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Phase 1 Geo-environmental Report

ON

PROPOSED DEVELOPMENT

AT

**DEAN BOTTOM MILLS,
STORTHESS HALL BRIDGE**

FOR

**MR BOOTHROYD,
C/O DAVID STORRIE PLANNING**

JANUARY 2014

E13/5884/R001

Prepared by

M.Huddleston MEng

1.0 INTRODUCTION

1.1 This report is commissioned to examine the risk of contamination for the above site in line with the recommendations of Part II of the Environmental Protection Act 1990 PPS 23. It is based on information provided by both the client and statutory bodies in both written and verbal format. It is assumed that all information given is correct and factual at the time of writing this report. No liabilities can be accepted for information provided by third parties and subsequently found to be in error.

2.0 THE SITE

2.1 The site is located off Storthes Hall Lane, Highburton, Huddersfield, West Yorkshire and is situated around Ordnance Survey grid reference 413300,418900. A site location plan is shown on Figure 1 in Appendix A

2.2 The site is roughly rectangular in nature and situated on the outskirts of a residential area. It is listed as currently being used for transport, storage and delivery. There are a few residential properties to the south of the site and industrial properties to the north, east and west. To the south, west and north beyond the immediate development is open pasture land. Beyond the properties to the east there is Highburton which is a small village. The site area is approximately 0.3ha.

2.3 The site is former industrial works and is predominantly covered buildings and hard paved areas. There are some areas covered with unbound stone and scalplings to form car parks. There are no readily permeable areas visible on site. The properties front onto Storthes Hall Lane with a single storey lock up garage and other mill buildings to the rear of the site. The access to the residential properties at the rear of the site form the western boundary and Thunder Bridge Dike forms the eastern boundary. There is sporadic/substantial tree and shrub growth adjacent to site boundaries in the northern section and a large number of trees on the eastern bank of the watercourse.

2.4 The site is generally flat with a slight dip in the central area of the site. The site generally falls from a high point of 95.8m AOD in the north east to 95.08 in the middle of the site. The site slopes from both north and south to a central low point at an average gradient of approximately 1 in 80.

3.0 SITE HISTORY

A number of historical Ordnance Survey plans from 1854-2012 have been consulted. These are contained for reference within Appendix C to the rear of the report. Below is a brief description outlining the significant developments that may effect future construction of the site.

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
1854	i). The site is shown as open field with a single building located near the southern boundary.	i). Cluster of buildings immediately to the south of the site. ii). Beck shown along the eastern boundary. iii). Railway line 100m to the east.	i). Springfield Mill 300m to the south east. ii). Sandstone quarry 200m and 300m to the east.
1892-1893	i). Southern two thirds of site occupied by Valley Dye Works.	i). Pond 50m to the south west.	i). Gas works 125m to the north of the site. ii). Woollen Mill 200m to the south east. iii). Reservoir 200m to the south west.
1905-1906	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). Further Mill Buildings 175 to the south.
1913	i). Dye Works building no longer shown. ii). Picture Theatre shown in centre of site. iii). Unlabelled building shown in south of site.	i). The features within 100m of the site are similar to the previous sheet.	i). Gas works no longer labelled to north of site.
1932	i). Building in centre of site reduced in size.	i). The features within 100m of the site are similar to the previous sheet.	i). Mills shown 300m to the south east of the site.
1938-1949	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i) No significant developments further than 100m from the site.
1955-1960	i). The on-site features are similar to the previous sheet.	i). Building on land immediately to the west.	i). Reservoir no longer shown 200m to the south west.
1968-1979	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i) No significant developments further than 100m from the site
1992-1993	i). Northern area of site labelled as depot.	i). The features within 100m of the site are similar to the previous sheet.	i). Gas distribution centre 140m to the north west.

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
2002	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i) No significant developments further than 100m from the site
2012	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous	i). The features further than 100m from the site are similar to the previous sheet.

4.0 SITE GEOLOGY & MINING

- 4.1 The BGS Digital Geological Map of Great Britain at 1:50,000 scale has been consulted and we would report as follows:-
- 4.2 There is no made ground shown underlying the site.
- 4.3 A superficial deposit of alluvium consisting of clay, silt, sand and gravel overlying the site.
- 4.3 The site is underlain by the Grenoside Sandstone formation consisting of Sandstone.
- 4.4 The nearest fault line is located 115m to the south west of the site, running from north west to south east.
- 4.6 The Coal Authority Report states that the property is not within the likely zone of influences on the surface from past underground workings.
- 4.7 The property is not in an area that is likely to be affected at the surface from any planned future workings.
However, reserves of coal exist in the local area which could be worked at some time in the future.
- 4.8 There is a single mine entry located 20m to the east of the site, on the far side of Thunder Bridge Dike. This is an adit shown heading to the east. The Coal Authority online resources indicate that shallow workings have occurred to the east of the site.
- 4.9 There are no subsidence claims within 50 metres of the site.
- 4.10 There are no BGS boreholes recorded on, or in the immediate vicinity of, the site.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 Radon

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

No Radon Protective Measures are necessary.

5.2 Landfill Sites

There are no recorded historical or current landfill sites within 250m of the site.

However, there are unspecified ground workings 5m to the east and 93m to the north east. There are also former reservoirs and a pond located 28m to the south and 108m to the north west.

5.3 Flood Risk

A Flood Risk Assessment has been carried out and the site lies within Flood Zone 3 as defined by the Environment Agency. To avoid on-site flooding, the proposed plot finished floor levels should be set at a minimum of 96.25m, with provision of compensatory flood water storage provided elsewhere on site.

It is assumed in the FRA that infiltration methods are unlikely to be a method of surface water dispersal on site. If this is the case, it recommends that proposed discharge rates are reduced to 70% of existing rates with storage provided to cater for 1 in 100 year + 30% climate change events. This will reduce the flood risk to properties downstream of the site.

5.4 Groundwater

The superficial strata and bedrock underlying the site are classified as Secondary (A) Aquifers. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

There are no groundwater abstraction licences recorded within 250m of the site.

There are no recorded licensed discharge consents within 250m of the site.

There are no recorded surface water abstractions within 250m of the site.

There are no recorded pollution incidents in controlled waters within 250m of the site.

The site is not in a source protection zone.

The nearest open surface water feature is Thunder Bridge Dike located on the eastern boundary of the site. This is classed as a secondary river.

6.0 PRELIMINARY CONCEPTUAL SITE MODEL

- 6.1 The initial stage in assessing the risks posed from contaminated land during the redevelopment of a site is to prepare a conceptual model. A generalised conceptual model can be developed highlighting the main pollutant linkages through a contaminant ► pathway ► receptor model for a residential development. In order to prepare the conceptual model for a particular site the following parameters need to be reviewed as discussed below.
- 6.2 Contamination of existing land can be caused by a number of factors, including:-
- i) Possible historical/current industrial activities.
 - ii) Disposal of waste materials.
 - iii) Storage of materials.
 - iv) A number of natural processes can also lead to hazardous gases and elevated heavy metals.
- 6.3 Potential pathways can include ground and surface water, permeable strata, existing services providing a conduit and voided ground. Potential receptors can include human health, ecosystems, controlled waters and building structures. There are a number of ways that a receptor can be exposed to the contaminant these include, inhalation, direct contact, ingestion, dermal contact and uptake.
- 6.4 Sources of potential contamination, that could affect the proposed development, from either on or off site activities would include the following:-
- i) Possible contamination from historical industrial use of land, including as a dye works.
 - ii) Possible ground gas migration from historical shallow mining to the east.
 - iii) Possible made ground on site from levelling of ground and tarmac scalplings used for parking areas.
 - iv) Possible leaching of materials stored on site into the natural strata.
- Based on the above activities the potential for some contamination to exist on site is considered to be low to moderate.
- 6.5 Considering the proposed residential end use, there will be two possible human receptor groups exposed to the existing onsite contamination:-
- a) Site operatives during development.
 - b) End users, future site residents (the critical receptor is 0-6year-old child).

6.6 Human receptors may be exposed to site contamination by a number of possible pathways. These pathways are summarised in Table 1 below.

Table 1- Potential Human Exposure Pathways

<u>Human Exposure Pathway</u>	<u>Site Residents</u>	<u>Construction Workers</u>
Soil Ingestion	YES	YES
Consumption of Home Grown Vegetables	YES	NO
Dermal Contact	YES	YES
Dust Inhalation	YES	YES
Gases/Vapours	YES	NO

6.7 The construction workers will come into contact with any contaminated soil to a far greater extent than future residents. The exposure pathways are generally through dermal contact and indirect ingestion. However their exposure will be for a limited time and the provision and correct use of personnel protective equipment and adequate welfare facilities during construction should restrict their risks to acceptable levels

6.8 The risk of pollution to controlled waters by existing contamination is considered moderate. The site is underlain by strata that are classified as Secondary (A) aquifers and there is a beck immediately to the east of the site. Bunding will be required during site development to prevent possible exposed contaminants being washed into the beck.

6.9 No specific areas of ecological importance have been identified in the initial desk top study. Therefore the site is considered to be in a low risk environmental setting. The potential for phototoxic materials to exist at shallow depth should be considered, these could pose a potential risk to new planting and soft landscaping areas within the proposed development.

6.10 The proposed planning drawings indicate residential properties to be constructed. The presence of elevated sulphates and hydrocarbons could affect the long term integrity of buried concrete structures, including foundations and drainage pipes. Plastic water supply pipes can also be damaged by the presence of hydrocarbon contamination.

7.0 CONCLUSIONS

- 7.1 There has been historical industrial development on and adjacent the site, and the site is currently used for industrial/commercial purposes. The surface strata consists of unbound scalplings and stone, it is possible that any leakage/spillage from vehicles and stored materials will have leached into the natural strata beneath. We therefore believe the site has a moderate risk of ground contamination being present.
- 7.2 We would recommend that a Stage II Ground Investigation is undertaken following the demolition of the existing structures on site. This will also enable the underlying strata to be confirmed and foundations for the new development to be specified.
- 7.3 As there is record of historic shallow mining immediately to the east of the site, along with historically infilled ponds and reservoirs within 250m of the site, it is recommended that shallow boreholes are undertaken to confirm the presence of compressible strata on site and enable gas monitoring to be undertaken. The gas monitoring will confirm whether ground gas migration from the infill material will adversely affect the development.
- 7.4 Soil samples from any made ground present or areas showing visual/olfactory signs of contamination should be taken for contamination testing for the normal ICRCL and asbestos, with total TPH testing undertaken on samples from beneath car parking areas. Additionally, should there be visual evidence of discoloration or olfactory evidence of contamination, compounds associated with dye works should be tested for due to the historical usage of the site. Sampling and testing of the existing topsoil on site should be undertaken to confirm it's suitability for use in residential gardens. If any contamination is found, a site remediation report should outline the most effective method of dealing with the contamination and any validation requirements.

Prepared by



M. Huddleston. MEng

Checked by



T. Haigh. BSc.,C.Eng.M.I.C.E.

January 2014

This report is subject to the provisions of the Copyright Acts and is for the sole benefit of Mr Boothroyd in respect of the proposals described.

APPENDIX A

LOCATION PLAN SITE SURVEY



GroundSure GeoInsight

Address: 41,STORTHES HALL LANE,KIRKBURTON,HUDDERSFIELD, HD8 0PT
Date: 19 Dec 2013
Reference: GS-1225919
Client: Haigh Huddleston & Associates

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 26-Mar-2012
Grid Reference: 418893,413293
Site Size: 0.31ha



Point No.	Point Description	Point Type	Point Elevation
1
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Control & Datum Information
 Grid: OS National Grid
 Datum: OS Mean Sea Level
 Contour Interval: 0.5m
 Elevation: 100m
 Date: 15/08/13

Rev	Description	By	Date

Surv	Drawn	Date	Chkd	Date
NH	NH	15/08/13		

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 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Holden Surveys Ltd
 Topographical Building & Site Surveys - CAD services
 TIF: 01226 752006 E: holdensurveys@bt.com

Title: **Site Plan**

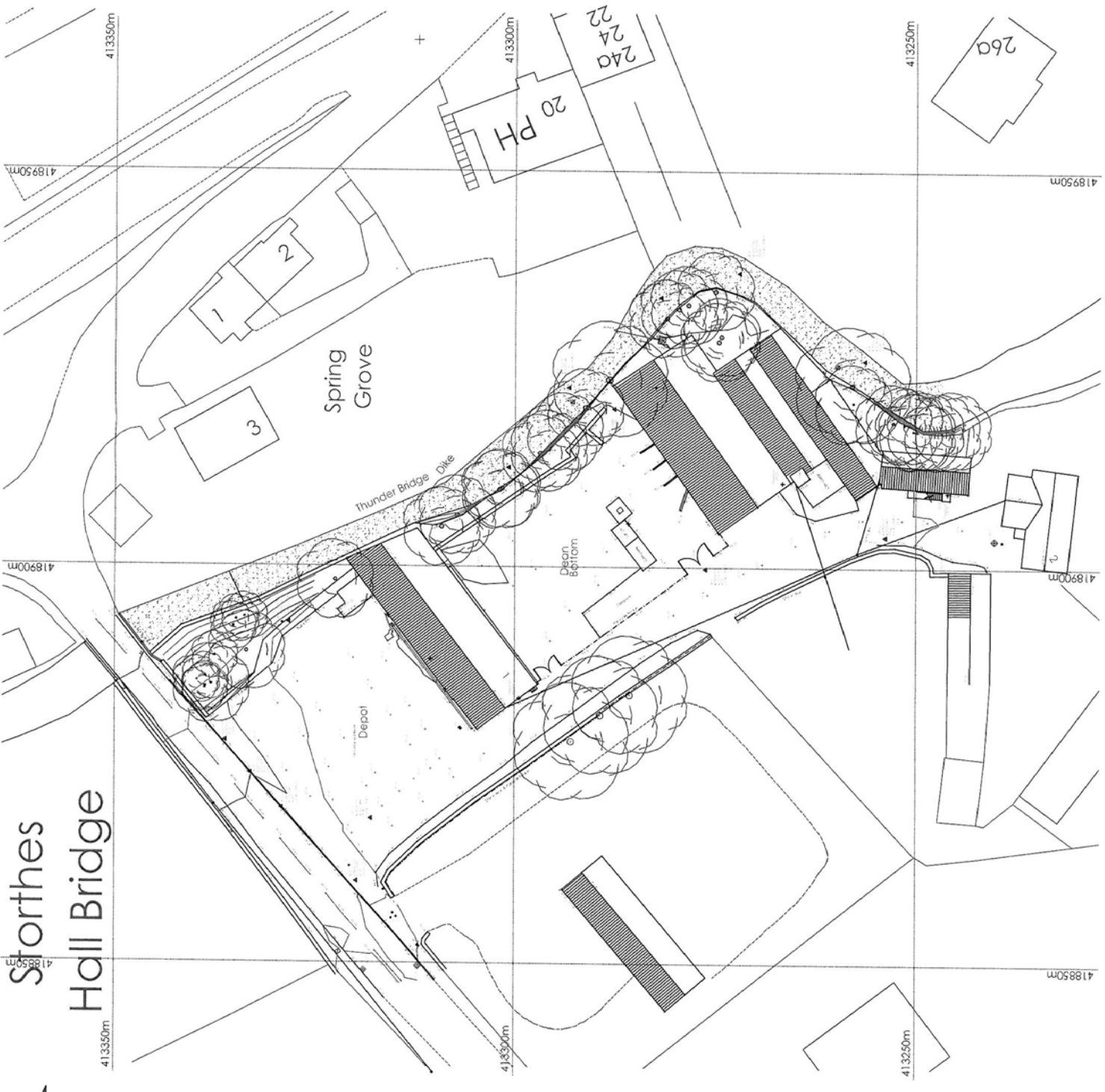
Site: **Storthes Hall Road
 Kirk Burton
 Huddersfield**

COMPUTER GENERATED DRAWING - DO NOT ALTER

Dwg No. **FHA_013_Storthes Hall**

Sheet No. **1**

SCALE: 1:1000 REV:



APPENDIX B

MINING REPORT

GEOLOGICAL REPORT

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

HAIGH HUDDLESTON & ASSOCIATES
99-101 LEEDS ROAD
DEWSBURY
WEST YORKSHIRE
WF12 7BU

Our reference: **51000444645002**
Your reference: **DSA 5844**
Date of your enquiry: **19 December 2013**
Date we received your enquiry: **19 December 2013**
Date of issue: **19 December 2013**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

STORTHES HALL LANE, HUDDERSFIELD, WEST YORKSHIRE,

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.

There is no record of what steps, if any, have been taken to treat the mine entry.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining. Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

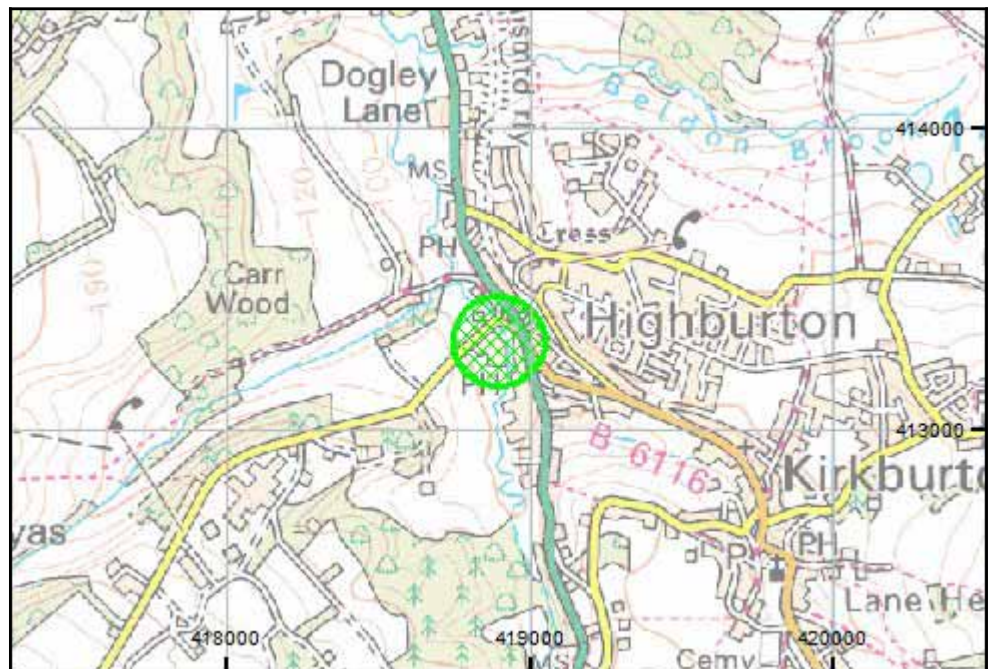
This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	19 December 2013
Issued to:	HAIGH HUDDLESTON & ASSOCIATES 99-101 LEEDS ROAD DEWSBURY WEST YORKSHIRE WF12 7BU
Property Search for:	STORTHESS HALL LANE, HUDDERSFIELD, WEST YORKSHIRE,
Reference Number:	51000444645002
Date of Issue:	19 December 2013
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

Location map



Approximate position of property



Enquiry boundary

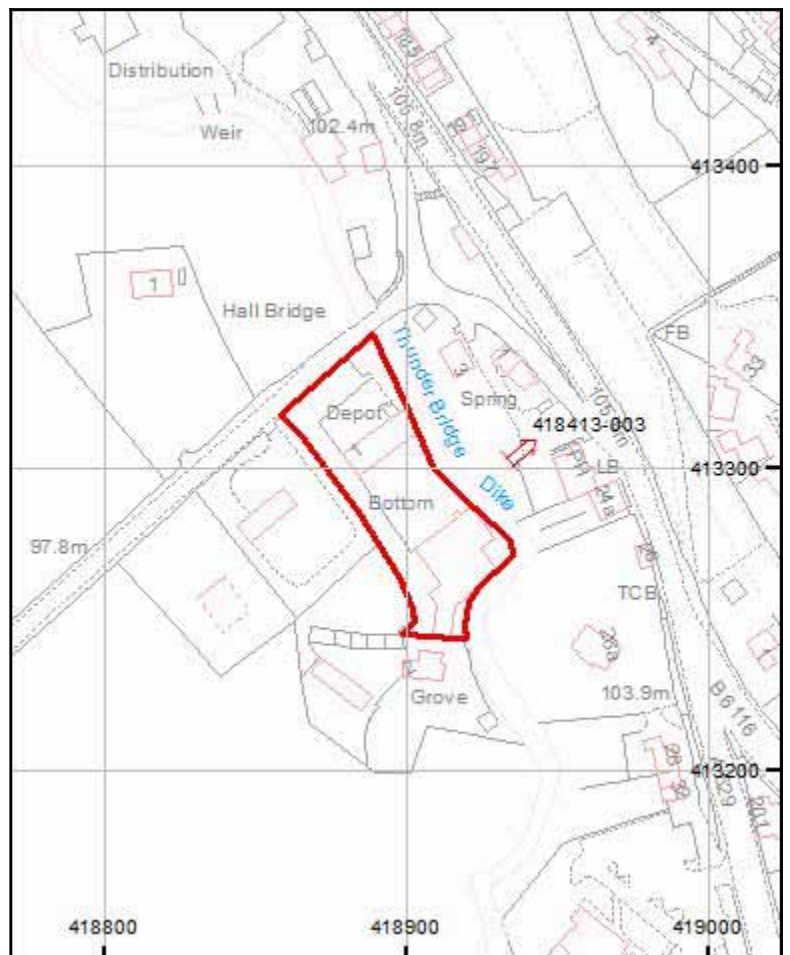
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Key

Approximate position of enquiry boundary shown



Disused Adit or Mineshaft



Haigh Huddleston & Associates
99-101, LEEDS ROAD,
DEWSBURY, WF12 7BU

GroundSure Reference: GS-1225919

Your Reference: 5884

Report Date 19 Dec 2013

Report Delivery Method: Email - pdf

GroundSure Geoinsight

Address: 41,STORTHESS HALL LANE,KIRKBURTON,HUDDERSFIELD, HD8 0PT

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Geolnsight



GroundSure GeoInsight

Address: 41,STORTHES HALL LANE,KIRKBURTON,HUDDERSFIELD, HD8 0PT
Date: 19 Dec 2013
Reference: GS-1225919
Client: Haigh Huddleston & Associates

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 26-Mar-2012
Grid Reference: 418893,413293
Site Size: 0.31ha

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Overview of Findings

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

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

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

Section 1: Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
	1.4.2 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

Section 2: Ground Workings

	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	3	22	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	1	5
2.3 Current Ground Workings	0	0	2	3	8

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	1	5
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	1
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

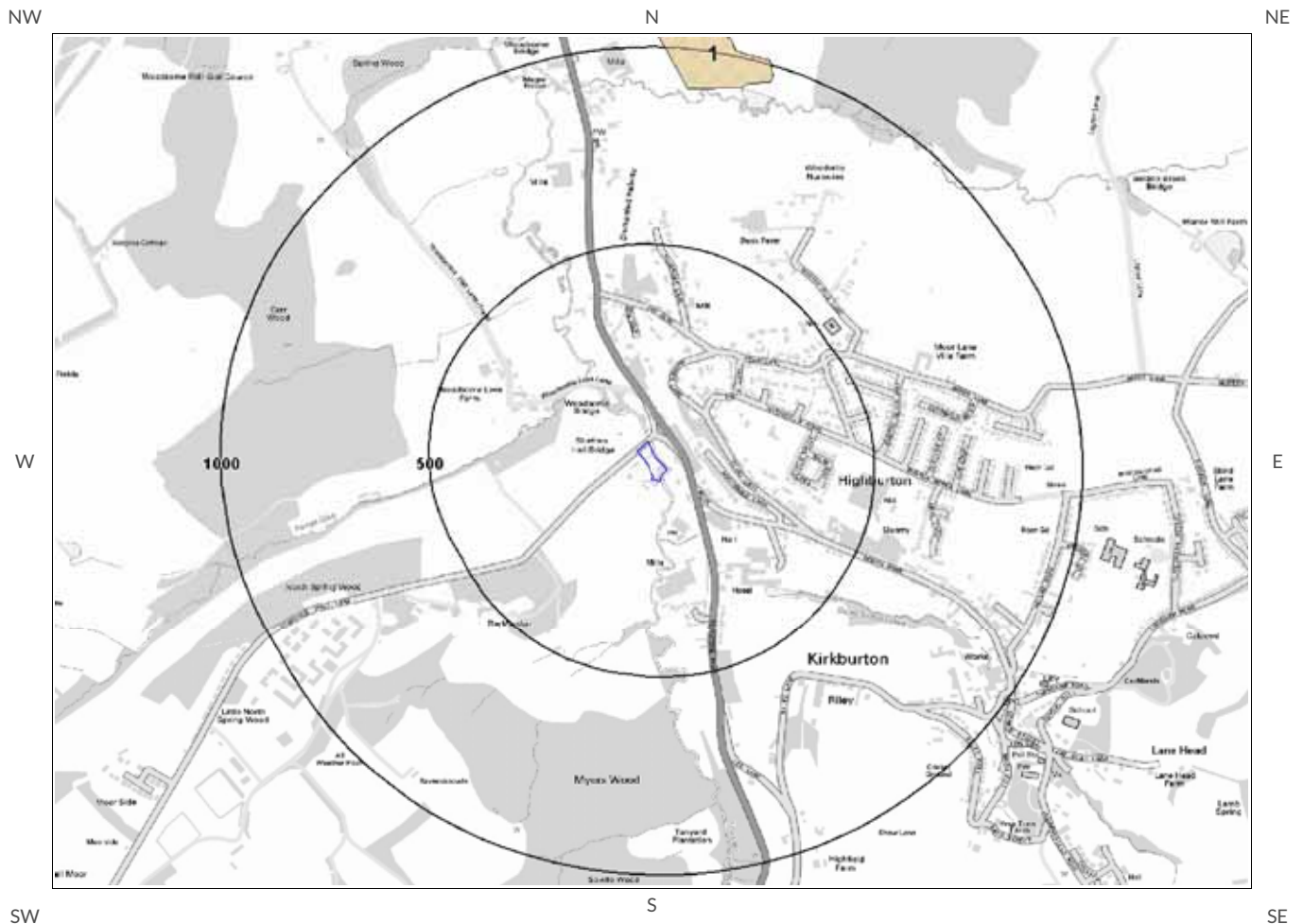
Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Very Low
4.2 Landslides	Moderate
4.3 Ground Dissolution of Soluble Rocks	Null
4.4 Compressible Deposits	Moderate
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Low

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	0	0

Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	2	16

1 Geology

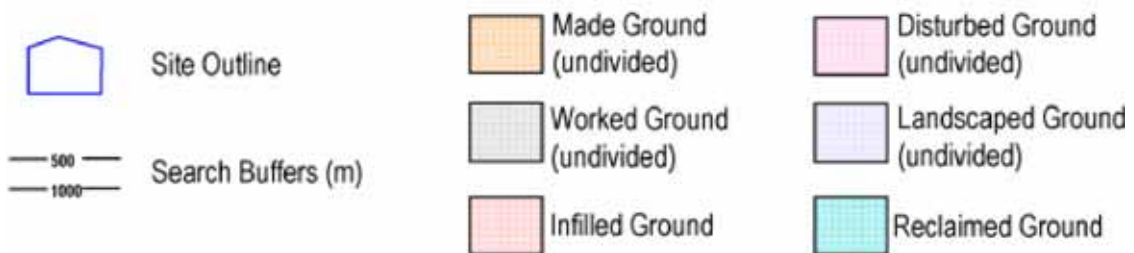
1.1 Artificial Ground Map



Artificial Ground Legend



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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:077

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

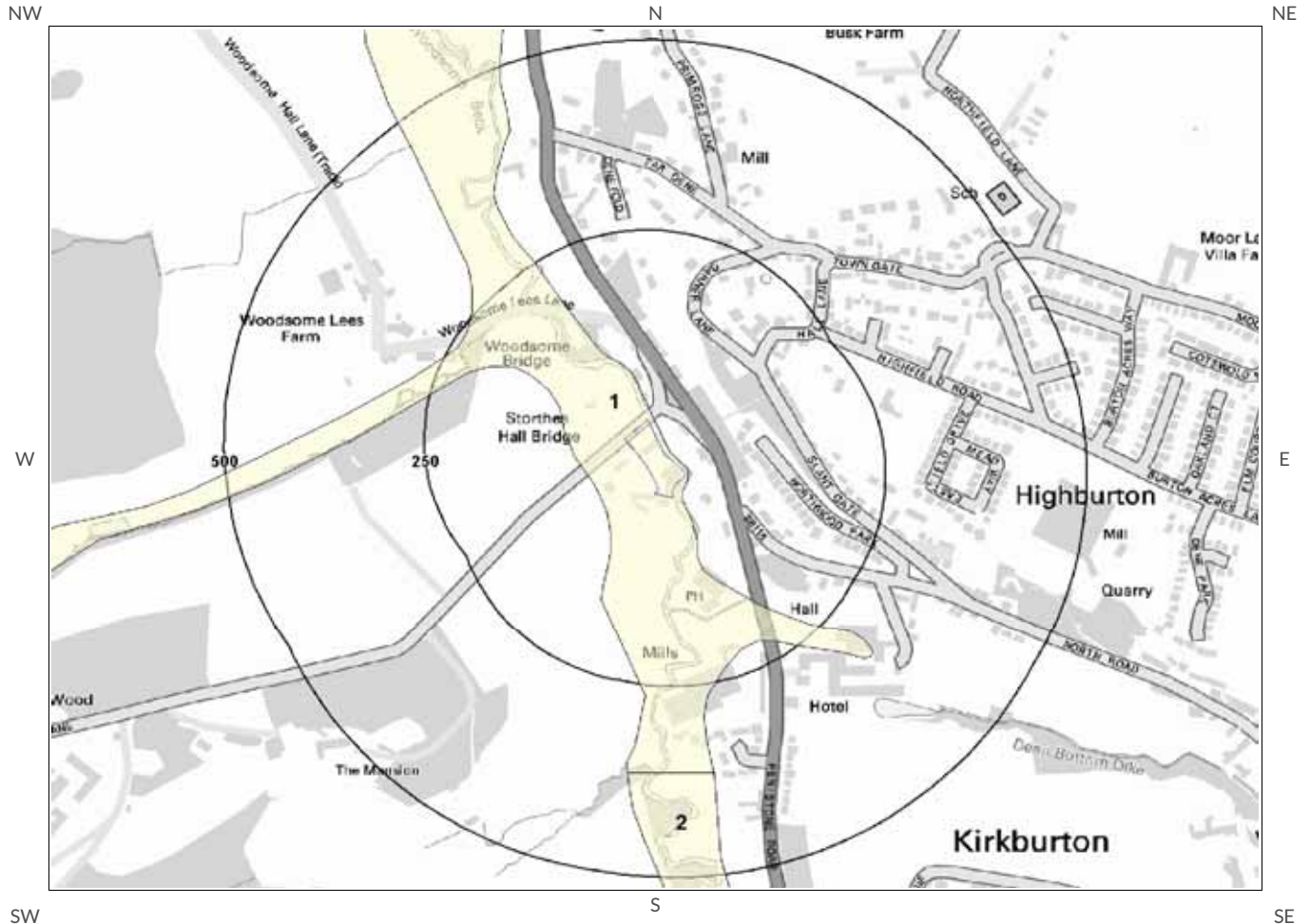
Database searched and no data found.

