

# GroundSure Agricultural

Address: Hall Farm

Date: Mar 21, 2012

Client Reference: Agricultural Specimen

Client: GroundSure

Beneficiary Name: Specimen Client



# Aerial Photograph of Study Site



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

Site Name: Hall Farm

Grid Reference: 445750,253780

Size of Site: 139.39 ha

Report Reference: Agricultural Specimen

## Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

### Acceptable Environmental Risk

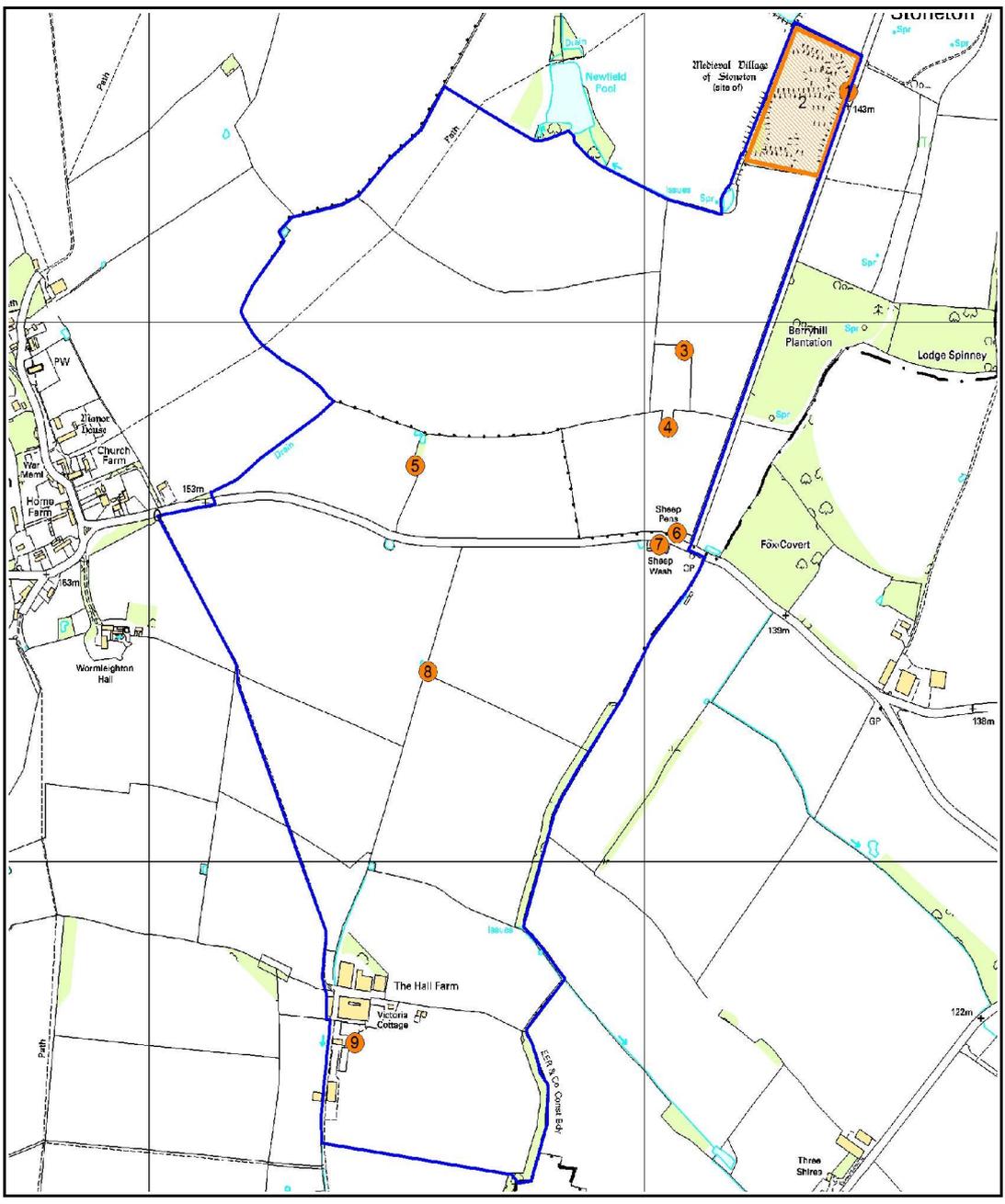
Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

### Additional Matters

<b><i>Flooding</i></b>	<b><i>Radon</i></b>	<b><i>Coal Mining</i></b>	<b><i>Other Mining</i></b>	<b><i>Sensitive Sites</i></b>	<b><i>Archaeological Sites of Interest</i></b>
No issues identified	No issues identified	No issues identified	✓	No issues identified	✓
<b><i>HS2</i></b>	<b><i>Licensed Discharges</i></b>	<b><i>Water Abstractions</i></b>	<b><i>Subsidence</i></b>	<b><i>Nitrate Vulnerable</i></b>	<b><i>Rights of Way</i></b>
✓	No issues identified	✓	✓	✓	✓

✓ = Some issues relating to this database have been identified. Guidance relating to these additional matters can be found on pages 7 and 8.

# Site Plan



## Site Plan Legend

-  Site Outline
-  Area of Interest
-  Point of Interest



Crown Copyright. All Rights Reserved  
Licence Number: 100035207

---

## Site Description

The site comprises approximately 143ha (approx. 353 acres) of mixed arable and pastoral farmland, with sheep grazing noted across the site in recent aerial and street level photography. The fields are bounded by hedging and occasional trees, with a small heavily wooded area immediately north of the main farm buildings and a further 450m strip of woodland along the eastern border. The farmhouse and associated farm buildings are located in the south west of the site.

The farm lies south east of the village of Wormleighton, in Stratford-on-Avon. The Local Authority boundary with South Northamptonshire Council lies adjacent to the east of the site. An un-named road bisects the centre of the site from east to west.

### Main Farmyard

The farmhouse and two agricultural buildings are located to the east of the farm buildings, which comprise several shed/barn constructions around a yard area. To the south of these buildings is a roofless compound, with a 20m diameter tank lying immediately adjacent to the south (feature 9 on the Site Plan map). The contents of this tank have not been identified. Further south lie two open ended structures, a barn and an area of hardstanding. Recent aerial photography indicates the area around the southernmost structures and barn may be used for equipment and miscellaneous material storage.

### Notable Site Features

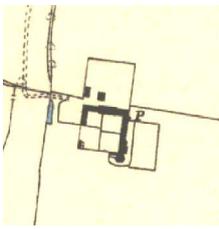
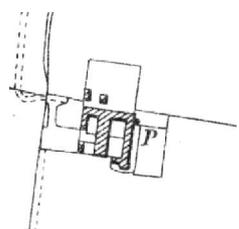
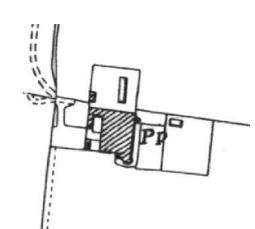
Sheep pens (feature 6) and a sheep wash (feature 7) have been identified in the far east of the site. Two agricultural structures (features 3 and 4) are noted in the north east, with a further structure in the central/western area (feature 5), and the far north eastern corner of the site is noted to house the site of the Medieval Village of Stoneton (feature 2), though no above ground structures appear to be present. An infilled pond is noted in the central area (feature 8). This pond was noted to have been filled post-1981.

Two watercourses are noted to emanate from the southern part of the site, running south and south east. A land drain is also noted along the western border.

### Topography

The highest point of the site is located in the far west, with the area adjoining the access road noted as approximately 155m AOD, with a slow and consistent gradient down to 125m AOD in the south of the site around the farmhouse, and 125m AOD in the north east. No significant slopes are noted across the site, with the steepest gradient identified being a small area in the north with a 1 in 8 slope.

## Farmhouse And Farmyard History

1883	1900	1949	1982	2002
				

### Historic Site Description

The main farmyard area was arranged in a half courtyard layout c.1883, with a pump noted to be present adjacent to the east of the farm buildings. Ancillary buildings were identified to the north of the courtyard. An additional barn building was noted in the central courtyard area by 1900. By 1949 further structures had been constructed in the central area, with an additional ancillary building in the north and a potential cottage in the east.

The pump was no longer present by 1982 and additional barns/working buildings were identified in the north and west by this date. The farmyard area underwent significant expansion between 1982-2002 to give rise to the current layout.

The sheep pens and sheep wash in the east of the site were constructed between 1949 and 1972, and do not appear to have undergone any subsequent layout changes. The remainder of the structures noted around the land have been in place since 1883, though no guarantee can be given as to the structural integrity or continued presence of these structures since the most recent map edition was produced. The potential presence of historic foundations should be taken into consideration when planning future land use, especially if the area is to be ploughed.

A spring was noted in the north eastern corner of the site c.1883-1906, and a pond has been noted on the north western border since c.1981.

### Current Surrounding Context

The farm is predominantly surrounded by further arable and pastoral farmland. Newfield Pool is noted adjacent to the north of the site, and a moat associated with Stoneton Manor is identified adjacent to the north east. A small boat house associated with the Manor was noted 120m north c.1885-1949.

The village of Wormleighton lies adjacent to the west of the site, and has existed in a similar layout since at least 1885. No contemporary or historic potentially contaminative activities of concern have been identified in proximity to the site.

### Site Sensitivity

No superficial geology is noted to lie beneath the property. The bedrock beneath the property comprises Charmouth Mudstone Formation. The bedrock geology is classified as an Unproductive Aquifer, though the farm itself holds a groundwater abstraction license under reference 28/39/14/0253. The abstraction is taken from the Thames groundwater.

Report Reference: Agricultural Specimen

Water features of note include the streams emanating in the southern portion of the site, the ponds across the site, the adjacent Newfield Pool and moat and the drain along the western boundary.

No Environmentally Designated Sensitive sites have been identified at or in close proximity to the property, and no Scheduled Ancient Woodlands are noted within the property boundary. Residential site users and crops/livestock may also be considered as sensitive receptors under Contaminated Land Regulations.

The farmland is entirely classed as Grade 3 in the Agricultural Land Classification Scheme.

## Conclusions

The farm does not appear to have any areas with significant contaminative risk associated, though localised areas may have been impacted by the storage of agricultural chemicals and fuels. Additionally, the area around the sheep wash may be impacted by organophosphorus and pyrethroid compounds, though the low permeability bedrock beneath the site is likely to restrict the migration of any contamination present.

There do not appear to be any significant areas of infilled land associated with the farmland, though small areas may have been used for refuse disposal, including the small infilled pond in the centre of the site.

GroundSure has not identified a potential Source-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and GroundSure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the GroundSure risk assessment methodology contained within this report.

## Recommendations

- The identified sheep wash should be inspected to ensure that it is in compliance with relevant Environment Agency guidelines, and any associated dip and spray chemicals should be securely stored and safely disposed of following use. The location of this sheep wash should also be checked to ensure it is the requisite distance from sensitive watercourses (see further guidance on page 9).
- A farm audit can help identify localised areas of concern with regard to fuel storage, chemical storage, interceptors and discharge points and give peace of mind with regard to potential liabilities under Part 2A of the Environmental Protection Act 1990 and the Environmental Damage Regulations 2009. GroundSure would be happy to supply a quote for an audit on request.

The vendor should confirm the nature of the materials used to fill the former pond in the central area of the site (if known) in order to confirm that no potentially contaminative materials have been deposited therein.

## Additional Matters

**HS2:** The proposed HS2 line runs through the northern area of the site. Farmers whose land is to be utilised for the HS2 line can receive £1,000 to allow contractors access onto the land to carry out environmental impact assessments related to the rail line. The payment is split between landlord and tenant where the land is tenanted. Additionally, further payments may be negotiated if further environmental surveys are required and HS2 Ltd will pay for any damage done or losses caused. Further compensation payments for loss of land and utility should also be negotiable. Further legal advice on this issued should be sought by any concerned landowner or prospective purchaser.

**Rights of way:** Historic (pre-1949) footpaths have been noted to cross the property. These footpaths may be reinstated under Natural England's project to record Public Rights of Way. For further advice and discussion on the implications for a property owner, please contact GroundSure.

**Archaeological Sites of Interest:** The area in the north east of the site (feature 2) is noted to be the site of the Medieval Village of Stoneton, with banks, ditches and the water system visible. The area has the Monument Number of 337322 and the NMR Number of SP 45 SE 1 with English Heritage. If any use of the land other than for pasture is planned, the services of a local archaeologist and the assistance of English Heritage should be sought to ensure no damage is caused to the archaeologically sensitive area.

