330	SE	Electricity Substation	1992
264AZ	330	SE	Electricity Substation	1995
265AZ	332	SE	Electricity Substation	1985
266BA	340	N	Electricity Substation	1985
267BA	341	N	Electricity Transformer	1973
268BA	343	N	Electricity Substation	1995
269BA	343	N	Electricity Substation	1994
270BB	370	W	Electricity Substation	1973
271BB	370	W	Electricity Substation	1985
272BB	370	W	Electricity Substation	1967
273BB	370	W	Electricity Substation	1995
274BB	370	W	Electricity Substation	1994
275BC	384	NE	Electricity Substation	1989
276BC	386	NE	Electricity Substation	1985
277BC	394	NE	Electricity Substation	1995
278BC	394	NE	Electricity Substation	1992
279BC	394	NE	Electricity Substation	1995
280BD	409	SW	Electricity Substation	1985
281BD	409	SW	Electricity Substation	1973
282BD	409	SW	Electricity Substation	1967
283BD	409	SW	Electricity Substation	1994
284BD	409	SW	Electricity Substation	1995
285BE	489	W	Electricity Substation	1973
286BE	490	W	Electricity Substation	1985
287BE	490	W	Electricity Substation	1995
288BE	490	W	Electricity Substation	1994

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

ID	Distance (m)	Direction	Use	Date
289BF	28	N	Filling Station	1967
290BG	87	NW	Filling Station	1967

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 19

ID	Distance (m)	Direction	Use	Date
291BG	59	NW	Garage	1973
292BG	59	NW	Garage	1985
293BH	139	NW	Garage	1973
294BH	140	NW	Garage	1967
295BI	154	NW	Garage	1985
296BI	154	NW	Garage	1967
297BI	154	NW	Garage	1973
298BI	154	NW	Garage	1995
299BI	154	NW	Garage	1994
300BJ	191	SW	Garage	1985
301BJ	191	SW	Garage	1973
302BJ	191	SW	Garage	1967
303BJ	193	SW	Garage	1995
304BJ	193	SW	Garage	1994
305BK	305	SW	Garage	1985
306BK	305	SW	Garage	1973
307BK	305	SW	Garage	1967
308BK	305	SW	Garage	1994
309BK	305	SW	Garage	1995

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 54

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

ID	Distance(m)	Direction	Use	Date
310AT	0	On Site	Cuttings	1883
311AV	4	NE	Unspecified Ground Workings	1904
312BL	28	NW	Unspecified Ground Workings	1904
313	66	NW	Water Body	1883
314G	66	SE	Unspecified Heaps	1979
315G	66	SE	Unspecified Heaps	1969

316BM	83	NE	Cuttings	1883
317N	106	NE	Unspecified Heap	1912
318N	106	NE	Unspecified Heap	1938
319N	106	NE	Unspecified Heap	1930
320O	112	NE	Docks	1960
321BN	119	N	Pond	1960
322BN	122	N	Pond	1938
323R	124	NE	Dock	1969
324R	124	NE	Dock	1979
325BN	127	N	Pond	1930
326U	145	E	Unspecified Heaps	1979
327U	145	E	Unspecified Heaps	1969
328N	147	NE	Unspecified Heap	1904
329X	158	NE	Timber Wharf	1922
330AM	180	NE	Dock	1979
331I	180	N	Unspecified Wharf	1969
332I	180	N	Unspecified Wharf	1979
333AA	182	NE	Unspecified Wharf	1979
334X	183	NE	Dock	1922
335BO	184	NE	Timber Wharf	1969
336Q	216	NE	Dock	1904
337Q	216	NE	Dock	1930
338Q	216	NE	Dock	1912
339AR	216	NE	Unspecified Wharf	1969
340AA	232	NE	Unspecified Wharf	1969
341BP	240	E	Refuse Heap	1979
342BQ	268	NE	Dock	1938
343AH	309	NE	Dock	1922
344O	376	NE	Pond	1883
345BR	384	E	Cuttings	1969
346AI	391	N	Dock	1902
347AI	391	N	Dock	1912
348BS	409	SW	Pond	1938
349AK	412	NE	Dock	1883
350BS	416	SW	Pond	1960
351BT	417	E	Refuse Heap	1979
352BS	419	SW	Pond	1883
353AN	426	N	Unspecified Pit	1912
354AN	426	N	Unspecified Pit	1883
355AO	430	NE	Dock	1938
356AO	430	NE	Dock	1930
357BU	458	E	Cuttings	1969
358BV	465	SE	Sewage Farm	1979
359AN	472	N	Unspecified Pit	1922
360AQ	475	NE	Timber Wharf	1930
361AQ	475	NE	Timber Wharf	1938
362BW	477	E	Refuse Heap	1969
363BX	499	NE	Timber Wharf	1912

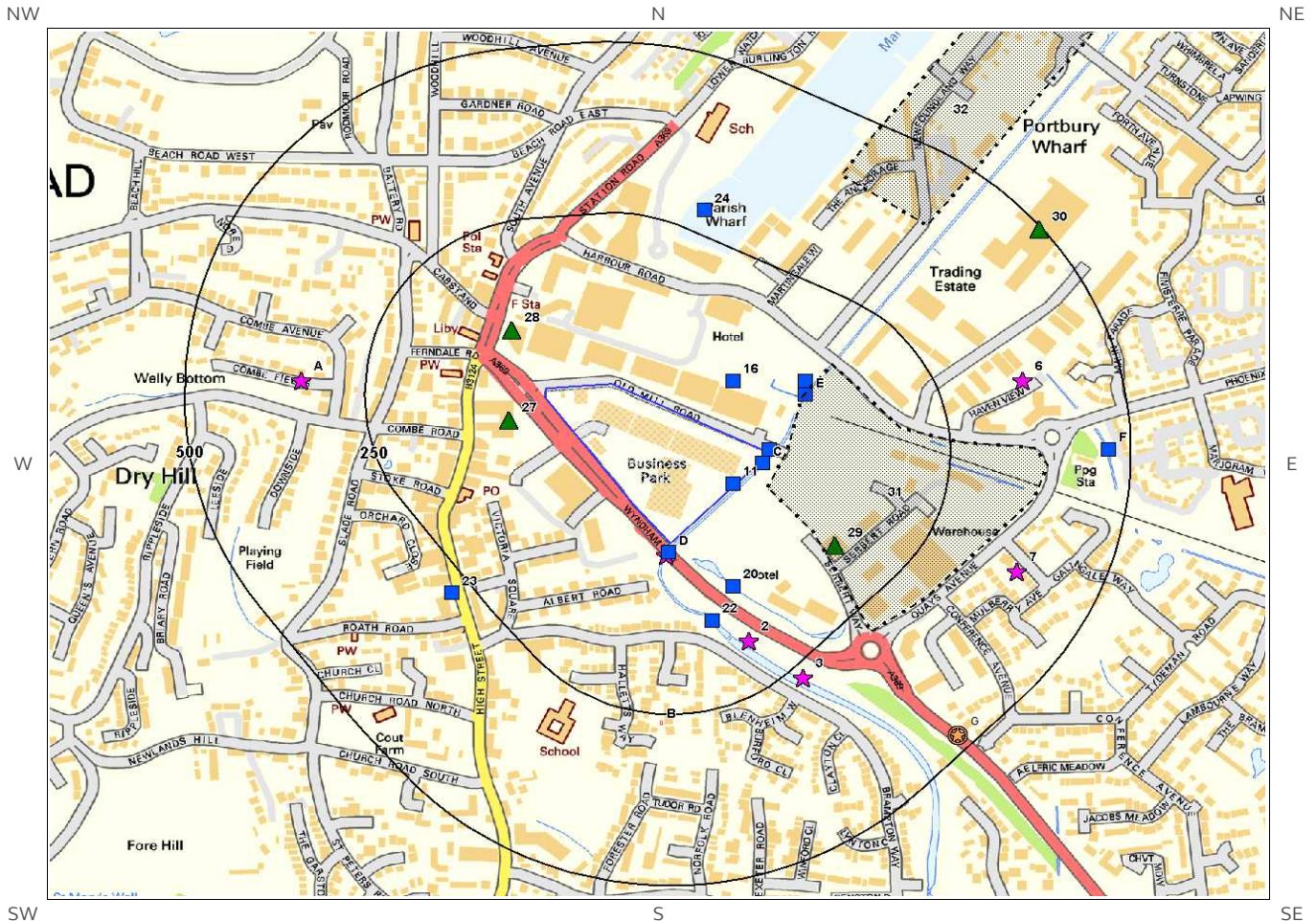


Groundsure














LOCATION INTELLIGENCE



2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

4

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

ID	Distance (m)	Direction	NGR	Details
27	62	SW	346789 176440	Address: Johnson Cleaners, 5 The Precinct, High Street, Portishead, BS20 6AH Process: Dry Cleaners Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
28	96	NW	346793 176572	Address: Shell at Waitrose, High Street, Portishead, BS20 9BV Process: Petrol Vapour Recovery Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
29	162	SE	347241 176257	Address: Sainsburys Supermarkets Ltd, Serbert Way, Portishead, BS20 7GD Process: Petrol Station Stage 1 & II Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
30	494	NE	347524 176719	Address: AP Burt & Sons, Portbury, BS20 8RB Process: Print/paint/ink/dyes Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

16

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

ID	Distance (m)	Direction	NGR	Details
11	0	On Site	347100 176350	Address: NAIL FACTORY OFFICES, OLD MILL ROAD, PORTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 082017 Permit Version: 1 Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: - Effective Date: 30-Oct-1963 Revocation Date: -