1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map



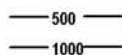
Superficial Deposits and Landslips Legend



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Site Outline



Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	363.0	S	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

1.2.2 Permeability of Superficial Ground

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

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

1.2.3 Landslip

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

Database searched and no data found.

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

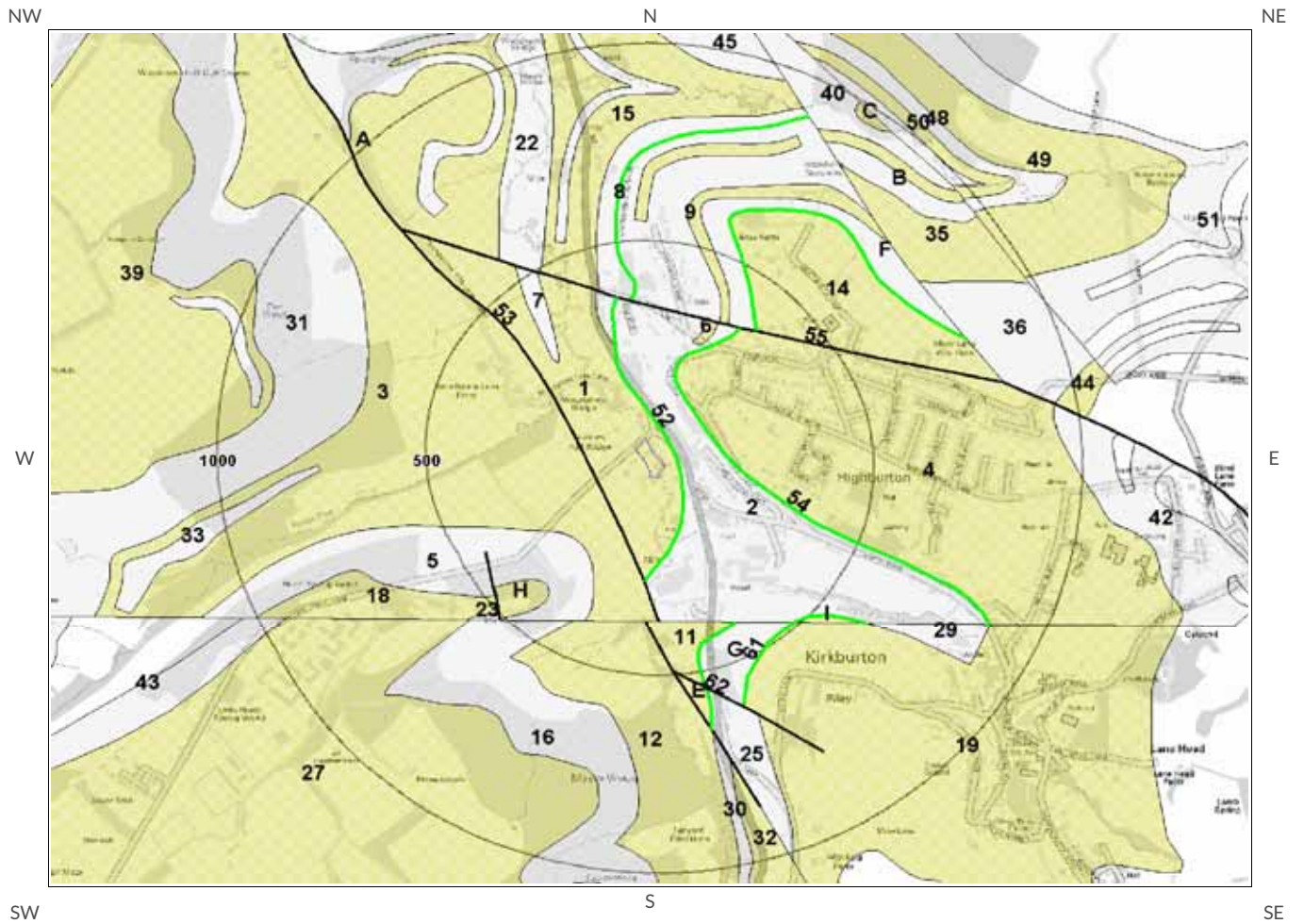
1.2.4 Landslip Permeability

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

Database searched and no data found.

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

1.3 Bedrock and Faults Map



Bedrock and Faults Legend



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1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:077

1.3.1 Bedrock/ Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian (westphalian A)
2	31.0	E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
3	115.0	SW	GM-SDST	Greenmoor Rock - Sandstone	Langsettian (westphalian A)
4	134.0	NE	KKBS-SDST	Kirkburton Sandstone - Sandstone	Langsettian (westphalian A)
5	237.0	SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
6	267.0	NE	TKS-SDST	Thick Stone - Sandstone	Langsettian (westphalian A)
7	284.0	NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
8	328.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
9	342.0	NE	TKS-SDST	Thick Stone - Sandstone	Langsettian (westphalian A)
10F	349.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
11	363.0	S	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian (westphalian A)
12	364.0	S	GM-SDST	Greenmoor Rock - Sandstone	Langsettian (westphalian A)
13H	370.0	SW	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian (westphalian A)
14	380.0	NE	KKBS-SDST	Kirkburton Sandstone - Sandstone	Langsettian (westphalian A)
15	390.0	N	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian (westphalian A)
16	410.0	SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
17G	411.0	SE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
18	476.0	SW	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian (westphalian A)
19	487.0	SE	KKBS-SDST	Kirkburton Sandstone - Sandstone	Langsettian (westphalian A)
20E	490.0	S	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian (westphalian A)
21I	490.0	SE	KKBS-SDST	Kirkburton Sandstone - Sandstone	Langsettian (westphalian A)
22	490.0	NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)
23	499.0	SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian (westphalian A)

1.3.2 Permeability of Bedrock Ground

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

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	High	Moderate
31.0	E	Fracture	High	Low

1.3.3 Faults

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

ID	Distance (m)	Direction	Category Description	Feature Description
52	31.0	E	ROCK	Coal seam, inferred
53	115.0	SW	FAULT	Normal fault, inferred
54	134.0	NE	ROCK	Coal seam, inferred
55	328.0	N	FAULT	Normal fault, inferred
56D	350.0	N	ROCK	Coal seam, inferred
57E	364.0	S	FAULT	Normal fault, inferred
58F	380.0	NE	ROCK	Coal seam, inferred
59G	411.0	SE	ROCK	Coal seam, observed
60H	437.0	SW	FAULT	Normal fault, inferred
61	487.0	SE	ROCK	Coal seam, observed
62	490.0	S	FAULT	Normal fault, inferred
63I	490.0	SE	ROCK	Coal seam, inferred

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

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

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

1.4 Radon Data

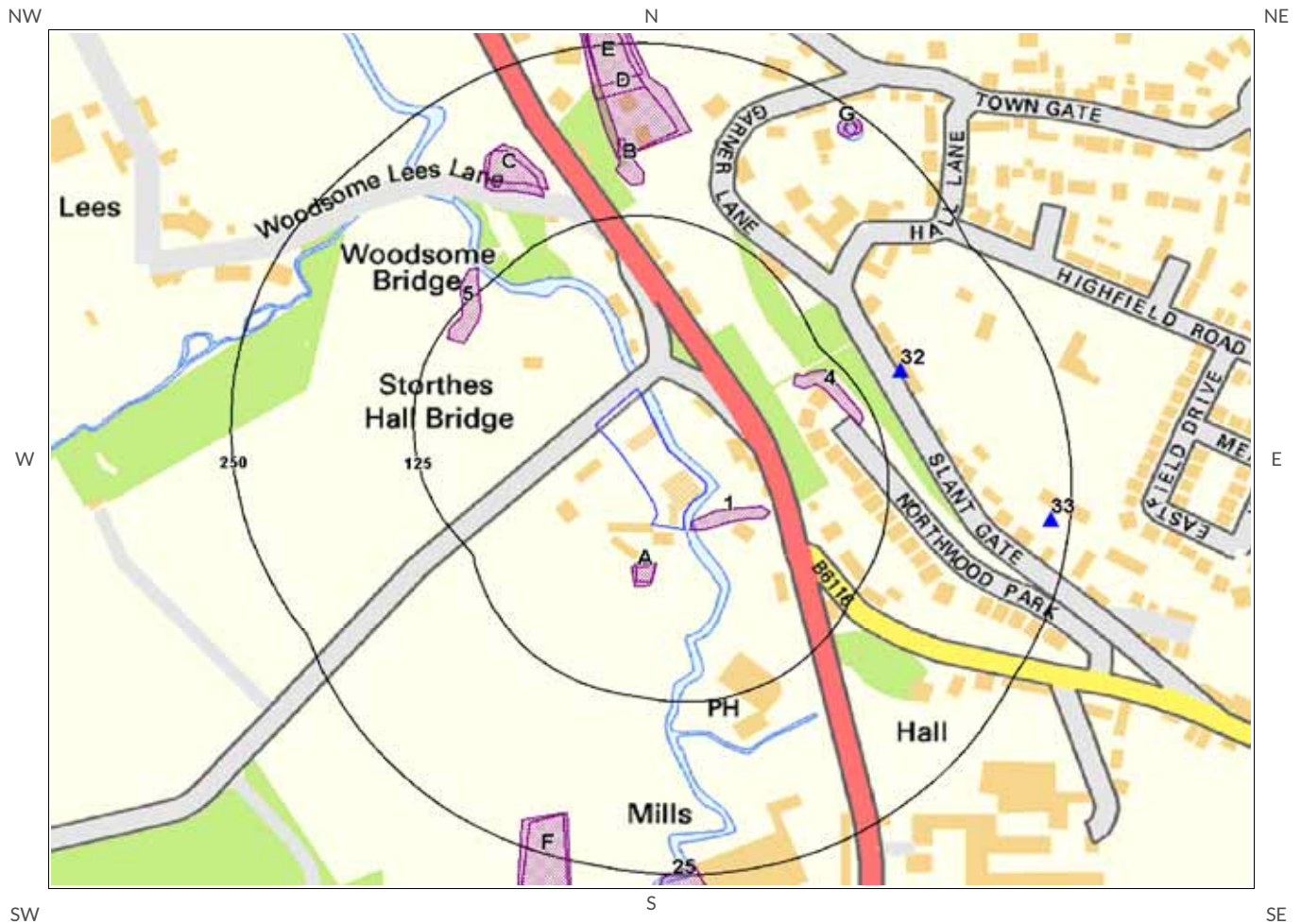
1.4.1 Radon Affected Areas

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

1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend



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



2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1	5.0	E	418952 413250	Unspecified Ground Workings	1904
2A	28.0	S	418894 413211	Reservoir	1951
3A	29.0	S	418892 413208	Reservoir	1938
4	93.0	NE	419028 413337	Unspecified Ground Workings	1904
5	108.0	NW	418768 413403	Pond	1968
6B	147.0	N	418883 413508	Unspecified Heap	1938
7B	147.0	N	418883 413508	Unspecified Heap	1904
8C	153.0	NW	418803 413499	Refuse Heap	1904
9C	153.0	NW	418803 413499	Refuse Heap	1938
10C	156.0	NW	418806 413505	Refuse Heap	1951
11C	156.0	NW	418806 413505	Refuse Heap	1968
12D	167.0	N	418879 413578	Cuttings	1892
13D	169.0	N	418885 413574	Cuttings	1968
14D	169.0	N	418885 413574	Cuttings	1977
15D	169.0	N	418885 413574	Cuttings	1990
16E	211.0	N	418879 413578	Cuttings	1904
17E	211.0	N	418879 413578	Cuttings	1938
18F	217.0	S	418825 413002	Reservoir	1951
19F	218.0	S	418823 413003	Reservoir	1892
20F	218.0	S	418823 413003	Reservoir	1904
21F	218.0	S	418823 413003	Reservoir	1938

ID	Distance (m)	Direction	NGR	Use	Date
22E	220.0	N	418869 413606	Cuttings	1951
23G	231.0	NE	419032 413533	Reservoir	1938
24G	235.0	NE	419036 413534	Reservoir	1951
25	239.0	S	418942 412950	Sewage Works	1951

2.2 Historical Underground Working Features derived from Historical Mapping

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

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	391.0	N	418861 413736	Air Shaft	1904
Not shown	784.0	N	419099 414103	Air Shaft	1968
Not shown	784.0	N	419099 414103	Air Shaft	1977
Not shown	784.0	N	419099 414103	Air Shaft	1990
Not shown	833.0	N	419093 414173	Unspecified Level	1951
Not shown	868.0	N	418958 414402	Colliery	1938

2.3 Current Ground Workings

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

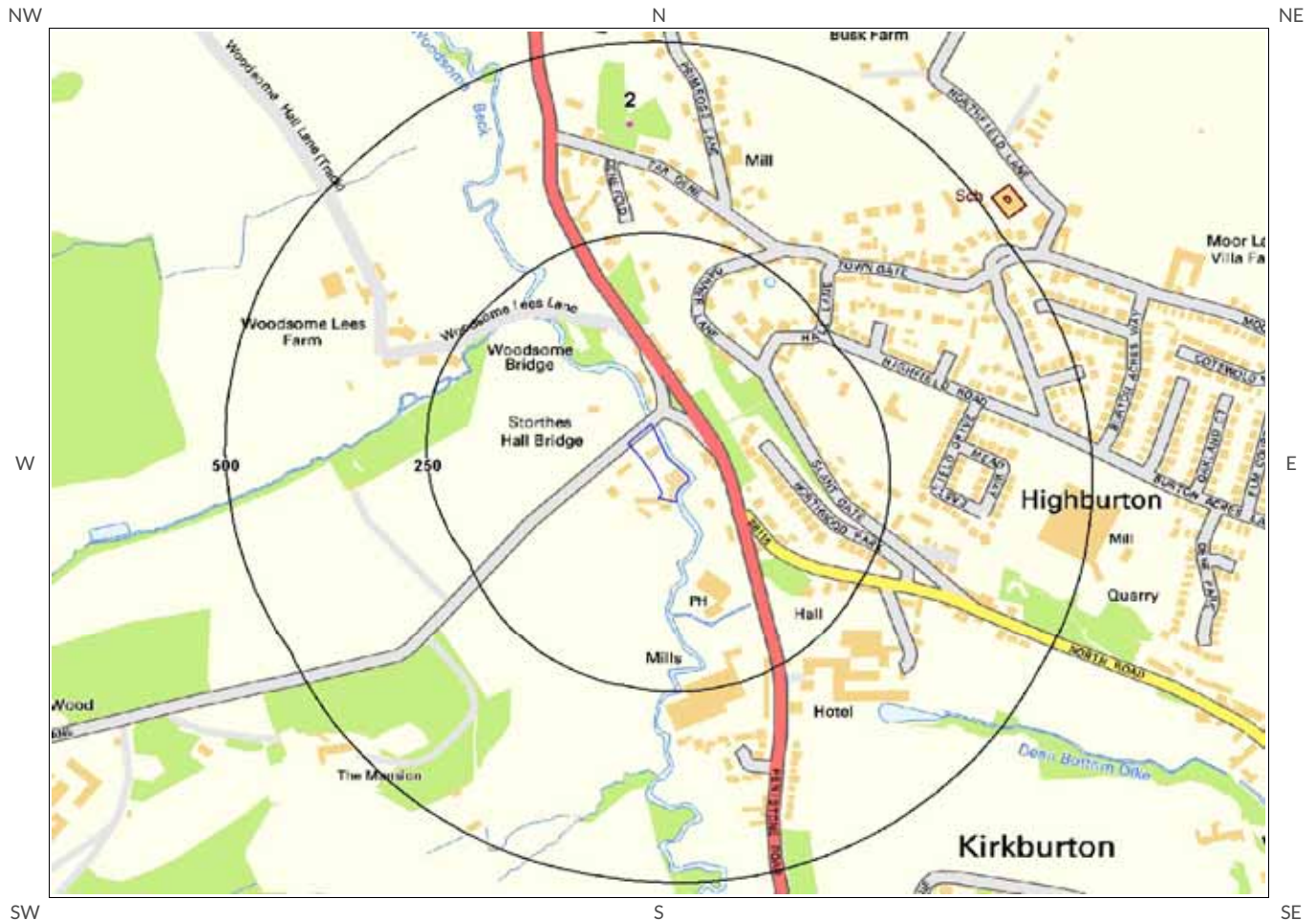
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
32	156.0	NE	419068 413357	Sandstone	Highburton	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
33	237.0	E	419171 413249	Sandstone	Dyson's Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	377.0	W	418485 413267	Sandstone	Range Dyke	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	468.0	E	419376 413111	Sandstone	Burton Dean	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	478.0	E	419411 413226	Sandstone	Blind Lane Quarries	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	553.0	E	419481 413184	Sandstone	Blind Lane Quarries	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	553.0	E	419458 413090	Sandstone	Burton Dean	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	836.0	SE	419507 412647	Coal, Deep	Riley Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	843.0	SW	418103 412945	Sandstone	Storthes Hall Road	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	845.0	N	419089 414165	Coal, Deep	Beldon Brook Mine	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	917.0	SW	418133 412740	Sandstone	Storthes Hall	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	928.0	SE	419282 412388	Sandstone	Shaw Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	963.0	SE	419812 412871	Sandstone	Dean Top	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

Mapping sourced from 

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

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

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

The following Historical Mining information is provided by GroundSure:

ID	Distance (m)	Direction	NGR	Details	Date
2	391.0	N	418861 413736	Air Shaft	1904
Not shown	784.0	N	419099 414103	Air Shaft	1968
Not shown	784.0	N	419099 414103	Air Shaft	1990
Not shown	784.0	N	419099 414103	Air Shaft	1977
Not shown	833.0	N	419093 414173	Unspecified Level	1951
Not shown	868.0	N	418958 414402	Colliery	1938

3.2 Coal Mining

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

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

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

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

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 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.

3.5 Non-Coal Mining Cavities

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

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? Yes

The following Non-Coal Mining Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Address	Superficial Deposits	Bedrock Deposits	Extracted Mineral
Not shown	963.0	N	419000 414300	Woodstone Outcrop, West Yorkshire	-	-	Clay

3.6 Natural Cavities

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

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

Database searched and no data found.

3.7 Brine Extraction

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

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

Database searched and no data found.

3.8 Gypsum Extraction

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

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

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

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

Database searched and no data found.

3.10 Clay Mining

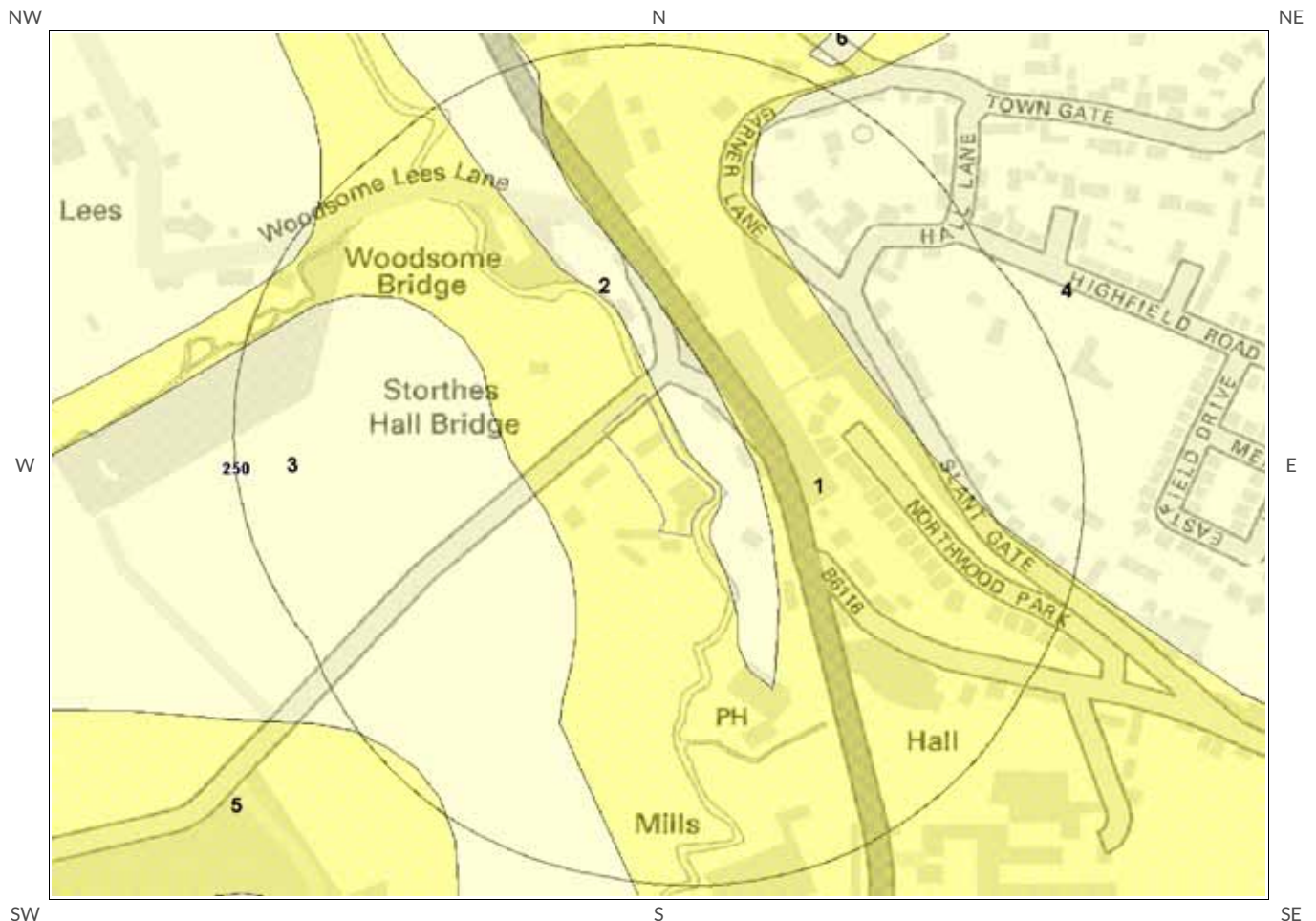
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

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

Database searched and no data found.

4 Natural Ground Subsidence

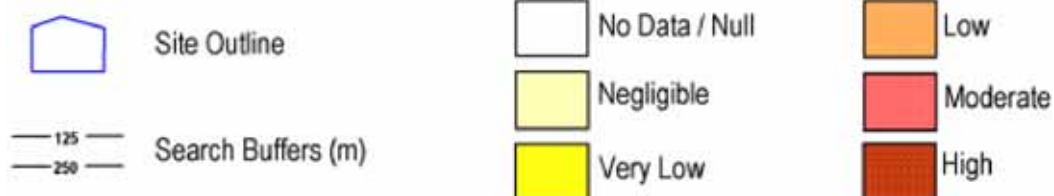
4.1 Shrink-Swell Clay Map



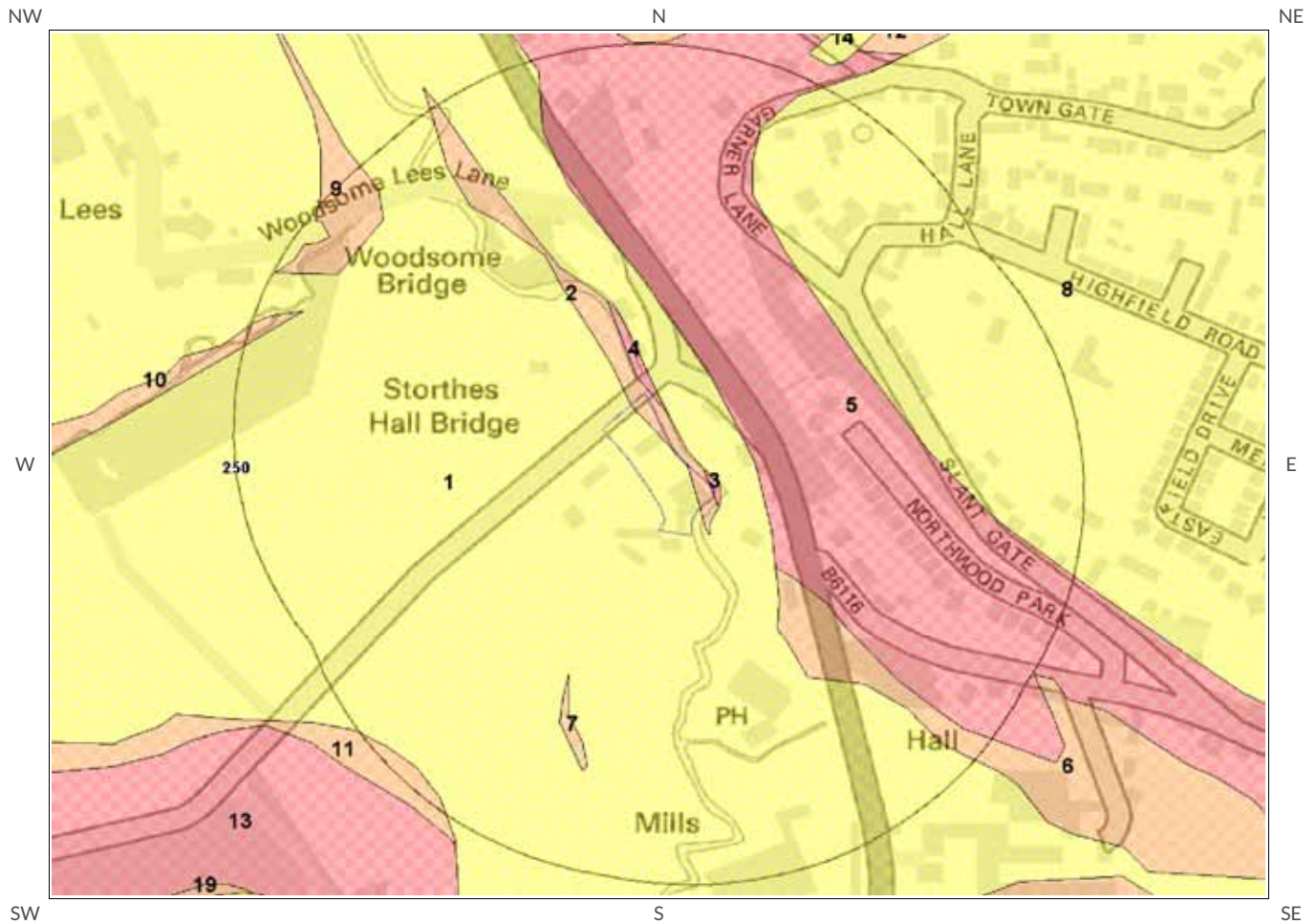
Shrink Swell Clay Legend



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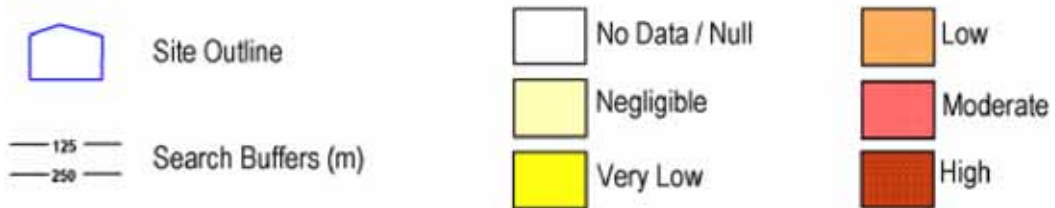
4.2 Landslides Map