**Nitrate Vulnerable Zones:** The site lies entirely within a Nitrate Vulnerable Zone (NVZ). NVZs are designed to help address the problem of diffuse water pollution from nitrates and meet our obligations under the EC Nitrates Directive. Approximately 62% of England and 2% of Wales is currently designated as a Nitrate Vulnerable Zone. Farmers within NVZs must comply with a series of NVZ rules including fertiliser planning, the production of a risk map and compliance with field and farm limits. In addition, to qualify for the Single Payment Scheme or other direct payments a farmer must comply with Statutory Management Requirement (SMR) 4. If a farm comprises at least 80% grassland, then a farmer may be eligible for derogation from the NVZ rules.

**Water Abstractions:** The farm is noted to hold, or have held, a groundwater abstraction license for general farming and domestic use. Further advice on compliance with abstraction licenses can be obtained from the Environment Agency.

**Asbestos:** The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys. No physical inspection of the property has been undertaken in the course of preparing this report, and the presence of asbestos-containing materials cannot be confirmed or discounted.

**Countryside Stewardship Scheme:** The northern part of the site has identified to be on the Countryside Stewardship Scheme under reference 17CSS011134. An area in the south of the site holds Countryside Stewardship Scheme Agreement Number 17CSS010903. Further details on the scheme and the particulars of the programmes identified on site can be obtained from English Nature.

**Environmental Stewardship Scheme:** The entire site has been identified to be on the Entry Level Stewardship scheme under reference AG00345333. Further details on the scheme and the particulars of the programmes identified on site can be obtained from English Nature.

---

# General Guidance

## Environmental issues associated with specific farm types

### *Arable*

The UK is the fourth largest producer of cereal and oilseeds in Europe. They are mainly concentrated on the eastern side of the UK. Arable farming has a lower potential for point-source pollution than animal farming because the diversity of stored pollutants e.g. slurry, feeds and animal health products, are not on farm, though arable farms do tend to store large quantities of fuel and fertiliser. Arable farming is, however, a major contributor to diffuse pollution. A good starting place to ameliorate the impacts of arable farming is the production of a soil management plan. By complying with the Nitrate Vulnerable Zone Action Programme of nutrient management planning and targeted applications of organic manures and fertilisers a farmer should help reduce the loss of nitrates from their land.

### *Intensive farming (pigs and poultry)*

Pig and poultry production accounts for approximately 20% of the UK's total agricultural output. Several factors associated with these farms can adversely affect the environment, including ammonia; nutrients from manure, litter and slurry; effluent discharges; dust; odour; noise. Intensive pig and poultry farms are regulated in England and Wales by the Environment Agency under the Environmental Permitting Regulations (formerly known as the Pollution Prevention and Control (PPC) Regulations prior to 6 April 2008). The Agency requires farmers to apply for a permit if their livestock capacity exceeds 450 sows, 2,000 production pigs over 30kg or 40,000 poultry (including chickens, layers, pullets, turkeys, ducks and guinea fowl).

Manure from poultry treated with Baycox® (used for the treatment of coccidiosis in broilers) should be disposed of in a controlled manner above Principal and Secondary aquifers. This can be done by either sending the manure to a combined heat and power station for burning, sent to a commercial site for composting or spread at a safe rate (as defined within Environment Agency guidance). Furthermore, any manure stored on site for spreading at a later date must be stored on an impermeable surface and covered. If the active ingredient (toltrazuril) pollutes groundwater, it can affect a farmer's payments under the Single Farm Payment Scheme.

### *Sheep*

The UK is home to approximately 25m sheep and lambs, is one of the major sheep producers in Europe and the seventh largest lamb producer in the world. The use of sheep dip, jets or showers is likely to require an Environmental Permit from the Environment Agency (in England and Wales) or SEPA (in Scotland).

The use and disposal of sheep dip compounds is covered by the Groundwater Regulations 1998. Organophosphorus and synthetic pyrethroid compounds which are effective against external parasites are highly toxic to aquatic life, and once groundwater is contaminated with these compounds it will be unfit for drinking without prior treatment. Bloom and purl dips can also contaminate groundwater. Dip disposed of to land, deliberately or accidentally, can leach into the water table and pollute on site and nearby drinking water supplies.

In addition to meeting high specification design and structural standards, baths, drain pens and mobile systems must be located:

- As far away as possible (at least 10m) from a watercourse. This includes rivers, streams, ditches, drains, land drains and wetlands.
- At least 30m away from any watercourse which drains into a Site of Special Scientific Interest (SSSI). If the farm is located within a SSSI, further advice should be sought from the relevant regulatory body (Natural England, Scottish Natural Heritage, Countryside Council for Wales).
- At least 50m from any well, spring or borehole.

Additionally, they should not be situated on or at the top of slopes where there is a risk that spillage might drain directly to a watercourse, or on roads or tracks.

---

## **Storage and Use of Silage, Slurry and Agricultural Fuel Oil**

The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO) set out minimum standards for the use and design of silos, slurry storage systems and agricultural fuel oil. These include minimum requirements for effluent collection and drainage, bunding, distance from watercourses, expected operational lifespan and structural integrity, for both permanent and temporary structures. As no inspection of the farm or the associated infrastructure has been undertaken by GroundSure it cannot be confirmed that all relevant structures meet the requirements of the legislation. If silos, slurry storage systems and/or agricultural fuel storage are present on the site, GroundSure recommend further assessment of these structures by a suitably experienced professional.

Relevant Scottish Legislation: The Control of Pollution (Silage, Slurry, and Agricultural Fuel Oil) (Scotland) Regulations 2003

### **Agricultural Waste (England and Wales)**

The Environment Agency define agricultural waste as any substance or object from premises used for agricultural or horticulture, which the holder discards, intends to discard or is required to discard. It is waste specifically generated by agricultural activities, such as empty pesticide containers, old silage wrap, out-of-date medicines, used tyres, surplus milk. Since 2006, agricultural waste has been subject to the same controls that have applied to other commercial and industrial sectors for many years. Uncontrolled burning or tipping of waste on farms has been illegal since 15<sup>th</sup> May 2006.

Most waste disposal, treatment or recovery activities require an Environmental Permit from the Environment Agency, though some small scale activities may be exempt from such licensing. Common agricultural activities currently exempt from waste licensing include, but are not limited to, the use of baled tyres in construction, mulch spreading, manufacture of biodiesel from waste vegetable oil for use in agricultural vehicles and generators, treating sheep dip with enzymes, burning plant material and spreading surplus milk on land.

Relevant Scottish Legislation: The Waste (Scotland) Regulations 2005

### **Oil storage**

The Control of Pollution (Oil Storage) (England) Regulations 2001 require anyone storing oil in volumes greater than 200 litres to provide secure containment for the oil storage facility. The regulations cover all types of oil, excluding waste mineral oil. This includes petrol, diesel, bio-fuels, vegetable oils, synthetic, mineral oils and oils used as solvents. Biodegradable oils are also covered. Other legislation relevant to hydrocarbon storage may be appropriate in addition to these regulations, including Building Regulation and Petroleum Licensing Regulations.

Relevant Scottish Legislation: The Water Environment (Oil Storage) (Scotland) Regulations 2006.

Relevant Welsh Legislation: No direct equivalent.

### **Manure and slurry**

If used directly as a fertiliser, manure and slurry are not classified as waste under Waste Management Regulations, even if they are used on a different farm to that where they were produced. However, the storage and use of these must still comply with other legal controls, such as Nitrate Vulnerable Zones (NVZ) Action Programme, and comply with guides such as The Code of Good Agricultural Practice (COGAP) which recommend that these fertilisers should not be applied if; the soil is waterlogged; the soil is frozen hard; the field is covered in snow; the field is cracked down to field drains or backfill; the field has been pipe or mole drained or subsoiled over drains in the last 12 months; heavy rain is forecast within the next 48 hours. Additionally, manure or slurry should never be applied within 10 metres of any ditch, pond or surface water; within 50 metres of any spring, well, borehole or reservoir that supplied water for human consumption or for farm dairies; on very steep slopes where run-off is a high risk throughout the year; on any areas where you are not allowed to because of specific management agreements.

## **GOOD AGRICULTURAL AND ENVIRONMENTAL CONDITIONS (GAECs) AND STATUTORY MANAGEMENT REQUIREMENTS (SMRs)**

Cross compliance measures were introduced in 2005, setting baseline standards that farmers must meet in order to receive their Single Payment. There are two elements to cross compliance: Good Agricultural and Environmental Condition (GAEC) standards relating largely to the protection of soils, habitats and landscape features; and Statutory Management Requirements (SMR) which are either pre-existing legislative requirements or those that Member States must implement under EU law. SMRs cover environmental, public, plant and animal health and, from 2007, animal welfare objectives. A list of GAECs and SMRs is given below. In order to assess the relevance of each standard to an individual farm, click [here](#) to register for Defra's Self-Assessment tool. A full list of GAECs and SMRs are given in Appendix 1.

[Report Reference: Agricultural Specimen](#)

---

---

## Nutrient Management

Sustainable food production requires the minimisation of nutrient pollution and the closing of the 'nutrient gap'. Defra statistics show 50-60% of nitrate and 32% of phosphate in surface waters area result of nutrient use in agriculture. These nutrient losses contribute to the eutrophication of rivers, lakes and coastal waters. In addition approximately 8% of the UK's greenhouse gas emissions arise from agricultural activities, of which 40% is from soil nutrient management. Defra's Farm Practices Surveys reveal that only 50% of farms have a Nutrient Management Plan in place, 18% analyse manures for their nutrient content, and only 36% only check fertiliser spreaders annually.

Further tools are available for landowners from the [Defra website](#). These include the Fertiliser Manual (BR209), Good Nutrient Management, software tools to predict the plant availability of manure nitrogen following application to land (MANNER), or the amount of nitrogen in manure produced by different types of permanently housed pigs and poultry (ENCASH). The Fertiliser Advice Certification Training Scheme (FACTS) identifies qualified advisers who can help with all enquiries relating to fertiliser use on farms.

## Substations/generators/transformers

Due to the location of farms in rural sites, often away from utility infrastructure, farms may have their own electricity substations, transformers and/or generators on site. If an electricity substation or transformer was constructed prior to 1987, then it may contain Polychlorinated Biphenyls (PCBs), hazardous substances which were used as dielectric filler liquids. It should be assumed that any substation or transformer manufactured before 1976 will contain PCBs, with their use being phased out prior to a total ban in 1987. PCBs are classed as a Persistent Organic Pollutant, and pose a threat to the environment due to their toxicity, persistence and tendency to bio-accumulate.

PCBs are classified as any substance which contains more than 50 parts per million (ppm) of a PCB substance. Equipment containing more than 5l of PCBs are classified as Contaminated Equipment, and must be registered with the Environment Agency, though some equipment can continue to be used until the end of its functional life.

PCBs and PCB-containing equipment should be disposed of as hazardous waste, under the Environmental Protection (Disposal of Polychlorinated Biphenyls and other Dangerous Substances) (England and Wales) Regulations 2000. Further information on identifying and disposing of PCB-containing equipment can be found on the Environment Agency website, or by contacting [PCB-enquiries@environment-agency.gov.uk](mailto:PCB-enquiries@environment-agency.gov.uk).

Generators may pose an environmental risk to land, surface water or groundwater through diesel, petrol or oil spillage. Larger oil powered generators i.e. those with a capacity over 200 litres of oil, are subject to the Control of Pollution (Oil Storage) (England) Regulations 2001.

## European Protected Species

Under the Conservation (Natural Habitats etc.) Regulations 1994 ('the Habitats Regulations') the deliberate disturbance of a European Protected Species is prohibited wherever it occurs. Additionally, Section 9 of the Wildlife and Countryside Act 1981 makes it an offence to intentionally disturb protected species occupying places used for shelter or protection. If these species occur on your property then further advice can be sought from Natural England.

## The Weeds Act 1959

Under this legislation, the Secretary of State may serve an enforcement notice on the occupier of land on which injurious weeds are growing, requiring the occupier to take action to prevent their spread. Enforcement of the Weeds Act is carried out by Natural England on Defra's behalf and applies only to the following plant species:

Common ragwort (*Senecio jacobaea*)  
Spear thistle (*Cirsium vulgare*)  
Creeping or Field thistle (*Cirsium arvense*);  
Broad-leaved dock (*Rumex obtusifolius*)  
Curled dock (*Rumex crispus*)

These native weeds must not be allowed to spread to agricultural land due to their potential to cause harm to livestock.

Invasive weeds, such as Rhododendron (*Rhododendron ponticum*), Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*) are not subject to such legislative controls, and a landowner is not obliged to remove or treat such plants. However, a landowner must not allow invasive plants to spread onto adjacent land, or plant or encourage the spread of invasive plants outside of their property. A farmer wishing to receive the Single Farm Payment must not allow an infestation of an invasive on-native species on their land.

# Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Historical Industrial Sites</b>						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use ( 1:10,000 scale mapping )	0	0	5	-	-	-
1.2 Additional Information – Historical Tanks ( 1:2,500,1:1,250 scale mapping )	N/A	N/A	N/A *	-	-	-
1.3 Additional Information – Historical Energy Features ( 1:2,500,1:1,250 scale mapping )	N/A	N/A	N/A*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database ( 1:2,500,1:1,250 scale mapping )	N/A	N/A	N/A*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages ( 1:2,500,1:1,250 scale mapping )	N/A	N/A	N/A*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	8	1	1*	-	-	-
*51-100m						
<b>2. Environmental Permits, Incidents and Registers</b>						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

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

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

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
5.4 Are there any records of estimated Background Soil Chemistry at the study site? Source: Scale: 1:50,000 BGS Sheet 201	Yes

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	1	1	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?					No	
6.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
6.8 Detailed River Network entries within 500m of the site	7	4	7	6	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

## 7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Negligible
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

## 8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
8.6 Records of Ramsar sites	0	0	0	0	-	-
8.7 Records of World Heritage Sites	0	0	0	0	-	-
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
8.10 Records of National Parks	0	0	0	0	-	-
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
8.12 Records of Nitrate Vulnerable Zones	2	0	0	0	-	-

## 9. HS2 Route

	on-site	0-50	51-250
9.1 Records of HS2 Route	1	0	0

## 10. Additional Information

	on-site	0-50	51-250	
10.1 Records of mobile phone transmitters	0	0	0	
10.2 Records of potential sites of OfCom telecommunications masts	0	0	0	
10.3 Have any overhead transmission lines been identified in proximity to the study site in this search?				No

## 11. Natural Hazards

11.1 What is the maximum risk of natural ground subsidence?	Low
11.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

---

## 12. Mining

---

- |  |    |
|--|----|
| 12.1 Are there any non-coal mining areas within 75m of the study site? | No |
| 12.2 Are there any coal mining areas within 75m of the study site?     | No |
| 12.3 Are there any brine affected areas within 75m of the study site?  | No |

---

## Using this Report

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

### 1. Historical Industrial Sites

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

### 2. Environmental Permits, Incidents and Registers

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

### 3. Landfills and Other Waste Sites

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

### 4. Current Land Uses

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

### 5. Geology

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

### 6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

### 7. Flooding

Provides information on river and tidal 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 Areas and World Heritage Sites. These searches are conducted using radii of up to 500m.

### 9. HS2 route

Provides information on the proposed route of the London-Birmingham route of the HS2 railway.

### 10. Additional Information

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

**Report Reference: Agricultural Specimen**

---

---

## 11. 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.

## 12. Mining

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

## 13. 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.

---

# GroundSure Risk Assessment Methodology

## Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

## Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

---

## Risk Assessment Definitions

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified

**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

**Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?**

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

**Does the property represent Acceptable Banking Security from an environmental risk perspective?**

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

**Is there a risk that the property value may be impacted due to environmental liability issues?**

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

**What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?**

**Low:** There are unlikely to be significant environmental liabilities associated with the property

**Low-Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

**Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

**Moderate-High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

**High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

# 1. Historical Industrial Sites

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

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

**Records of sites with a potentially contaminative past land use within 250m of the search centre: 5**

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
113.0	N	Boat House	1906
113.0	N	Boat House	1899
114.0	N	Boat House	1883
114.0	N	Boat House	1949
221.0	NW	Smithy	1899

## 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.

**No data available in this area.**

## 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.

**No data available in this area.**

## 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.

**No data available in this area.**

## 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.

Report Reference: Agricultural Specimen

**No data available in this area.**

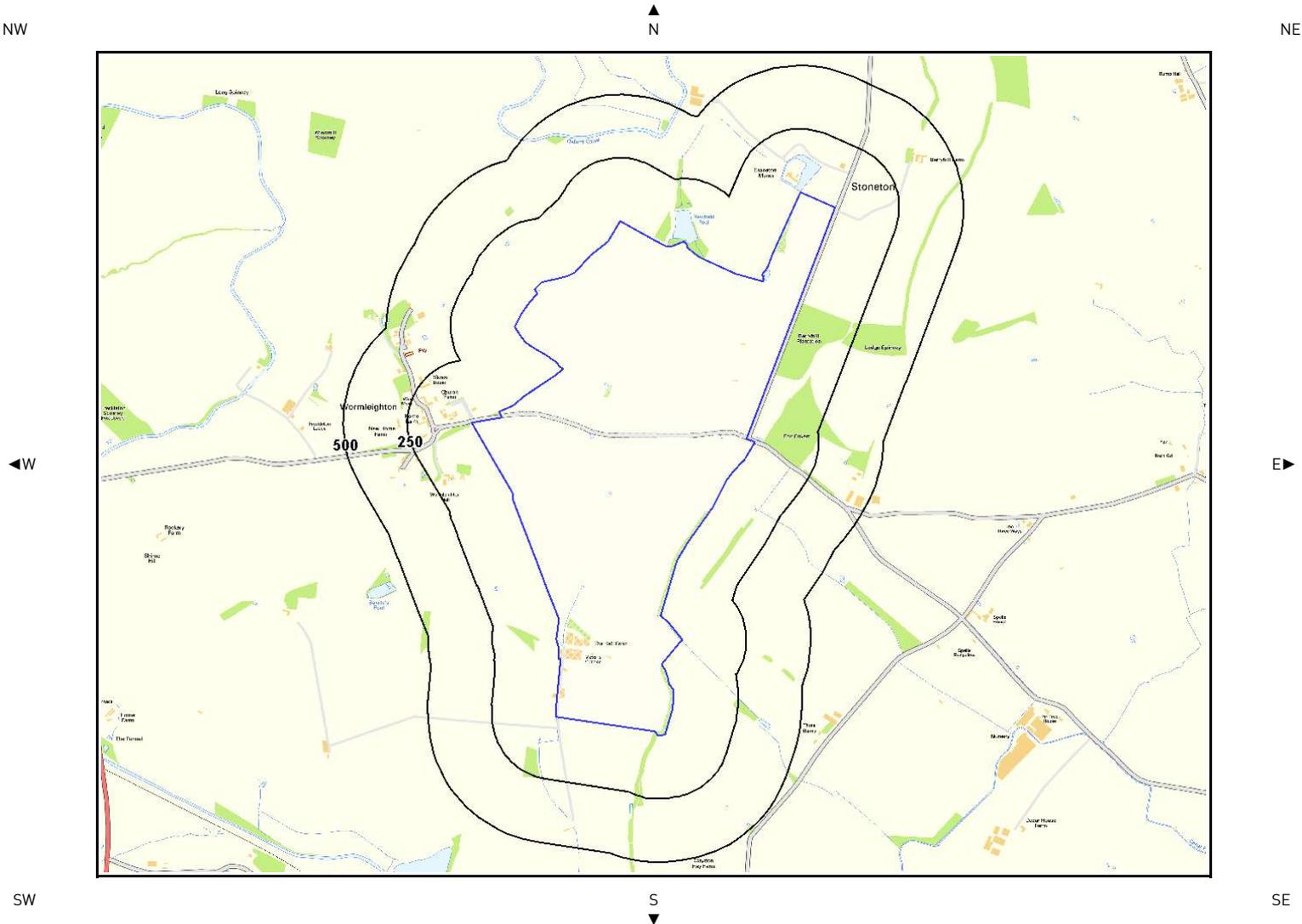
## 1.6 Potentially Infilled Land

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

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

Distance [m]	Direction	Use	Date
0.0	On Site	Pool	1883
0.0	On Site	Pond	1883
0.0	On Site	Pool	1949
0.0	On Site	Pool	1906
0.0	On Site	Pond	1906
0.0	On Site	Pond	1949
0.0	On Site	Pool	1981
0.0	On Site	Pond	1981
1.0	NW	Water Body	1949
82.0	N	Water Body	1883

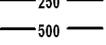
## 2. Environmental Permits, Incidents and Registers Map



### Authorisations, Incidents and Registers Legend

Enabled by 

Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

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

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

Database searched and no data found.

---

**Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0**

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

---

**Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0**

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

[Report Reference: Agricultural Specimen](#)

---

---

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

Database searched and no data found.

---

## 2.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

---

## 2.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site: 0**

Database searched and no data found.

---

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

Database searched and no data found.

---

## 2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

**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

NW

N

NE

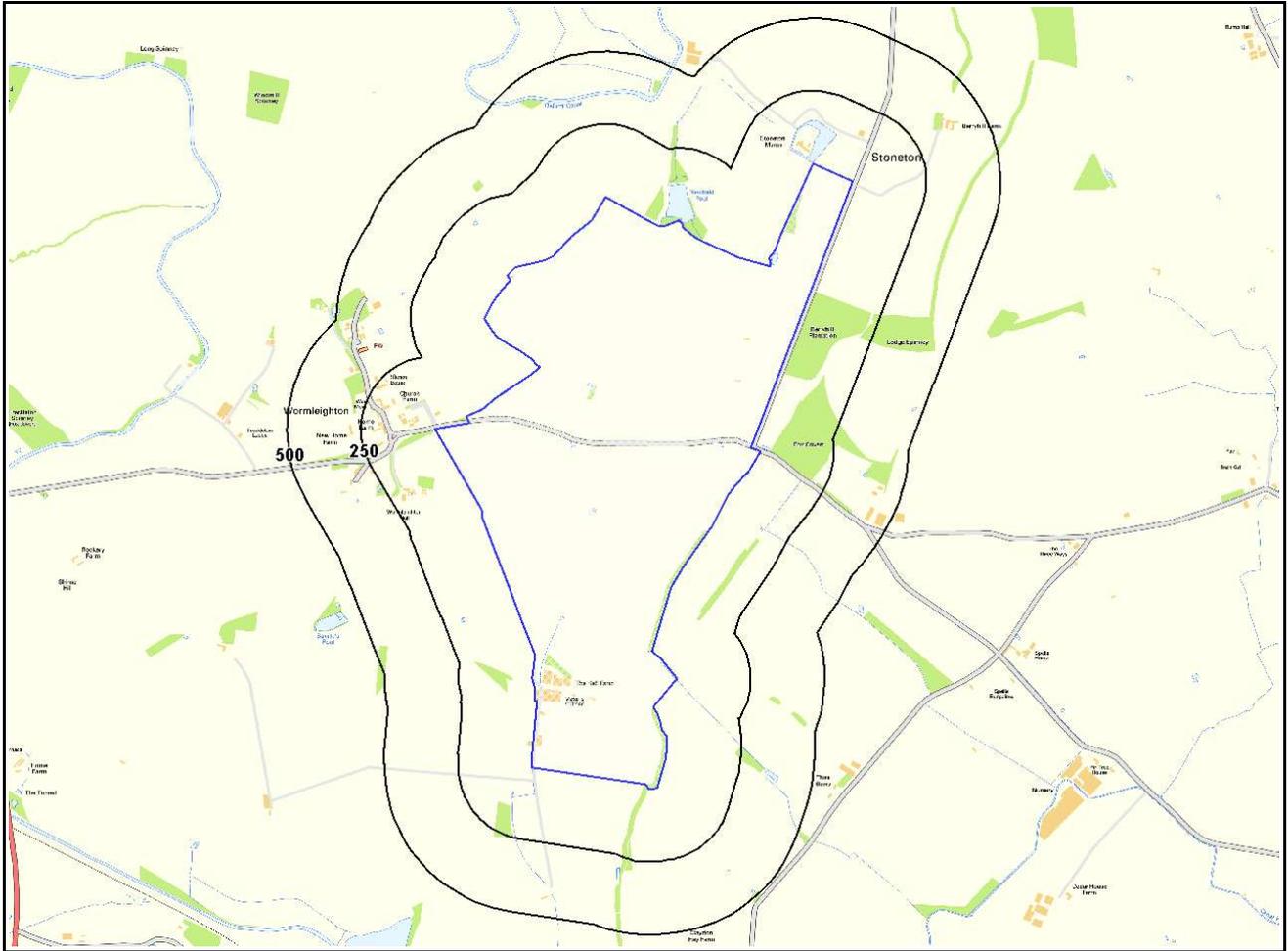
W

E

SW

S

SE



## Landfill & Other Waste Sites Legend

 Enabled by 

 Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

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

---

## 3. Landfill and Other Waste Sites

### 3.1 Landfill Sites

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

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

---

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

Database searched and no data found.