ID	Distance (m)	Direction	NGR	Details	
12C	3	SE	347140 176380	Address: OLD MILL ROAD, LAND FRONTING, PORTISHEAD, BRISTOL Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 071129 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 26-Feb-1990 Revocation Date: 18/05/1999
13C	4	NE	347150 176400	Address: TIMBER MILL, PORTISHEAD DOCK, POTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 082063 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 13-Jun-1966 Revocation Date: 01/10/1996
14D	13	S	347010 176250	Address: SLADE ROAD/COMBE ROAD CSO, JUNCTION OF SLADE RD/COMBE RD, PORTISHEAD, SOMERSET, .. Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 100558/CS/01 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 18-Jun-1998 Revocation Date: -
15D	13	S	347010 176250	Address: SLADE ROAD/COMBE ROAD CSO, JUNCTION OF SLADE RD/COMBE RD, PORTISHEAD, SOMERSET, .. Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 100557/CS/01 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 08-Jun-1998 Revocation Date: -
16	74	NE	347100 176500	Address: GASHOLDER STATION(PORTISHEAD), OLD HARBOUR ROAD, PORTISHEAD, BRISTOL, AVON Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 082147 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 12-May-1970 Revocation Date: 01/10/1996
17E	98	NE	347200 176480	Address: PORTISHEAD TOWN PUMPING STATION, PORTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 070308 Permit Version: 2	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/02/2005 Effective Date: 01-Apr-2008 Revocation Date: -
18E	98	NE	347200 176480	Address: PORTISHEAD TOWN PUMPING STATION, PORTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 070308 Permit Version: 1	Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: - Effective Date: 15-Jul-1987 Revocation Date: 31/03/2008
19E	98	NE	347200 176480	Address: HARBOUR ROAD CSO, ADJACENT TO HARBOUR ROAD, PORTISHEAD, O, BS20 7DE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 102658 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 23/09/2004 Effective Date: 31-Dec-2004 Revocation Date: -
20	106	SE	347100 176200	Address: GORDANO GATE, WYNDHAM WAY, PORTISHEAD, BRISTOL, .. BS20 Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 100123 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/02/1997 Effective Date: 27-Feb-1997 Revocation Date: -

ID	Distance (m)	Direction	NGR	Details	
21E	116	NE	347200 176500	Address: HEBER DENTY CANTEN/OFFICE(PORTSHD), HEBER DENTY LTD, PORTISHEAD, BRISTOL, AVON Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 082012 Permit Version: 1	Receiving Water: Status: REVOKED - APPEAL PERIOD(WATER ACT 1989 SCHED 12, 6 & 8) Issue date: - Effective Date: 19-Apr-1967 Revocation Date: 28/01/1994
22	127	SE	347070 176150	Address: BRAMPTON WAY COMBINED SEWER O'FLOW, BRAMPTON WAY, PORTISHEAD, SOMERSET, .. Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 100556/CS/01 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 08-Jun-1998 Revocation Date: -
23	279	SW	346710 176190	Address: PORTISHEAD ANCHOR HOTEL, HIGH STREET, PORTISHEAD Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 070827 Permit Version: 1	Receiving Water: Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: - Effective Date: 31-Oct-1989 Revocation Date: 15/06/1998
24	284	NE	347060 176750	Address: HARBOUR ROAD (TEMP) DOCTORS SURGERY, PORTISHEAD, BRISTOL, .., BS20 Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 101167 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/05/2000 Effective Date: 25-Apr-2000 Revocation Date: -
25F	469	E	347620 176400	Address: PORTISHEAD TOWN PUMPING STATION, PORTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 070308 Permit Version: 1	Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: - Effective Date: 15-Jul-1987 Revocation Date: 31/03/2008
26F	469	E	347620 176400	Address: PORTISHEAD TOWN PUMPING STATION, PORTISHEAD, BRISTOL Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 070308 Permit Version: 2	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/02/2005 Effective Date: 01-Apr-2008 Revocation Date: -

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	Application Reference Number	NGR	Application Status	Application Date	Address	Details	Details of Enforcement Action
34G	477	SE	96/0001/HA Z	347410 175982	Approved	11/01/1997	Gordano Gate Development, Wyndham Way, Portishead, Somerset, BS20 7GG	Licence To Store Up To 105, 000kg Of Liquid Petroleum Gas Canisters Of Up To 0.45kgs	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.2 Dangerous or Hazardous Sites

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

2

The following COMAH & NIHHS Authorisation records provided by the Health and Safety Executive are represented as polygons or buffered points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Company	Address	Operational Status	Tier
31	20	SE	Coleman Uk Plc	Coleman Uk Plc, Gordano Gate, Wyndham Way, Portishead, Bs20 7gg	Historical COMAH Site	-
32	397	NE	Albright & Wilson	Albright & Wilson, The Docks, Portishead, Bristol, Bs20 7dg	Historical COMAH Site	-

2.3 Environment Agency Recorded Pollution Incidents

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

7

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

ID	Distance (m)	Direction	NGR	Details
1D	19	S	347006 176245	Incident Date: 16-Oct-2002 Incident Identification: 115103 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	179	SE	347120 176120	Incident Date: 06-Jul-2001 Incident Identification: 14367 Pollutant: Other Pollutant Pollutant Description: Other Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
3	268	SE	347195 176066	Incident Date: 25-Mar-2003 Incident Identification: 145753 Pollutant: Other Pollutant Pollutant Description: Microbiological	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4A	341	W	346500 176500	Incident Date: 16-May-2003 Incident Identification: 158897 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5A	341	W	346500 176500	Incident Date: 16-May-2003 Incident Identification: 158897 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	364	E	347500 176500	Incident Date: 10-Jun-2002 Incident Identification: 84371 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7	383	SE	347492 176221	Incident Date: 09-Sep-2003 Incident Identification: 188725 Pollutant: Atmospheric Pollutants and Effects: Specific Waste Materials Pollutant Description: Smoke: Other Specific Waste Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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

3

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
8B	263	S		Incident Date: 02-Feb-2000 Incident Identification: 52270.0 Catchments Name: PORTBURY DITCH Water Description: RIVER STRETCH (FRESHWATER) Water Course: PORTBURY DITCH Incident Substantiated: Yes	Priority Description: Not Available Waste Description: Not Available Water Impact: Significant Impact Land Impact: Minor Impact Air Impact: Minor Impact Action Taken: Not Available
9B	263	S		Incident Date: 07-Jun-2000 Incident Identification: 54767.0 Catchments Name: PORTBURY DITCH Water Description: RIVER STRETCH (FRESHWATER) Water Course: PORTBURY DITCH Incident Substantiated: Yes	Priority Description: Not Available Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: No Further Action
10B	263	S		Incident Date: 23-May-2000 Incident Identification: 54461.0 Catchments Name: PORTBURY DITCH Water Description: RIVER STRETCH (FRESHWATER) Water Course: PORTBURY DITCH Incident Substantiated: Yes	Priority Description: Not Available Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: No Further Action

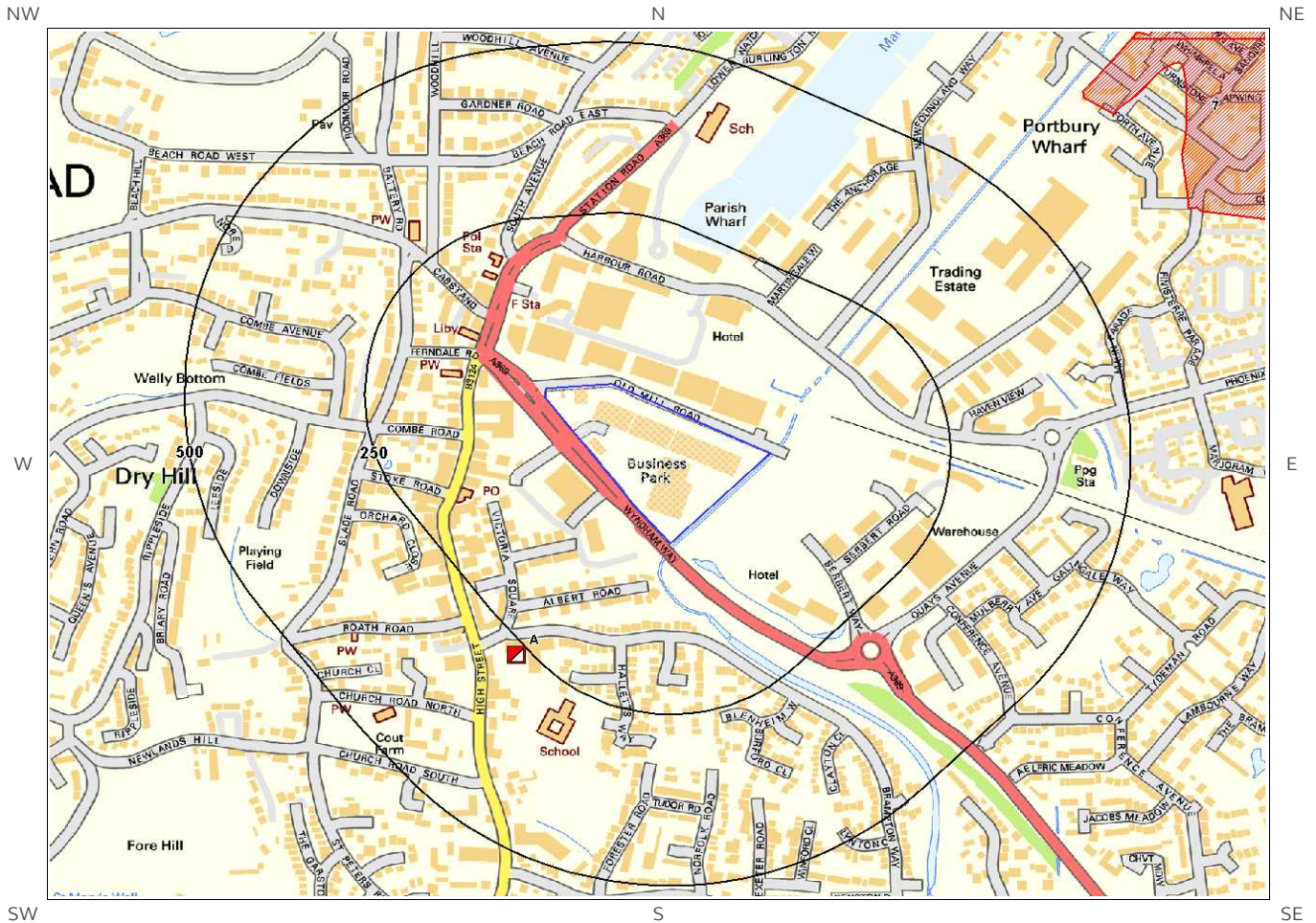
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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