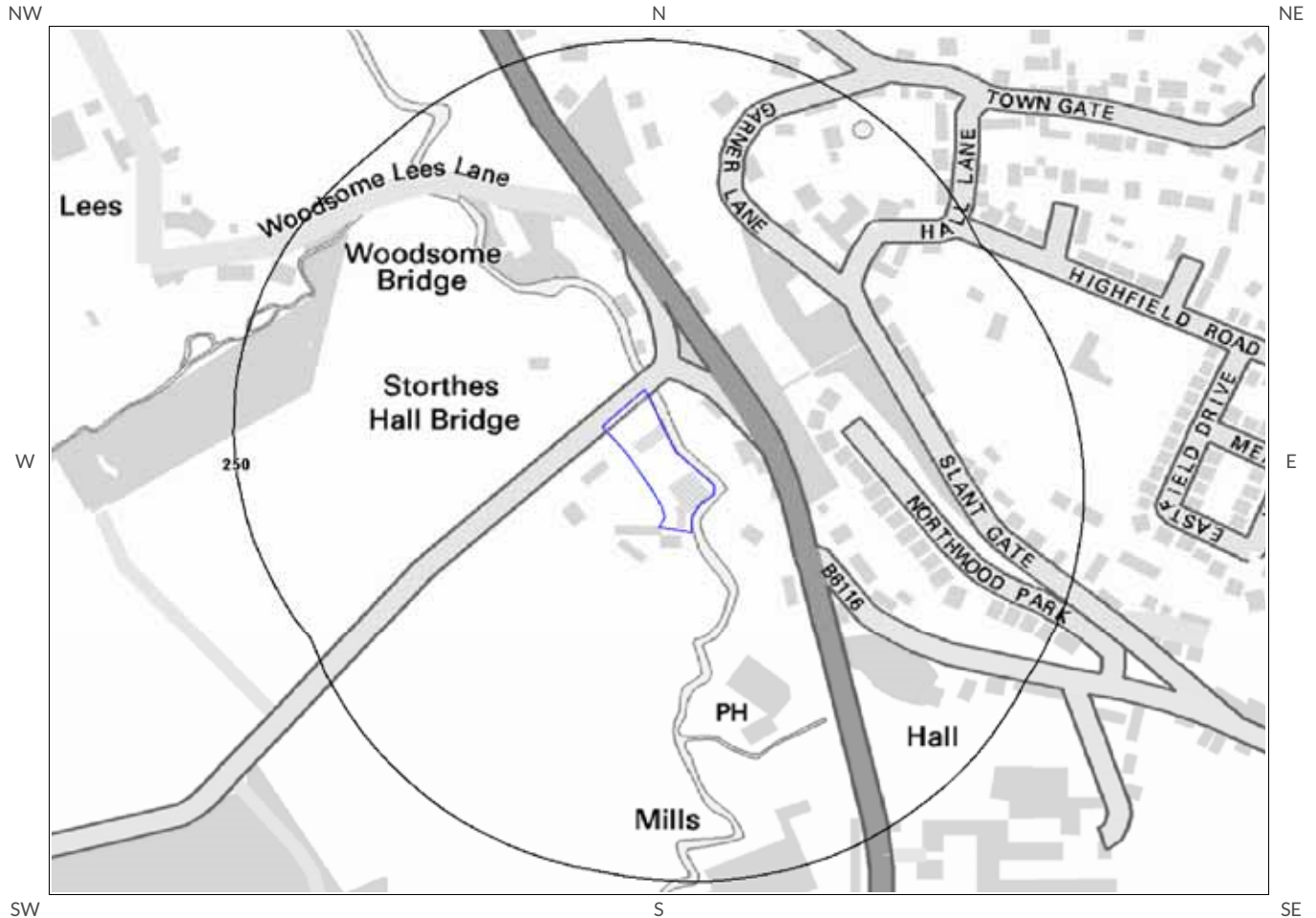
Landslides Legend



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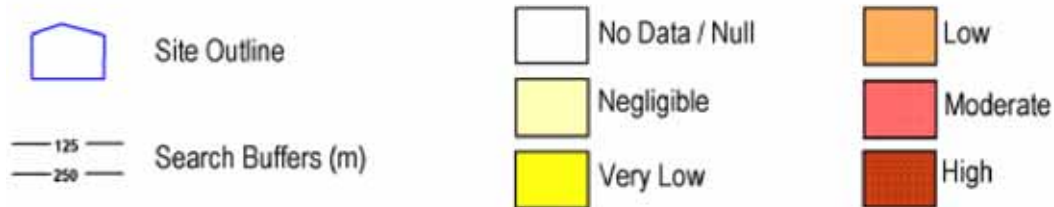
4.3 Ground Dissolution Soluble Rocks Map



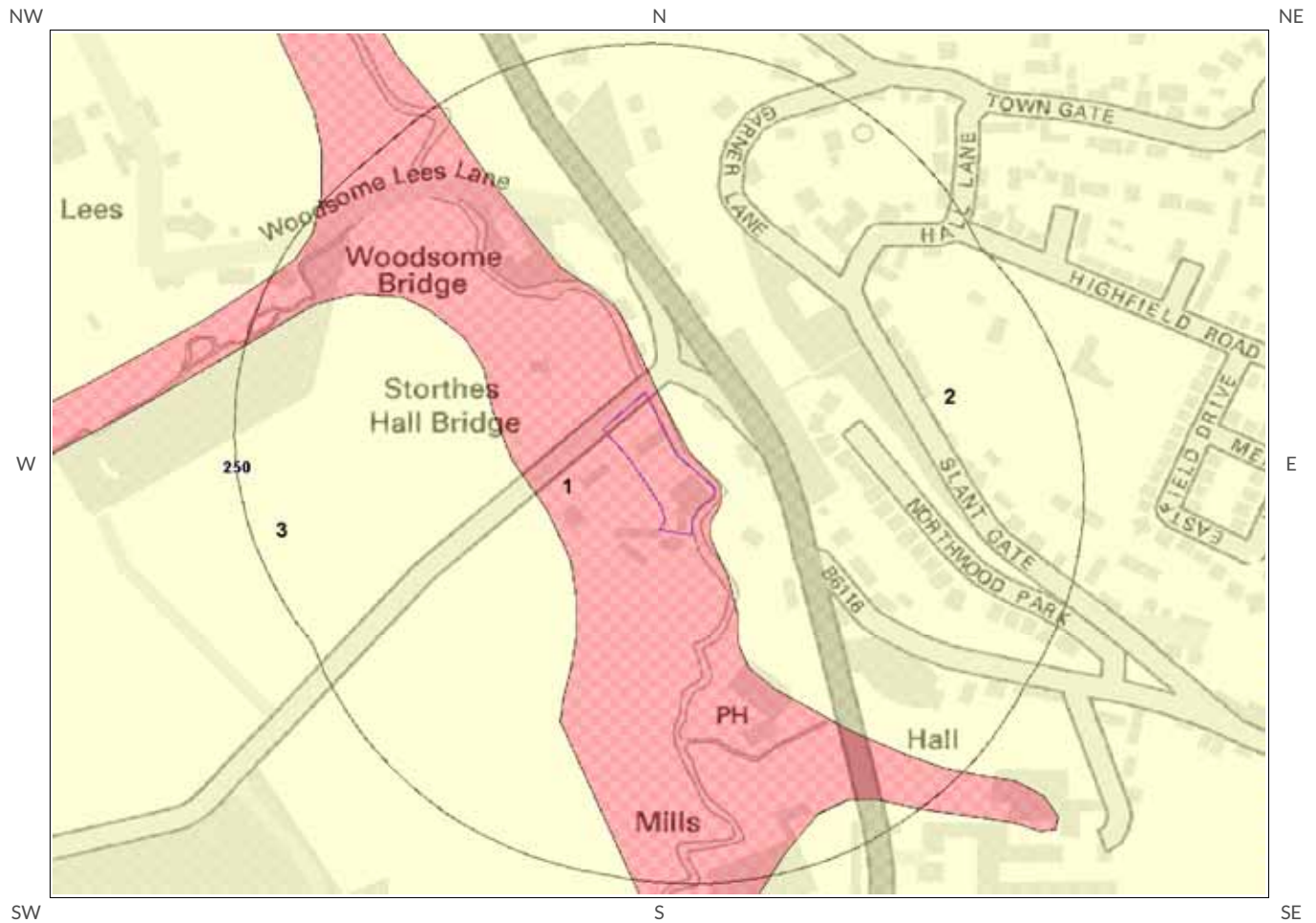
Ground Dissolution Soluble Rocks Legend



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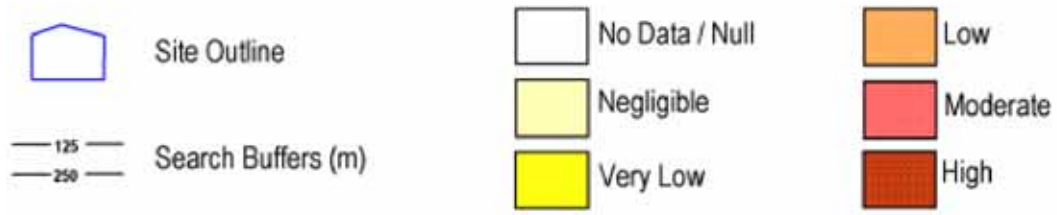
4.4 Compressible Deposits Map



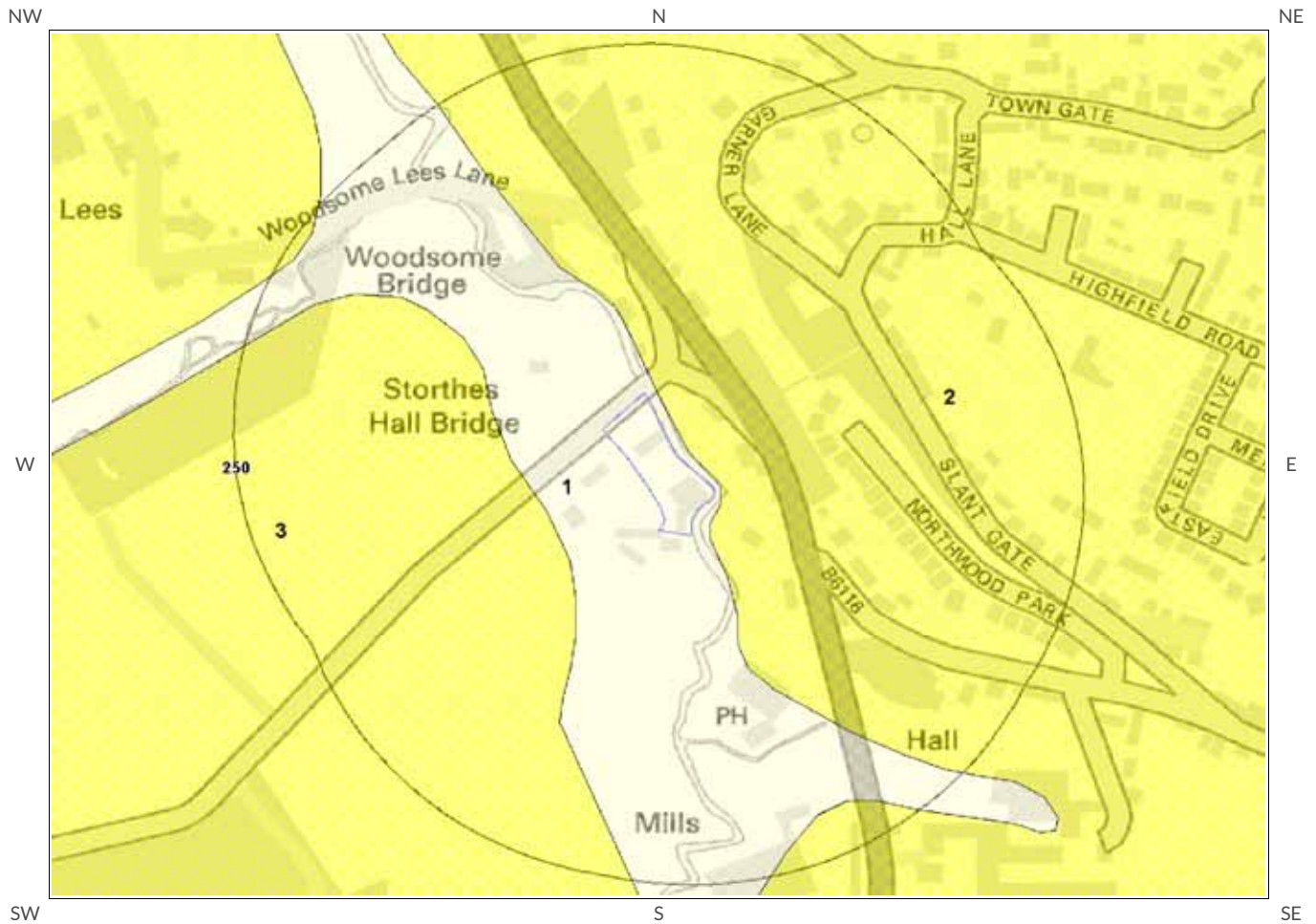
Compressible Deposits Legend



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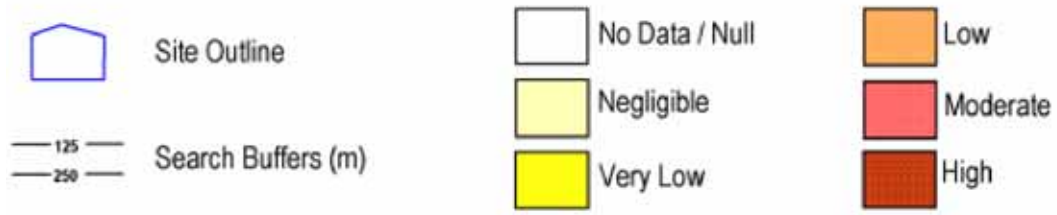
4.5 Collapsible Deposits Map



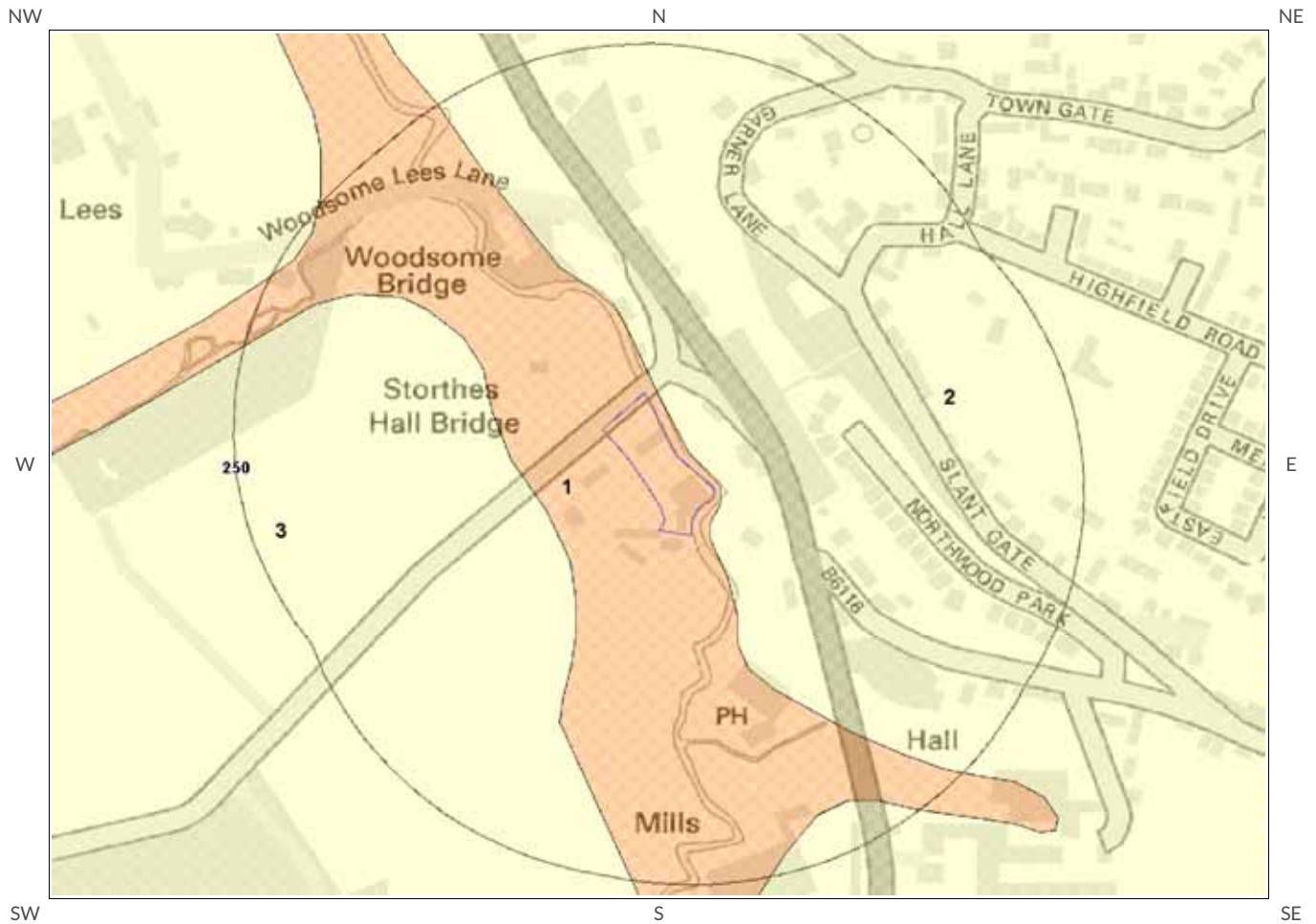
Collapsible Deposits Legend



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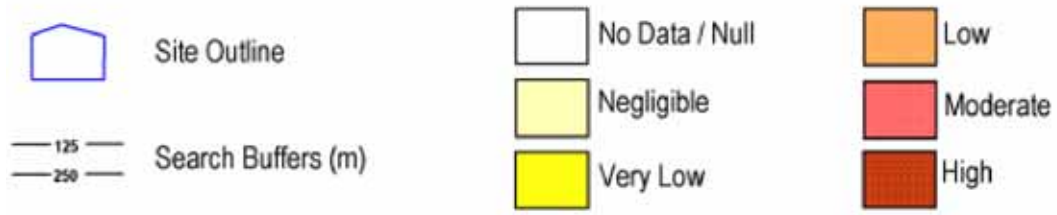
4.6 Running Sand Map



Running Sand Legend



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4 Natural Ground Subsidence

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

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

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

4.1 Shrink-Swell Clays

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	4.0	E	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	0.0	On Site	Low	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.

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

ID	Distance (m)	Direction	Hazard Rating	Details
3	0.0	On Site	Moderate	Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build - consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property - probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.
4	3.0	NE	Moderate	Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build - consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property - probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.
5	31.0	E	Moderate	Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build - consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property - probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

4.3 Ground Dissolution of Soluble Rocks

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

Distance (m)	Direction	Hazard Rating	Details
0	On 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.

4.4 Compressible Deposits

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build - consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property - possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.
2	4.0	E	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

4.5 Collapsible Deposits

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

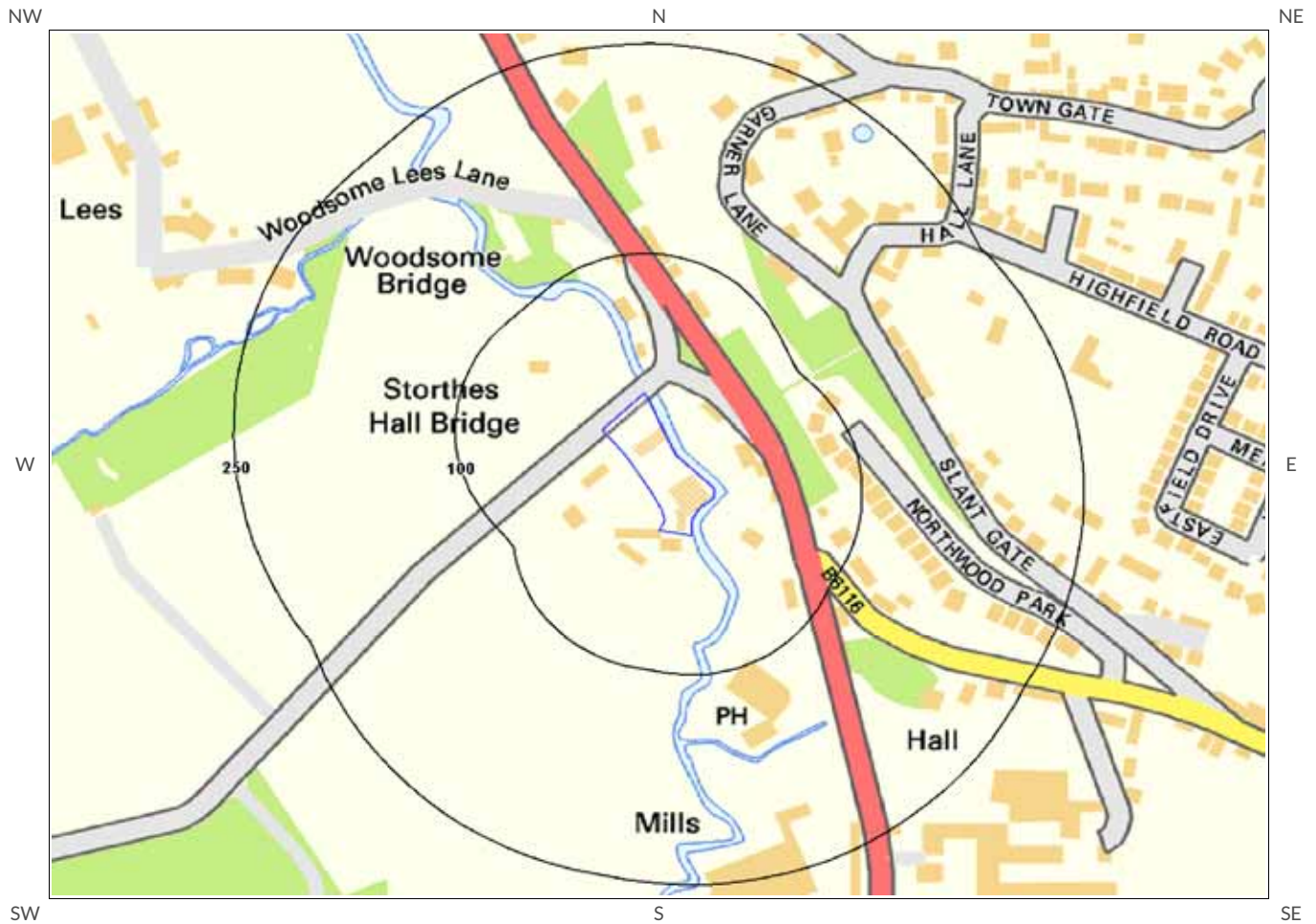
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	4.0	E	Very Low	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.

4.6 Running Sands

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build - consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property - no significant increase in insurance risk due to running sand problems is likely.
2	4.0	E	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5 Borehole Records Map




Borehole Records Legend

Mapping
sourced from



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 Borehole Locations



5 Borehole Records

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

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

0

Database searched and no data found.



6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

19

For further information on how this data is calculated and limitations upon its use, please see the GroundSure Geolnsight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<150 mg/kg
4.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
31.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
64.0	SW	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
65.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
115.0	SW	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
122.0	SE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<150 mg/kg
134.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
135.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
148.0	SE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<150 mg/kg
199.0	NW	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<150 mg/kg
221.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
237.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
242.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<150 mg/kg
242.0	NW	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
243.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
243.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
246.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
248.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

Contact Details



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info@groundsure.com

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Kingsley Dunham Centre
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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



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Leicestershire
LE12 6HX



The Coal Authority

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Mansfield
Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
www.coal.gov.uk



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Public Health England, Wellington House
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Report Reference: GS-1225919

Client Reference: 5884

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

"Client" means the party or parties entering into a Contract with GroundSure.

"Commercial" means any building or property which is not Residential.

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

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

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

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

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

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

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

"Fees" has the meaning set out in clause 5.1.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028.

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

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

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

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

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

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

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

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

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

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

"Site" means the area of land in respect of which the Client has requested GroundSure to provide the Services.

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

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

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

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

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

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

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

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

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order

shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 GroundSure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 GroundSure's right to suspend or terminate

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

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

(i) the Client fails to pay any sum due to GroundSure within 30

days of the Payment Date; or

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

(vii) suspension or delay of services at public registries by Third

Party Data Providers;

(viii) changes in law; or

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

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

12.8 Any notice provided shall be in writing and shall be deemed to be properly

given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

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

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

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

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

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

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

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

APPENDIX C

GROUNDSURE REPORT

HISTORICAL MAPS



Conveyancing Department

Haigh Huddleston & Associates
99-101, LEEDS ROAD,
DEWSBURY , WF12 7BU

GroundSure Reference: GS-1225916
Your Reference: 5884
Report Date: 19 Dec 2013
Report Delivery Method: **xml**

Client Email: p.wood@martinwalshassociates.co.uk

GroundSure RadonCheck

Address: 41, STORTHESS HALL LANE, KIRKBURTON, HUDDERSFIELD, HD8 OPT

Dear Sir/Madam,

Thank you for placing your order with GroundSure.

Please find enclosed the GroundSure RadonCheck as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be "P. Wood", followed by a small circle and a comma.

Managing Director
Groundsure Limited

Enc.
GroundSure RadonCheck

GroundSure RadonCheck

Address: 41,STORTHES HALL LANE,KIRKBURTON,HUDDERSFIELD, HD8 0PT

Date: 19 Dec 2013

GroundSure Reference: GS-1225916

Your Reference: 5884

Grid Reference: 418893,413293

Client: Haigh Huddleston & Associates



Brought to you by GroundSure



1. Residential Radon Potential Result

1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: 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?

Answer: The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

1.2 Are Radon Protective Measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

Question: 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?

Answer: No Radon Protective Measures are necessary.

1.3 Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As 1-3% of properties in the area may be radon affected the HPA recommend carrying out a site-specific radon assessment. This costs £43.70 including VAT and the results are confidential to the client. Please contact the HPA (01235 831 600) for further information and advice.

If planning on building an extension or a new build property, no Radon Protective Measures are required.

1.4 Further details on Radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. The Health Protection Agency recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m⁻³). This is termed the Action Level. The Health Protection Agency defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m⁻³.

The joint HPA-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. <http://www.bre.co.uk/radon/index.html>

2. Contact Details

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



Local Authority - Kirklees Metropolitan Borough
Council. Address: Civic Centre 3, Market Street,
Huddersfield, HD1 1WG. Web:
www.kirkleesmc.gov.uk. Tel: 01484 221000

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general
geological enquiries



Public Health England

Public information access office, Public Health
England
Wellington House, 133-155 Waterloo Road,
London, SE1 8UG
[https://www.gov.uk/government/organisations/
public-health-england](https://www.gov.uk/government/organisations/public-health-england)
Email: enquiries@dhe.gov.uk



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



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



This report is produced by GroundSure Ltd, whose correspondence address is GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Fax: 01273 763569, Email: info@4c.groundsure.com). GroundSure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

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, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

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

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to:GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com

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

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

"Client" means the party or parties entering into a Contract with GroundSure.

"Commercial" means any building or property which is not Residential.

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

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

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

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

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

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

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

"Fees" has the meaning set out in clause 5.1.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028.

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

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

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

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

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

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

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

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

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

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

"Site" means the area of land in respect of which the Client has requested GroundSure to provide the Services.

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

Report Reference: GS-1225916

Brought to you by GroundSure

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@groundsure.com

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

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

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

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

4 Reliance

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

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

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

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

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

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

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

8 GroundSure's right to suspend or terminate

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

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

- (i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

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

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

- (i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and
- (ii) the Reports and/or Mapping provided under this Contract are
- (a) supplied to the Client's specification(s) and in any event
 - (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

- (i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in GroundSure's possession or control; and
- (ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

- (i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;
- (ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and
- (iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

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

12 General

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

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

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

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

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

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

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

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

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

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

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

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

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

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

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

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

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

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Haigh Huddleston & Associates
99-101, LEEDS ROAD,
DEWSBURY , WF12 7BU

GroundSure GS-1225918
Reference:

Your Reference: 5884

Report Date 19 Dec 2013

Report Delivery Email - pdf
Method:

GroundSure EnviroInsight

Address: 41,STORTHESS HALL LANE,KIRKBURTON,HUDDERSFIELD, HD8 0PT

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight



GroundSure Envirolnsight

Address: 41, STORTHESS HALL LANE, KIRKBURTON, HUDDERSFIELD, HD8 0PT

Date: 19 Dec 2013

Reference: GS-1225918

Client: Haigh Huddleston & Associates

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 26-Mar-2012

Grid Reference: 418893,413293

Site Size: 0.31ha

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Hazards

Overview of Findings

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

Section 1: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	0		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	4	0	1	0		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	0	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0		
1.1.9	Records of Licensed Discharge Consents	0	0	0	1		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	1	0		
1.3.2	National Incidents Recording System, List 1	0	0	1	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	0	0	2	0
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	1	0
2.1.4	GroundSure Local Authority Landfill Sites Data	0	0	0	0	3	0
2.2 Landfill and Other Waste Sites Findings							
2.2.1	Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	Not searched	Not searched
2.2.2	Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	1	0	3	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	0	1
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0

Section 4: Geology

4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology

	0-500m
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?	Yes
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	8	7	6
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	2	5	1
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	3	0	0
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
5.7 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
5.8 Detailed River Network entries within 500m of the site	0	1	8	14	Not searched	Not searched
5.9 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 6: Flooding

6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very High
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	4	12
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	1

Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?

Moderate

Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?

Yes

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?

Low-Moderate

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

No

Using this report

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

1. 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.