---

### 3.2 Other Waste Sites

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

Database searched and no data found.

---

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

Database searched and no data found.

---

**Records of Environment Agency licensed waste sites within 1500m of the study site: 0**

Database searched and no data found.

---

# 4. Current Land Use Map

NW

N

NE

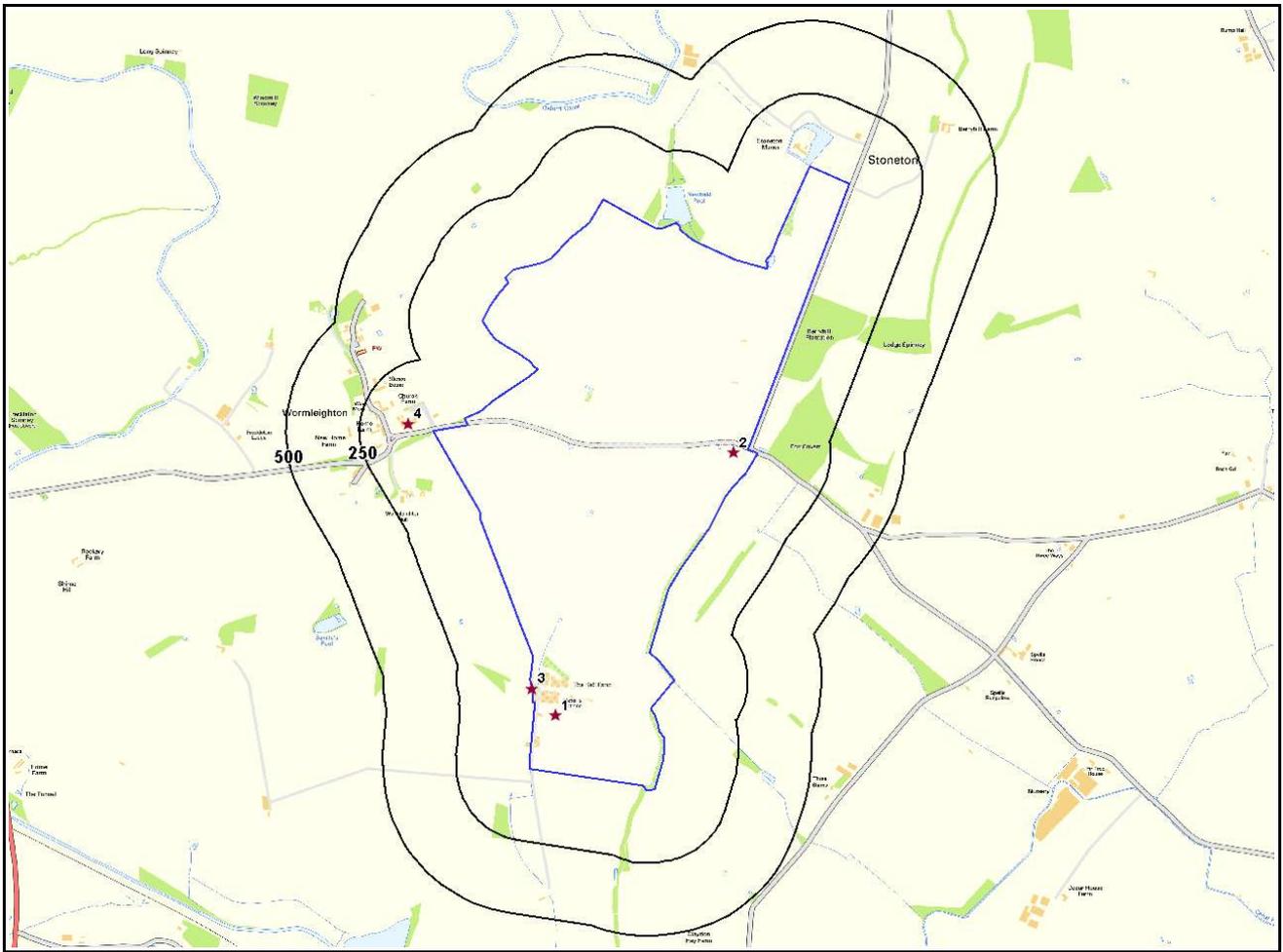
W

E

SW

S

SE



Current Land Use Legend



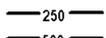
Crown Copyright. All Rights Reserved  
 Licence Number: 100035207



Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

## 4. Current Land Uses

### 4.1 Current Industrial Data

**Records of potentially contaminative industrial sites within 250m of the study site: 4**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Tank	CV47	Tanks (Generic)	Industrial Features
2	0.0	On Site	Sheep Wash	CV47	Sheep Dips and Washes	Farming
3	4.0	W	Silo	CV47	Hoppers and Silos	Farming
4	88.0	W	R D G Taylor	4, Ten Cottages, Wormleighton, Southam, CV47 2XN	Distribution and Haulage	Transport, Storage and Delivery

### 4.2 Petrol and Fuel Sites

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

Database searched and no data found.

### 4.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site: 0**

Database searched and no data found.

---

## 5. Geology

### 5.1 Artificial Ground and Made Ground

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

---

### 5.2 Superficial Ground and Drift Geology

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

---

### 5.3 Bedrock and Solid Geology

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

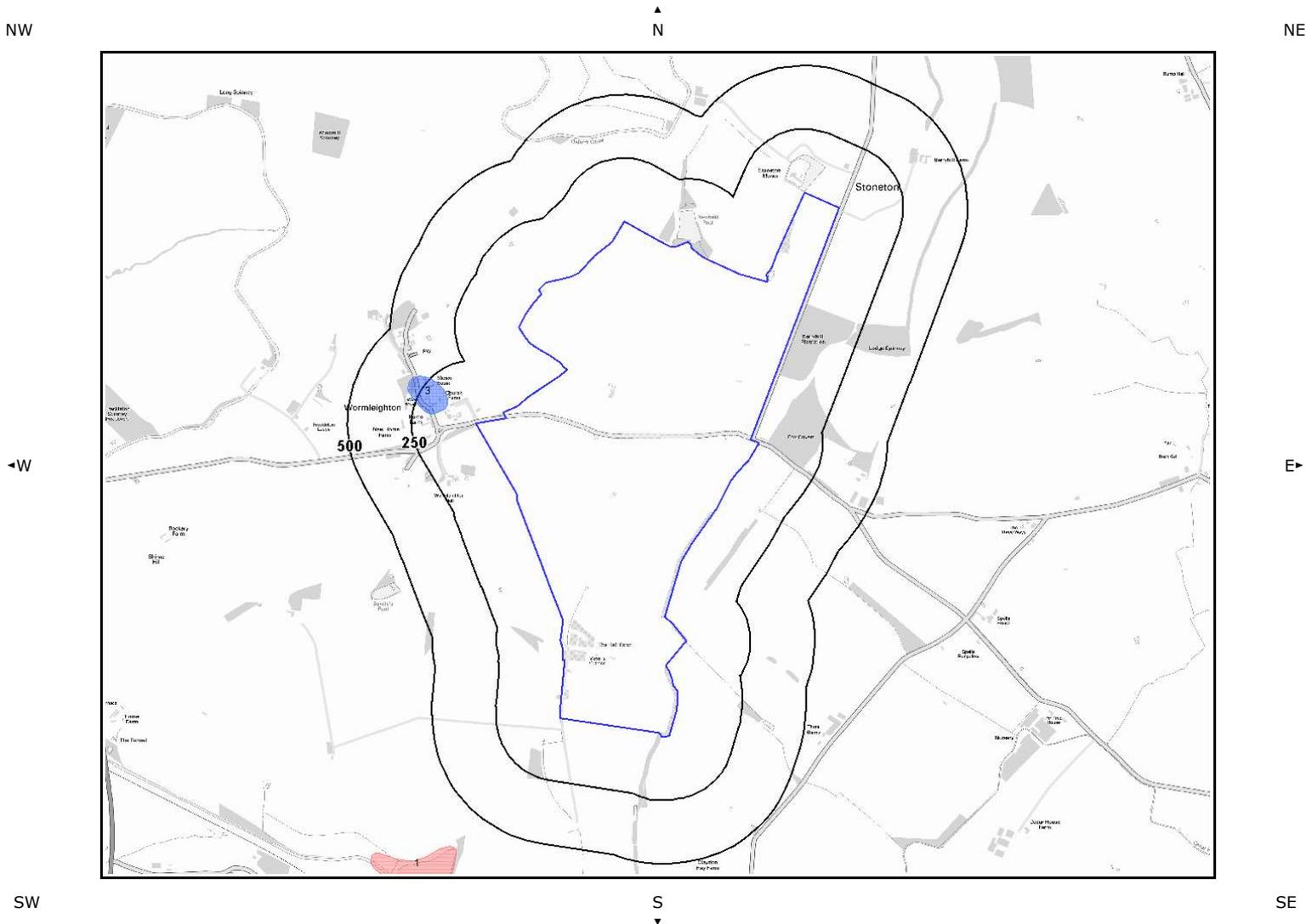
LEX Code	Description	Rock Type
CHAM-MDST	CHARMOUTH MUDSTONE FORMATION	MUDSTONE

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

---

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

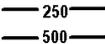
# 6a. Hydrogeology - Aquifer Within Superficial Geology



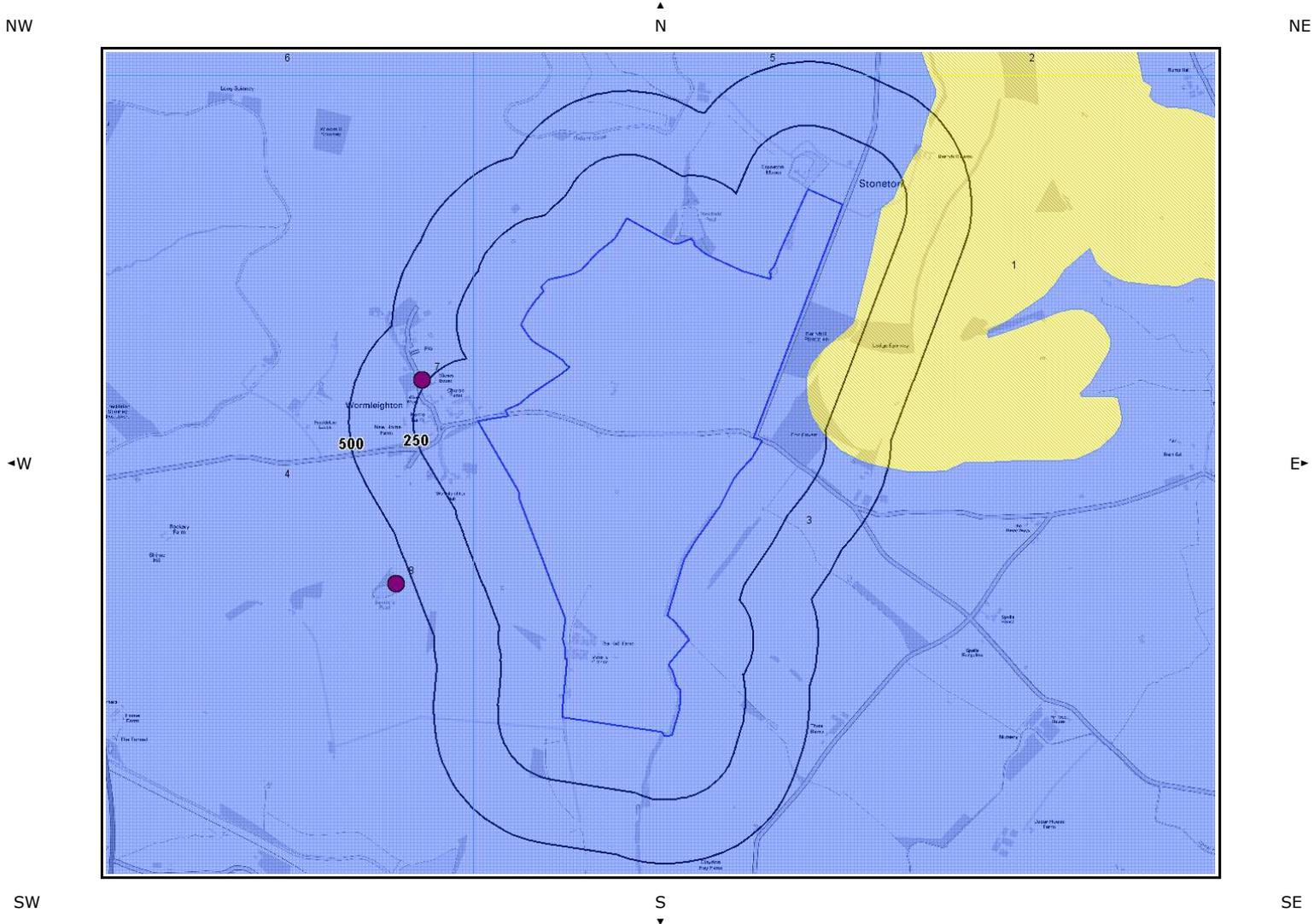
Aquifer Within Superficial Geology Legend



Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

	Site Outline		Principal Aquifer		Secondary Aquifer - Undifferentiated Layers
	Search Buffers (m)		Secondary (A) Aquifer - Permeable Layers		Unproductive
			Secondary (B) Aquifer - Lower Permeability Layers		Unknown (lakes and landslip)

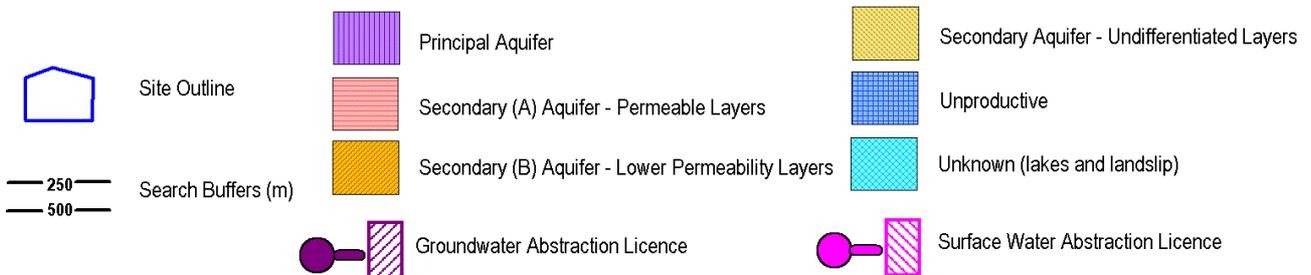
# 6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



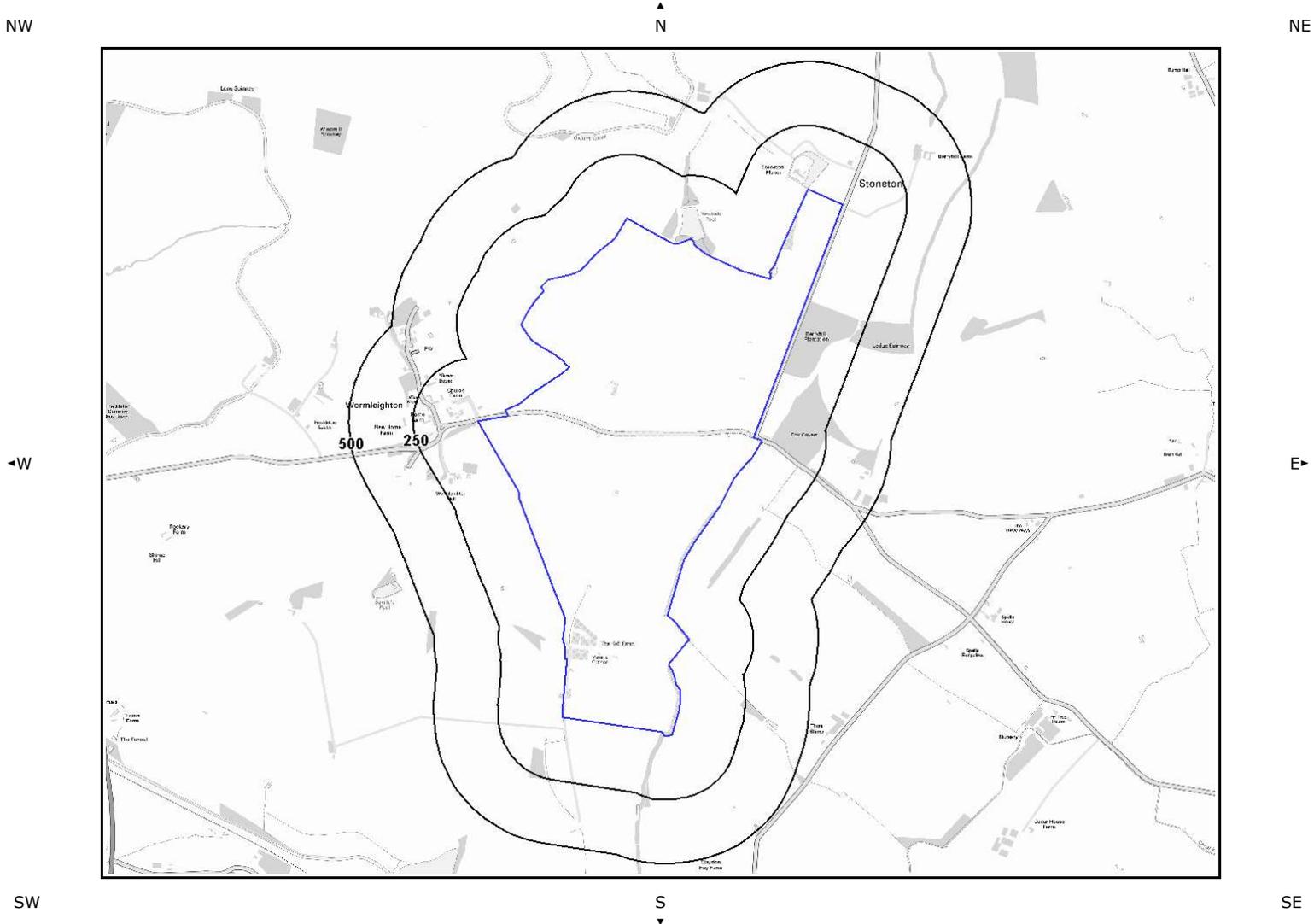
Aquifer Within Bedrock Geology Legend

Enabled by Ordnance Survey

Crown Copyright. All Rights Reserved  
Licence Number: 100035207



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



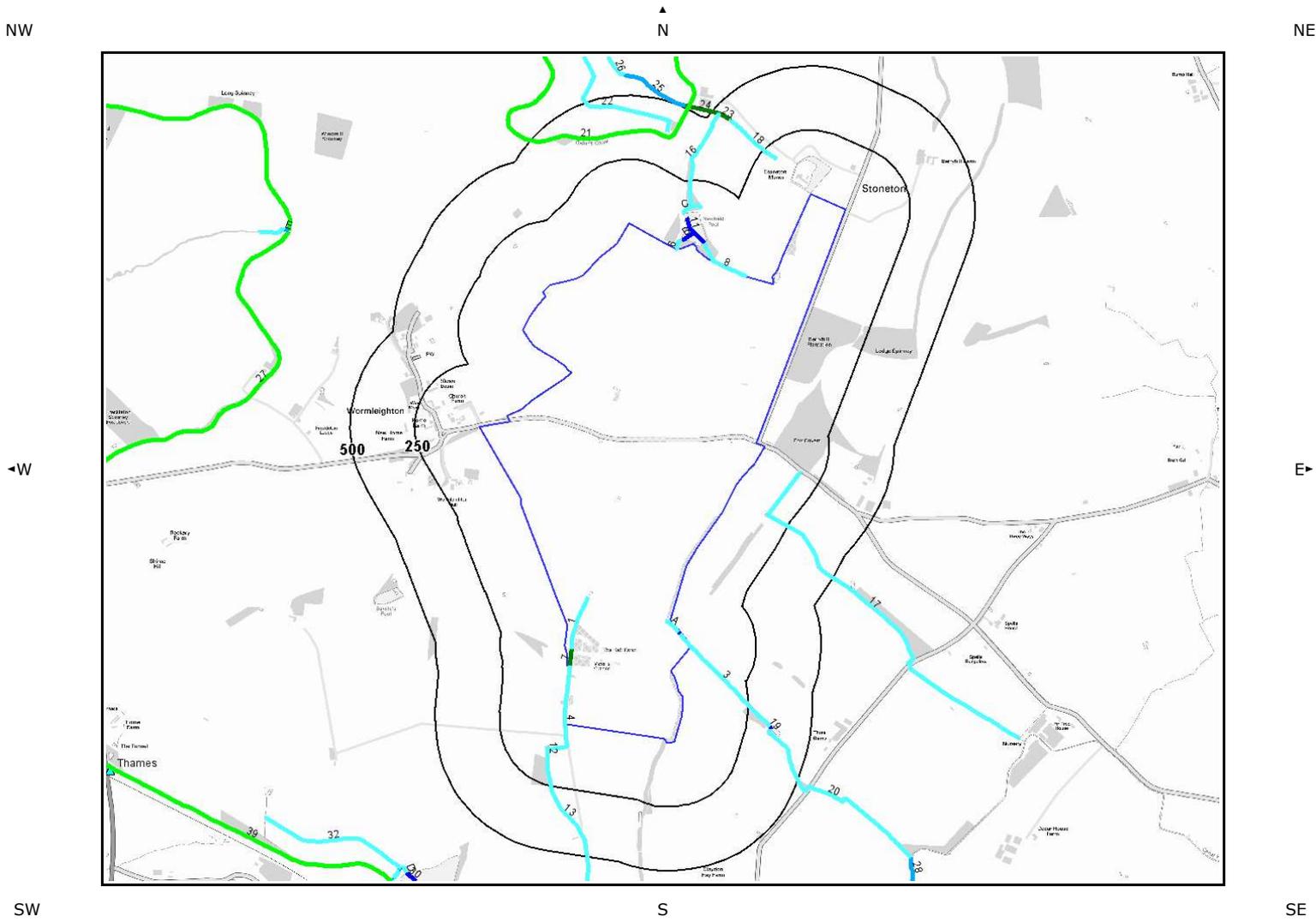
SPZ and Potable Water Abstraction Licenses Legend



Crown Copyright. All Rights Reserved  
Licence Number: 100035207

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

# 6d. Hydrology – Detailed River Network and River Quality



### Hydrology Legend

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



Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

## 6. Hydrogeology and Hydrology

### 6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
3	133.0	NW	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 productive strata within the bedrock geology at or in proximity to the property?** **Yes**

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

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

ID	Distance [m]	Direction	Designation	Description
3	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	17.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	104.0	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	447.0	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 6.3 Groundwater Abstraction Licences

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

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

ID	Distance	Direction	NGR	Details
7	268.0	NW	444800, 253800	Licence No: 18/54/12/0038 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: Manor Farm Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 3/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 3/5/1966 Version End Date:

Report Reference: Agricultural Specimen

8	565.0	W	444700, 253000	Licence No: 28/39/14/0253 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Hall Farm, Wormleighton (a) Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: WR.A/4004 Original Start Date: 13/4/1970 Expiry Date: - Issue No: 100 Version Start Date: 13/4/1970 Version End Date:
---	-------	---	-------------------	---	--

## 6.4 Surface Water Abstraction Licences

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

Database searched and no data found.

## 6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

## 6.6 Source Protection Zones

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

Database searched and no data found.

## 6.7 River Quality

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

### Biological Quality:

Database searched and no data found.