0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	1015	NE	348100 176900	Site Address: Central Electricity Generating Board, Portishead, Bristol, Avon Waste Licence: - Site Reference: - Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Central Electricity Generating Board First Recorded: 31-Dec-1956 Last Recorded: -
Not shown	1303	NE	348300 177100	Site Address: Portishead Power Station, Portishead, Bristol Waste Licence: Yes Site Reference: L/WG/T/36D Waste Type: Inert, Industrial, Special Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 17-Oct-1978 Licence Surrendered: 10-Mar-1992 Licence Hold Address: Bedminster Down, Bridgewater Road, Bristol Operator: - First Recorded: 31-Dec-1972 Last Recorded: 31-Dec-1989

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

1

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	988	NE	348000.0 176900.0	Address: CEGB Ashlands Perbury Wharf, Portishead, Bristol BGS Number: 1280.0	Risk: No risk to aquifer Waste Type: N/A

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

8

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
7	678	NE	347734 176866	Refuse Tip	1967 mapping	Polygon
8	785	NE	347764 177064	Refuse Tip	1966 mapping	Polygon
Not shown	787	E	347966 176430	Refuse Tip	1967 mapping	Polygon
Not shown	787	E	347966 176430	Refuse Tip	1973 mapping	Polygon
Not shown	788	E	347961 176432	Refuse Tip	1985 mapping	Polygon
Not shown	995	NE	347894 177115	Refuse Tip	1966 mapping	Polygon
Not shown	1010	NE	348186 176943	Refuse Tip	1966 mapping	Polygon
Not shown	1053	NE	348007 177066	Refuse Tip	1967 mapping	Polygon

3.2 Other Waste Sites

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

0

Database searched and no data found.

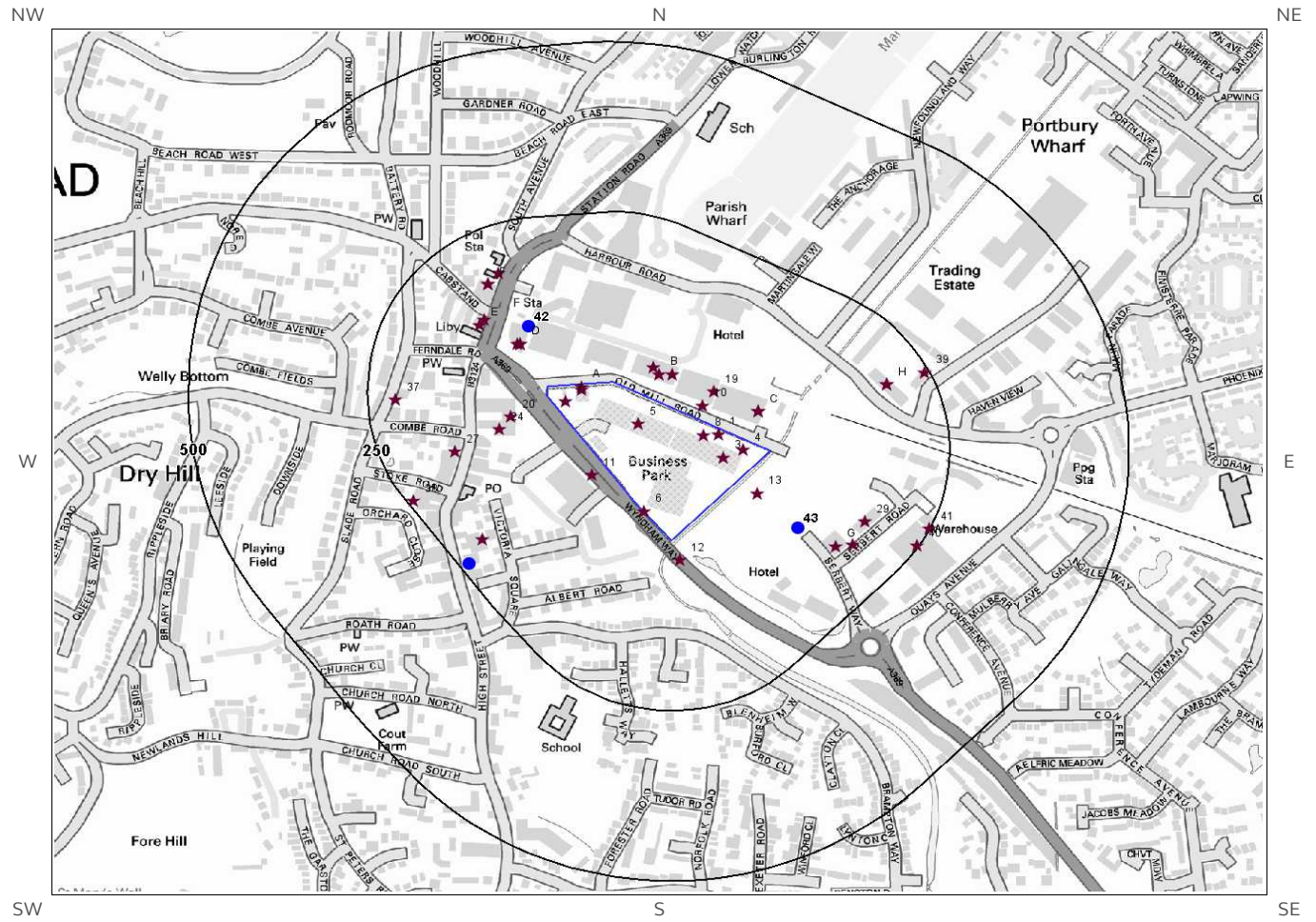
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

3

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
4A	267	SW	346800 176100	<p>Site Address: Albert Road C A Site, Albert Road C A Site, Albert Road, Portishead, Bristol, Avon</p> <p>Type: Household Waste Amenity Site</p> <p>Size: Unknown</p> <p>Environmental Permitting Regulations (Waste) Licence Number: NOR289</p> <p>EPR reference: -</p> <p>Operator: North Somerset Council</p> <p>Waste Management licence No: 27185</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: S U R R E N D E R E D</p> <p>Correspondence Address: Town Hall, Town Hall, Weston - Super - Mare, Avon, BS23 1UJ</p>
5A	267	SW	346800 176100	<p>Site Address: Albert Road C A Site, Albert Road, Portishead, Bristol, Avon</p> <p>Type: Household Waste Amenity Site</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: NOR289</p> <p>EPR reference: EA/EPR/JP3890FD/S002</p> <p>Operator: North Somerset Council</p> <p>Waste Management licence No: 27185</p> <p>Annual Tonnage: 20000.0</p> <p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 06/07/2000</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Albert Road C A Site</p> <p>Correspondence Address: -, -</p>
Not shown	1013	S	346700 175300	<p>Site Address: Clapton Lane, Land / Premises At, Clapton Lane, Portishead, Bristol, Avon, BS20 7RA</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: FOW334</p> <p>EPR reference: EA/EPR/UP3899FB/A001</p> <p>Operator: Fowler RW</p> <p>Waste Management licence No: 27258</p> <p>Annual Tonnage: 5000.0</p> <p>Issue Date: 01/11/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Clapton Lane Metal Recycling Site</p> <p>Correspondence Address: -, -</p>