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

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

6. Flooding

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

7. Designated Environmentally Sensitive Sites

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

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

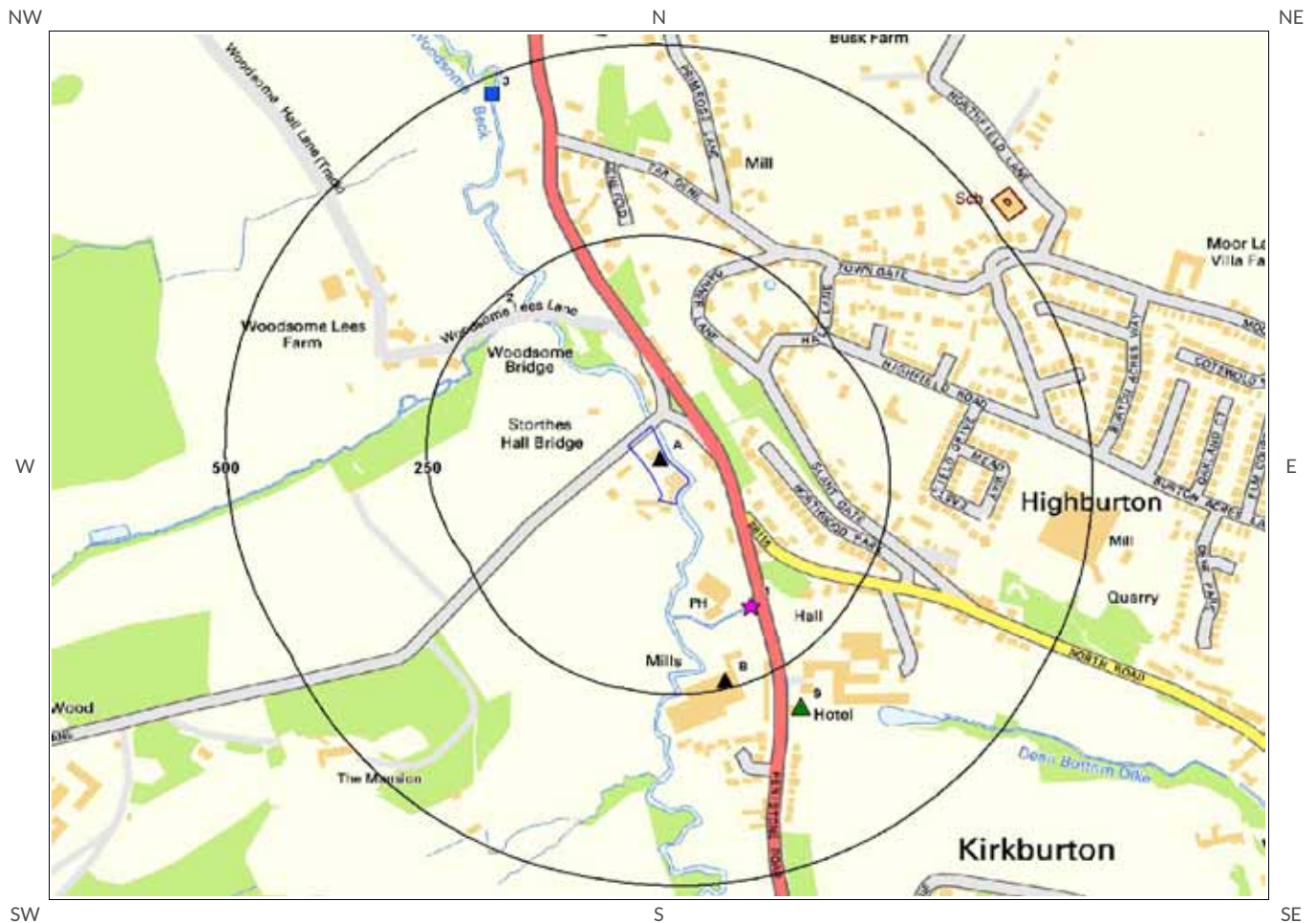
Note: Maps

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

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

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















1 Environmental Permits, Incidents and Registers Map



Environmental Permits,
Incidents and Registers Legend



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Ordnance Survey license 100035207.

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



1 Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

5

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

ID	Distance	Direction	NGR	Details	
10A	0.0	On Site	418900 413300	Operator: Whitley Willows Ltd Installation Name: Whitley Willows Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BS8150IK Original Permit Number: BS8150IK EPR Reference: - Issue Date: 28/1/2003 00:00:00 Effective Date: 7/2/2003 00:00:00 Last date noted as effective: 2013-10-01 Status: Superseded
11A	0.0	On Site	418900 413300	Operator: Whitley Willows Ltd Installation Name: Whitley Willows Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: JP3736LX Original Permit Number: BS8150IK EPR Reference: - Issue Date: - Effective Date: 1/9/2006 00:00:00 Last date noted as effective: 2013-10-01 Status: Surrender Effective
12A	0.0	On Site	418900 413300	Operator: Whitley Willows Ltd Installation Name: - Process: COATING, PRINTING & TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BU9408 Original Permit Number: BS8150 EPR Reference: - Issue Date: 27-6-2003 Effective Date: 1-7-2003 Last date noted as effective: 2004-10-01 Status: Superseded By Pas
13A	0.0	On Site	418900 413300	Operator: Whitley Willows Ltd Installation Name: - Process: COATING, PRINTING & TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BS8150 Original Permit Number: BS8150 EPR Reference: - Issue Date: 28-1-2003 Effective Date: 7-2-2003 Last date noted as effective: 2005-10-03 Status: Superseded By Variation

ID	Distance	Direction	NGR	Details	
14B	240.0	S	418980 413010	Operator: Whitley Willows Ltd Installation Name: Whitley Willows Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BU9408IX Original Permit Number: BS8150IK EPR Reference: - Issue Date: 27/6/2003 00:00:00 Effective Date: 1/7/2003 00:00:00 Last date noted as effective: 2013-10-01 Status: Superseded

1.1.3 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.

1.1.4 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.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance	Direction	NGR	Details	
9	309.0	SE	419073 412974	Address: Dene Service Station, Penistone Road, Kirkburton, HD8 OPE Process: Petrol Vapour Recovery Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

1

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

ID	Distance	Direction	NGR	Details	
3	479.0	NW	418690 413780	Address: Dogley Cso, Dogley Lane (off), Kirkburton, Huddersfield, West Yorkshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: WRA9237 Permit Version: 1	Receiving Water: Woodsome Beck Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 31/8/2007 Effective Date: 31/8/2007 Revocation Date: -

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

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

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

1

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

ID	Distance	Direction	NGR	Details	
1	162.0	SE	419011 413108	Incident Date: 28/06/2010 Incident Identification: 795283 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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

1

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

ID	Distance	Direction	NGR	Details	
2	242.0	NW	418700 413500	Incident Date: 16-Oct-2000 Incident Identification: 13589.0 Catchments Name: CALDER AND TRIBS Water Description: RIVER STRETCH (FRESHWATER) Water Course: FENAY BECK/SHEPLEY DIKE Incident Substantiated: Yes	Priority Description: 1 Day (24 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Pollutant:

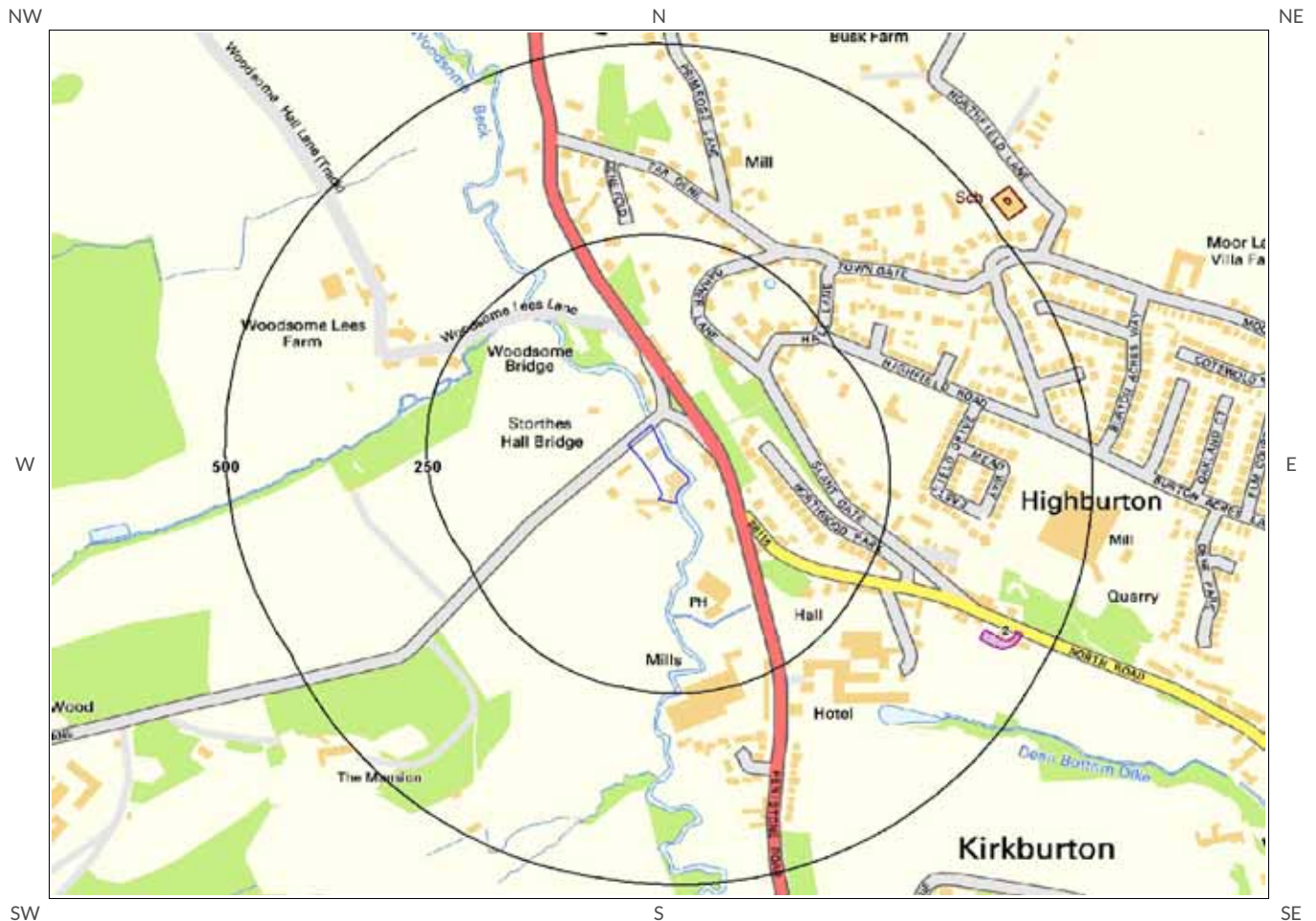
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.









2 Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend



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



2 Landfill and Other Waste Sites

2.1 Landfill Sites

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details
Not shown	781.0	NE	419200 414100	Site Address: Netheroyd Hill Tip, Netheroyd Hill Road, Huddersfield, West Yorkshire Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Huddersfield County Borough, Borough Engineers Department Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -
Not shown	922.0	SW	418400 412400	Site Address: Storthes Hall Hospital, Myers Wood, Kirkburton Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - Waste Licence: - Site Reference: - Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -

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

1

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

ID	Distance (m)	Direction	NGR	Details
Not shown	861.0	NE	41930 0.0 41410 0.0	Address: Netheroyd Hill Tip, Netheroyd Hill Rd, H'field BGS Number: 2139.0 Risk: No risk to aquifer Waste Type: N/A

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

3

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	900.0	N		Refuse Tip	1972 mapping	Polygon
Not shown	951.0	SW		Refuse Tip	1996 mapping	Polygon
Not shown	951.0	SW		Refuse Tip	1997 mapping	Polygon

2.2 Other Waste Sites

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

1

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

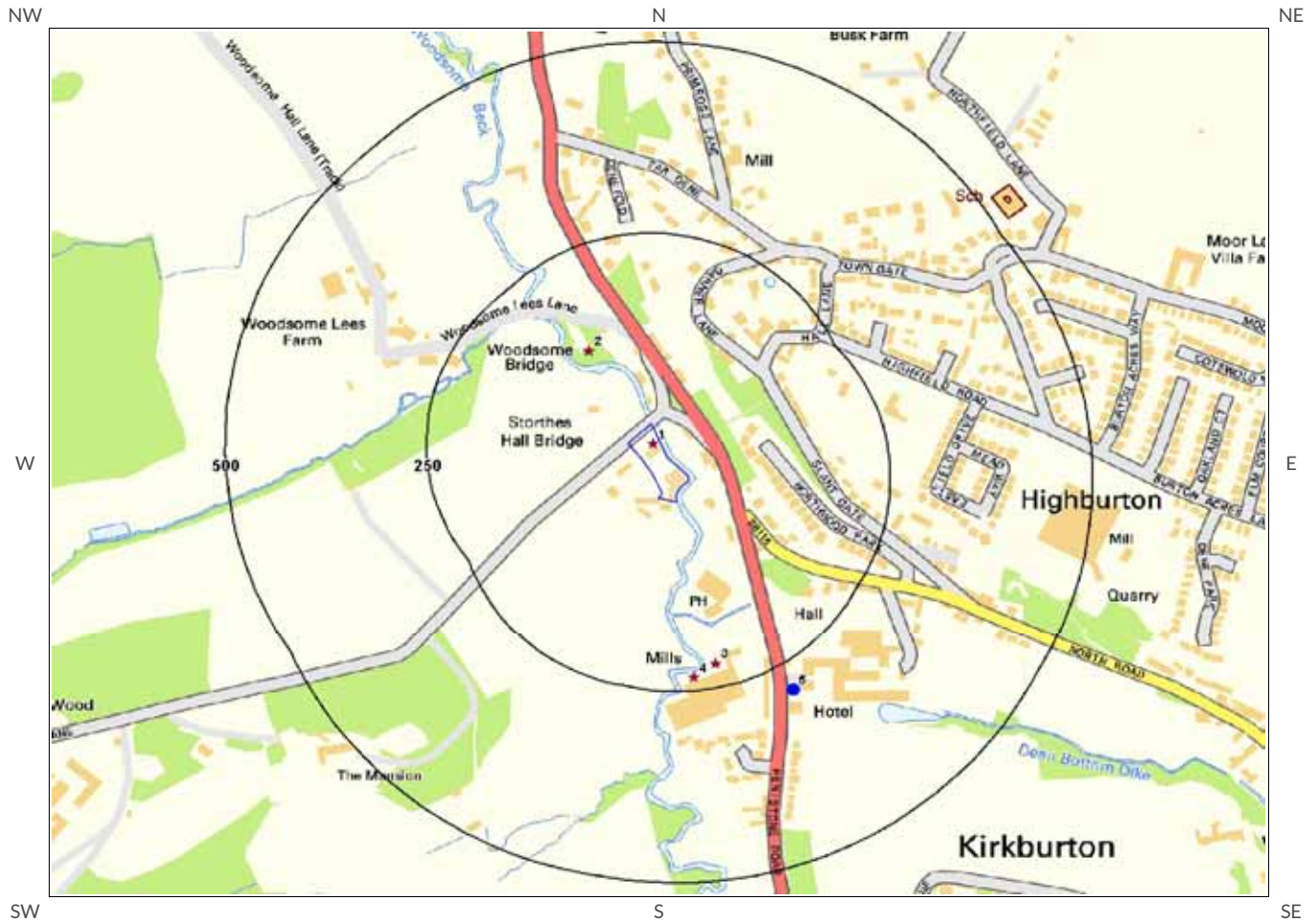
ID	Distance (m)	Direction	NGR	Details		
2	414.0	SE	419322 413063	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Planning Application Reference: N/A Date: 1960	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

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

0

Database searched and no data found.

3 Current Land Use Map



Current Land Use Legend



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 Site Outline

 Current Industrial Sites

 Search Buffers (m)

 Petrol & Fuel Sites

 Underground High Pressure Oil & Fuel Pipelines



3 Current Land Uses

3.1 Current Industrial Data

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

4

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0.0	On Site	Depot	418890 413318	HD8	Container and Storage	Transport, Storage and Delivery
2	124.0	NW	Gas Distribution Centre	418810 413440	HD8	Gas Features	Infrastructure and Facilities
3	218.0	S	Tanks	418968 413029	HD8	Tanks (Generic)	Industrial Features
4	232.0	S	Tanks	418941 413011	HD8	Tanks (Generic)	Industrial Features

3.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
5	286.0	SE	419064 412995	Texaco	Dene Service Station, Penistone Road, Penistone Road, Kirkburton, Huddersfield, West Yorkshire, HD8 0PE	No	Open

3.3 Underground High Pressure Oil and Gas Pipelines

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

0

Database searched and no data found.



4 Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

4.3 Bedrock and Solid Geology

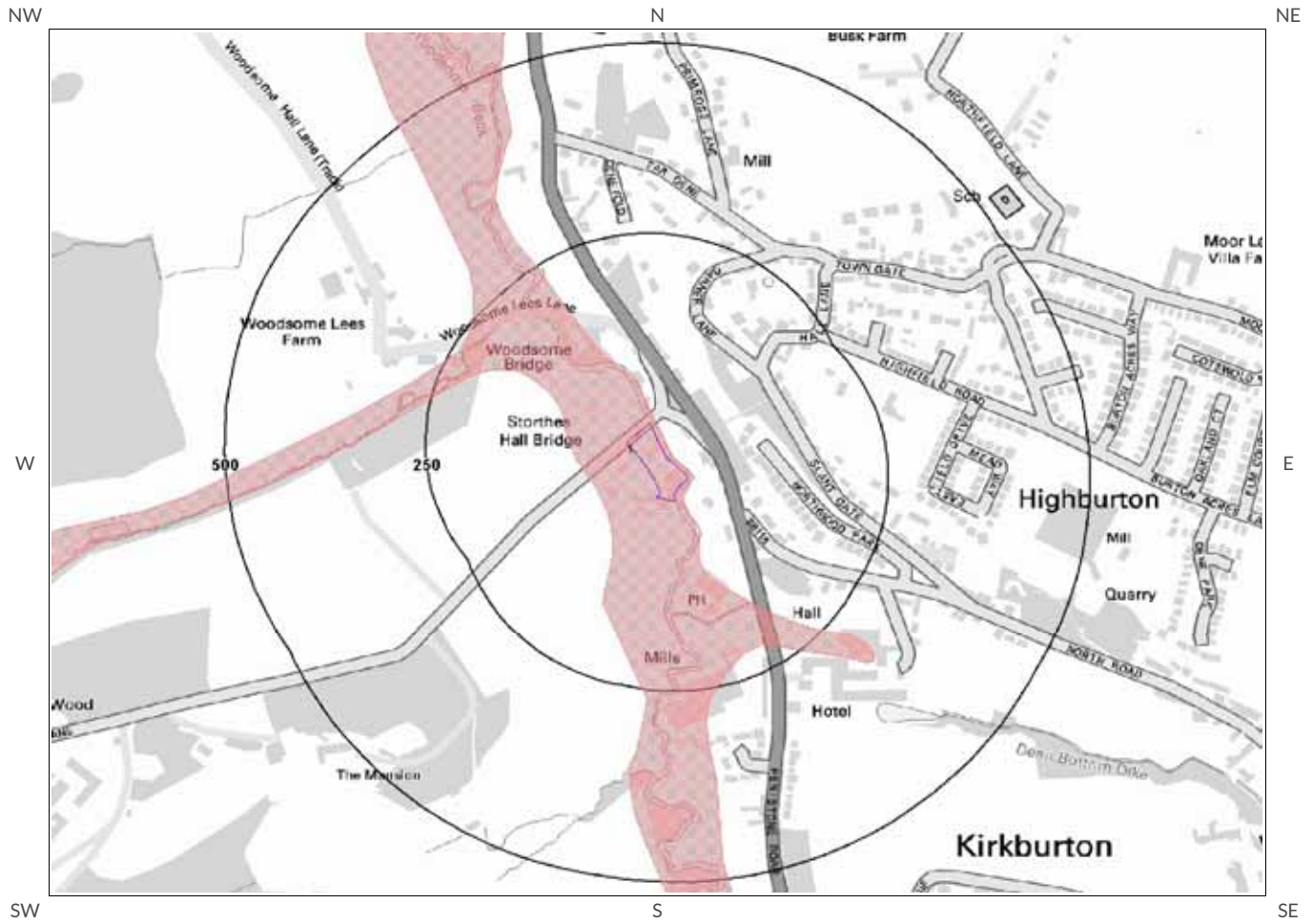
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
GR-SDST	GRENOSIDE SANDSTONE	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

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

5 Hydrogeology and Hydrology









5a Aquifer Within Superficial Geology



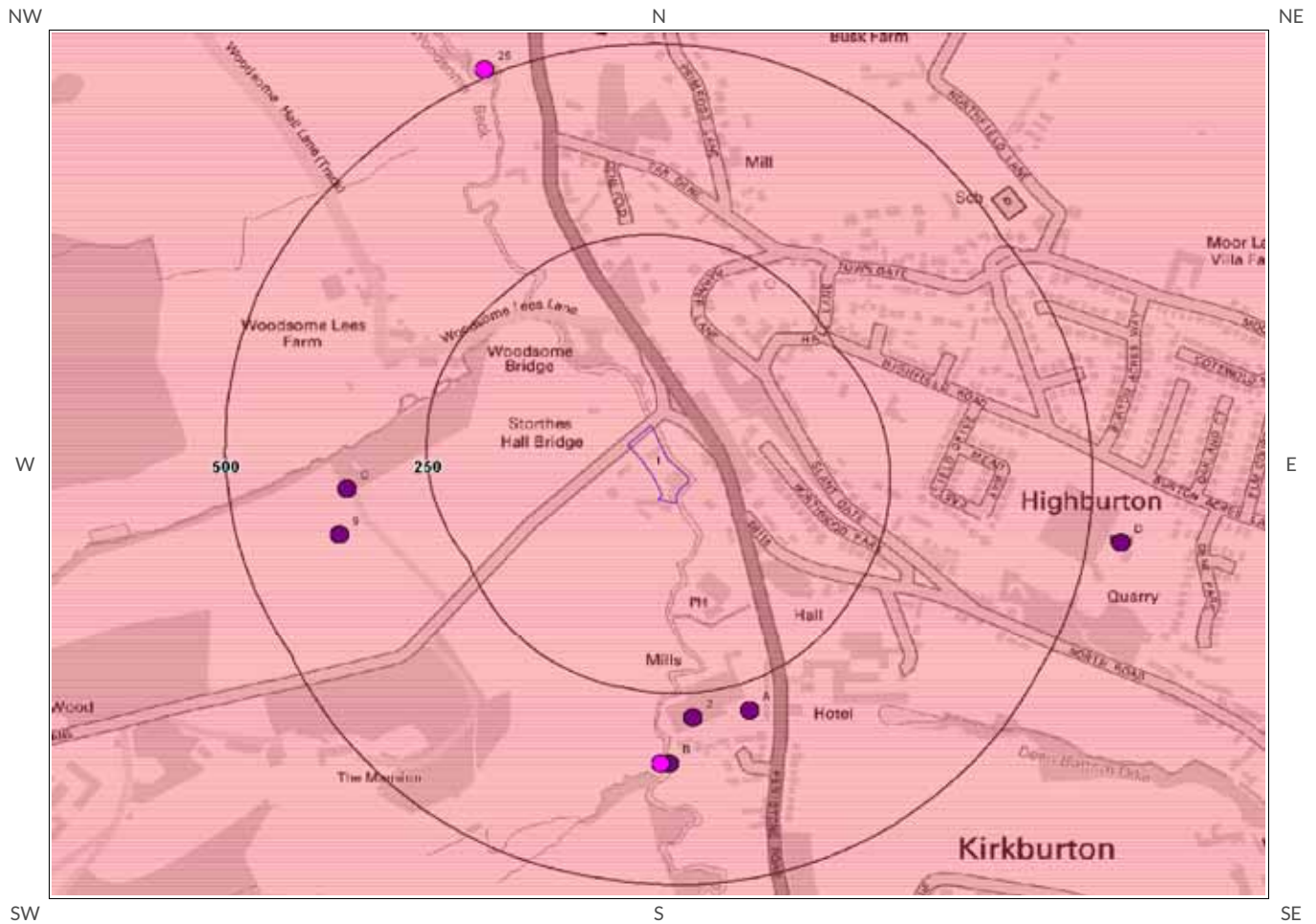
Map Legend



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- | | | | | | |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------|
|  | 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) |

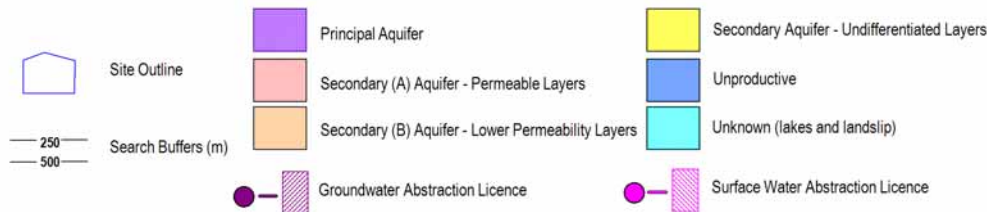
5b Aquifer Within Bedrock Geology and Abstraction Licenses



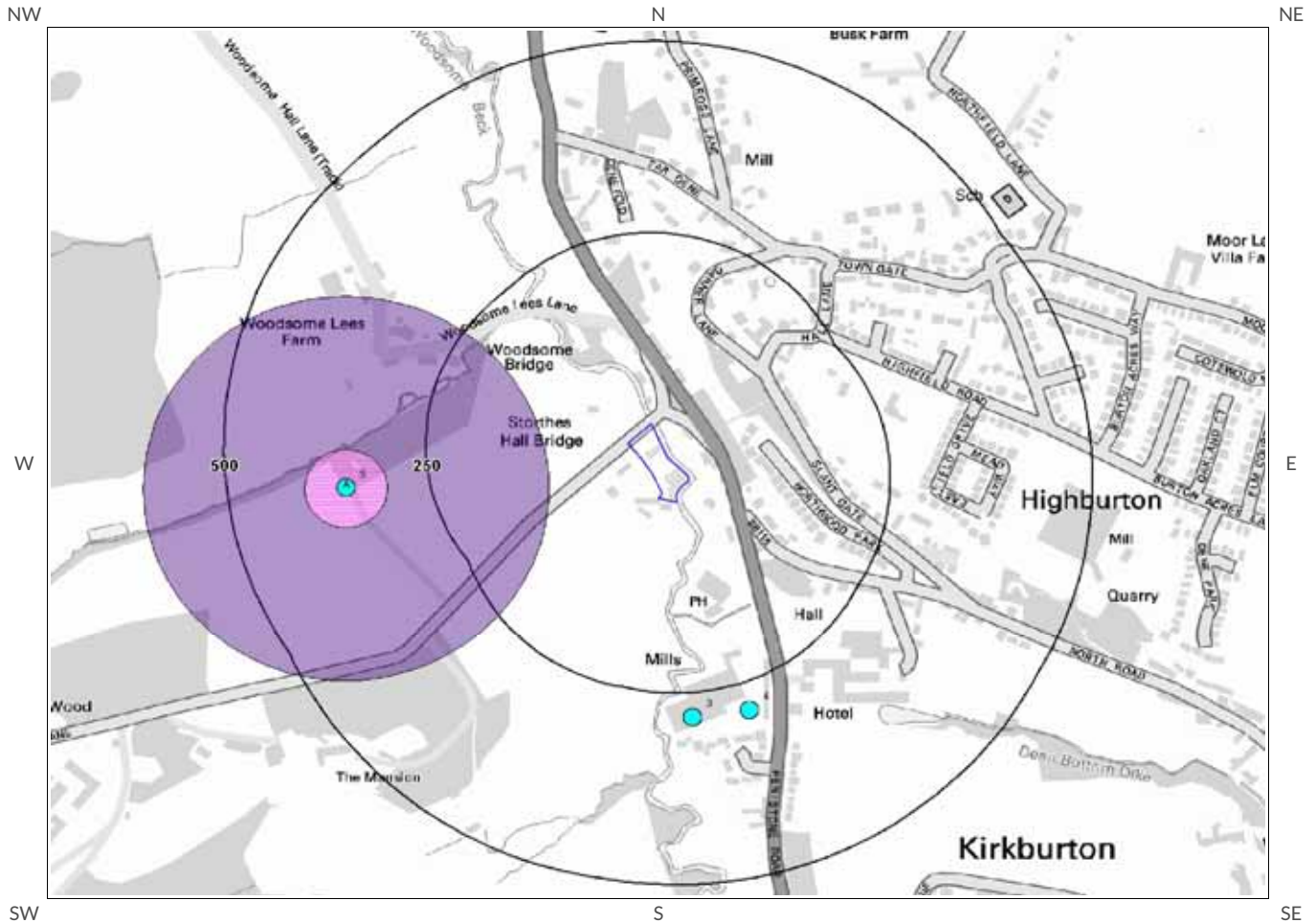
Map Legend



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





5c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



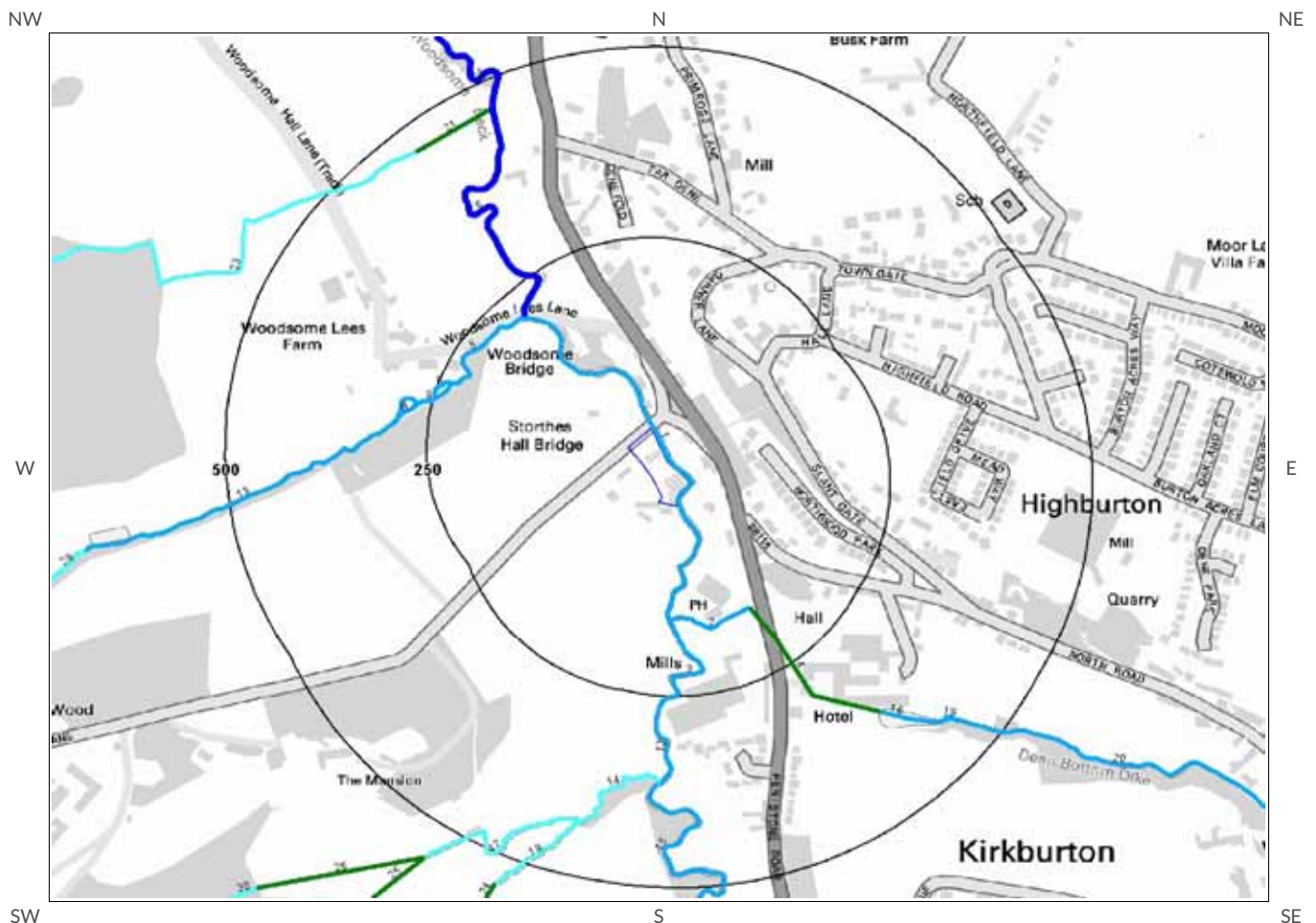
Map Legend



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- | | | | | | |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------|
|  | Site Outline |  | Source Protection Zone 1 - Inner Catchment |  | Potable Water Abstraction Licence |
|  | |  | Source Protection Zone 2 - Outer Catchment | | |
|  | 250 | | Source Protection Zone 3 - Total Catchment | | |
|  | 500 | | Source Protection Zone 4 - Zone of Special Interest | | |