### Chemical Quality:

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

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

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009

Report Reference: Agricultural Specimen

Not shown	1145.0	S	445670, 251260	River Name: Oxford Canal (upper) Reach: Boddington Canal Feeder - Alcan Intake End/Start of Stretch: Start of Stretch NGR	C	C	C	C	B
Not shown	1145.0	S	445670, 251260	River Name: Oxford Canal (upper) Reach: Fenny Compton - Boddington Canal Feeder End/Start of Stretch: End of Stretch NGR	C	C	C	C	C

## 6.8 Detailed River Network

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

Yes

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

ID	Distance	Direction	Details	
1	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
2A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
5A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
6	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
8	2.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
9B	30.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
10B	33.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
11	46.0	N	River Name: Newfield Pool Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
12	113.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
13	122.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

14C	124.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
15C	144.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
16	152.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
17	162.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
18	188.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
19	340.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
20	341.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
21	353.0	N	River Name: Oxford Canal Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Canal Catchment: - Drain: NO Main River Status: Currently Undefined
22	387.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
23	423.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
24	474.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

## 6.9 Surface Water Features

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

**Yes**

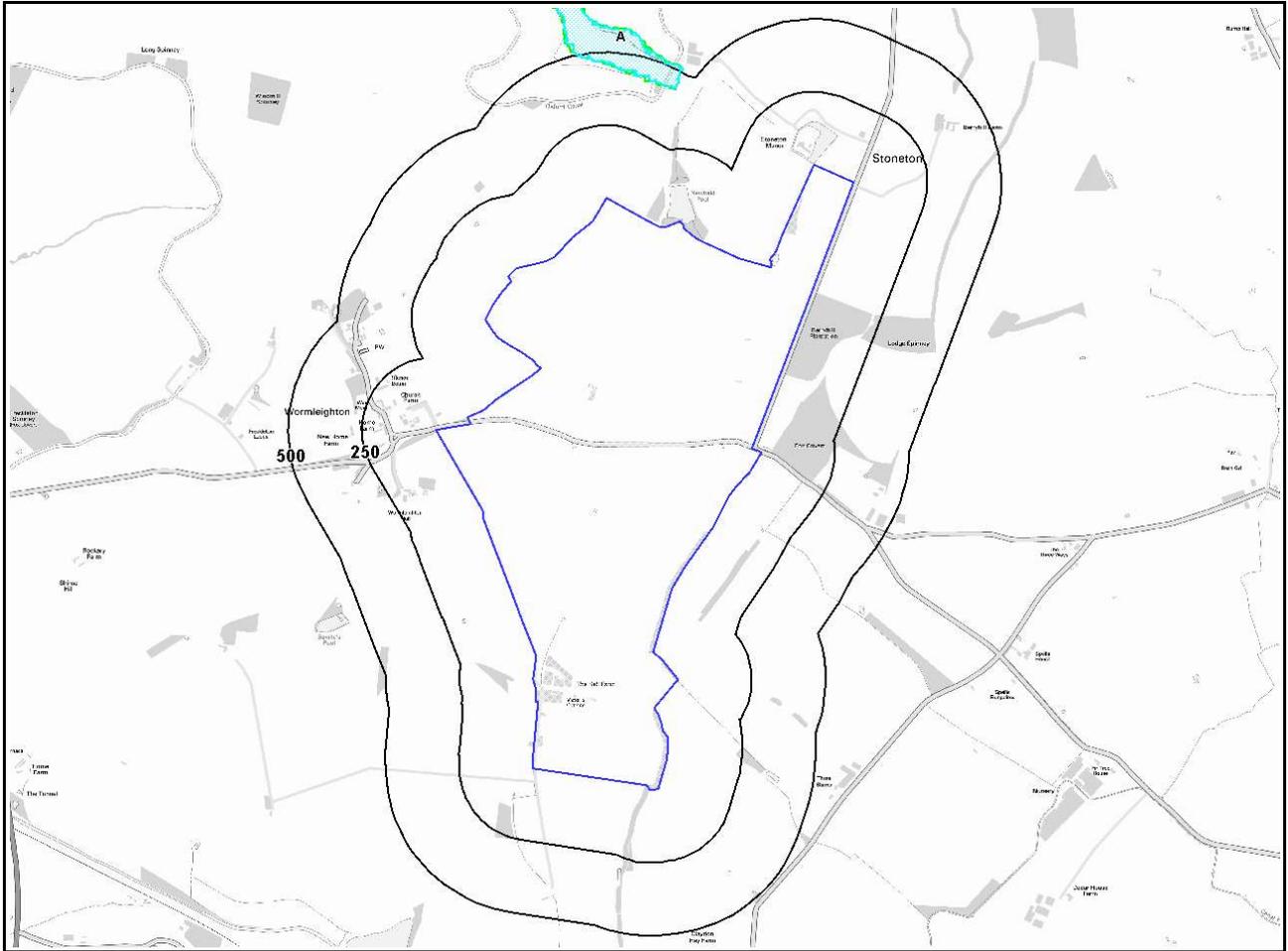
The following surface water records are not represented on mapping:

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

# 7. River and Tidal Flood Map

NW

NE



W

E

SW

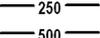


SE

River and Tidal Flood Legend



Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

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

---

## 7. Flooding

### 7.1 Zone 2 Flooding

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

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **No**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

Database searched and no data found.

---

### 7.2 Zone 3 Flooding

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

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **No**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

Database searched and no data found.

---

### 7.3 Flood Defences

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

---

### 7.4 Areas benefiting from Flood Defences

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

---

### 7.5 Areas used for Flood Storage

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

---

### 7.6 Groundwater Flooding Susceptibility Areas

Report Reference: Agricultural Specimen

---

---

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

---

**No**

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

**Negligible**

Guidance: No guidance required.

---

## 7.7 Groundwater Flooding Confidence Areas

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

---

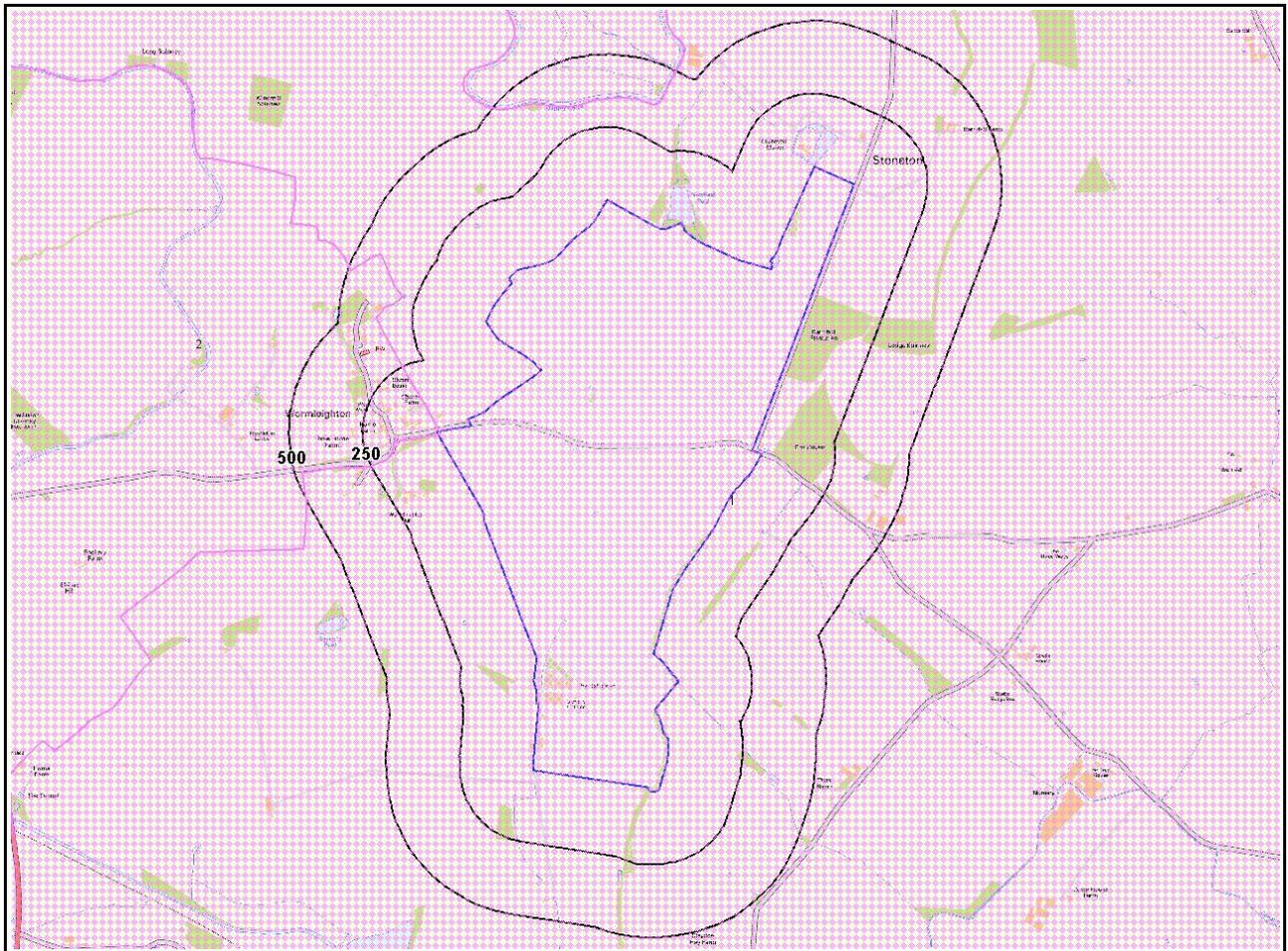
**Not Applicable**

**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



Designated Environmentally Sensitive Sites Legend



Crown Copyright. All Rights Reserved  
 Licence Number: 100035207

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

## 8. Designated Environmentally Sensitive Sites

**Presence of Designated Environmentally Sensitive Sites within 500m of the study site:** **No**

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Ancient Woodland within 500m of the study site:** **0**

Database searched and no data found.

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

Database searched and no data found.

Report Reference: Agricultural Specimen

---

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

Database searched and no data found.

---

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

Database searched and no data found.

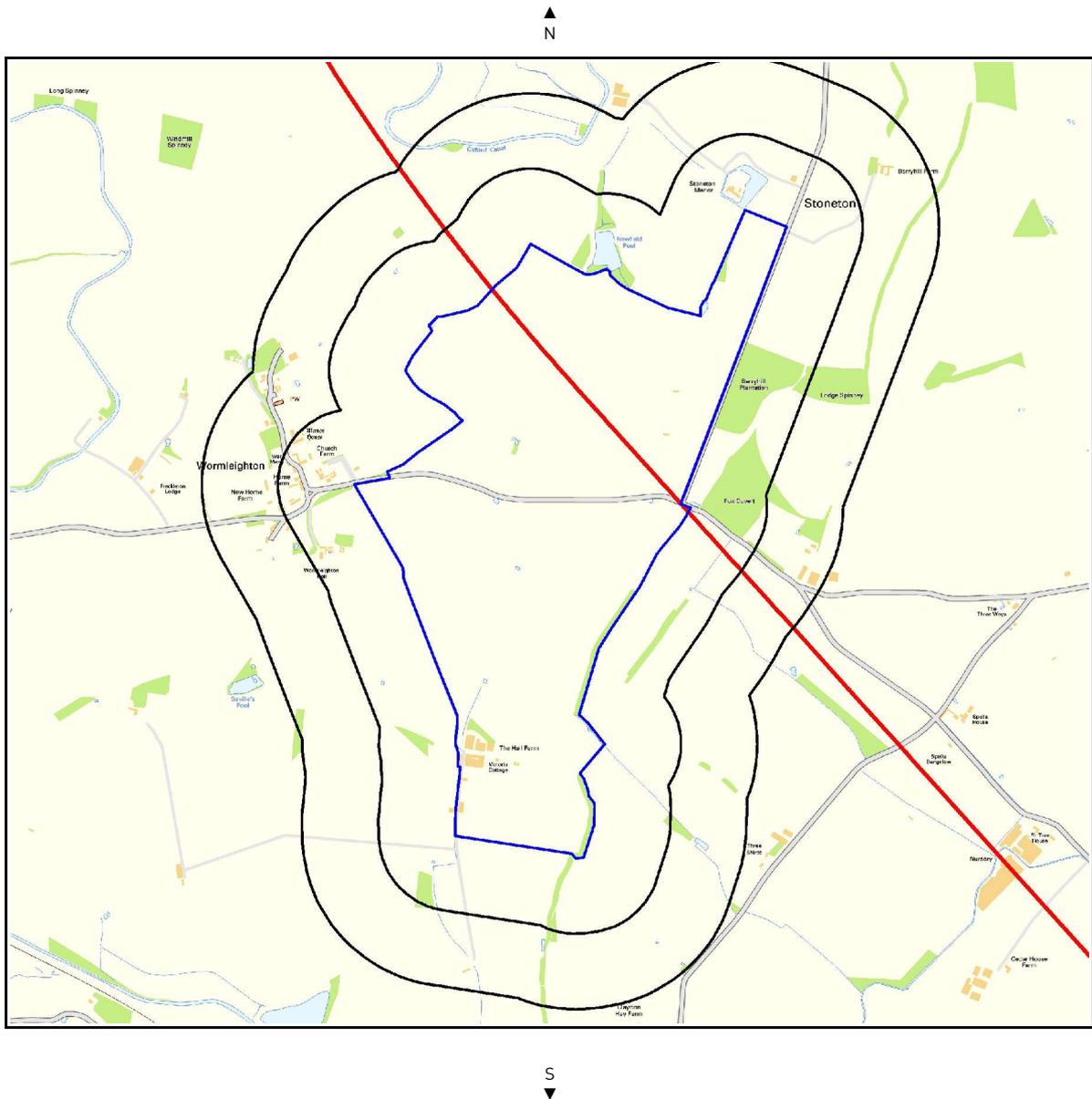
---

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

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

ID	Distance	Direction	NVZ Name	Data Source
1	0.0	On Site	Rivers Leam, Cherwell And Grea	DEFRA
2	0.0	On Site	No place name provided	DEFRA

# 9. HS2 Location Map



HS2 Map Legend



Crown Copyright. All Rights Reserved  
Licence Number: 100035207

		<u>Track Type</u>	<u>Estimated Train Speed</u>
	Search Centre	Surface Running Track	<50mph
	Search Buffers (m)	Tunnel	>50<100mph
		Bridge/Viaduct	>100<150 mph
		Green Tunnel	>150<200 mph
			>200<250 mph

---

## 9. HS2 Location Information

Nearest point on the proposed HS2 network:

Distance (m)	Direction	Track Type	Maximum Speed (mph)
0.0	On Site	Surface Running Track	249mph

The first phase of the HS2 (London to West Midlands) is a proposed high speed rail line linking London Euston with Birmingham. The Government confirmed on 10<sup>th</sup> January 2012 that the project is to proceed following the analysis of the results of a consultation exercise undertaken between February and July of 2011.