4. Current Land Use Map



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

4. Current Land Uses

4.1 Current Industrial Data

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

41

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Portishead Business Park	347078 176420	BS20	Business Parks and Industrial Estates	Industrial Features
2A	0	On Site	Carite Ltd	346887 176489	New Sub Station, Old Mill Road, Portishead, Bristol, BS20 7BX	New Vehicles	Motoring
3	0	On Site	Coffetek	347084 176385	1, Old Mill Road, Portishead, Bristol, BS20 7BX	Food and Beverage Industry Machinery	Industrial Products
4	0	On Site	Electricity Sub Station	347113 176397	BS20	Electrical Features	Infrastructure and Facilities
5	0	On Site	Acorn Restorations Ltd	346967 176435	Unit 8 Portishead Business Park, Old Mill Road, Portishead, Bristol, BS20 7BX	Metalworkers Including Blacksmiths	Construction Services
6	0	On Site	Electricity Sub Station	346974 176307	BS20	Electrical Features	Infrastructure and Facilities
7	0	On Site	Electricity Sub Station	346865 176469	BS20	Electrical Features	Infrastructure and Facilities
8	0	On Site	Silo	347058 176419	BS20	Hoppers and Silos	Farming
9A	0	On Site	Works	346888 176485	BS20	Unspecified Works Or Factories	Industrial Features
10	21	NE	Electricity Sub Station	347056 176462	BS20	Electrical Features	Infrastructure and Facilities
11	23	SW	Electricity Sub Station	346902 176360	BS20	Electrical Features	Infrastructure and Facilities
12	30	S	Pipeline	347024 176235	BS20	Pipelines	Industrial Features
13	32	SE	Sainsbury's Portishead	347133 176333	Serbert Way, Serbert Way, Portishead, Bristol, BS20 7GF	Petrol and Fuel Stations	Road and Rail
14B	38	NE	Church Finance Supplies Ltd	346996 176508	Unit 7, Old Mill Road, Portishead, Bristol, BS20 7BX	Published Goods	Industrial Products
15B	44	NE	Ryan's Rentals	346987 176519	Unit 6, Old Mill Road, Portishead, Bristol, BS20 7BX	Vehicle Hire and Rental	Hire Services
16B	45	NE	Ryans Garage	347014 176507	Unit 8, Old Mill Road, Portishead, Bristol, BS20 7BX	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
17C	46	NE	Quattro Group	347133 176453	Unit 14, Old Mill Road, Portishead, Bristol, BS20 7BX	Construction and Tool Hire	Hire Services
18C	46	NE	Powertek	347133 176453	Unit 14, Old Mill Road, Portishead, Bristol, BS20 7BX	Electrical and Electronic Engineers	Engineering Services
19	47	NE	T & G Woodward Ltd	347072 176482	Unit 9a-10b, Old Mill Road, Portishead, Bristol, BS20 7BX	Food and Beverage Industry Machinery	Industrial Products
20	60	SW	Portishead Motorcare	346788 176445	4, The Precinct, Portishead, Bristol, BS20 6AH	Vehicle Parts and Accessories	Motoring
21D	75	NW	Waitrose Portishead	346802 176553	High Street, Portishead, Bristol, Somerset, BS20 6AG	Petrol and Fuel Stations	Road and Rail
22D	75	NW	Shell Waitrose Portishead	346802 176553	High Street, Portishead, Bristol, BS20 6AG	Vehicle Cleaning Services	Personal, Consumer and Other Services
23D	76	NW	Shell Waitrose Portishead	346798 176552	Harbour Road, Portishead, Bristol, BS20 7DE	Petrol and Fuel Stations	Road and Rail
24	83	SW	Specsavers Hearcare	346772 176427	7, The Precinct, Portishead, Bristol, BS20 6AH	Disability and Mobility Equipment	Consumer Products
25E	133	NW	Nortech Computers Ltd	346745 176580	10, High Street, Portishead, Bristol, BS20 6EW	Electrical Equipment Repair and Servicing	Repair and Servicing
26E	133	NW	Printacopy Printers	346751 176587	2-4, High Street, Portishead, Bristol, BS20 6EW	Published Goods	Industrial Products
27	152	SW	T & L Carpets & Flooring	346711 176394	44, High Street, Portishead, Bristol, BS20 6EL	Construction Completion Services	Construction Services
28G	164	SE	T X M Plant Ltd	347242 176255	Hydrex House, Serbert Way, Portishead, Bristol, BS20 7GD	Construction and Tool Hire	Hire Services
29	168	SE	D P S Global	347283 176291	Dynamic House, Serbert Road, Portishead, Bristol, BS20 7GF	Special Purpose Machinery and Equipment	Industrial Products
30F	173	NW	Rapid Fit	346757 176640	6, Cabstand, Portishead, Bristol, BS20 7HW	Vehicle Repair, Testing and Servicing	Repair and Servicing
31F	173	NW	Gordano - Ford	346757 176640	6, Cabstand, Portishead, Bristol, BS20 7HW	Vehicle Repair, Testing and Servicing	Repair and Servicing
32G	178	SE	Electricity Sub Station	347266 176258	BS20	Electrical Features	Infrastructure and Facilities
33F	181	N	Portishead Fire Station	346772 176656	Fire Station, Station Road, Portishead, Bristol, BS20 7BZ	Fire Brigade Stations	Central and Local Government
34H	189	NE	Sanders Consulting	347312 176493	Kestral Court, Harbour Road, Portishead, Bristol, BS20 7AN	Structural Engineers	Engineering Services
35H	189	NE	Roy Ireland Espresso Services	347312 176493	Kestrel Court, Harbour Road, Portishead, Bristol, BS20 7AN	Food and Beverage Industry Machinery	Industrial Products
36I	200	SW	Tudor Garage	346749 176266	51, High Street, Portishead, Bristol, BS20 6AG	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
37	212	W	Electricity Sub Station	346628 176471	BS20	Electrical Features	Infrastructure and Facilities
38	242	SW	Electricity Sub Station	346653 176322	BS20	Electrical Features	Infrastructure and Facilities
39	243	NE	Quay Digital	347365 176511	35 Kestrel Court, Harbour Road, Portishead, Bristol, BS20 7AN	Published Goods	Industrial Products
40	247	SE	Warehouse	347355 176256	BS20	Container and Storage	Transport, Storage and Delivery
41	249	SE	Tank	347372 176281	BS20	Tanks (Generic)	Industrial Features

4.2 Petrol and Fuel Sites

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

3

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
42	93	N	346814 176578	Shell	Shell Waitrose Portishead, High Street, High Street, Portishead, Bristol, Somerset, BS20 7DE	No	Open
43	108	SE	347189 176282	Sainsburys	Sainsburys Portishead, Serbert Way, Serbert Way, Portishead, Bristol, Somerset, BS20 7GF	No	Open
44I	238	SW	346731 176229	Obsolete	Tudor Garage, 51, High Street, High Street, Portishead, Bristol, Somerset, BS20 6AG	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

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

Lex Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TFD	TIDAL FLAT DEPOSITS	CLAY AND SILT [UNLITHIFIED DEPOSITS CODING SCHEME]

5.3 Bedrock and Solid Geology

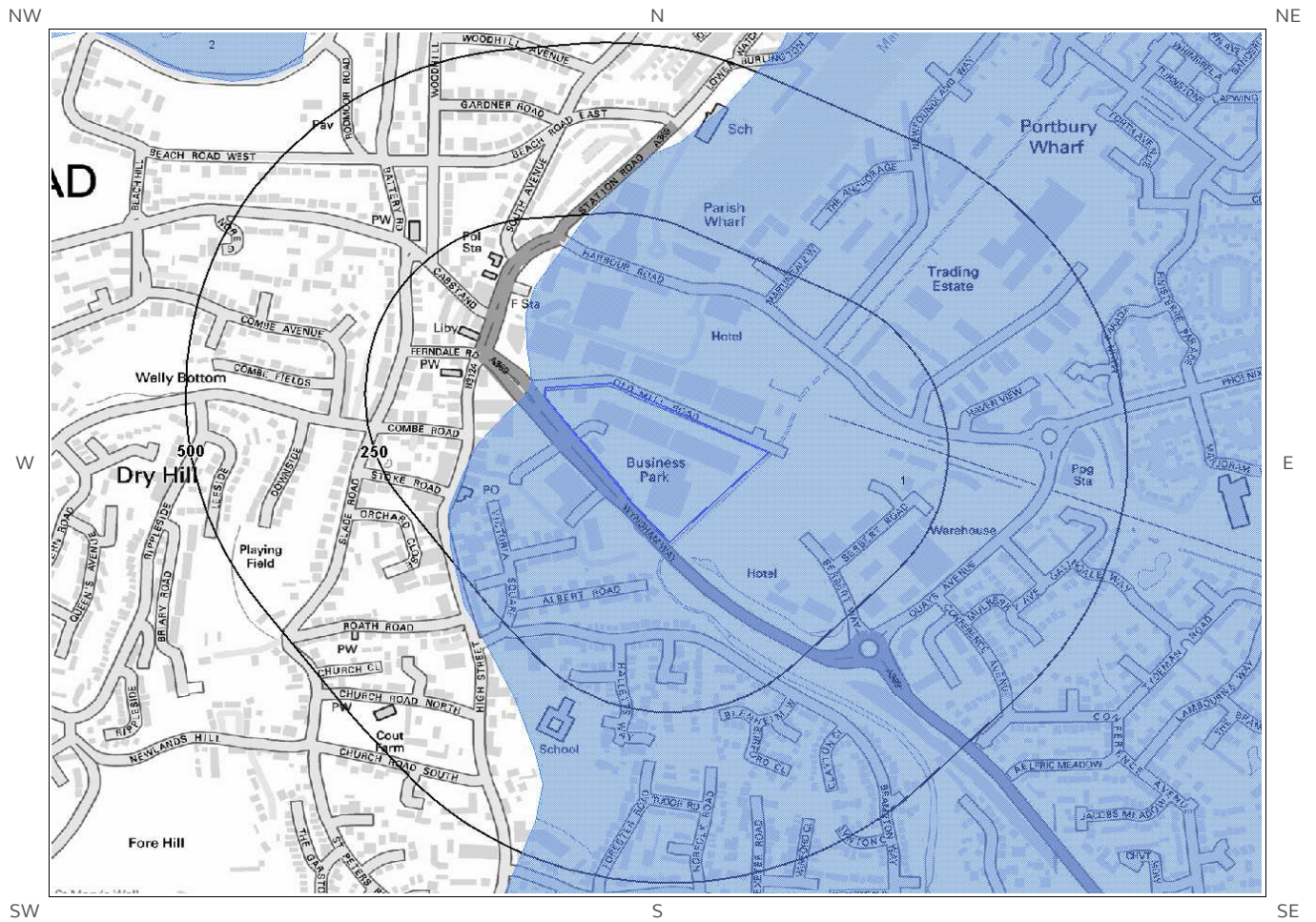
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
MMMFCONG	MERCIA MUDSTONE GROUP (MARGINAL FACIES)	CONGLOMERATE

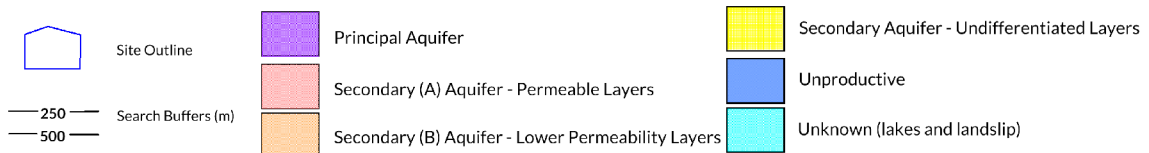
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