5d Hydrology – Detailed River Network and River Quality


















Map Legend

Mapping sourced from



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- | | | | | | |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------|
|  | Site Outline |  | Primary River |  | Canal |
|  | Search Buffers (m) |  | Secondary River |  | Canal Tunnel |
| | |  | Tertiary River |  | Culvert |
| | |  | Lake/Reservoir |  | Multiple Channel Culvert |
| | |  | Underground River (inferred) |  | Underground River (Potential Sewer) |
| | |  | General Quality Assessment: Biology |  | Underground River (local knowledge) |
| | |  | General Quality Assessment: Chemistry | | |



5 Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.3 Groundwater Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
2	283.0	S	418940 412960	Licence No: 2/27/11/167 Details: Water Bottling Direct Source: Groundwaters Point: Borehole-lower Coal Measures-highburton Data Type: Point Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 104 Version Start Date: 26/7/2006 Version End Date:
3A	287.0	S	419010 412970	Licence No: 2/27/11/167 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole-lower Coal Measures-brookfield Mill-highburton Data Type: Point Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 103 Version Start Date: 8/9/2005 Version End Date:
4A	287.0	S	419010 412970	Licence No: 2/27/11/167 Details: Water Bottling Direct Source: Groundwaters Point: Borehole-lower Coal Measures-brookfield Mill-highburton Data Type: Point Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 104 Version Start Date: 26/7/2006 Version End Date:
5B	342.0	S	418910 412900	Licence No: 2/27/11/167 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole-lower Coal Measures-kirkburton Data Type: Point Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 103 Version Start Date: 8/9/2005 Version End Date:
6B	343.0	S	418900 412900	Licence No: 2/27/11/167 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Lower Coal Measures - Kirkburton Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 0573601 Original Start Date: 8/1/1982 Expiry Date: - Issue No: 102 Version Start Date: 1/2/2002 Version End Date:
7C	354.0	W	418510 413260	Licence No: 2/27/11/177 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Groundwaters Point: Borehole-coal Measures-kirkburton Data Type: Point Annual Volume (m ³): 71000 Max Daily Volume (m ³): 210 Original Application No: 6690 Original Start Date: 10/10/1995 Expiry Date: - Issue No: 105 Version Start Date: 15/6/2006 Version End Date:
8C	354.0	W	418510 413260	Licence No: 2/27/11/177 Details: Raw Water Supply Direct Source: Groundwaters Point: Borehole-coal Measures-kirkburton Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 06690 Original Start Date: 10/10/1995 Expiry Date: - Issue No: 103 Version Start Date: 8/11/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details	Details
9	378.0	W	418500 413200	Licence No: 2/27/11/177 Details: Raw Water Supply Direct Source: Groundwaters Point: Borehole - Coal Measures - Kirkburton Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/10/1995 Expiry Date: - Issue No: 102 Version Start Date: 31/7/1999 Version End Date:
10D	541.0	E	419470 413190	Licence No: 2/27/11/181 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - High Burton Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6848 Original Start Date: 17/12/1997 Expiry Date: - Issue No: 100 Version Start Date: 17/12/1997 Version End Date:
11D	541.0	E	419470 413190	Licence No: 2/27/11/181 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6848 Original Start Date: 17/12/1997 Expiry Date: - Issue No: 100 Version Start Date: 17/12/1997 Version End Date:
Not shown	960.0	N	418800 414300	Licence No: 2/27/11/077 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 388 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 23/12/1981 Version End Date:
Not shown	960.0	N	418800 414300	Licence No: 2/27/11/077 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Fenay Bridge Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 0388 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 3/7/2001 Version End Date:
Not shown	967.0	N	418850 414310	Licence No: 2/27/11/077 Details: Process Water Direct Source: Groundwaters Point: Borehole-coal Measures-fenay Bridge Data Type: Point	Annual Volume (m ³): 360000 Max Daily Volume (m ³): 1200 Original Application No: 388 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 103 Version Start Date: 22/6/2006 Version End Date:
Not shown	967.0	N	418850 414310	Licence No: 2/27/11/077 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole-coal Measures-fenay Bridge Data Type: Point	Annual Volume (m ³): 360000 Max Daily Volume (m ³): 1200 Original Application No: 388 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 103 Version Start Date: 22/6/2006 Version End Date:
Not shown	967.0	N	418850 414310	Licence No: 2/27/11/077 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole-coal Measures-fenay Bridge Data Type: Point	Annual Volume (m ³): 59099 Max Daily Volume (m ³): 286.4 Original Application No: 388 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 102 Version Start Date: 20/4/2005 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1716.0	SW	417300 412600	Licence No: 2/27/11/099 Details: General Farming & Domestic Direct Source: Groundwaters Point: Causeway Foot Spring Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 0043012 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:
Not shown	1716.0	SW	417300 412600	Licence No: 2/27/11/099 Details: Raw Water Supply Direct Source: Groundwaters Point: Causeway Foot Spring Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 0043012 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:
Not shown	1716.0	SW	417300 412600	Licence No: 2/27/11/099 Details: General Farming & Domestic Direct Source: Groundwaters Point: Spring - Causeway Foot - Slaithwaite Data Type: Point	Annual Volume (m ³): 7467 Max Daily Volume (m ³): 20.45 Original Application No: 430(12) Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
Not shown	1770.0	W	417200 412700	Licence No: 2/27/11/099 Details: Raw Water Supply Direct Source: Groundwaters Point: Hollins Spring Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 0043012 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:
Not shown	1770.0	W	417200 412700	Licence No: 2/27/11/099 Details: General Farming & Domestic Direct Source: Groundwaters Point: Hollins Spring Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 430(12) Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:
Not shown	1770.0	W	417200 412700	Licence No: 2/27/11/099 Details: General Farming & Domestic Direct Source: Groundwaters Point: Hollins Spring - Slaithwaite Data Type: Point	Annual Volume (m ³): 7467 Max Daily Volume (m ³): 20.45 Original Application No: 430(12) Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

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

ID	Distance (m)	Direction	NGR	Details
23B	343.0	S	418900 412900	Licence No: 2/27/11/168 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: Shepley Dyke - Highburton Data Type: Point Annual Volume (m ³): 10500 Max Daily Volume (m ³): 136 Application No: 5736(2) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 103 Version Start Date: 26/7/2006 Version End Date:
24B	343.0	S	418900 412900	Licence No: 2/27/11/168 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: Shepley Dyke Data Type: Point Annual Volume (m ³): 10500 Max Daily Volume (m ³): 136 Application No: 5736(2) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 103 Version Start Date: 26/7/2006 Version End Date:
25	510.0	NW	418680 413810	Licence No: 2/27/11/174 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Woodsome Beck Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 6627 Original Start Date: 14/7/1994 Expiry Date: - Issue No: 100 Version Start Date: 14/7/1994 Version End Date:
Not shown	911.0	N	419200 414200	Licence No: 2/27/11/078 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Beldon Brook Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 389 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 30/6/1980 Version End Date:
Not shown	911.0	N	419200 414200	Licence No: 2/27/11/078 Details: Lake & Pond Throughflow Direct Source: Surface Water Point: Beldon Brook - Fenay Bridge Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 00389 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 102 Version Start Date: 18/6/2002 Version End Date:
Not shown	911.0	N	419200 414200	Licence No: 2/27/11/078 Details: Lake & Pond Throughflow Direct Source: Surface Water Point: Beldon Brook - Fenay Bridge Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: 00389 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 102 Version Start Date: 18/6/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	917.0	N	419190 414210	Licence No: 2/27/11/078 Details: Lake & Pond Throughflow Direct Source: Surface Water Point: Beldon Brook-fenay Bridge-huddersfield Data Type: Point	Annual Volume (m ³): 7728 Max Daily Volume (m ³): 254.57 Application No: 389 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 103 Version Start Date: 20/6/2004 Version End Date:
Not shown	1373.0	NW	417900 414300	Licence No: 2/27/11/156 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: Pond - Woodsome Hall Data Type: Point	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 40.91 Application No: 5075 Original Start Date: 16/12/1970 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1970 Version End Date:

5.5 Potable Water Abstraction Licences

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

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Details	
3	283.0	S	418940 412960	Licence No: 2/27/11/167 Details: Water Bottling Direct Source: Groundwaters Point: Borehole-lower Coal Measures-highburton Data Type: Point	Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 104 Version Start Date: Version End Date:
4	287.0	S	419010 412970	Licence No: 2/27/11/167 Details: Water Bottling Direct Source: Groundwaters Point: Borehole-lower Coal Meaures-brookfield Mill-highburton Data Type: Point	Annual Volume (m ³): 225000 Max Daily Volume (m ³): 1000 Original Application No: 5736(1) Original Start Date: 8/1/1982 Expiry Date: - Issue No: 104 Version Start Date: Version End Date:
5	354.0	W	418510 413260	Licence No: 2/27/11/177 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Groundwaters Point: Borehole-coal Measures-kirkburton Data Type: Point	Annual Volume (m ³): 71000 Max Daily Volume (m ³): 210 Original Application No: 6690 Original Start Date: 10/10/1995 Expiry Date: - Issue No: 105 Version Start Date: Version End Date:

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance (m)	Direction	Type	Description
2A	103.0	W	2	Outer Catchment
1A	303.0	W	1	Inner Catchment

5.7 River Quality

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

5.7.1 Biological Quality:

Database searched and no data found.

5.7.2 Chemical Quality:

Database searched and no data found.

5.8 Detailed River Network

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

Yes

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

ID	Distance (m)	Direction	Details	
1	1.0	SE	River Name: Thunder Bridge Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
2	147.0	S	River Name: Dean Bottom Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
3	149.0	S	River Name: Thunder Bridge Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
4	161.0	SE	River Name: Dean Bottom Dike Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
5	211.0	NW	River Name: Range Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
6	211.0	NW	River Name: Woodsome Beck Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
7A	235.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
8A	235.0	W	River Name: Range Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
9	248.0	W	River Name: Range Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
10 B	268.0	W	River Name: Range Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
11 B	268.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
12	276.0	S	River Name: Thunder Bridge Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
13	288.0	W	River Name: Range Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14	353.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
15	364.0	S	River Name: Thunder Bridge Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
16	369.0	SE	River Name: Dean Bottom Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
17	426.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
18	431.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
19	431.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
20	440.0	SE	River Name: Dean Bottom Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
21	461.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
22	463.0	NW	River Name: Woodsome Beck Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
23	465.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

5.9 Surface Water Features

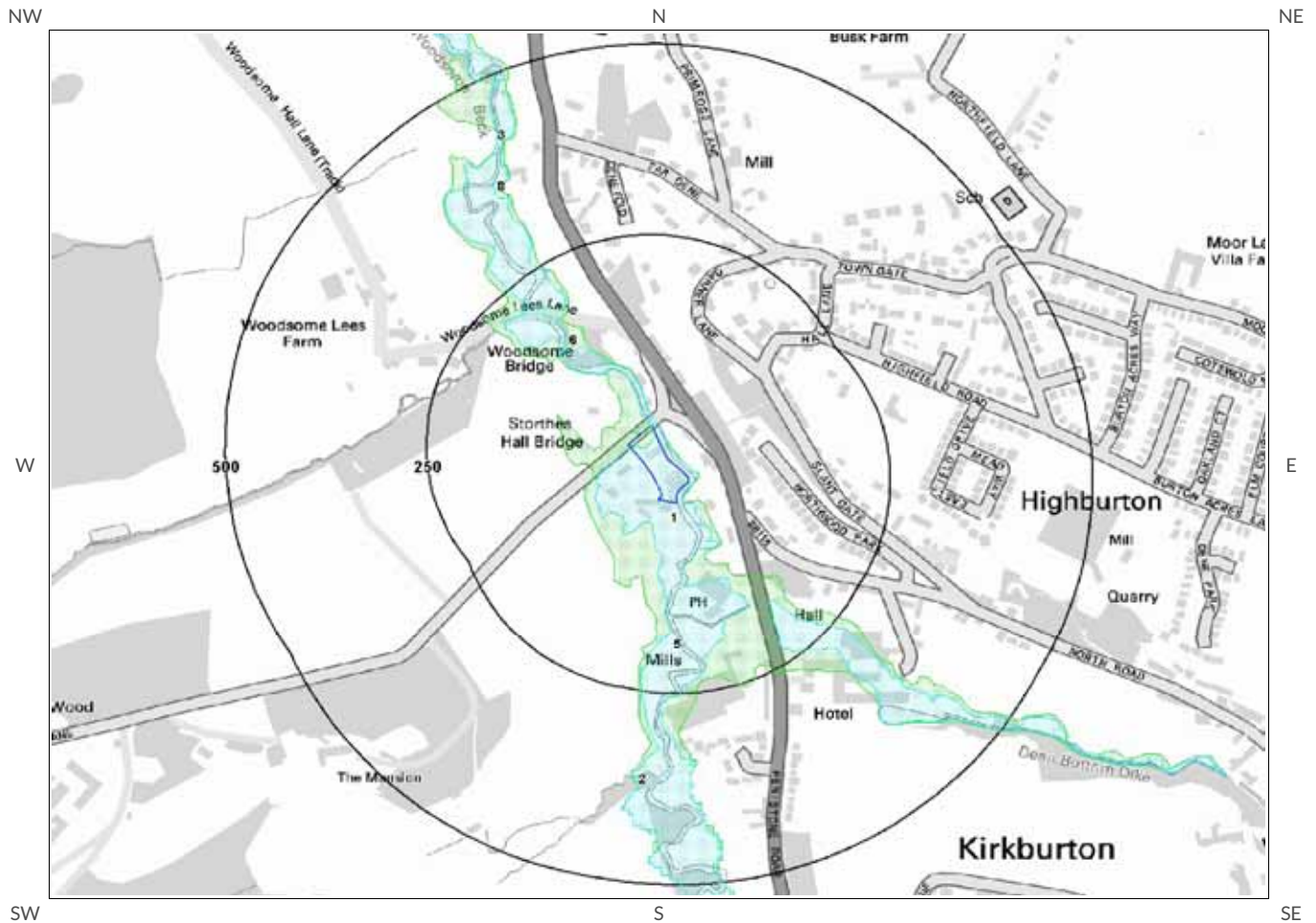
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
0.0	On Site
6.0	NW
215.0	NW








6 Environment Agency Flood Map



Map Legend



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



6 Flooding

6.1 Zone 2 Flooding

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

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

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

ID	Distance (m)	Direction	Update	Type
1	0.0	On Site	17-Dec-2013	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

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

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

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

ID	Distance (m)	Direction	Update	Type
5	0.0	On Site	17-Dec-2013	Zone 3 - (Fluvial Models)
6	6.0	NW	17-Dec-2013	Zone 3 - (Fluvial Models)
7	173.0	SE	17-Dec-2013	Zone 3 - (Fluvial Models)
8	189.0	NW	17-Dec-2013	Zone 3 - (Fluvial Models)

6.3 Flood Defences

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

Database searched and no data found.

6.4 Areas benefiting from Flood Defences

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

6.5 Areas benefiting from Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

Yes

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

Very High

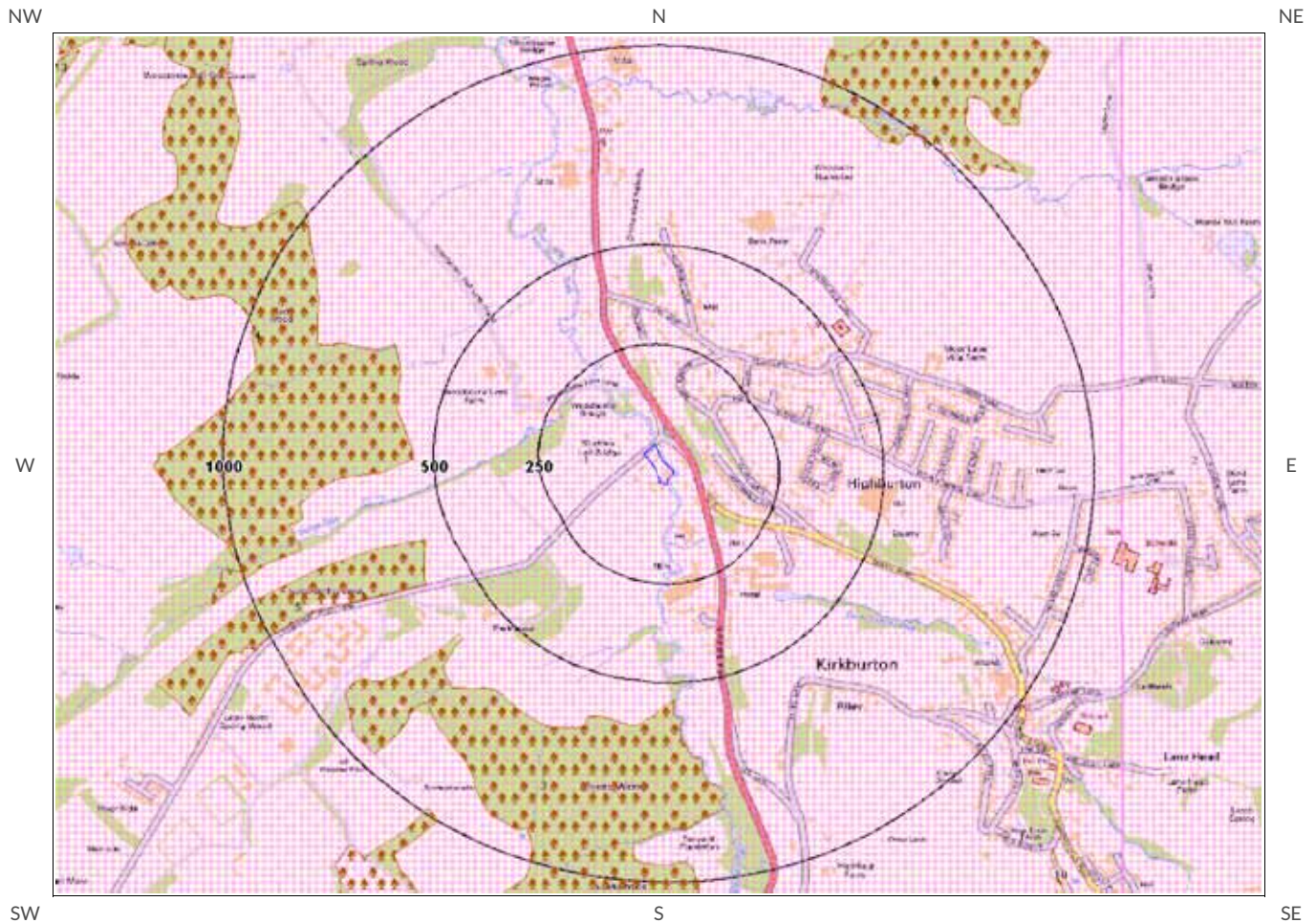
6.7 Groundwater Flooding Confidence Areas

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

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.















7 Designated Environmentally Sensitive Sites Map



Map Legend

Mapping sourced from 

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- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  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 |



7 Designated Environmentally Sensitive Sites

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

16

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
3	540.0	S	HARTLEY BANK WOOD	Ancient Replanted Woodland
4	548.0	W	CARR WOOD	Ancient and Semi-Natural Woodland
5	562.0	W	NORTH SPRING WOOD	Ancient Replanted Woodland
6	936.0	NE	LEPTON GREAT WOOD	Ancient and Semi-Natural Woodland
Not shown	1143.0	S	HARTLEY BANK WOOD	Ancient Replanted Woodland
Not shown	1281.0	S	HARTLEY BANK WOOD	Ancient Replanted Woodland
Not shown	1285.0	SE	SHELLEY WOOD	Ancient and Semi-Natural Woodland
10	1292.0	SE	SHELLEY WOOD	Ancient and Semi-Natural Woodland
Not shown	1519.0	SW	HARTLEY BANK WOOD	Ancient Replanted Woodland
12	1556.0	NW	CARR WOOD	Ancient and Semi-Natural Woodland
13	1660.0	NW	CARR WOOD	Ancient and Semi-Natural Woodland
Not shown	1806.0	W	FARNLEY BANK AND STOCK DOVE WOODS	Ancient Replanted Woodland
Not shown	1820.0	NW	CARR WOOD	Ancient and Semi-Natural Woodland
Not shown	1880.0	SE	SHELLEY WOOD	Ancient Replanted Woodland
Not shown	1882.0	NW	CARR WOOD	Ancient and Semi-Natural Woodland
Not shown	2000.0	S	BIRKS WOOD	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m 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 (m)	Direction	NVZ Name	Data Source
1	0.0	On Site	NVZ Deferred Slurry Storage Area	DEFRA
2	1065.0	E	NVZ Deferred Slurry Storage Area	DEFRA



8 Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

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

8.1.1 Shrink Swell

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

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

Hazard

Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

8.1.2 Landslides

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

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

Hazard

Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build – consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property – probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

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

8.1.3 Soluble Rocks

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

Null - Negligible

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

8.1.4 Compressible Ground

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

Moderate

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

Hazard

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

8.1.5 Collapsible Rocks

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

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.

8.1.6 Running Sand

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

Low

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

Hazard

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

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



9 Mining

9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Low-Moderate

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

Contact Details

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

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



Environment Agency

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

Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
www.coal.gov.uk



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: Kirklees Metropolitan Borough Council
Phone: 01484 221000
Web: www.kirkleesmc.gov.uk
Address: Civic Centre 3, Market Street, Huddersfield, HD1 1WG

Gemapping PLC

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



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, 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.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

"Client" means the party or parties entering into a Contract with GroundSure.

"Commercial" means any building or property which is not Residential.

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

- (i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and
- (ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

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

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

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

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

"Fees" has the meaning set out in clause 5.1.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028.

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

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

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

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

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

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

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

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

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

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

"Site" means the area of land in respect of which the Client has requested GroundSure to provide the Services.