This report details the proposed location of the London to West Midlands phase of the network, and does not detail the proposed route to link Manchester and Leeds with the network. Recommendations for a route and station options for Phase 2 are expected to be submitted to ministers in Spring 2012, with a decision on the preferred route by December 2014.

The new trains will be up to 400m long and able to carry up to 1100 passengers. Up to 18 trains per hour will be able to use each line, and will be capable of reaching speeds up to 400 km per hour (approximately 248mph). However, the maximum operating speed is likely to be 360 km per hour (224mph).

Farmers and landholders whose land will be required for access for preliminary surveys are to receive £1,000 payments, with further payments likely to be available for compensation and mitigation measures.

---

## 10. Additional Information

### 10.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

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

**No**

Database searched and no data found.

### 10.2 Existing and potential OfCom Telecommunication Mast Locations

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

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

**No**

Database searched and no data found.

---

### 10.3 Pylons and Electricity Transmission Lines

**Have any overhead transmission lines or pylons been identified in proximity to the study site?**

**No**

Guidance: Please be aware that the findings contained within overhead power transmission lines and pylons dataset relates to Ordnance Survey Point X data, which identifies points along the transmission network. Therefore sometimes certain features may not appear in the report. The database is searched up to 500m.

# 11. Natural Hazards Findings

## 11.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

### 11.1.1 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.

### 11.1.2 Landslides

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

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

### 11.1.3 Soluble Rocks

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

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

### 11.1.4 Compressible Ground

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

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

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

[Report Reference: Agricultural Specimen](#)

---

### 11.1.5 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.

---

### 11.1.6 Running Sand

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

**Negligible**

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

---

Hazard

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

---

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

---

## 11.2 Radon

**What is the maximum radon potential at the study site?**

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

---

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

**No radon protective measures are necessary**

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

---

---

## 12. Mining

### 12.1 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

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

Database searched and no data found.

---

### 12.2 Coal Mining

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

Database searched and no data found.

---

### 12.3 Brine Affected Areas

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

Database searched and no data found.

---

## 12. Contacts

**GroundSure Helpline**  
Telephone: 08444 159 000  
[info@groundsure.com](mailto:info@groundsure.com)



**British Geological Survey (England & Wales)**  
Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)  
BGS Geological Hazards Reports and general geological enquiries



**Environment Agency**  
Tel: 08708 506 506  
Northern  
Waterside House - Waterside North, Lincoln, LN2 5HA  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



**Health Protection Agency**  
Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 [www.hpa.org.uk/radiation](http://www.hpa.org.uk/radiation)  
Radon measures and general radon information and guidance



**The Coal Authority**  
200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848. DX 716176 Mansfield 5  
[www.coal-authority.co.uk](http://www.coal-authority.co.uk)  
Coal mining reports and related enquiries



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



**Local Authority**  
Authority: South Northamptonshire Council  
Phone: 0845 2300226  
Web: [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)  
Address: Springfields, Towcester, Northants, NN12 6AE

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



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



Acknowledgements  
This product includes map data licensed from Landmark Information Group Limited®.  
© Crown Copyright 2003 and Landmark Information Group Limited® 2003. All Rights Reserved.

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

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

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



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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

The Search Code:

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

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

### **The Code's core principles**

Firms which subscribe to the Search Code will:

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

### **COMPLAINTS**

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

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

### **TPOs Contact Details:**

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

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

## COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.  
Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com)

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

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

## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires:

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

**"Commercial"** means any building which is not Residential.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 2 Scope of Services

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

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

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

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

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

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

### 3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

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

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

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

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

### 4 Reliance

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

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

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

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

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

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

### 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

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

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

### 6 Intellectual Property and Confidentiality

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

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

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

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

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

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

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

## Report Reference: Agricultural Specimen

- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

## 7 Liability

### THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
  - any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
  - any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
  - any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
  - shall affect the statutory rights of a consumer under the applicable legislation.

## 8 GroundSure right to suspend or terminate

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

## 9 Client's Right to Terminate and Suspend

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

## 10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

## 11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- the Client or Beneficiary's failure to provide facilities, access or information;
  - fire, storm, flood, tempest or epidemic;
  - Acts of God or the public enemy;
  - riot, civil commotion or war;
  - strikes, labour disputes or industrial action;
  - acts or regulations of any governmental or other agency;
  - suspension or delay of services at public registries by Data Providers; or
  - changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

© GroundSure Limited January 2012

# **Appendix 1**

## **Good Agricultural and Environmental Conditions (GAECs) and Statutory Management Requirements (SMRs)**

---

## Good Agricultural and Environmental Conditions (GAECs)

### **Soil Protection Review (SPR)**

**(GAEC 1)**

The aim of these rules is to maintain soil structure and organic matter, and to prevent erosion, compaction and damage to landscape features.

### **Environmental Impact Assessment (EIA)**

**(GAEC 5)**

The aim of these rules is to take into account the environmental importance of uncultivated land and semi-natural areas and also the impact of forestry-related projects.

### **Sites of Special Scientific Interest (SSSIs)**

**(GAEC 6)**

The aim of these rules is to help protect, manage and maintain Sites of Special Scientific Interest (SSSIs) because they are important for rare species, habitats, geology and landscapes.

### **Scheduled monuments**

**(GAEC 7)**

The aim of these rules is to help preserve scheduled monuments because they are important landscape features.

### **Public rights of way**

**(GAEC 8)**

The aim of these rules is to keep public rights of way open and accessible because they are important landscape features.

### **Overgrazing and unsuitable supplementary feeding**

**(GAEC 9)**

The aim of these rules is to help protect important habitats that contain natural or semi-natural vegetation by preventing overgrazing and unsuitable supplementary feeding.

### **Heather and grass burning**

**(GAEC 10)**

The aim of these rules is to maintain moorland and heathland landscapes and habitats.

### **Control of weeds**

**(GAEC 11)**

The aim of these rules is to control the spread of specified invasive non-native weeds and injurious weeds that can damage habitats, agricultural land and in some cases can pose a risk to the welfare of horses and other grazing animals and to people.

### **Agricultural land which is not in agricultural production**

**(GAEC 12)**

The aim of these rules is to avoid encroachment of unwanted vegetation, to protect habitats and to maintain land not in production in good agricultural and environmental condition.

### **Stone walls**

**(GAEC 13)**

The aim of these rules is to encourage the retention of stone walls because they are an important landscape feature.

### **Protection of hedgerows and watercourses**

**(GAEC 14)**

The aim of these rules is to protect sensitive field boundaries and their associated habitats. They apply to you if you have hedgerows or watercourses on, or adjoining, your land.

### **Hedgerows**

**(GAEC 15)**

The aim of these rules is to protect the habitat, particularly for nesting birds, as well as the landscape feature provided by hedgerows. They apply to hedgerows growing in, or adjacent to, any of your land.

### **Felling of trees**

**(GAEC 16)**

The aim of these rules is to protect trees because they are important habitat and landscape features.

### **Tree Preservation Orders (TPOs)**

**(GAEC 17)**

The aim of these rules is to protect trees because they are important landscape features.

### **Water abstraction**

**(GAEC 18)**

The aim of these rules is to protect water resources by licensing abstraction of water for irrigation. They apply to you if you abstract more than 20 cubic metres (4,400 gallons) of water in a period of 24 hours from inland water (such as a river or stream) or an underground source (such as a well or borehole) for irrigation.

### **No spread zones**

**(GAEC 19)**

The aim of these rules is to protect water against pollution and run-off from agricultural sources.

[Report Reference: Agricultural Specimen](#)

---

---

## Statutory Management Requirements (SMRs)

### Wild birds

(SMR 1)

The aim of these rules is to protect wild birds, their eggs and nests. They apply to all wild birds. Extra rules apply if you have land designated as a Special Protection Area (SPA).

### Groundwater

(SMR 2)

The aim of these rules is to protect groundwater by controlling the discharge of potentially harmful and polluting substances.

### Sewage sludge

(SMR 3)

The aim of these rules is to make sure that when sewage sludge is used in agriculture there is no risk to human, animal or plant health and no harmful effects on soil.

### Nitrate Vulnerable Zones (NVZs)

(SMR 4)

The aim of these rules is to reduce the pollution of waters caused by nitrates from agricultural sources and to prevent such pollution occurring in the future.

### Habitats and species

(SMR 5)

SMR 5 aims to protect species of flora and fauna. It prohibits the deliberate picking, collecting, cutting, uprooting or destruction of a wild plant of a 'European protected species'. In addition, if any of your land is designated as a Special Area of Conservation (SAC), you will have to apply to Natural England in writing for a licence or consent before carrying out a specified operation.

### Pig identification and registration

(SMR 6)

The aim of these rules is to reduce the risk of pig diseases spreading, by controlling movements and improving traceability.

### Cattle identification and registration

(SMR 7)

The aim of these rules is to maintain a system for the identification and registration of cattle to make possible their traceability, in particular in the event of a disease outbreak.

### Sheep and goats identification

(SMR 8)

The aim of these rules is to maintain a system for the identification and registration of sheep and goats to make possible their traceability, in particular in the event of a disease outbreak.

### Restrictions on the use of plant protection products (PPPs)

(SMR 9)

The aim of these rules is to make sure that plant protection products are used correctly and to minimise their risk to humans, animals and the environment.

### Restrictions on the use of substances having hormonal or thyrostatic action and beta-agonists in farm animals

(SMR 10)

The aim of these rules is to stop the illegal use in stock farming of substances that have a hormonal or thyrostatic action and beta-agonists, and to prevent the residues that these substances leave in meat and other foodstuffs from entering the human or animal food chain.

### Food and feed law

(SMR 11)

The aim of these rules is to make sure that the production of food for human consumption and food or feed that is fed to food producing animals is safe.

### Prevention and control of transmissible spongiform encephalopathies (TSEs)

(SMR 12)

The aim of these rules is to minimise the risk posed to human and animal health by certain transmissible spongiform encephalopathies (TSEs).

### Control of foot and mouth disease, certain animal diseases and bluetongue

(SMRs 13, 14, 15)

The aim of these rules is to control and eradicate foot and mouth disease, certain animal diseases and bluetongue. Other diseases controlled include rinderpest, peste des petits ruminants, swine vesicular disease, epizootic haemorrhagic virus disease of deer, sheep and goat pox (capripox), vesicular stomatitis, African swine fever, lumpy skin disease, rift valley fever.

### Welfare of calves

(SMR 16)

The aim of these rules is to protect the welfare of calves by setting minimum standards for their care and husbandry. These rules apply as well as the rules for the welfare of farmed animals (SMR 18).

### Welfare of pigs

(SMR 17)

The aim of these rules is to protect the welfare of pigs by setting minimum standards for their care and husbandry. These rules apply as well as the rules for the welfare of farmed animals (SMR 18).