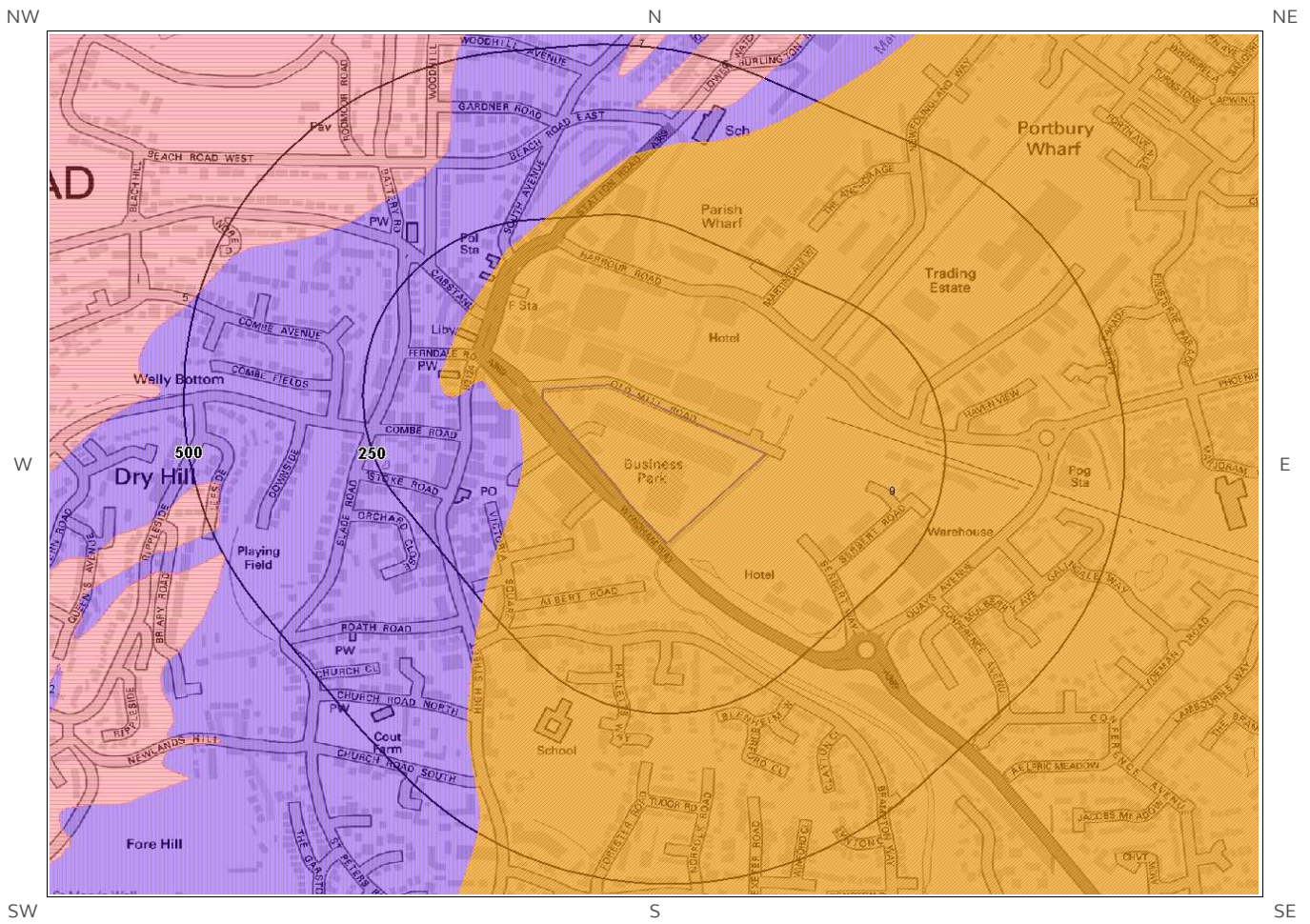
6a. Aquifer Within Superficial Geology



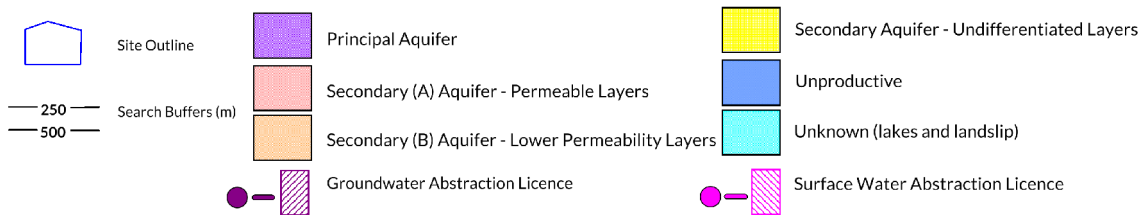
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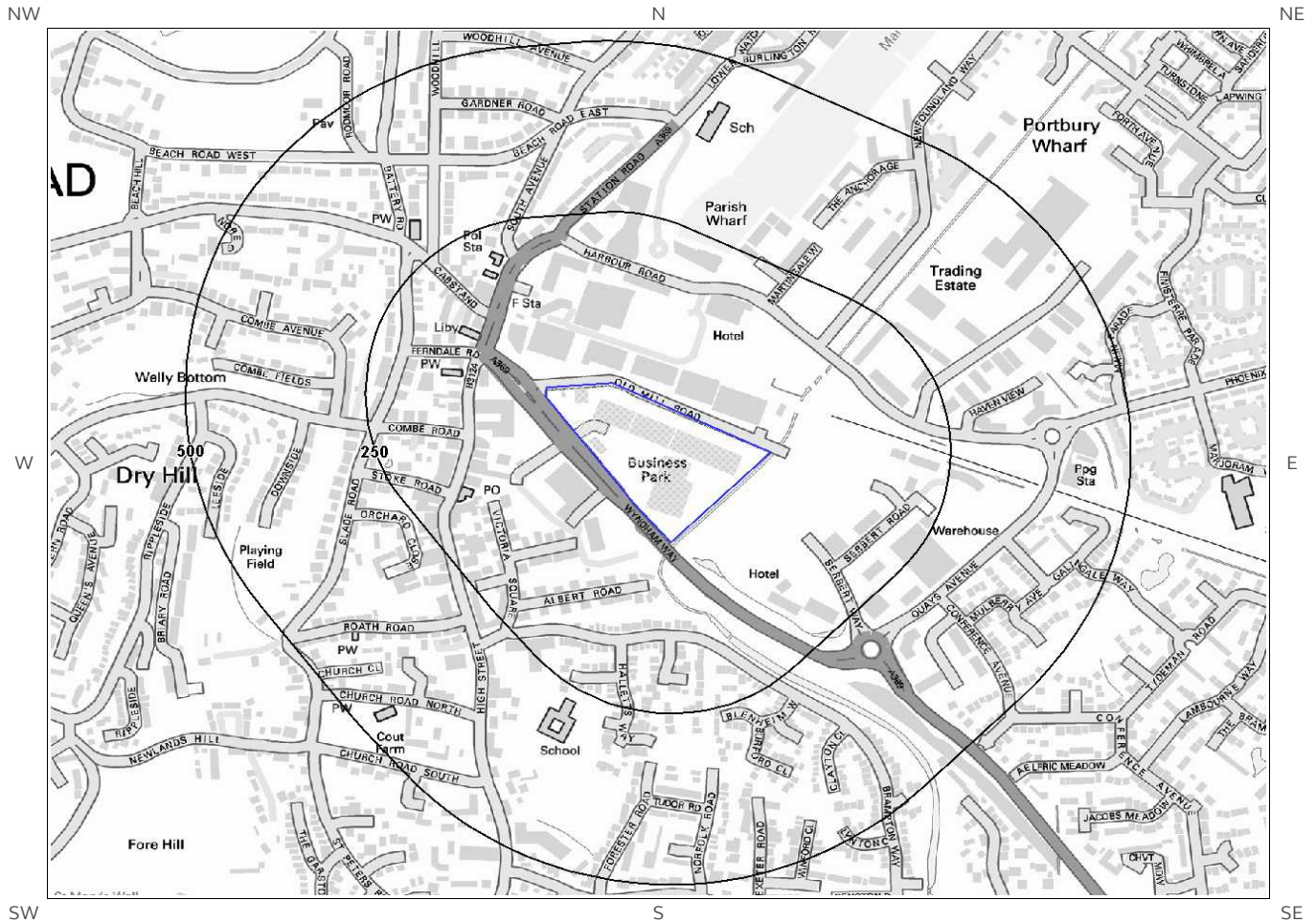
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