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

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

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

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

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

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

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

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

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

3 The Client's obligations

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

- (i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and
- (ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

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

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

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

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

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

4 Reliance

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

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

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

GroundSure's possession or control; and

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

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

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

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

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

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

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

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

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

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



Site Details:

41 STORTHES HALL
LANE, KIRKBURTON, HUDDERS
FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: MasterMap

Map date: 2012

Scale: 1:1,250

Printed at: 1:2,500

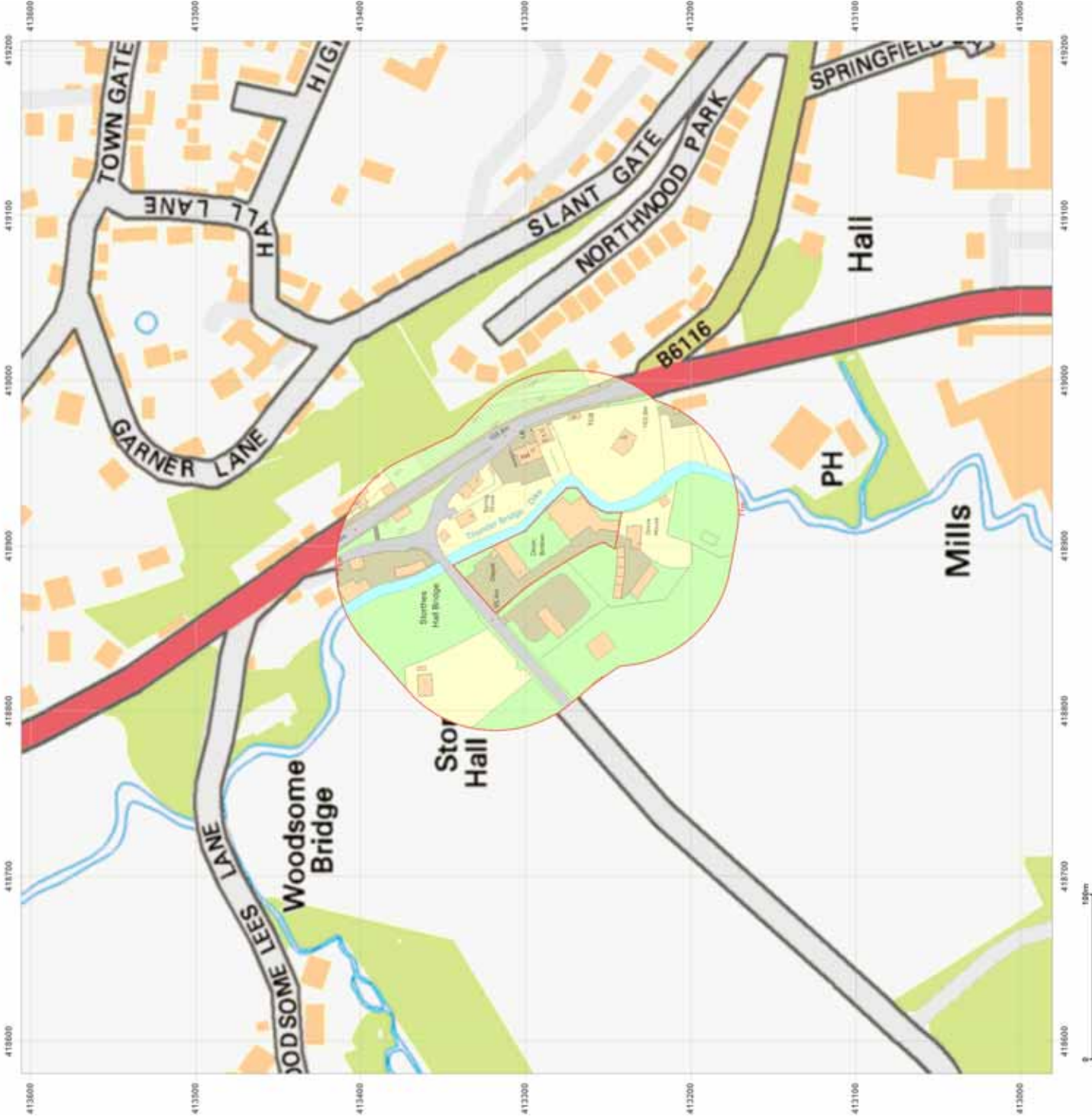


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Site Details:

41 STORTHES HALL
LANE, KIRKBURTON, HUDDERS
FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

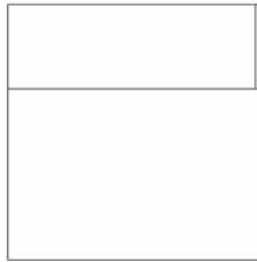
Map date: 1992-1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

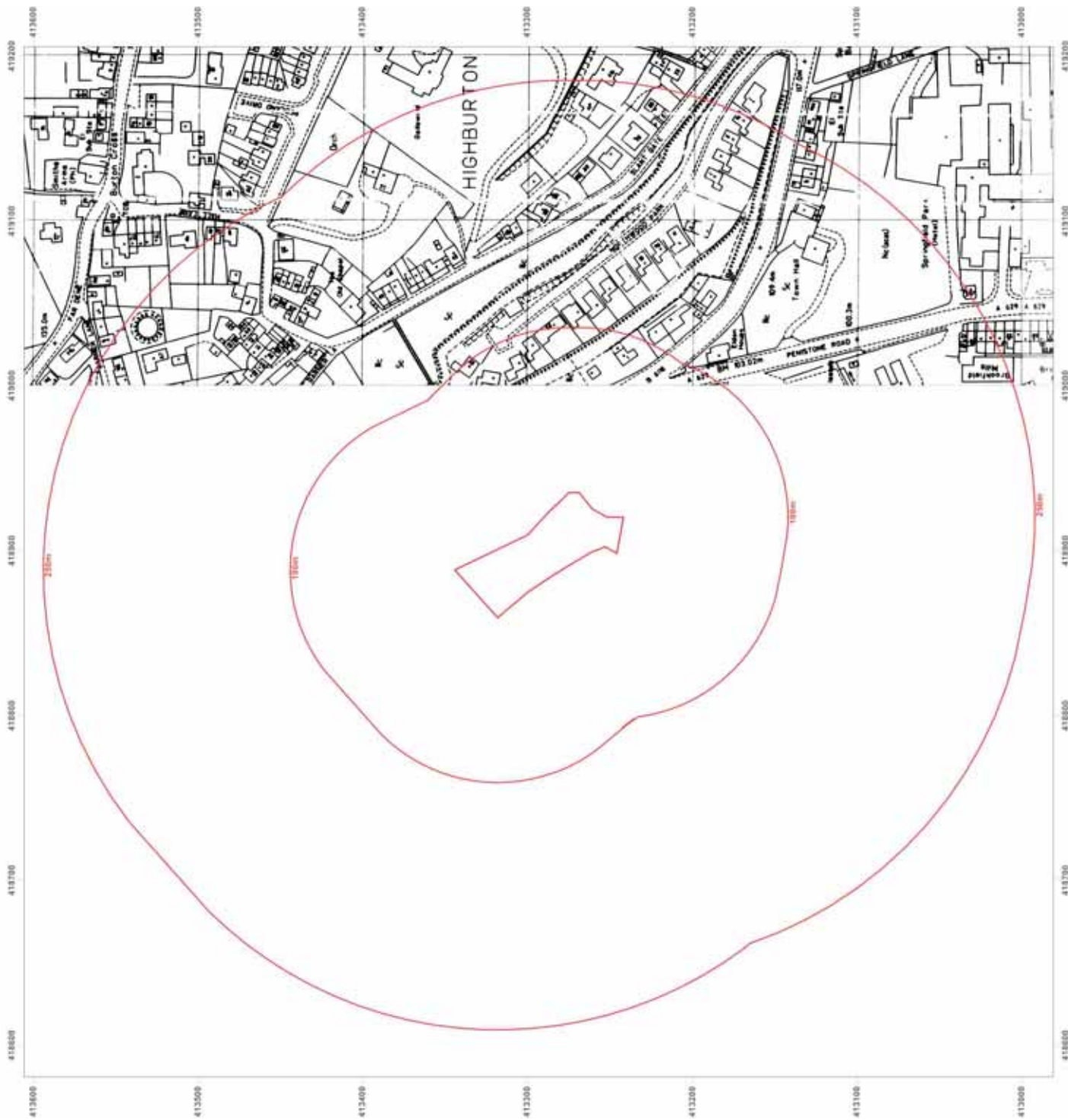


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Site Details:

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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

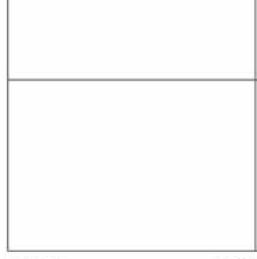
Map date: 1988-1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1991
Revised 1991
Edition N/A
Copyright 1991
Levelled N/A



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1990
Levelled 1959

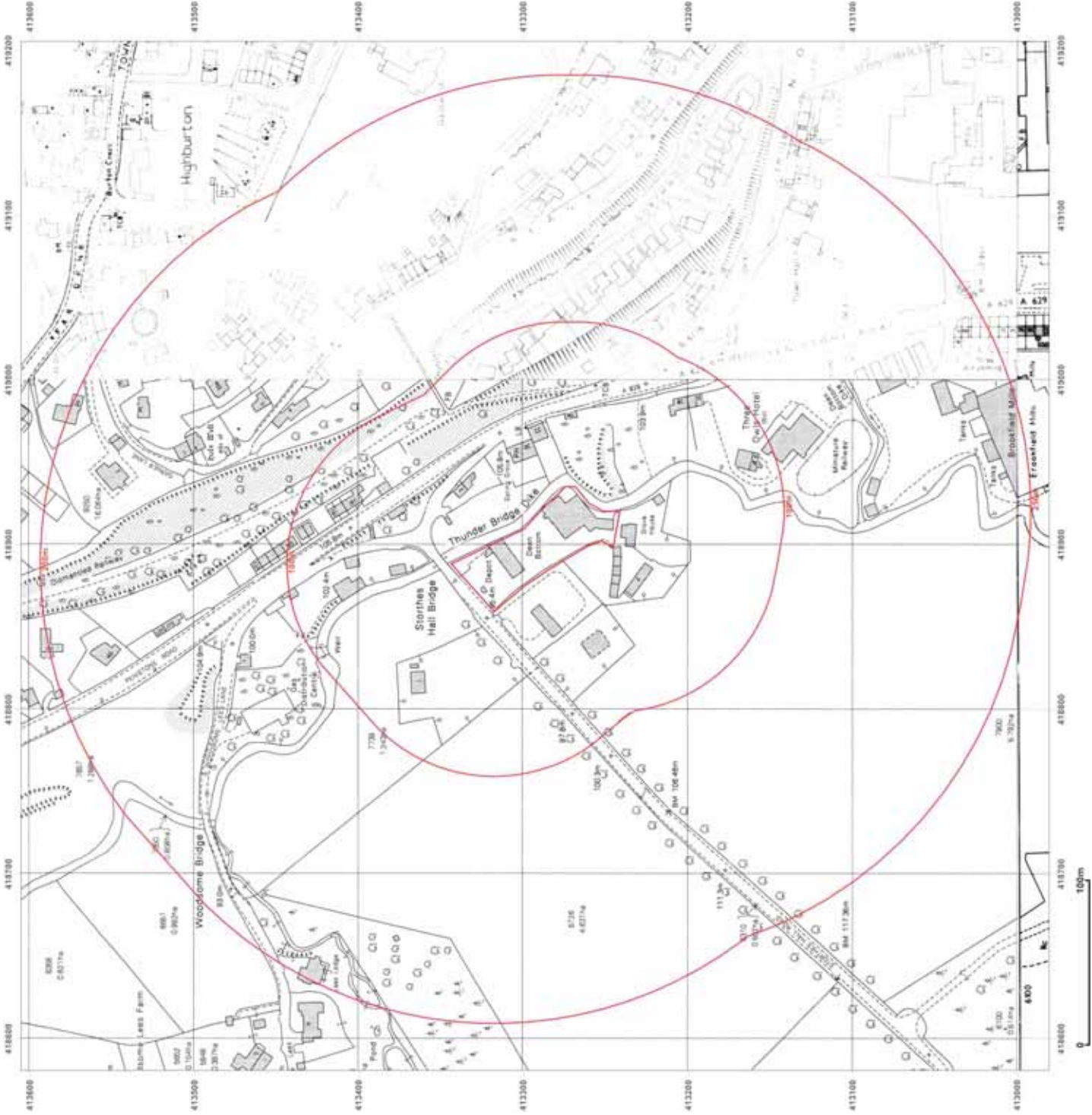


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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

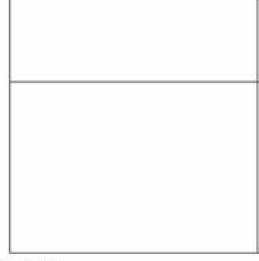
Map date: 1991-1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

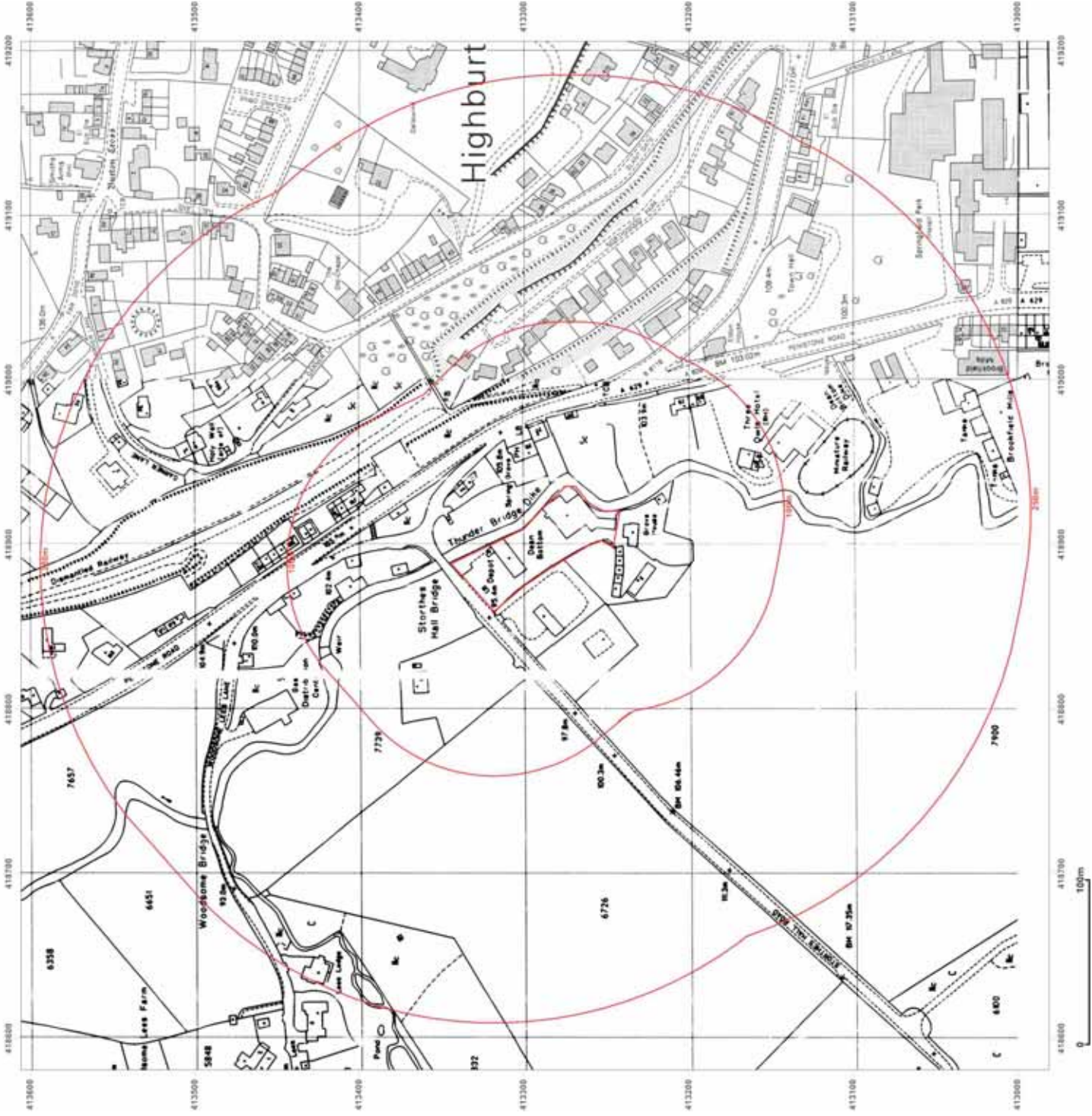


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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

Map date: 1985-1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1985
Edition N/A
Copyright 1985
Levelled 1959



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

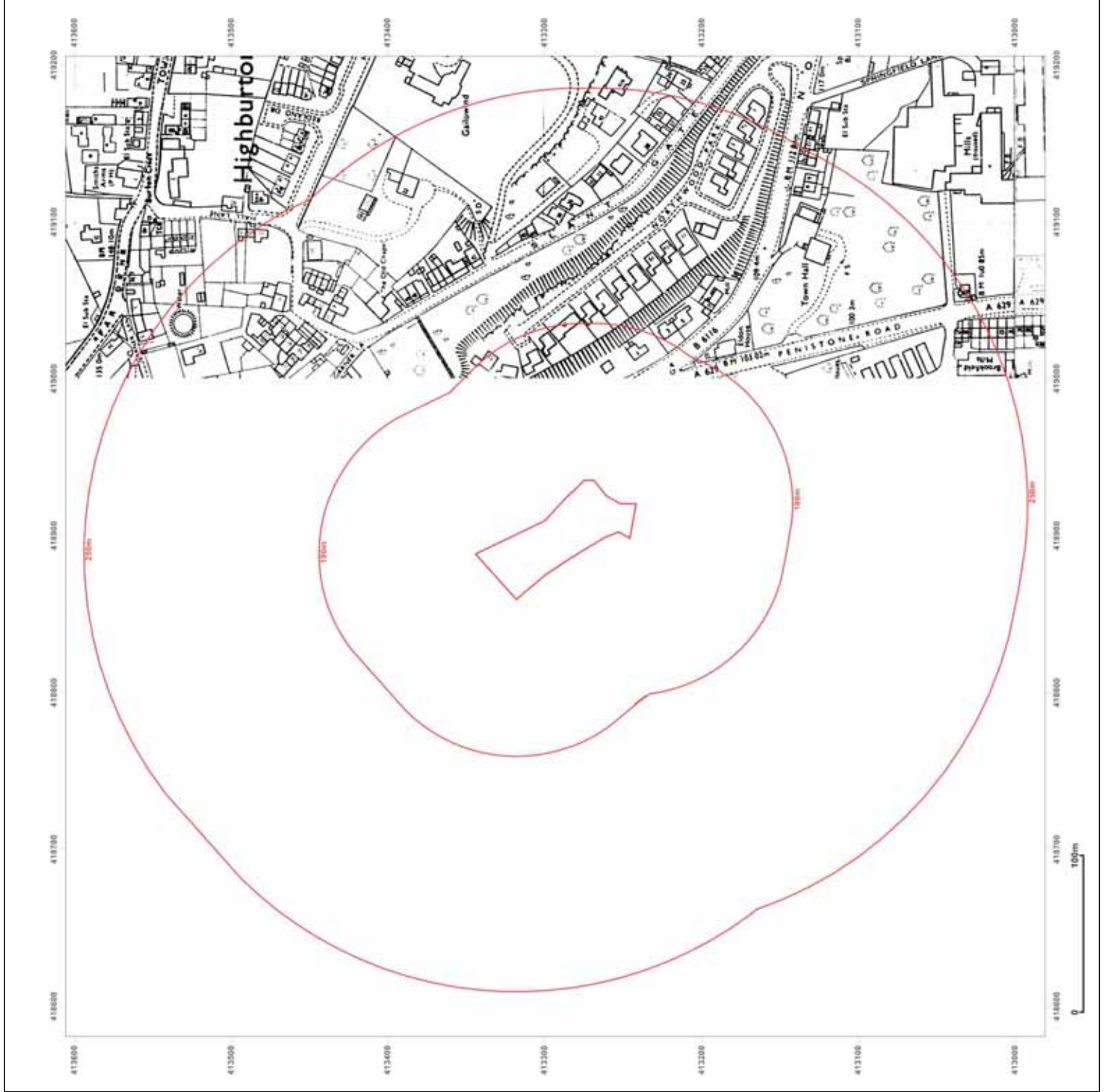
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

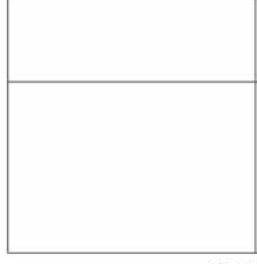
Map date: 1979-1984

Scale: 1:2,500

Printed at: 1:2,500



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



Surveyed 1959
Revised 1984
Edition N/A
Copyright 1984
Levelled 1959

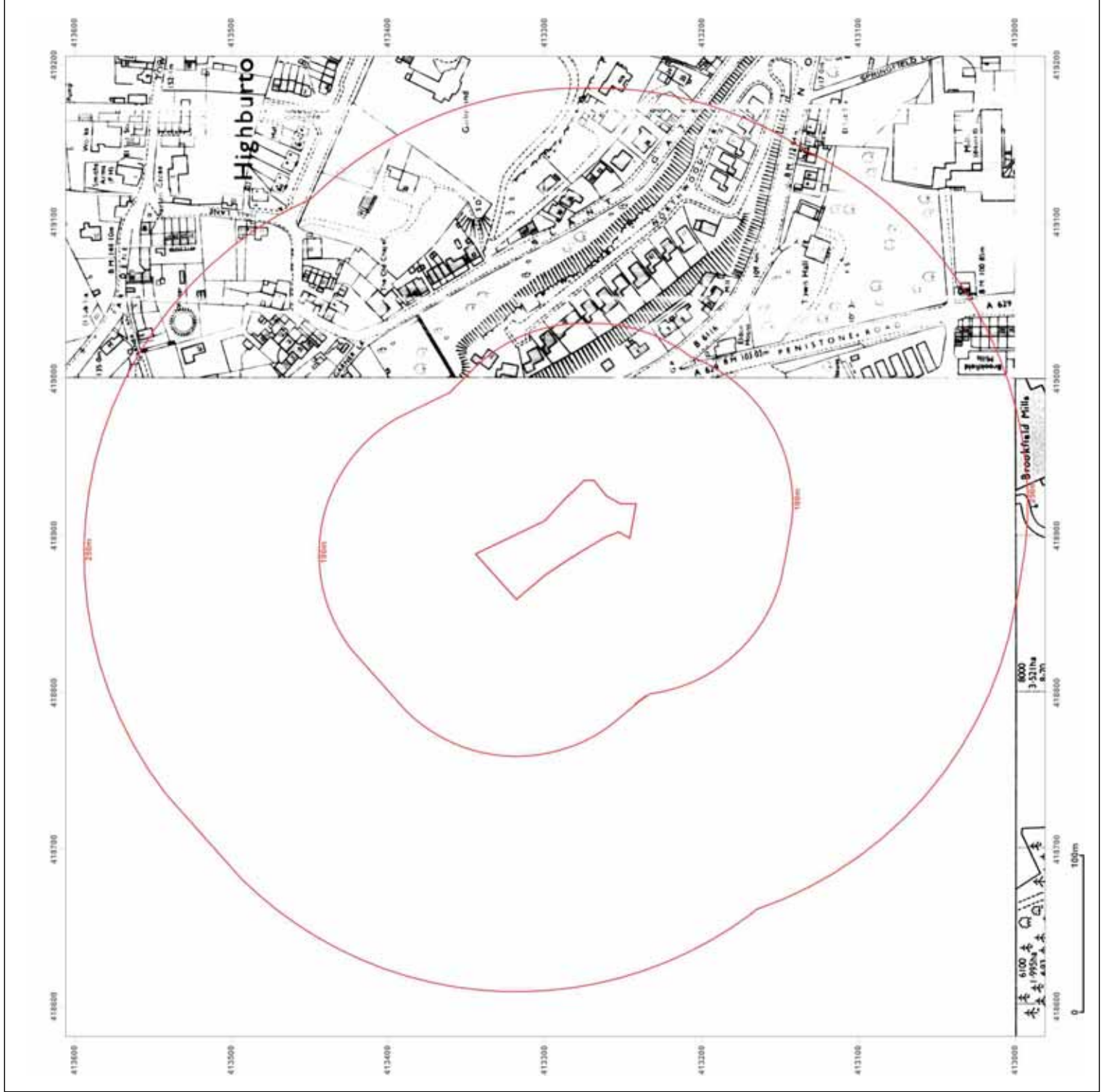


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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

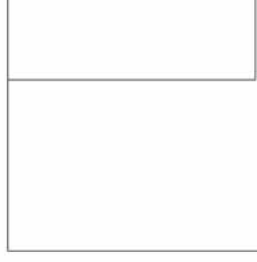
Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1983
Levelled 1959

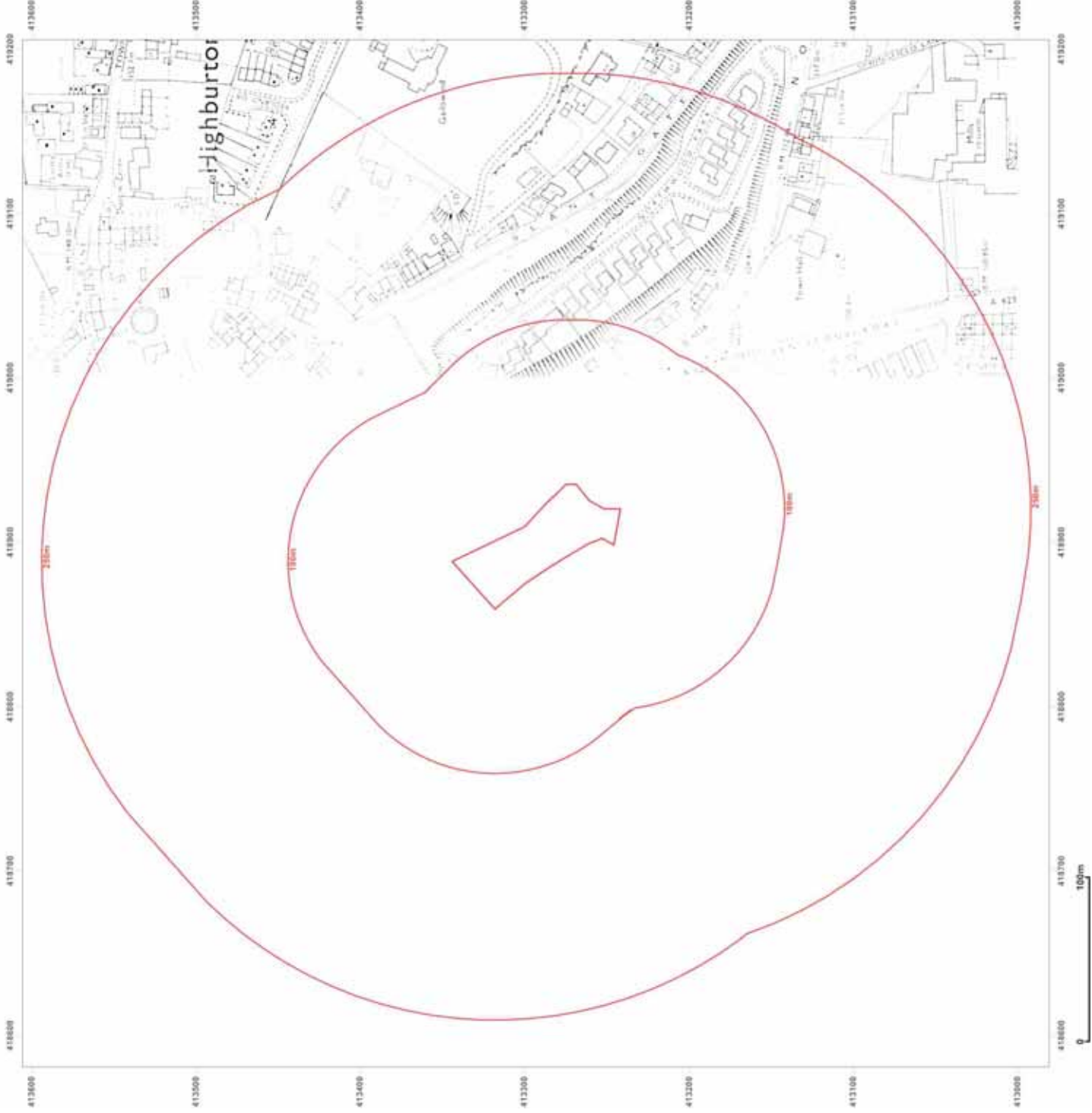


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Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

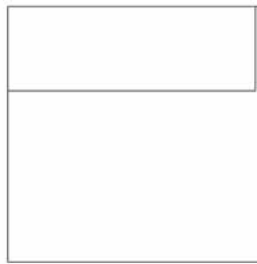
Map date: 1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1978
Revised 1978
Edition N/A
Copyright 1978
Levelled N/A

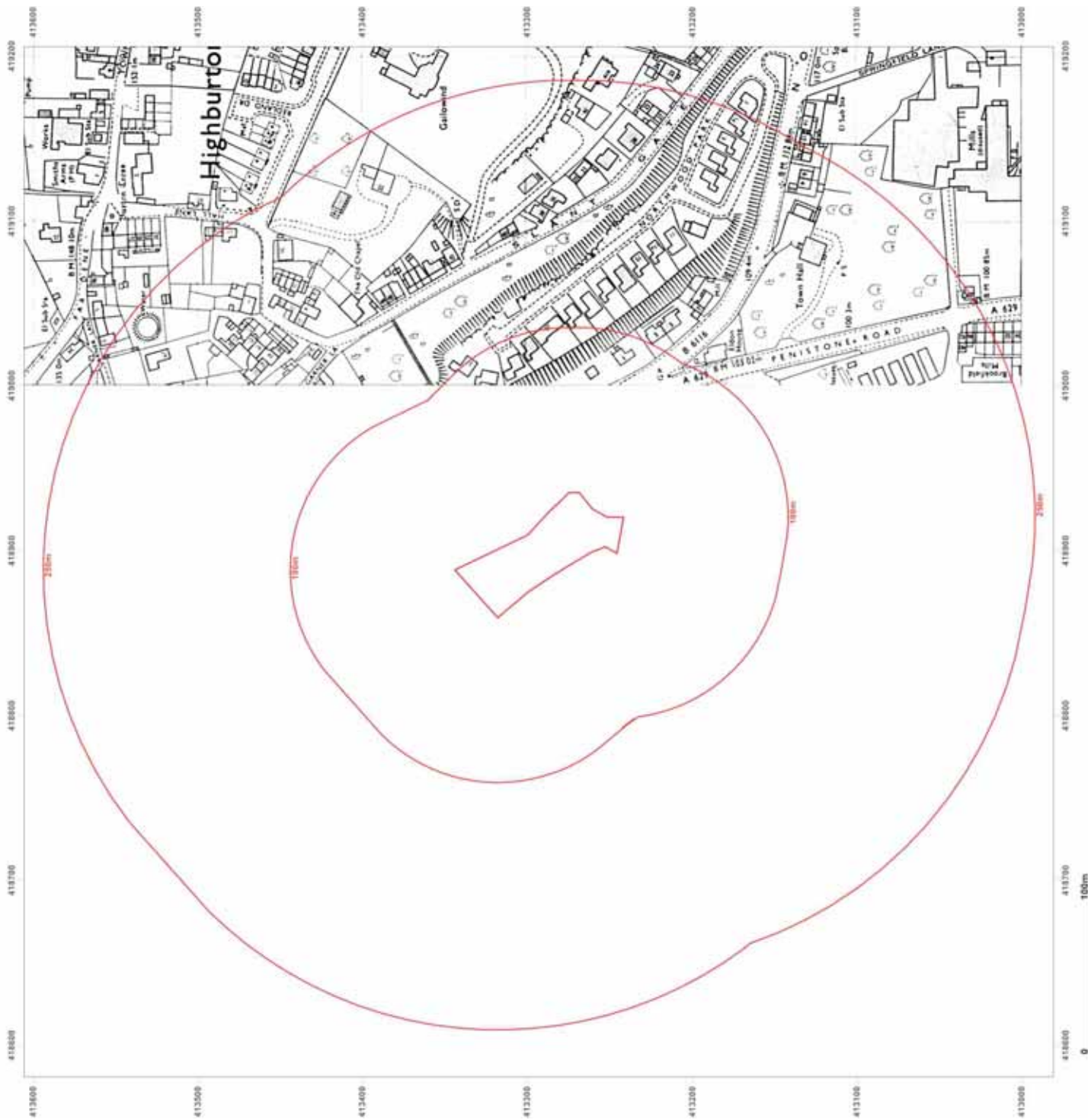


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Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