### Animal welfare

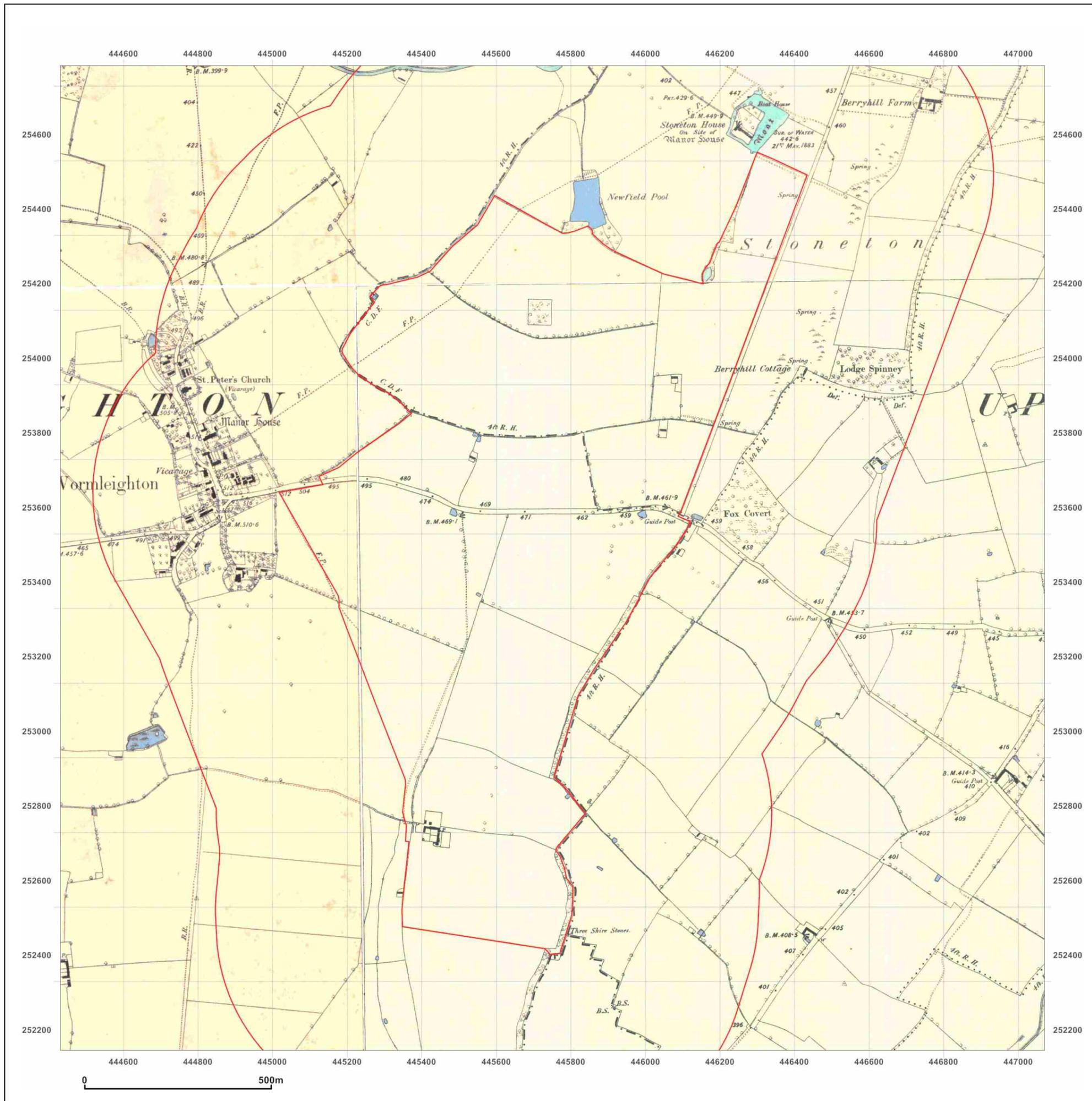
(SMR 18)

The aim of these rules is to protect the welfare of farmed animals by setting minimum standards for their care and husbandry. They apply to any species kept for farming purposes

# **Appendix 2**

# **GroundSure Historic Mapping**

**Please note that to reduce the file size of this specimen report, only a small selection of available maps have been included in the Appendix**



**Site Details:**

Hall Farm

**Client Ref:** Agricultural Specimen  
**Report Ref:** GSSAMPLE-252611  
**Grid Ref:** 445750, 253465

**Map Name:** County Series

**Map date:** 1883-1885

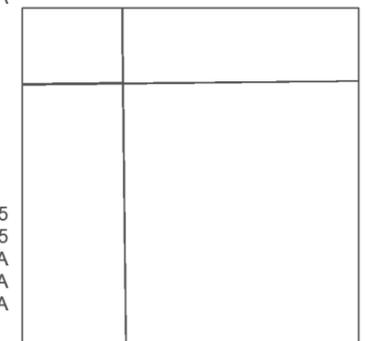
**Scale:** 1:10,560

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



Surveyed 1885  
 Revised 1885  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1883  
 Revised 1883  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Surveyed 1885  
 Revised 1885  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1883  
 Revised 1883  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

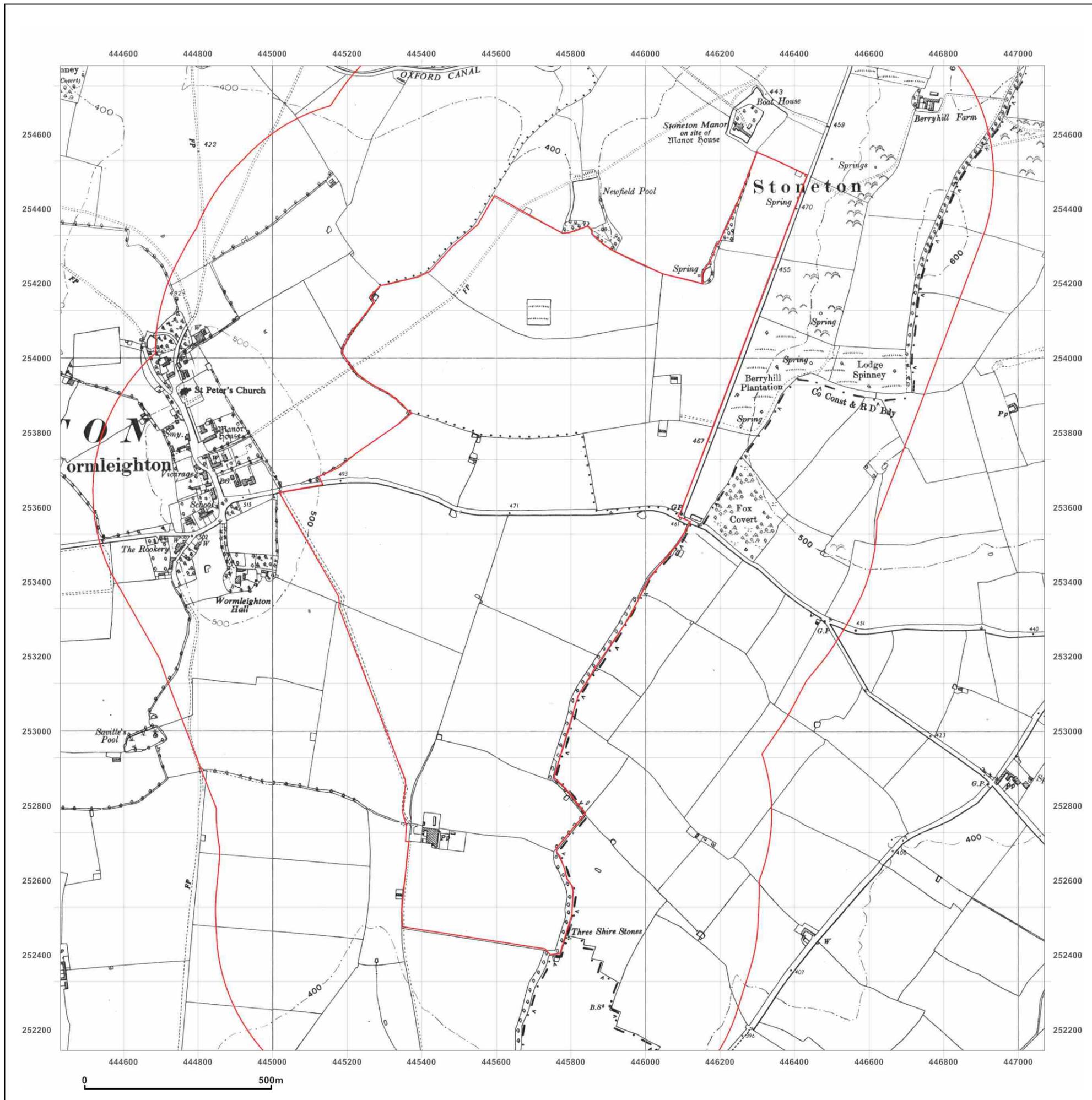


Produced by  
 GroundSure Environmental Insight  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 22 March 2012

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



**Site Details:**

Hall Farm

**Client Ref:** Agricultural Specimen  
**Report Ref:** GSSAMPLE-252611  
**Grid Ref:** 445750, 253465

**Map Name:** County Series

**Map date:** 1949

**Scale:** 1:10,560

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



Surveyed 1949  
 Revised 1949  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1949  
 Revised 1949  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

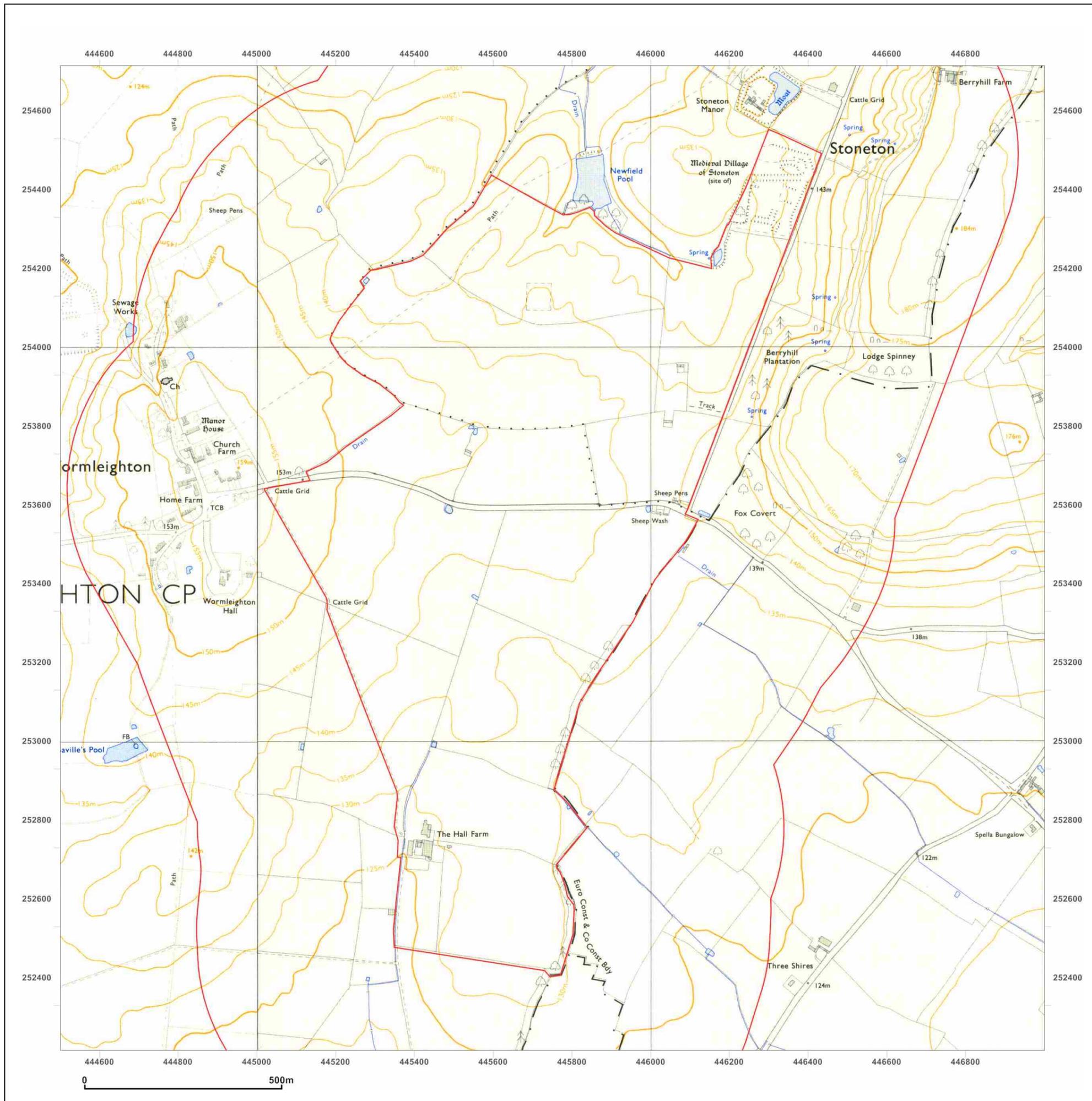


Produced by  
 GroundSure Environmental Insight  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 22 March 2012

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



**Site Details:**

Hall Farm

**Client Ref:** Agricultural Specimen  
**Report Ref:** GSSAMPLE-252611  
**Grid Ref:** 445750, 253465

**Map Name:** National Grid

**Map date:** 1981

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1972  
 Revised 1981  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1977  
 Revised 1981  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Produced by  
 GroundSure Environmental Insight  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 22 March 2012

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