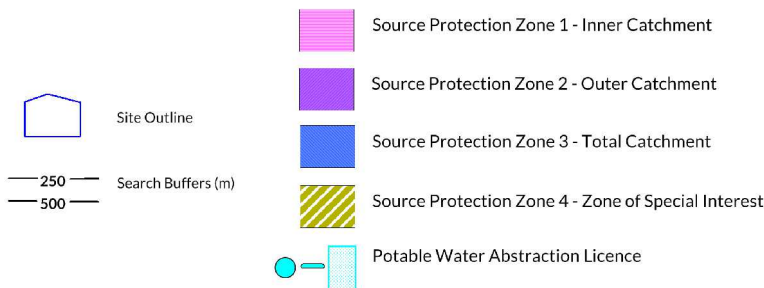
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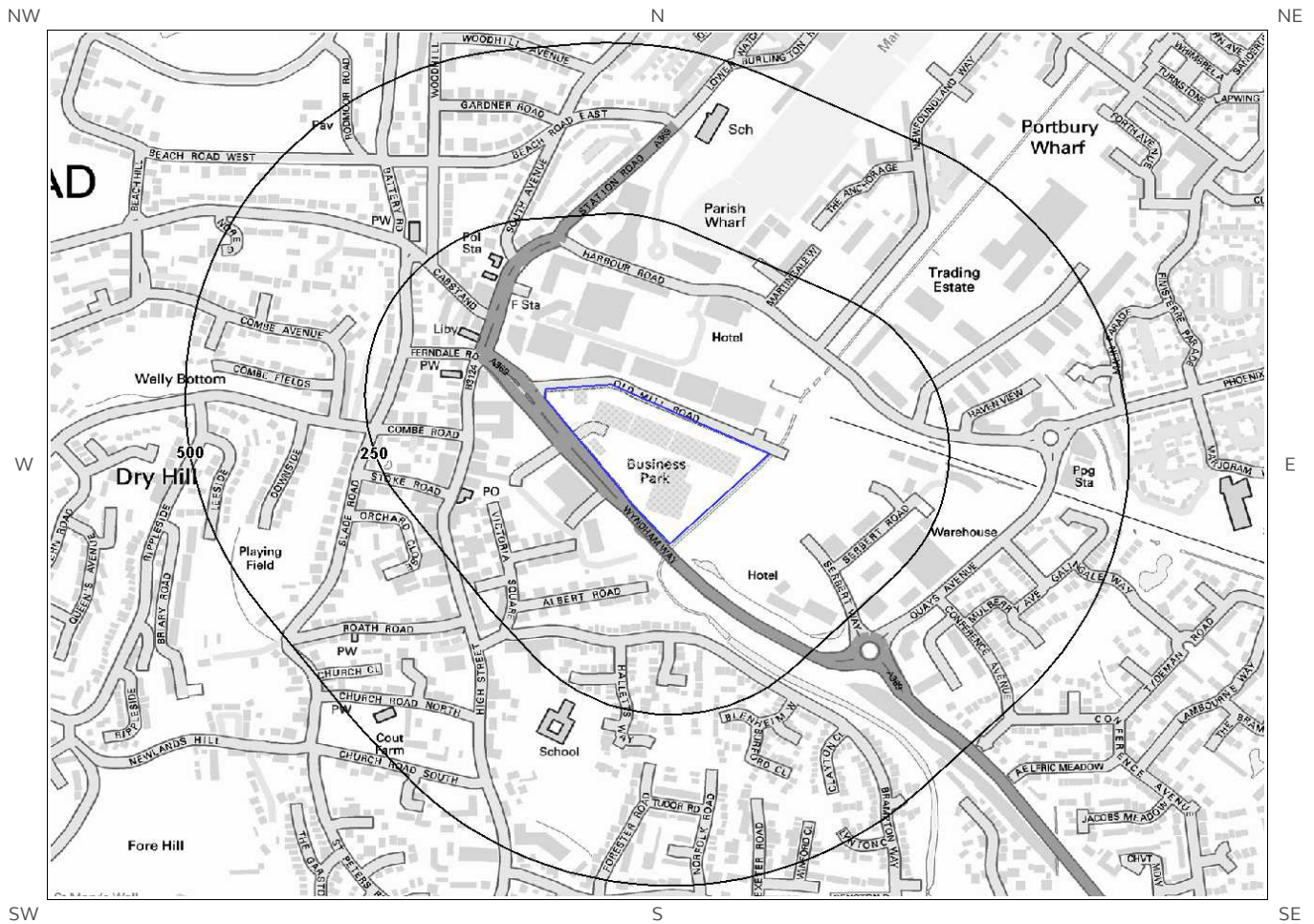
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



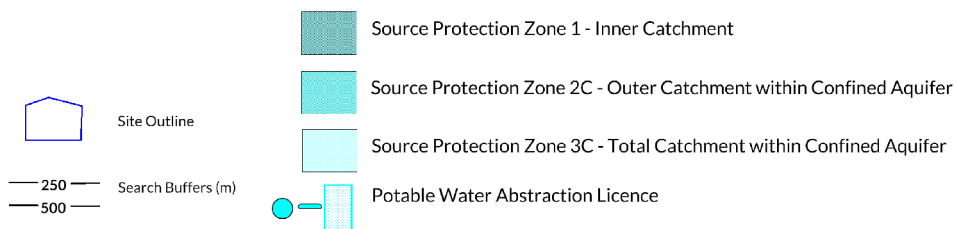
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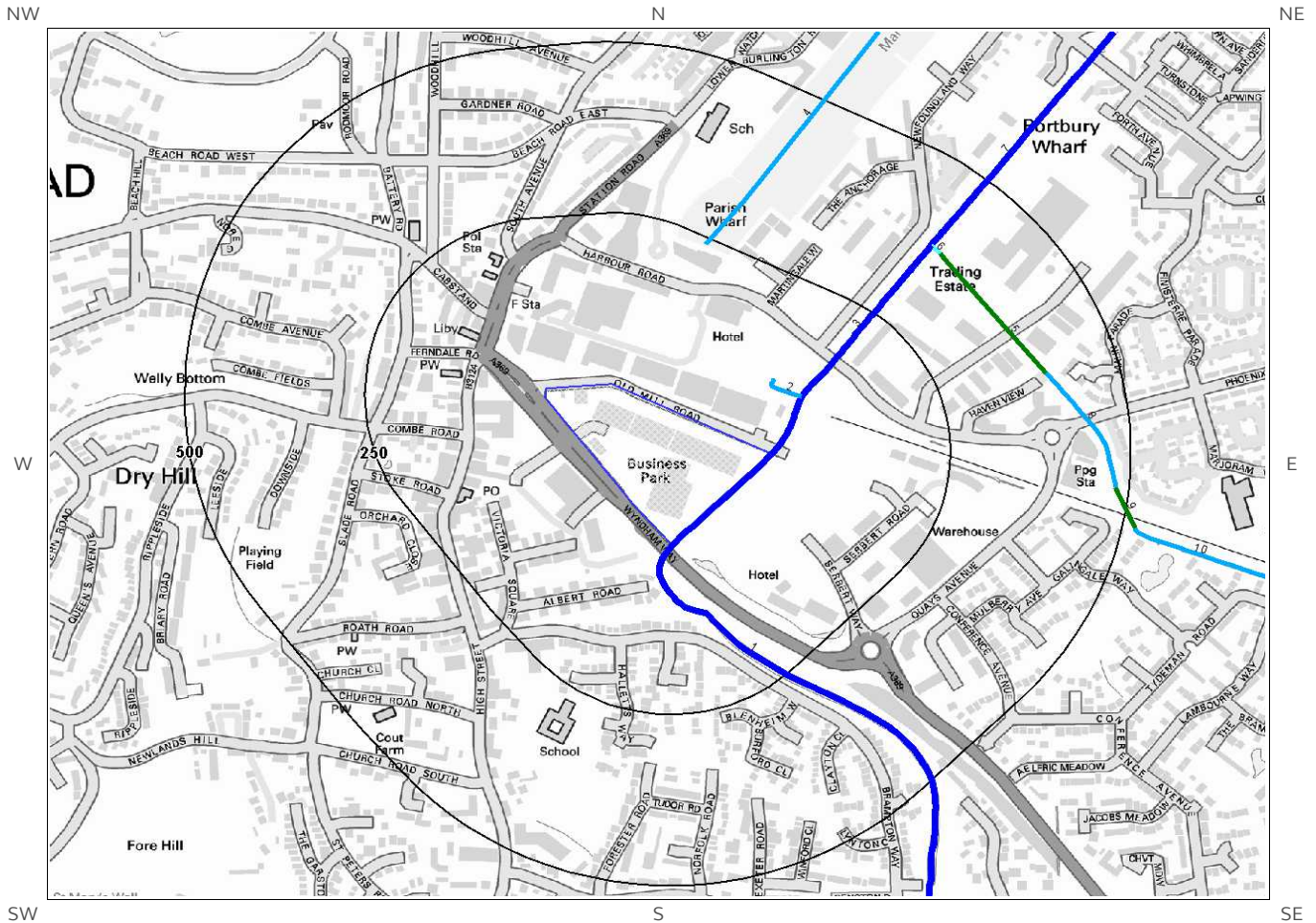
6d. Hydrogeology – Source Protection Zones within confined aquifer



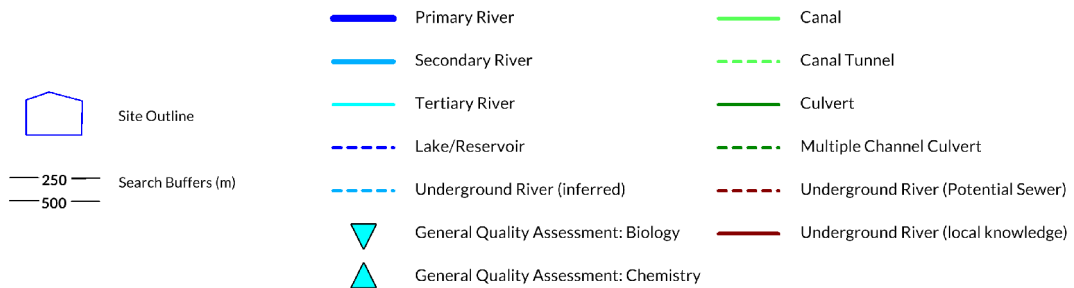
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
9	0	On Site	Secondary B	Predominantly lower permeability layers which may store/produce limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
1	41	SW	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
5	354	NW	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	409	N	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
7	454	N	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

6.3 Groundwater Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	982	SW	346200 175700	Status: Historical Licence No: 16/52/016/G/020 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Portishead Data Type: Point Name: Stuckey	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 16/52/016/G/020 Original Start Date: 1/2/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/2/1967 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m 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 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
67	W	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
311	SW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
396	NW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

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

6.9.1 Biological Quality:

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

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	856	SE	347400 175500	River Name: Portbury Ditch Reach: Middle Bridge-sea End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1059	NE	347500 177400	River Name: Portbury Ditch Reach: Middle Bridge-sea End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

6.9.2 Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	792	SE	347356 175549	River Name: Portbury Ditch Reach: Source-middle Bridge End/Start of Stretch: Sample Point NGR	D	D	D	D	D
Not shown	856	SE	347400 175500	River Name: Portbury Ditch Reach: Source-middle Bridge End/Start of Stretch: End of Stretch NGR	D	D	D	D	D

6.10 Detailed River Network

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

Yes

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

ID	Distance (m)	Direction	Details	
1	2	SE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
2	90	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
3	94	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
4	240	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
5	368	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
6	375	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	376	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
8	400	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
9	482	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