Map date: 1976-1978

Scale: 1:2,500

Printed at: 1:2,500



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



Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1959

Surveyed 1976
Revised 1976
Edition N/A
Copyright 1978
Levelled 1959

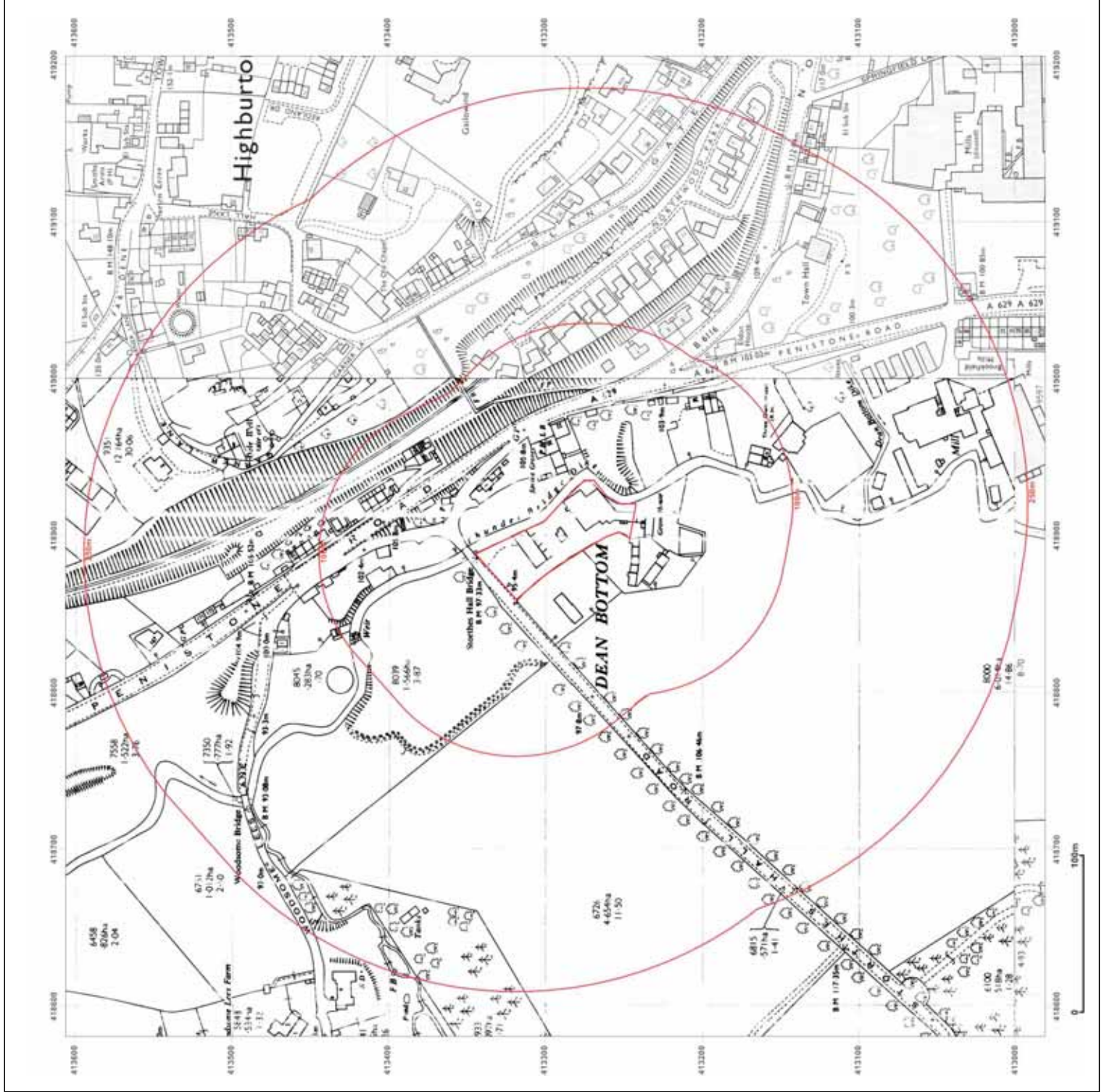


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Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1959

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1931

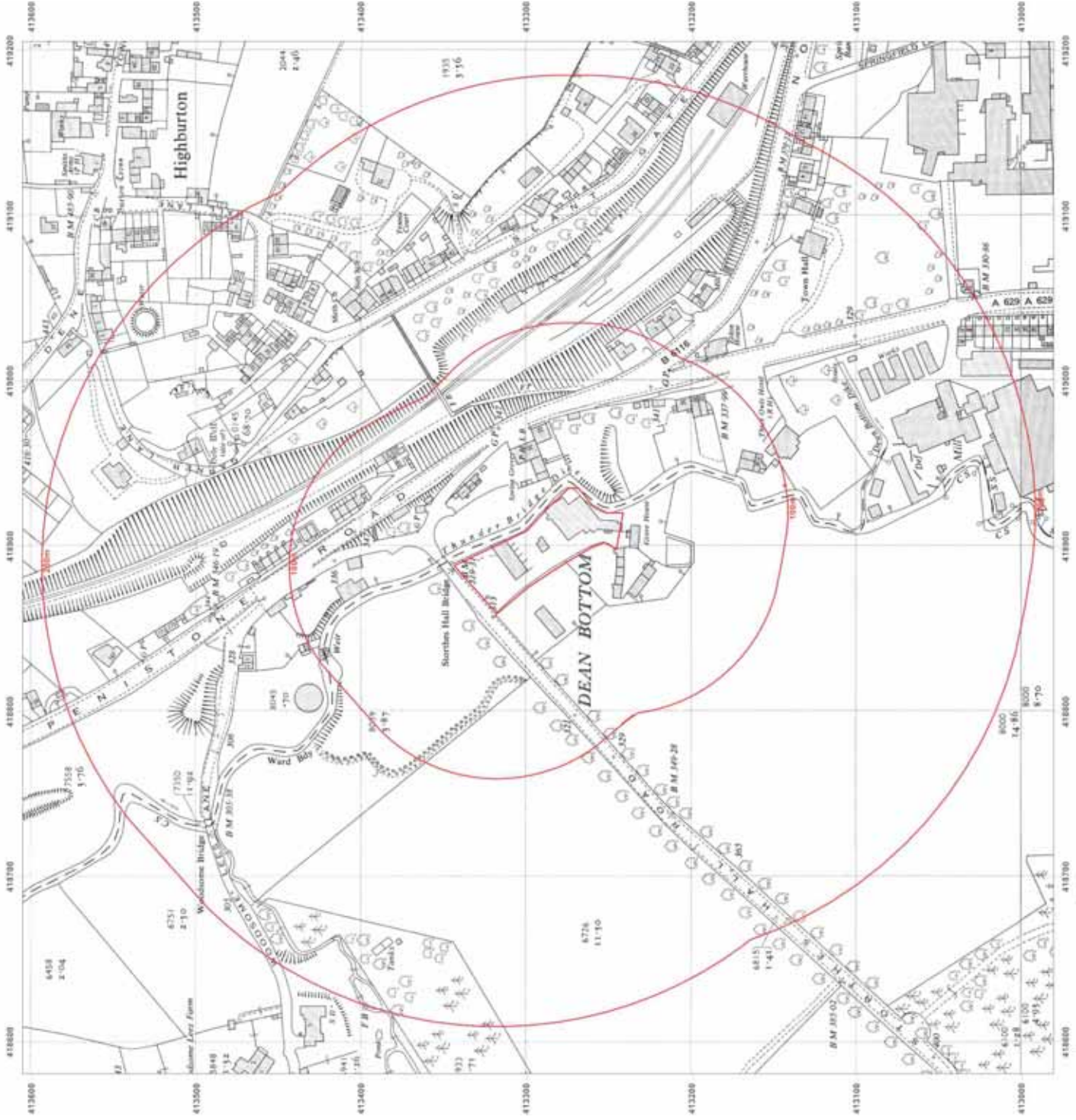


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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1913

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

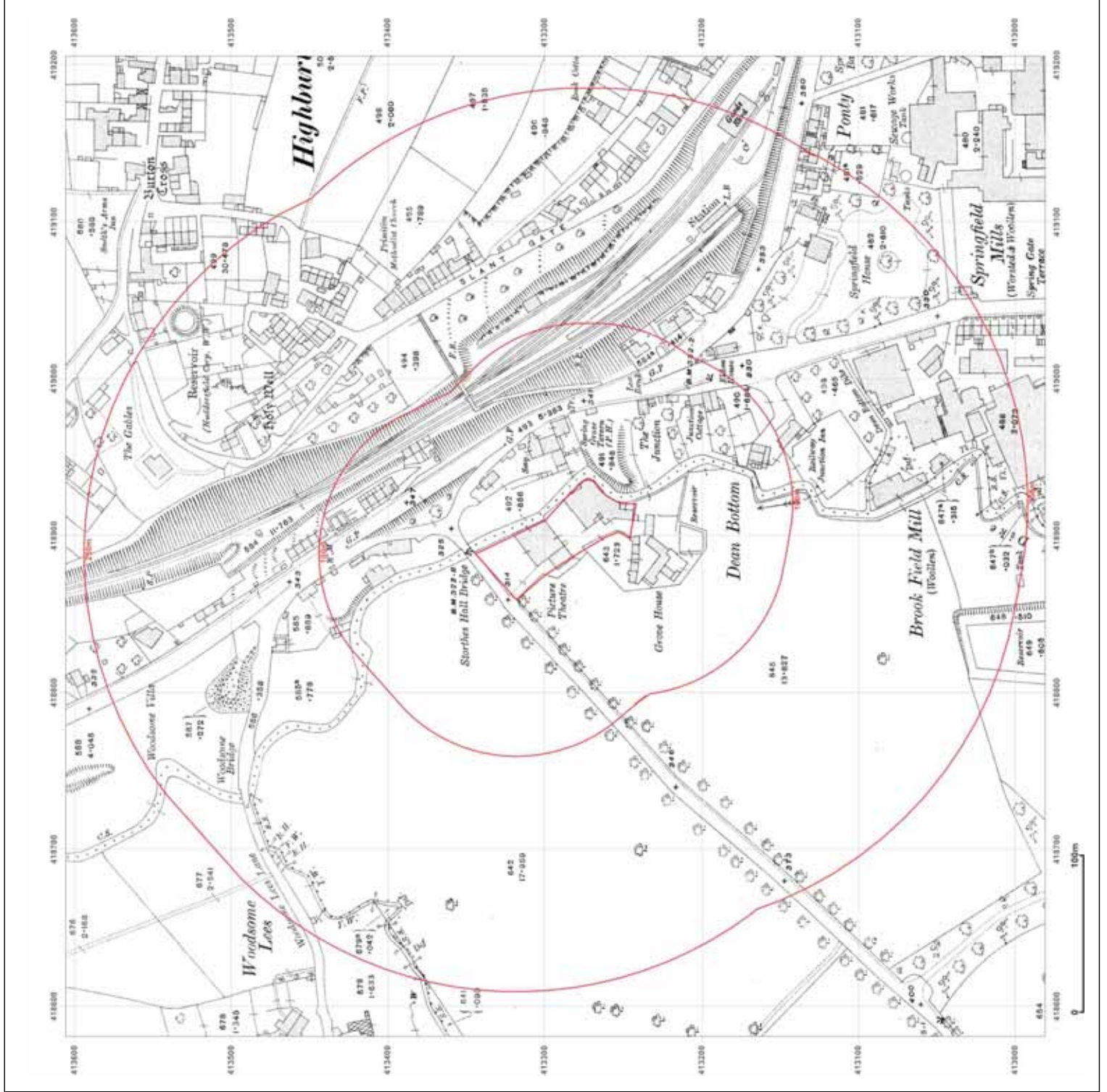
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1906

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1906
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

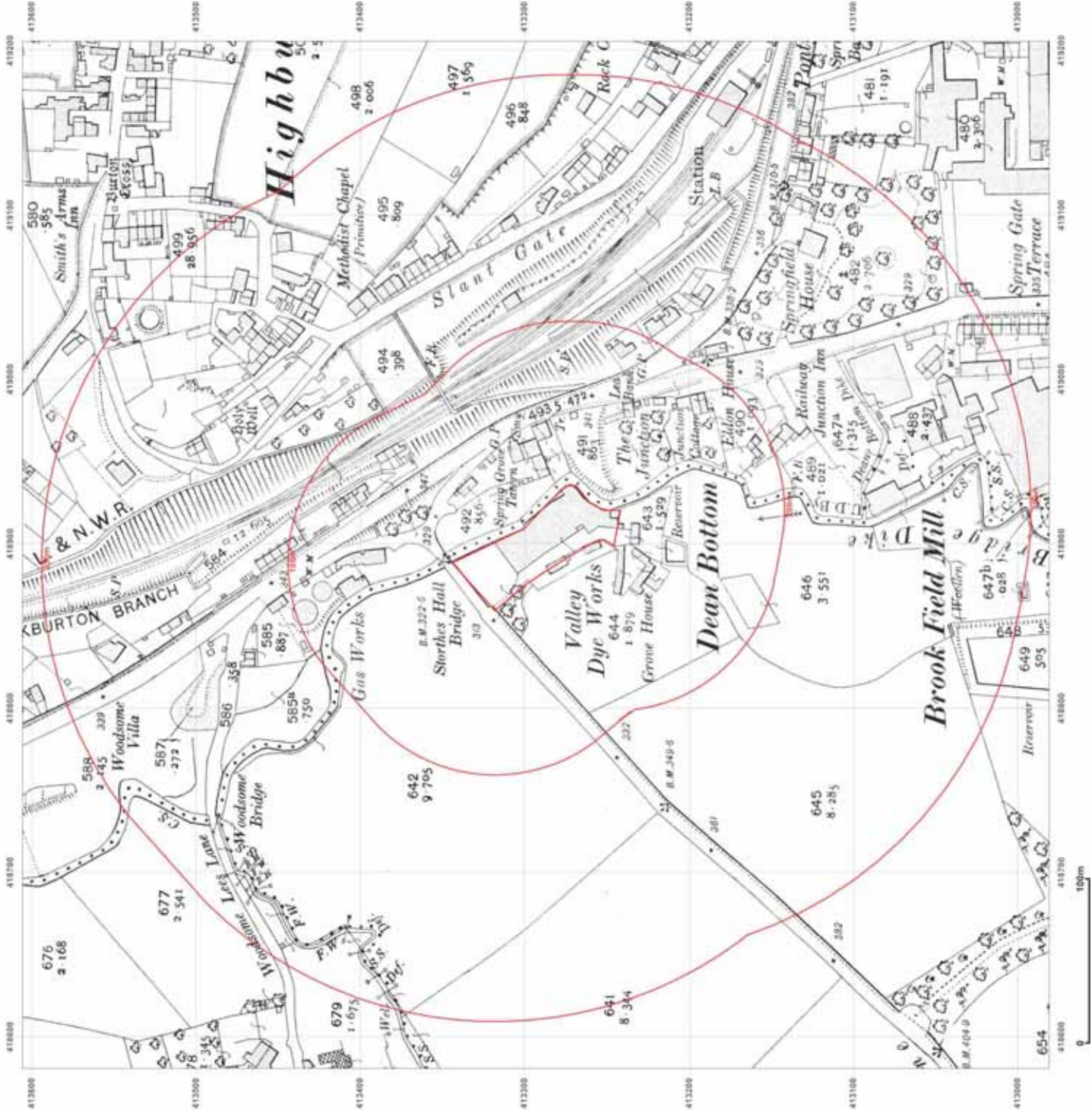
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

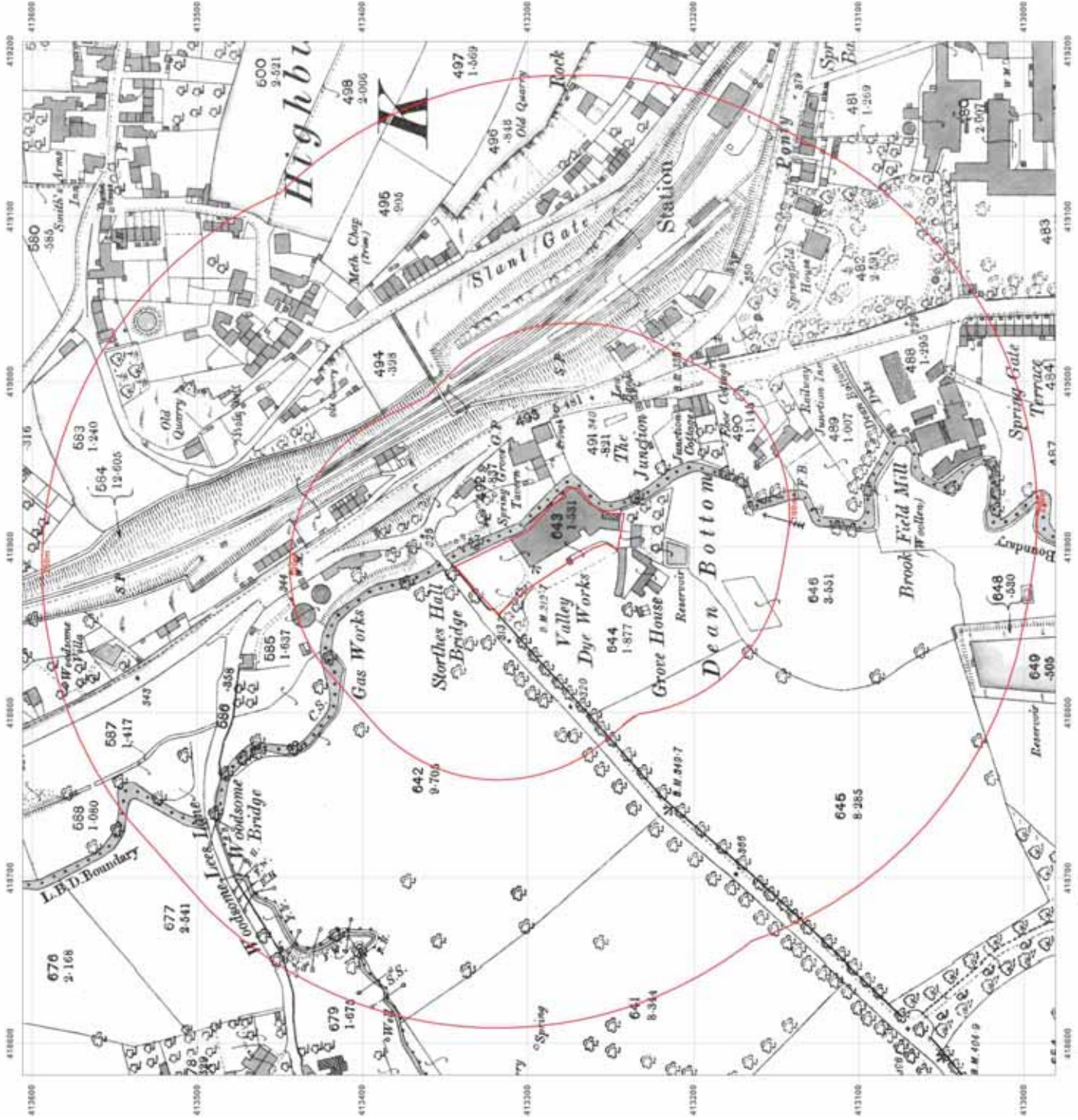
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

Map date: 2012

Scale: 1:10,000

Printed at: 1:10,000



2012

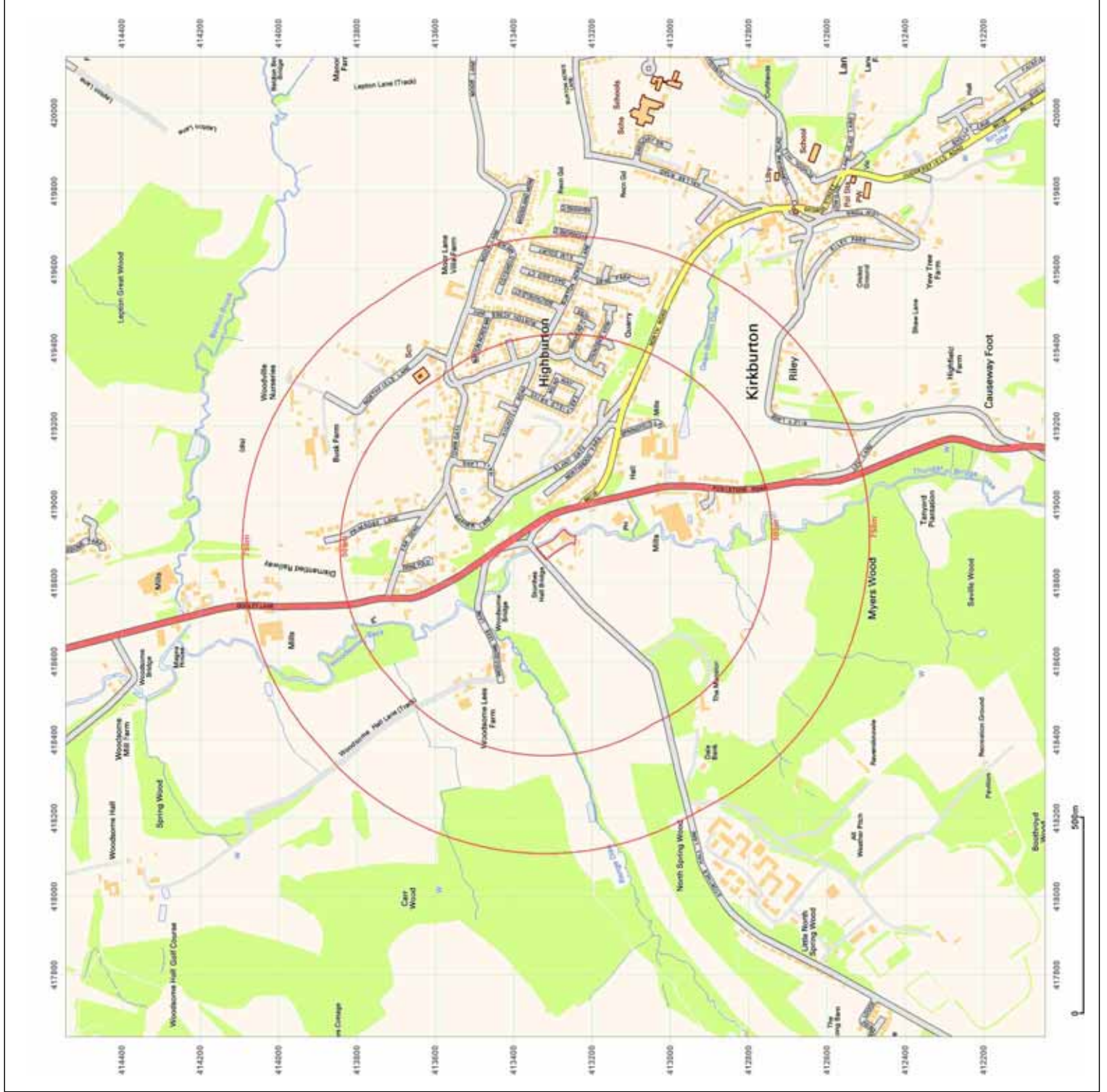


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Site Details:

41 STORTHES HALL
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



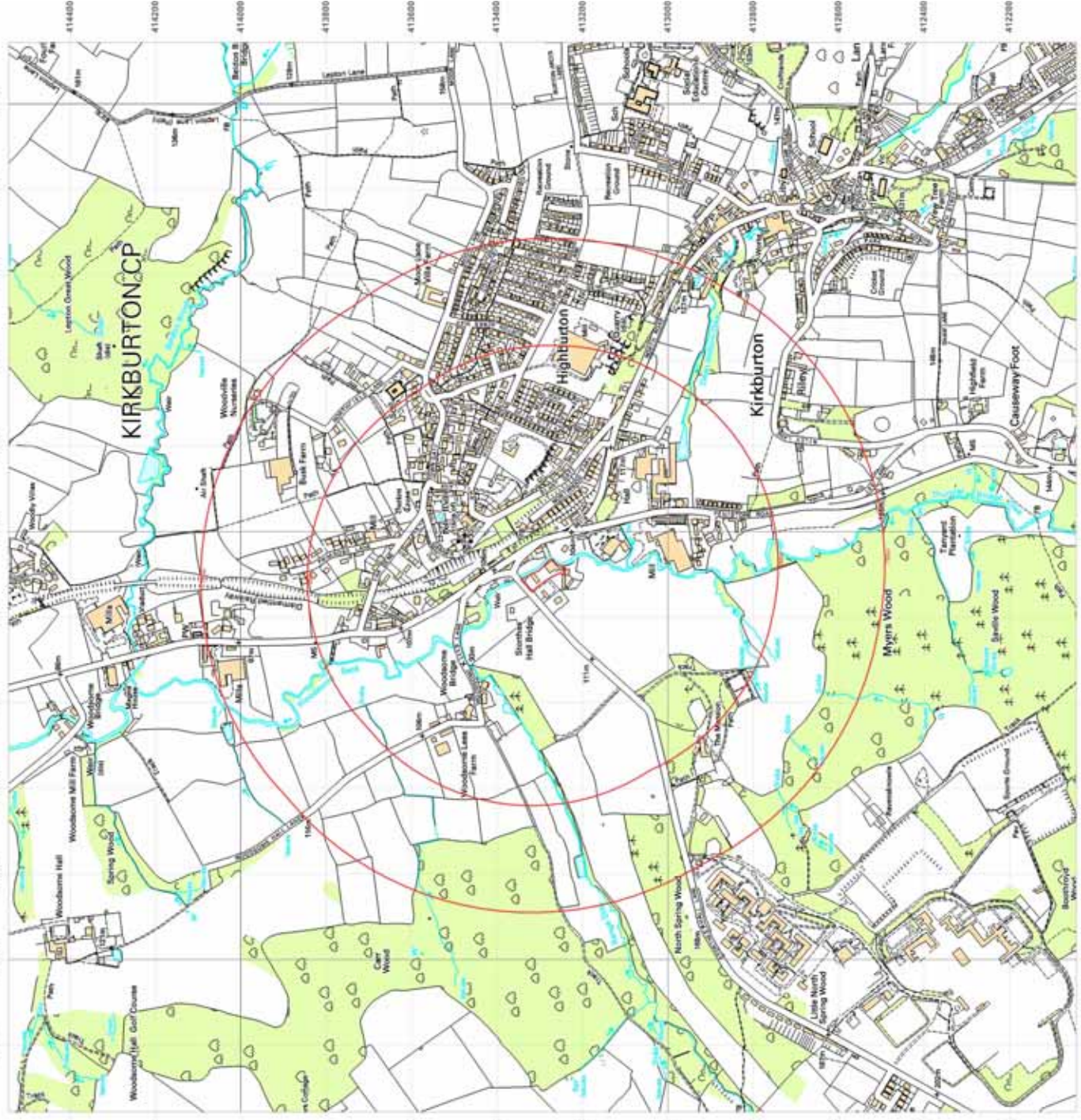
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Site Details:

41 STORTHES HALL
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: National Grid

Map date: 1990-1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1990
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

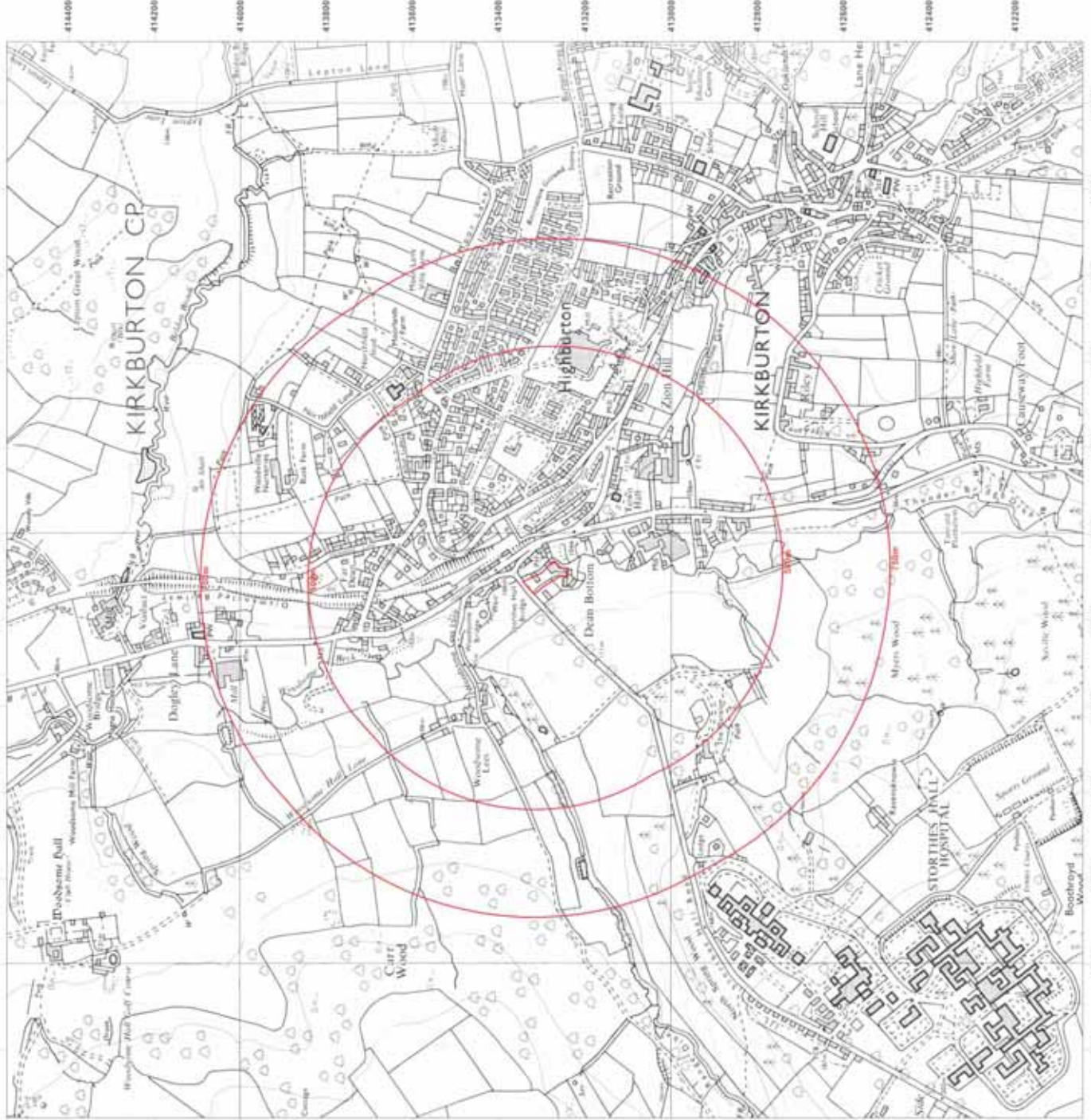


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Site Details:

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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

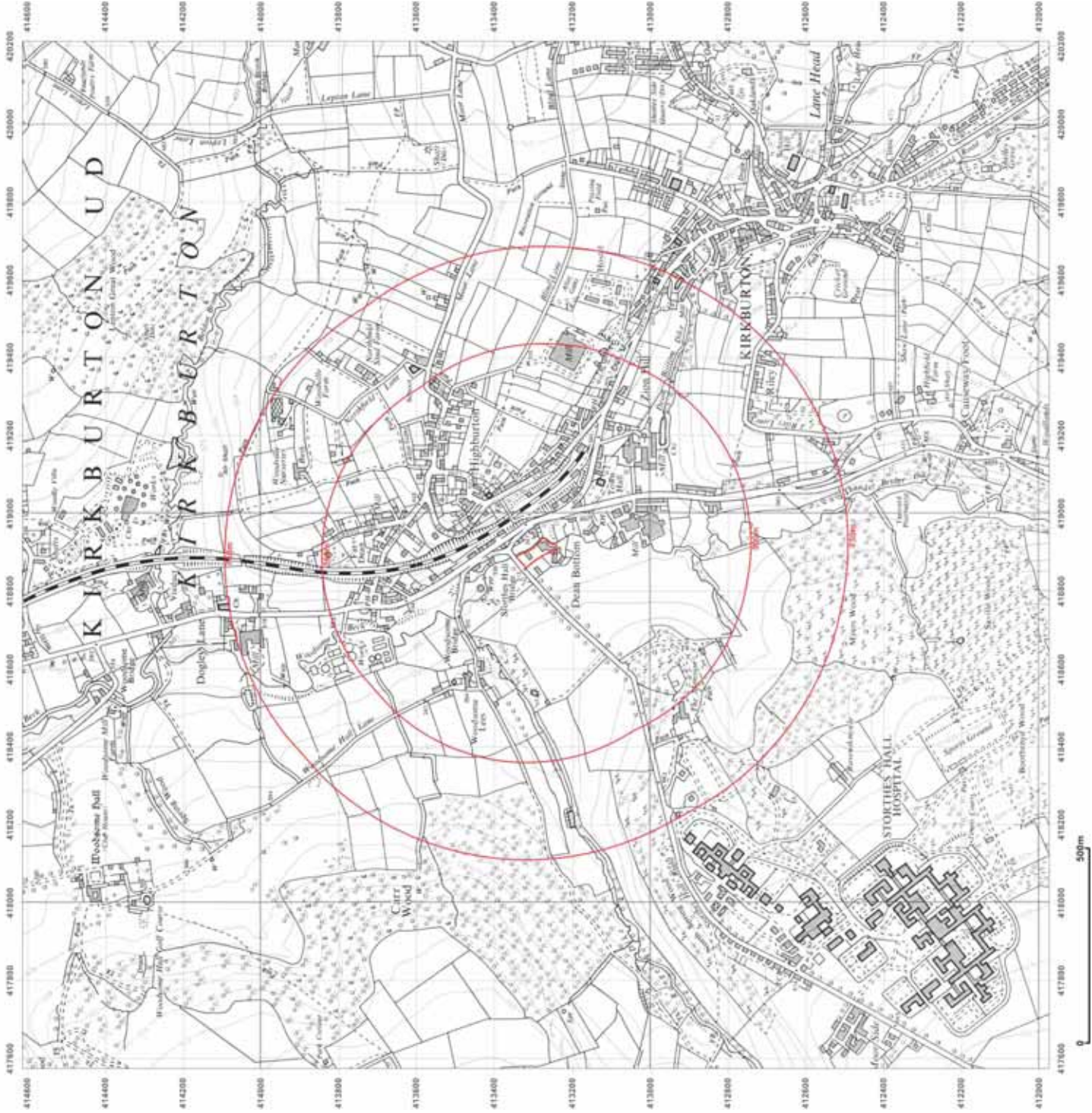


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Site Details:

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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

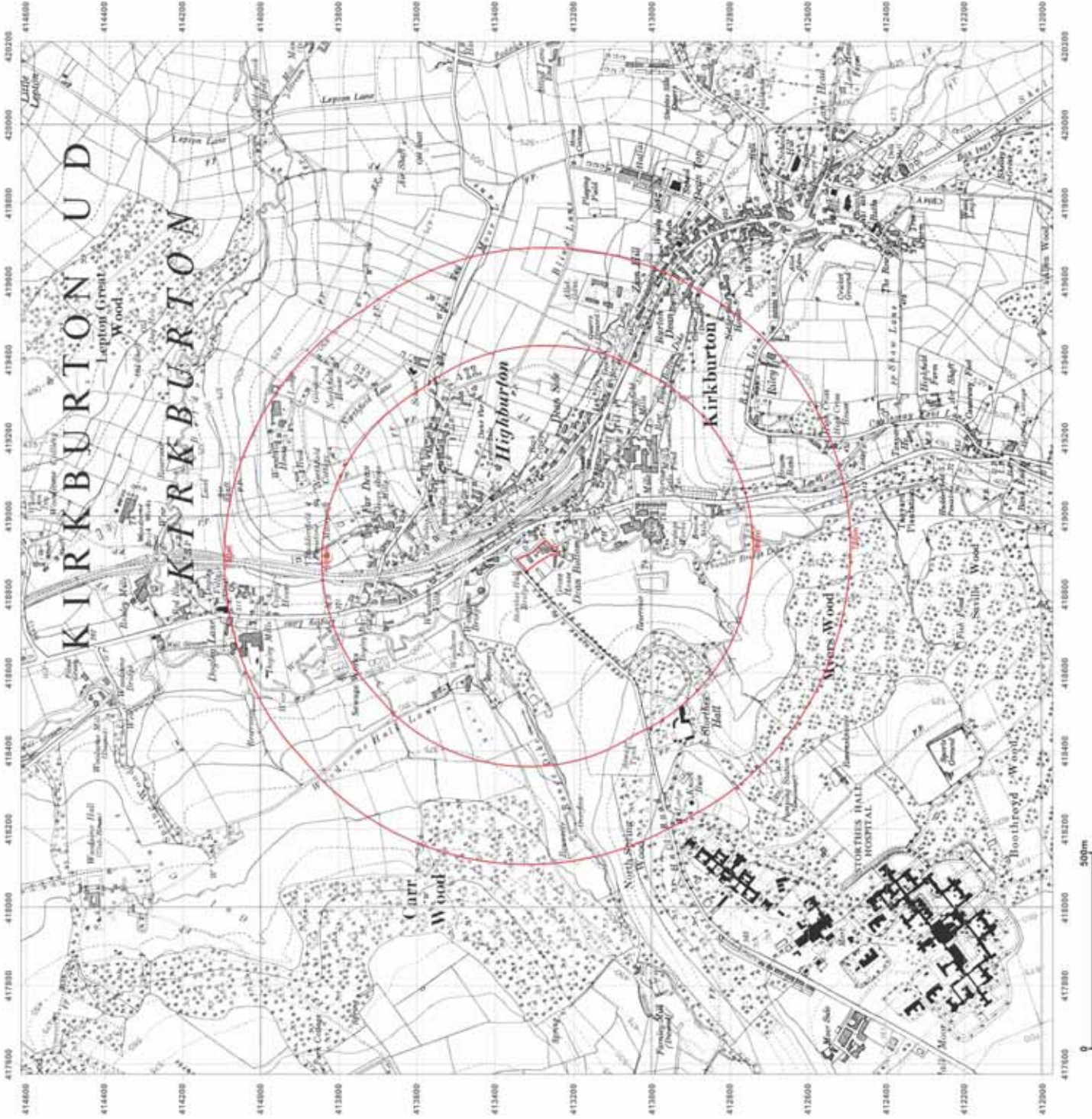


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500m



Site Details:

41 STORTHES HALL
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FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

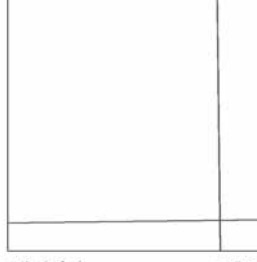
Map date: 1948-1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

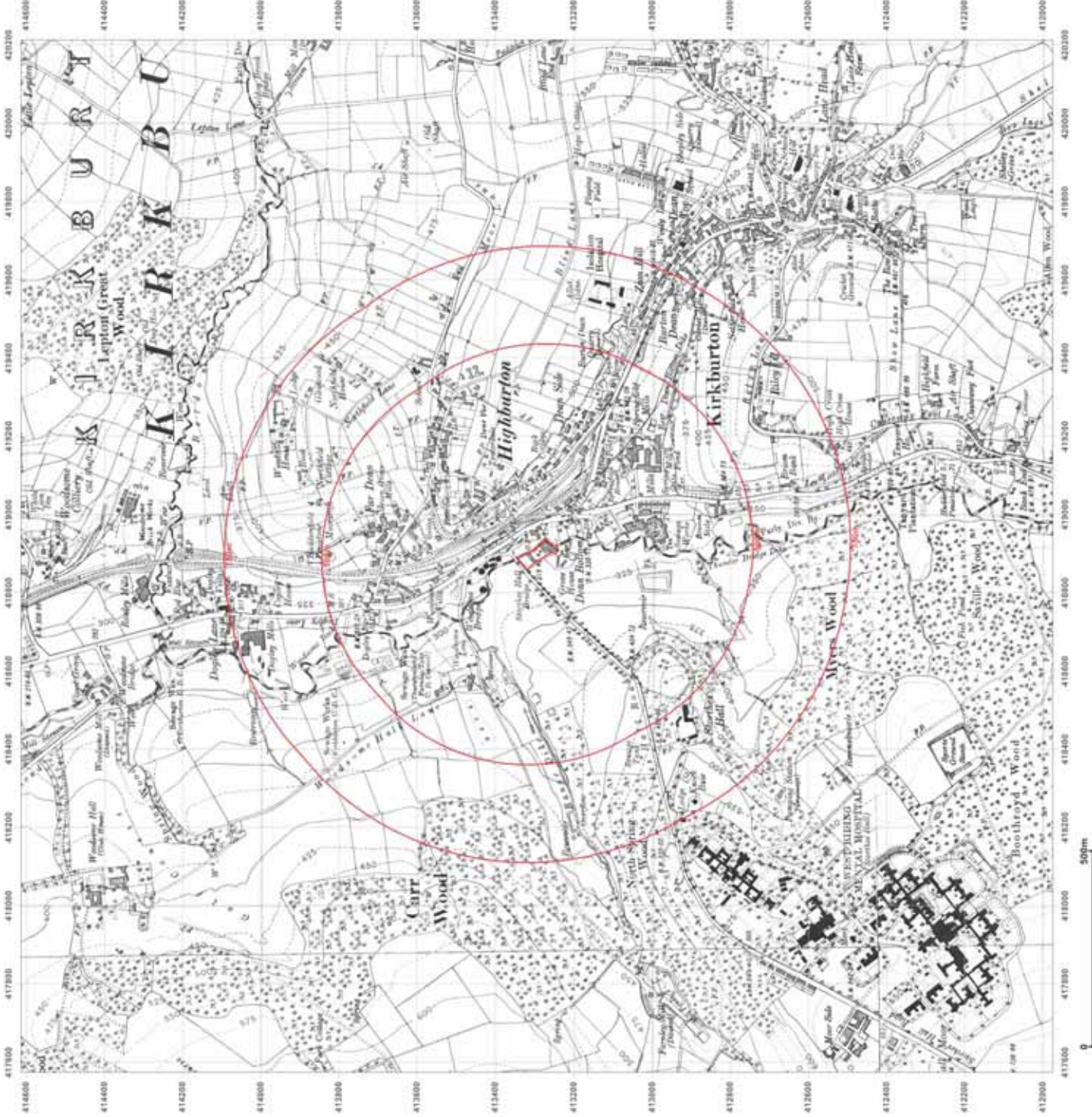


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Site Details:

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LANE, KIRKBURTON, HUDDERS
FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

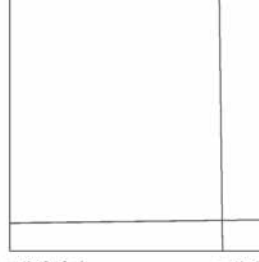
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1851
Revised 1938
Edition 1938
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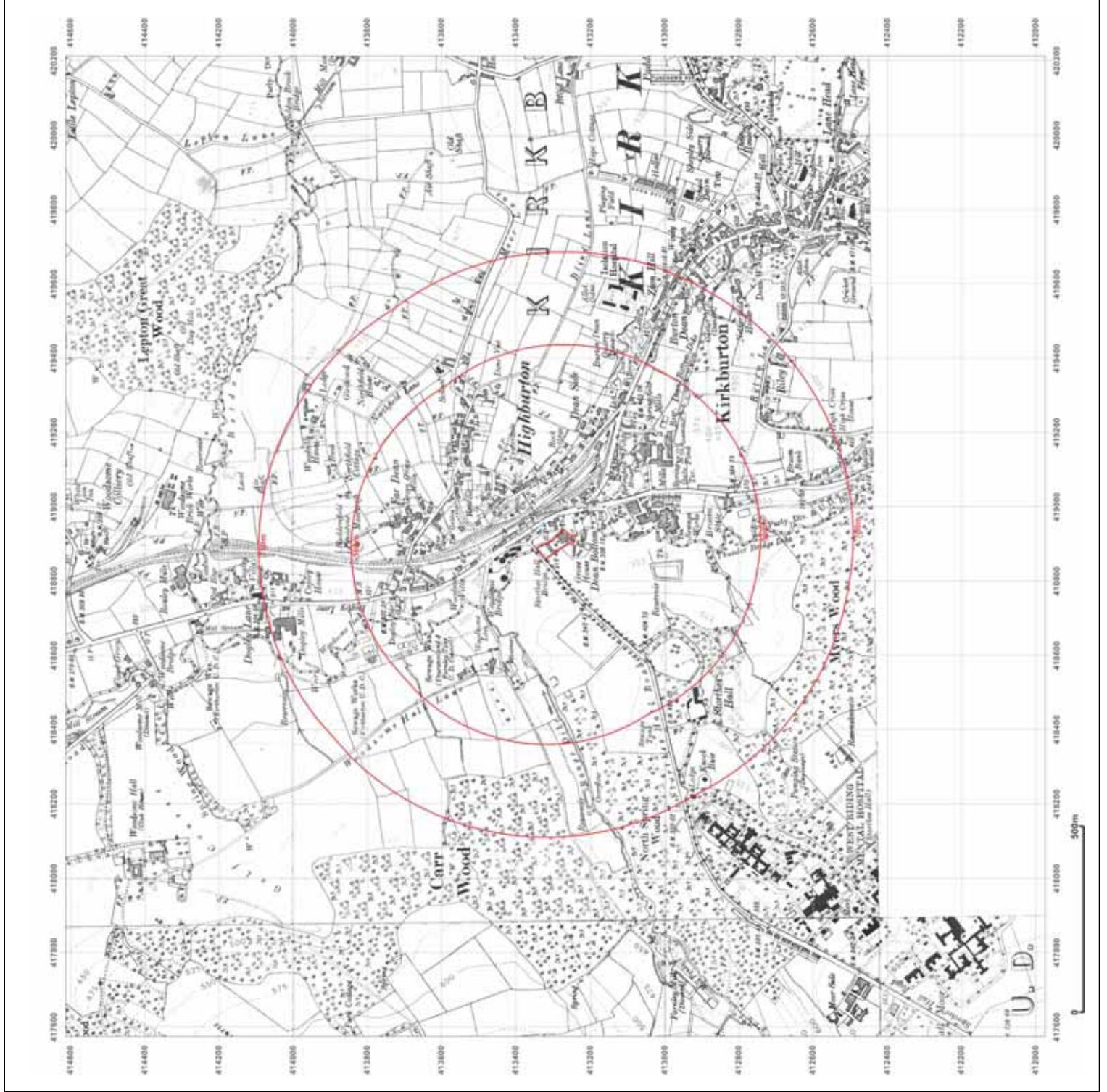


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Site Details:

41 STORTHES HALL
LANE, KIRKBURTON, HUDDERS
FIELD, HD8 0PT

Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

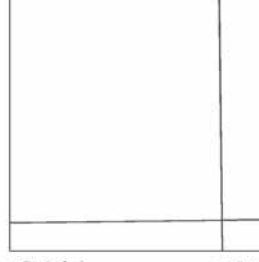
Map date: 1929-1932

Scale: 1:10,560

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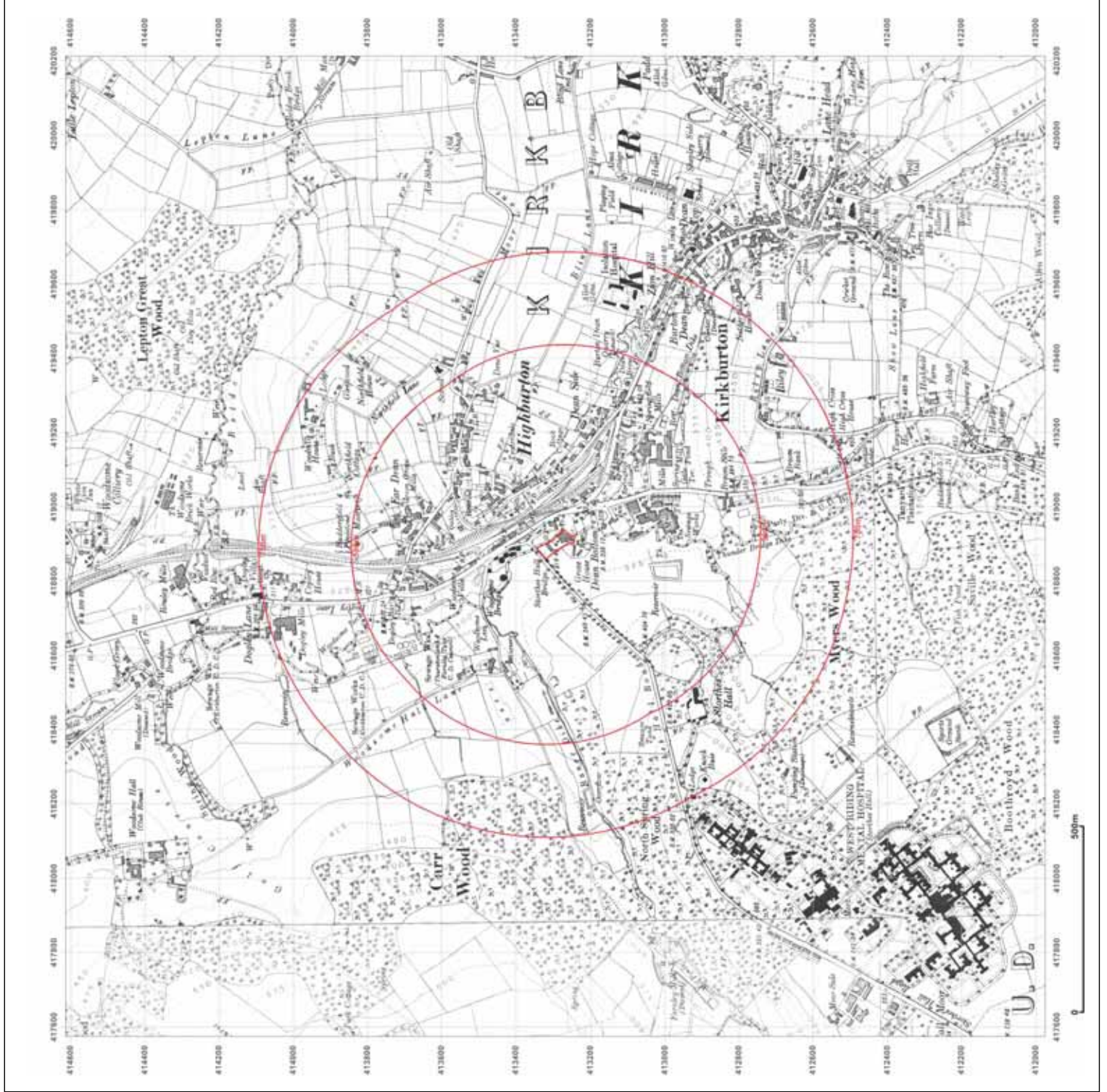
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Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1904-1905

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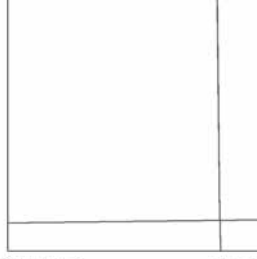


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Surveyed 1892
Revised 1904
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Surveyed 1888
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Edition N/A
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Edition N/A
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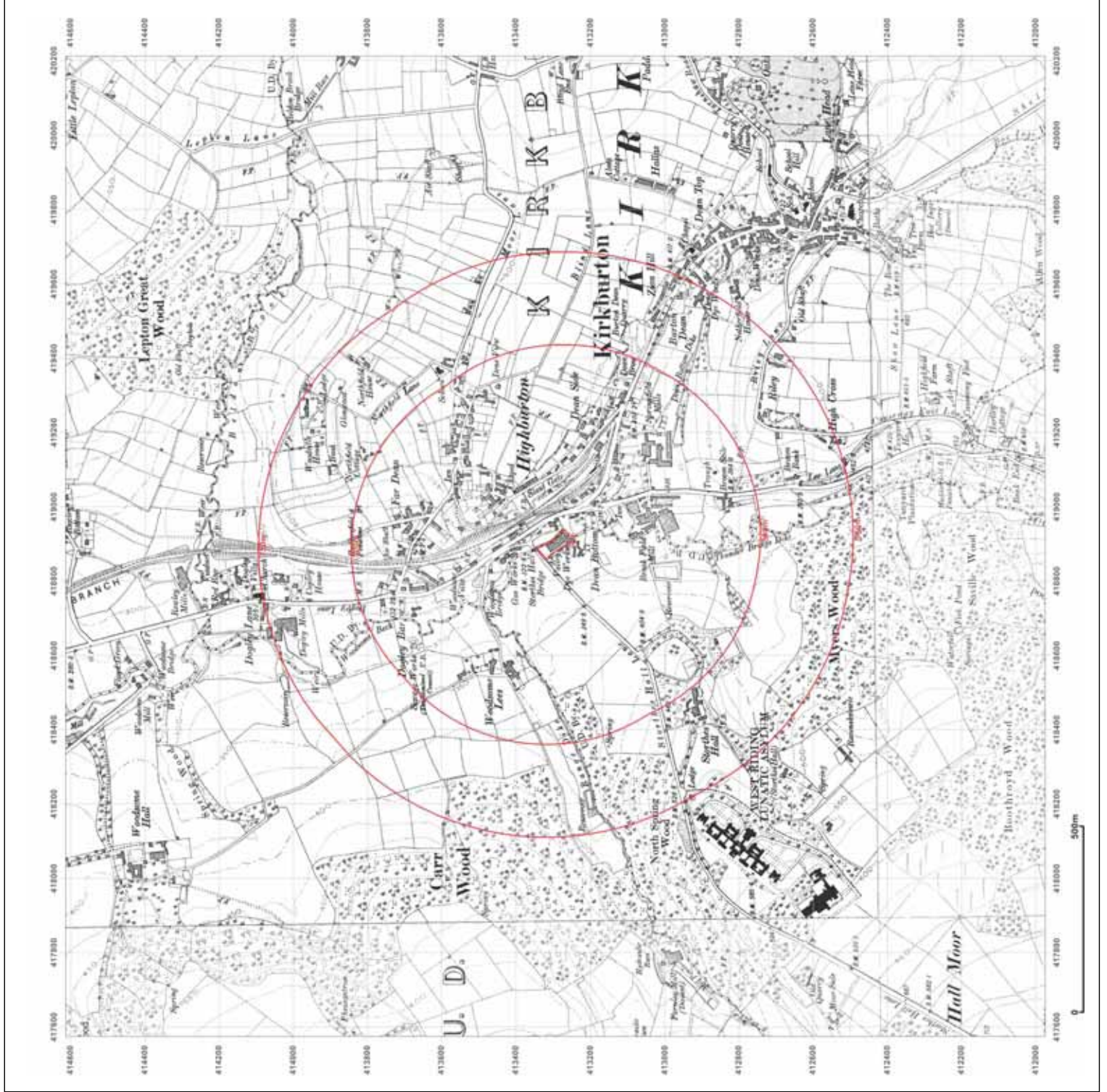


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Client Ref: 5884
Report Ref: GS-1225917
Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1888-1892

Scale: 1:10,560

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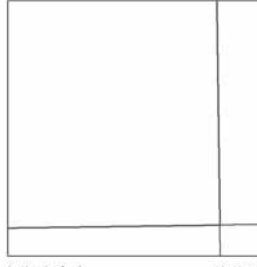


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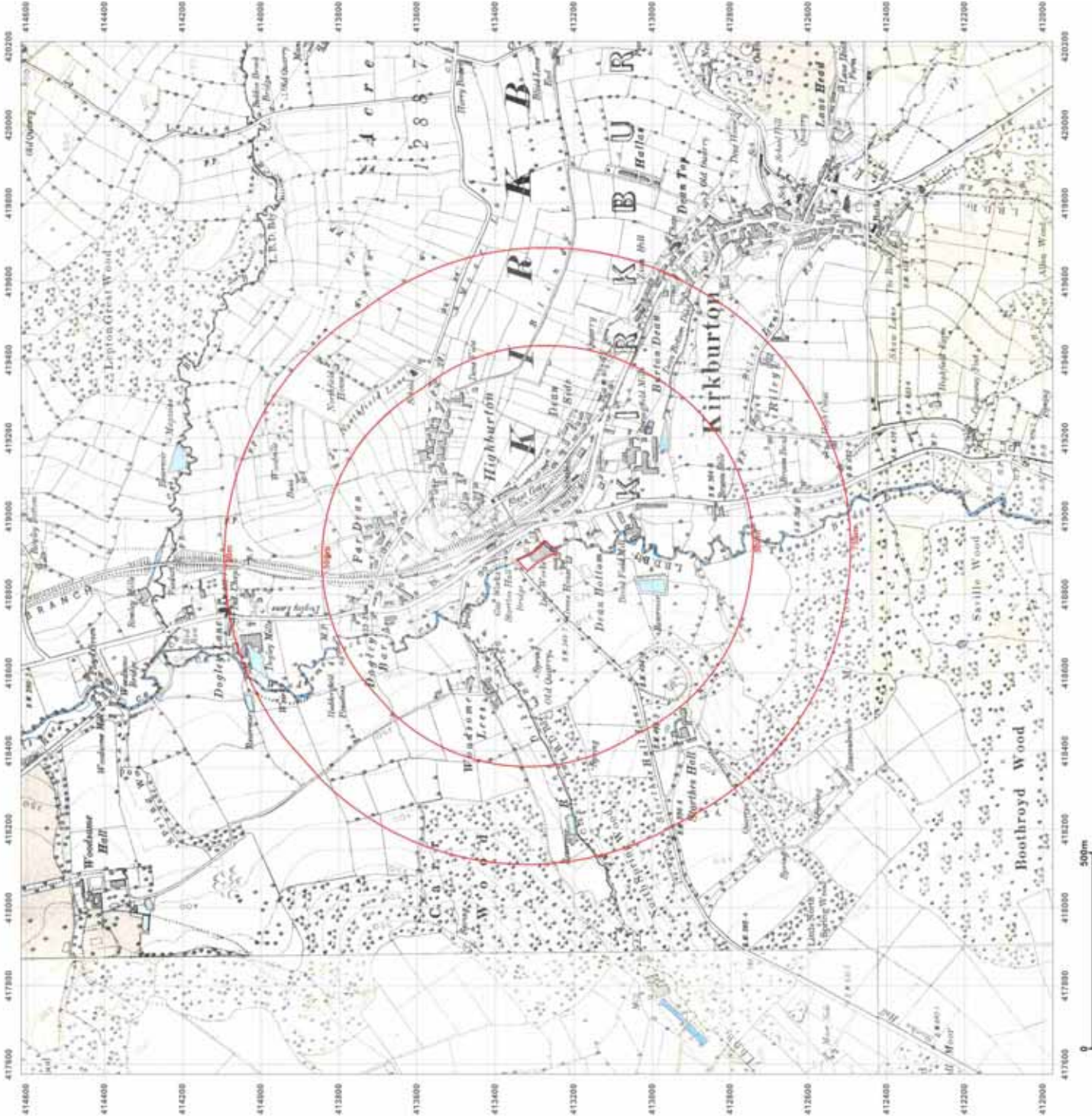


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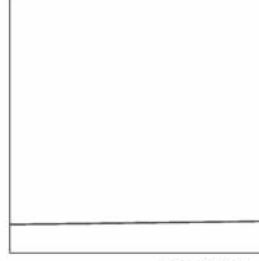
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Grid Ref: 418893, 413293

Map Name: County Series

Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



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