6.11 Surface Water Features

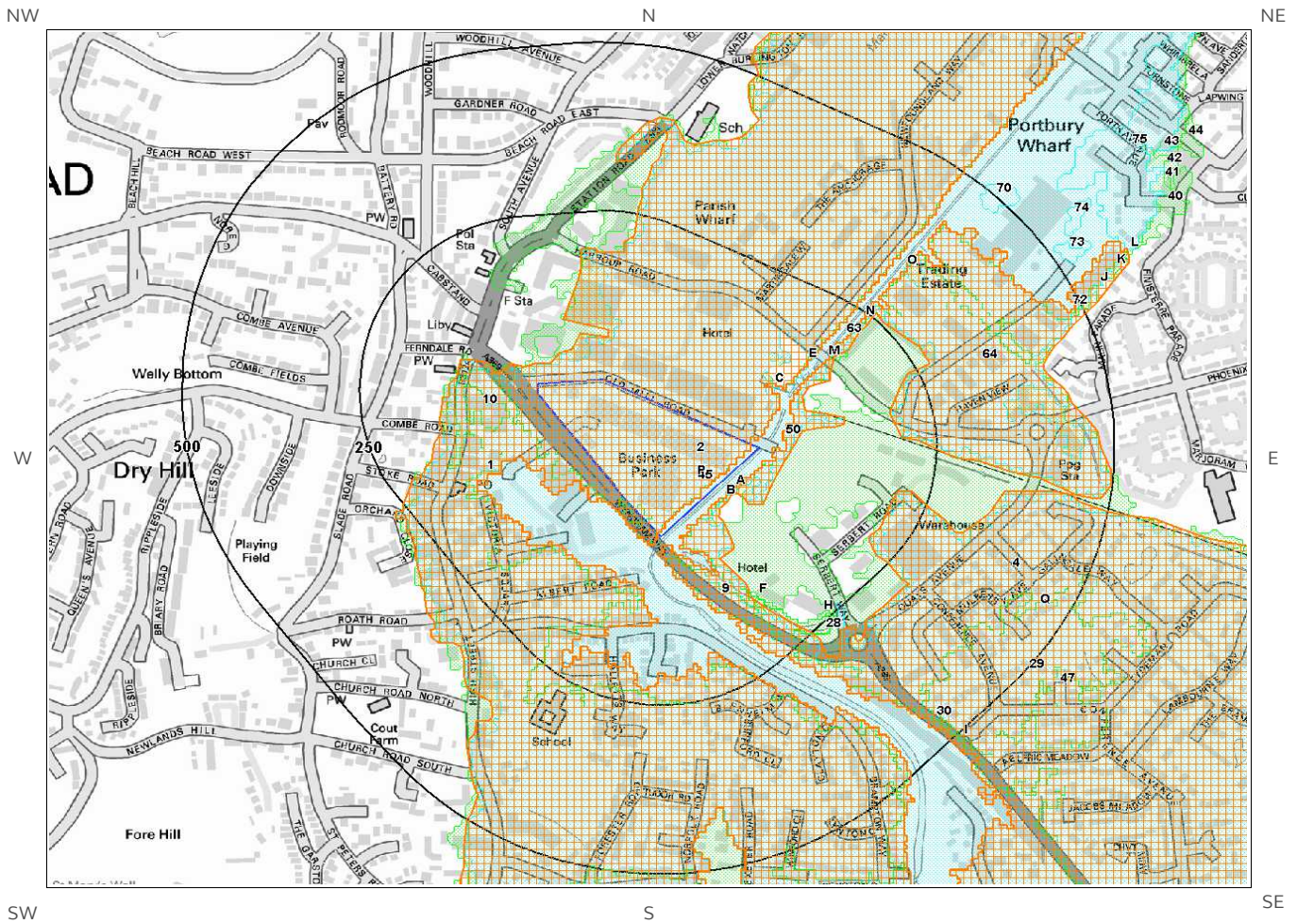
Are there any surface water features within 250m of the study site?

Yes

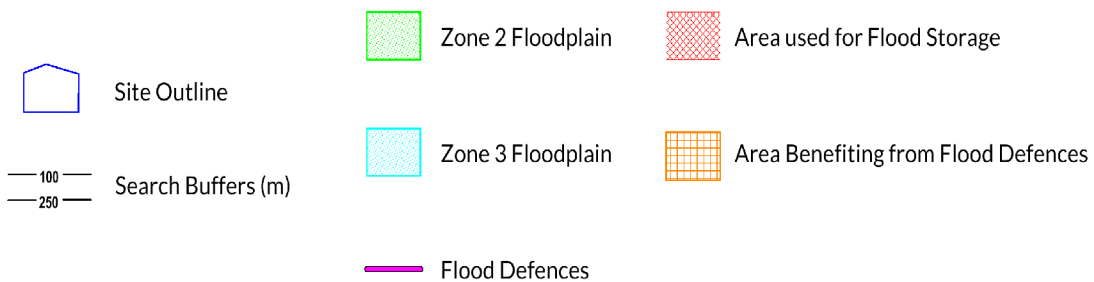
The following surface water records are not represented on mapping:

Distance (m)	Direction
0	SE
12	NE
19	SW
86	SE
87	NE
169	NE
235	NE

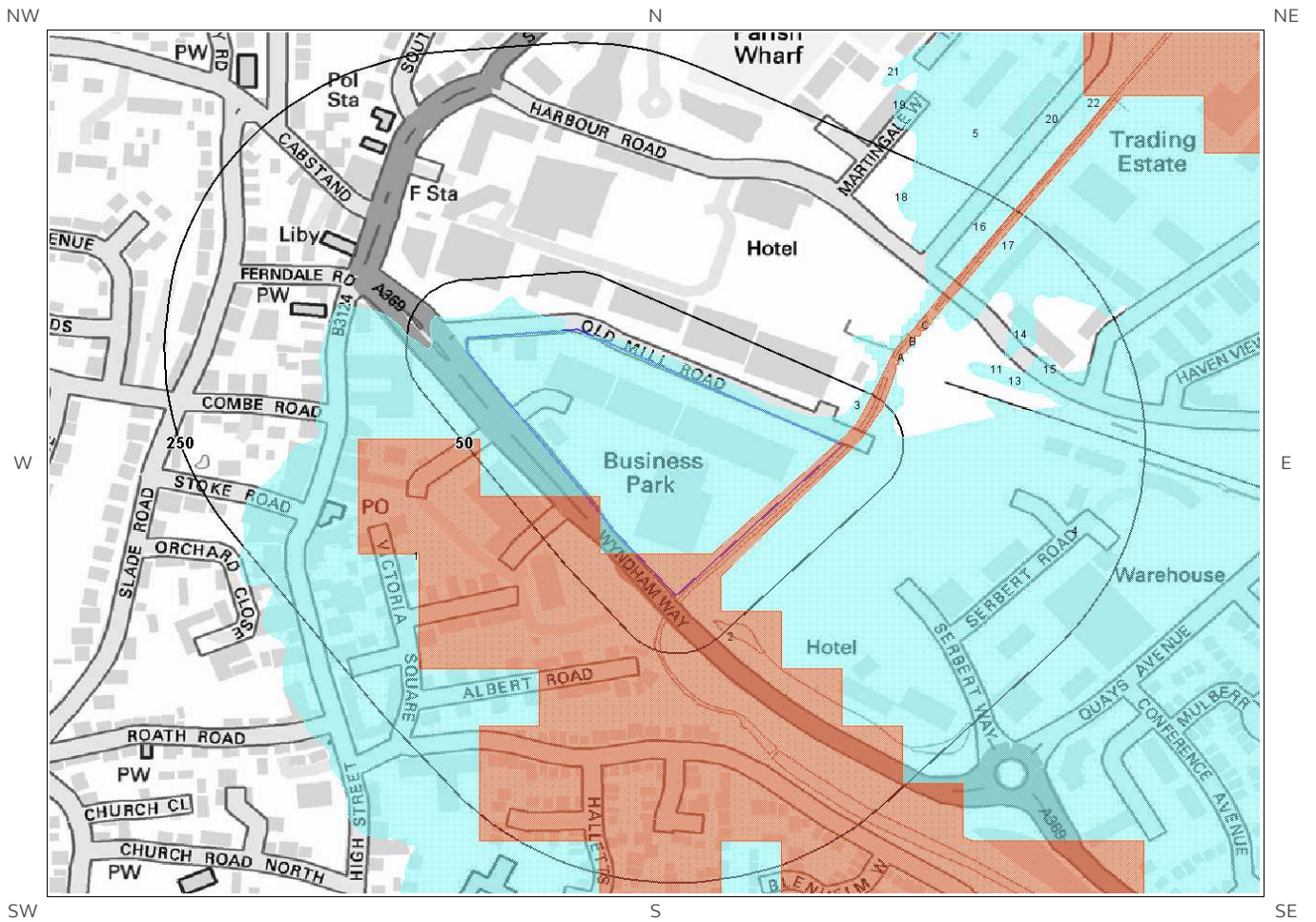
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



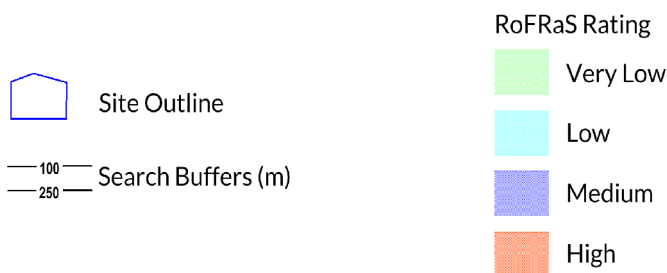
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

Yes

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

ID	Distance (m)	Direction	Update	Type
1	0	On Site	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
2	0	On Site	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
3A	15	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
4	16	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
5B	19	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
6A	21	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
7B	21	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
8A	24	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
9	33	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
10	48	SW	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
11C	81	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
12C	85	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
13C	91	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
14D	101	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
15D	125	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
16D	128	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
17E	142	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
18E	146	NE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
19G	146	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)

20F	157	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
21F	165	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
22H	235	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
23G	237	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
24H	242	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
25H	242	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
26H	242	SE	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

Yes

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

ID	Distance (m)	Direction	Update	Type
1	0	On Site	26-May-2015	Zone 3 - (Fluvial Models)
2	0	On Site	26-May-2015	Zone 3 - (Fluvial Models)
3A	13	S	26-May-2015	Zone 3 - (Fluvial Models)
4	15	SE	26-May-2015	Zone 3 - (Fluvial Models)
5B	17	SE	26-May-2015	Zone 3 - (Fluvial Models)
6A	17	SE	26-May-2015	Zone 3 - (Fluvial Models)
7B	24	SE	26-May-2015	Zone 3 - (Fluvial Models)
8A	81	NE	26-May-2015	Zone 3 - (Fluvial Models)
9	85	NE	26-May-2015	Zone 3 - (Fluvial Models)
10	91	NE	26-May-2015	Zone 3 - (Fluvial Models)
11C	101	NE	26-May-2015	Zone 3 - (Fluvial Models)
12C	125	NE	26-May-2015	Zone 3 - (Fluvial Models)
13C	128	NE	26-May-2015	Zone 3 - (Fluvial Models)
14D	137	NE	26-May-2015	Zone 3 - (Fluvial Models)

15D	146	NE	26-May-2015	Zone 3 - (Fluvial Models)
16D	162	NE	26-May-2015	Zone 3 - (Fluvial Models)
17E	165	NE	26-May-2015	Zone 3 - (Fluvial Models)
18E	180	NE	26-May-2015	Zone 3 - (Fluvial Models)
19G	182	NE	26-May-2015	Zone 3 - (Fluvial Models)
20F	194	E	26-May-2015	Zone 3 - (Fluvial Models)
21F	240	NE	26-May-2015	Zone 3 - (Fluvial Models)
22H	242	NE	26-May-2015	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? High

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

RoFRaS data for the study site indicates the property is in an area with a High (1 in 30 or greater) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low
2	0.0	On Site	High
3	5.0	NE	Low
4	7.0	SE	Low

7.4 Flood Defences

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

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

No

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

7.8 Groundwater Flooding Confidence Areas

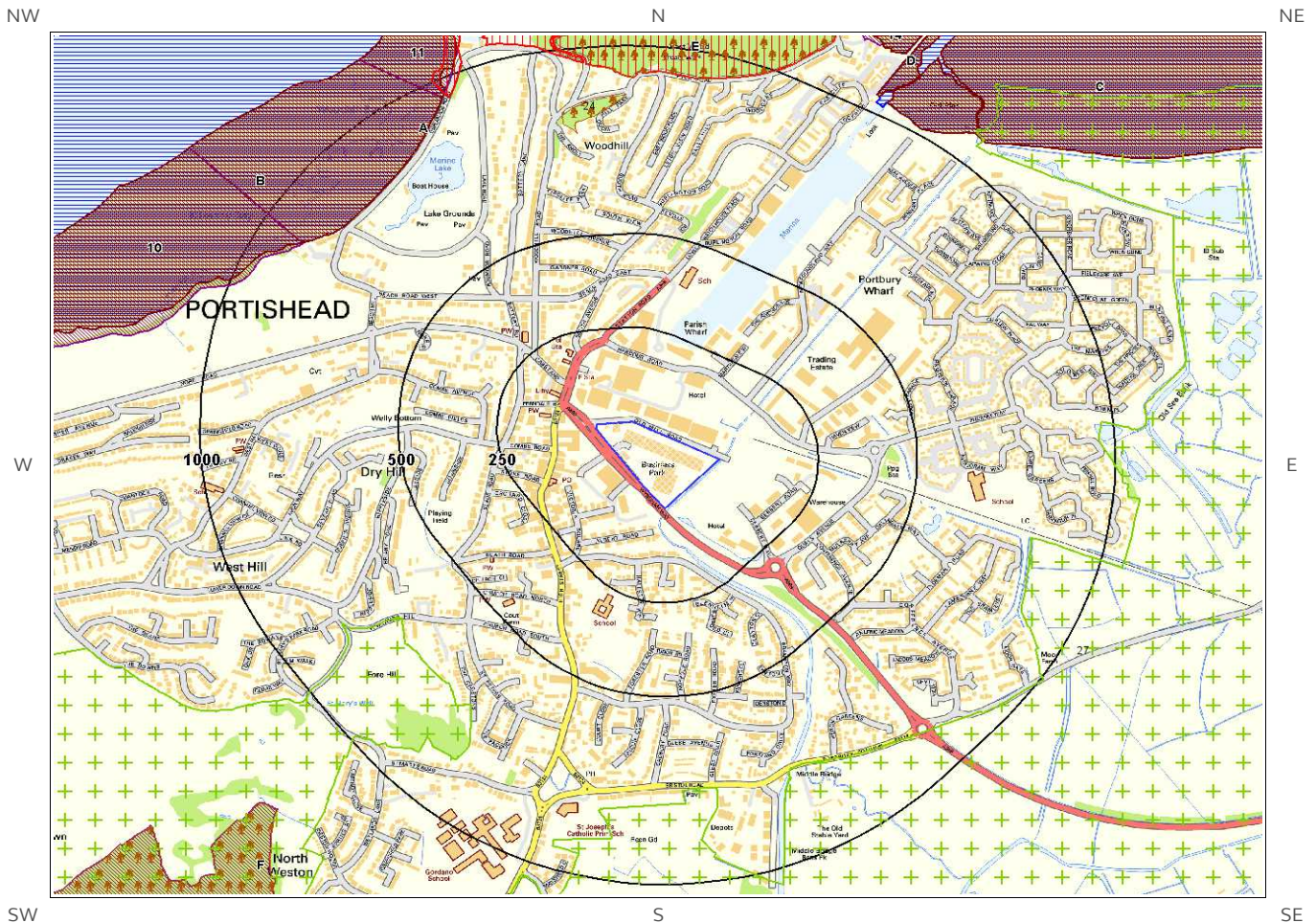
What is the British Geological Survey confidence rating in this result?

Moderate

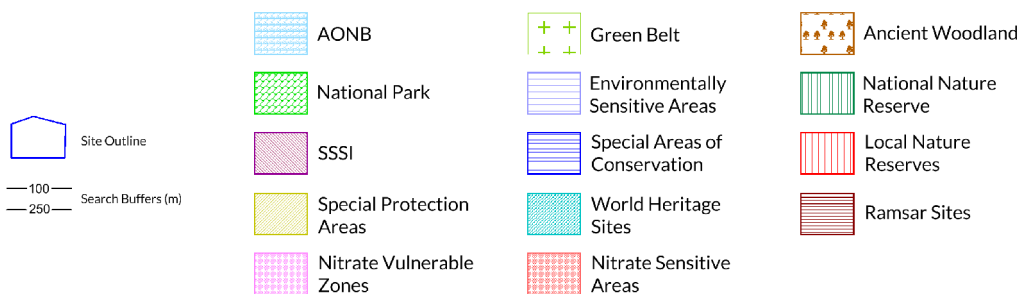
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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



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8. Designated Environmentally Sensitive Sites

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

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

7

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

ID	Distance (m)	Direction	SSSI Name	Data Source
9B	821	NW	Severn Estuary	Natural England
10	883	NW	Portishead Pier to Black Nore	Natural England
11	952	NW	Portishead Pier to Black Nore	Natural England
12C	1016	NE	Severn Estuary	Natural England
13D	1046	NE	Severn Estuary	Natural England
14	1125	N	Portishead Pier to Black Nore	Natural England
15F	1263	SW	Weston Big Wood	Natural England

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	SAC Name	Data Source
1A	821	NW	Severn Estuary	Natural England
2A	821	NW	Severn Estuary (England)	Natural Resources Wales

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

6

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

ID	Distance (m)	Direction	SPA Name	Data Source
3B	821	NW	Severn Estuary	Natural England
4B	821	NW	Severn Estuary (England)	Natural Resources Wales
5C	1016	NE	Severn Estuary	Natural England
6C	1016	NE	Severn Estuary (England)	Natural Resources Wales
7D	1046	NE	Severn Estuary	Natural England
8D	1046	NE	Severn Estuary (England)	Natural Resources Wales

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

6

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

ID	Distance (m)	Direction	Ramsar Site Name	Ramsar Site Status	Data Source
16B	821	NW	Severn Estuary	Current	Natural England
17B	821	NW	Severn Estuary (England)	Current	Natural Resources Wales
18C	1016	NE	Severn Estuary (England)	Current	Natural Resources Wales
19C	1016	NE	Severn Estuary	Current	Natural England
20D	1046	NE	Severn Estuary	Current	Natural England
21D	1046	NE	Severn Estuary (England)	Current	Natural Resources Wales

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

3

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
24	776	N	UNKNOWN	Ancient and Semi-Natural Woodland
25E	914	N	UNKNOWN	Ancient and Semi-Natural Woodland
26F	1265	SW	UNKNOWN	Ancient and Semi-Natural Woodland

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

2

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
22E	914	N	Eastwood and Battery Point	Natural England
23	944	NW	Eastwood and Battery Point	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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ID	Distance	Direction	Green Belt Name	Local Authority Name
27	698	SW	Bristol and Bath Greenbelt	North Somerset

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

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

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

Hazard
Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

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

9.1.4 Compressible Ground

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

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

Hazard

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

9.1.5 Collapsible Rocks

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

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

Hazard

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

9.1.6 Running Sand

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

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build $\ddot{\text{O}}$ consider the consequences of soil and groundwater conditions during and after construction. For existing property $\ddot{\text{O}}$ possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

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

9.2.2 Radon Protection

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

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
Guidance: No Guidance Required.

Contact Details

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

British Geological Survey Enquiries

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

Web:www.bgs.ac.uk

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

Environment Agency

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

Web:www.environment-agency.gov.uk

Email:enquiries@environment-agency.gov.uk

Public Health England

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

Email:enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: North Somerset Council
Phone: 01934 888 888

Web: <http://www.n-somerset.gov.uk/>

Address: Town Hall, Walliscote Grove Road, Weston-super-Mare,

Getmapping PLC

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



Groundsure
LOCATION INTELLIGENCE



British Geological Survey

NATURAL ENVIRONMENT RESEARCH COUNCIL



Environment Agency



Public Health England



The Coal Authority



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

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client’s obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

subcontractors;

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

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

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

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

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

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

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

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

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

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013