Groundsure
LOCATION INTELLIGENCE

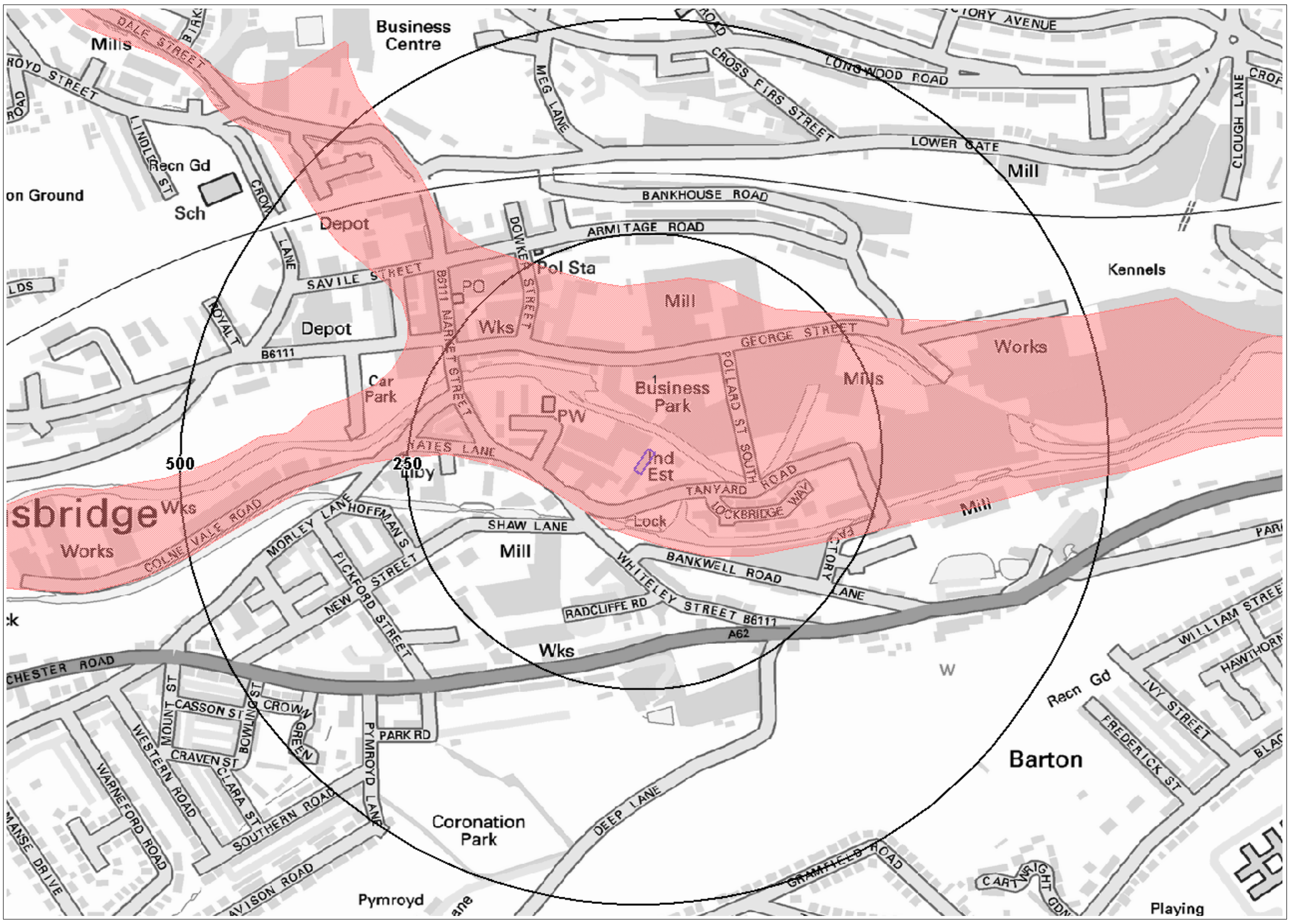
emapsite™

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology

NW N NE

W E

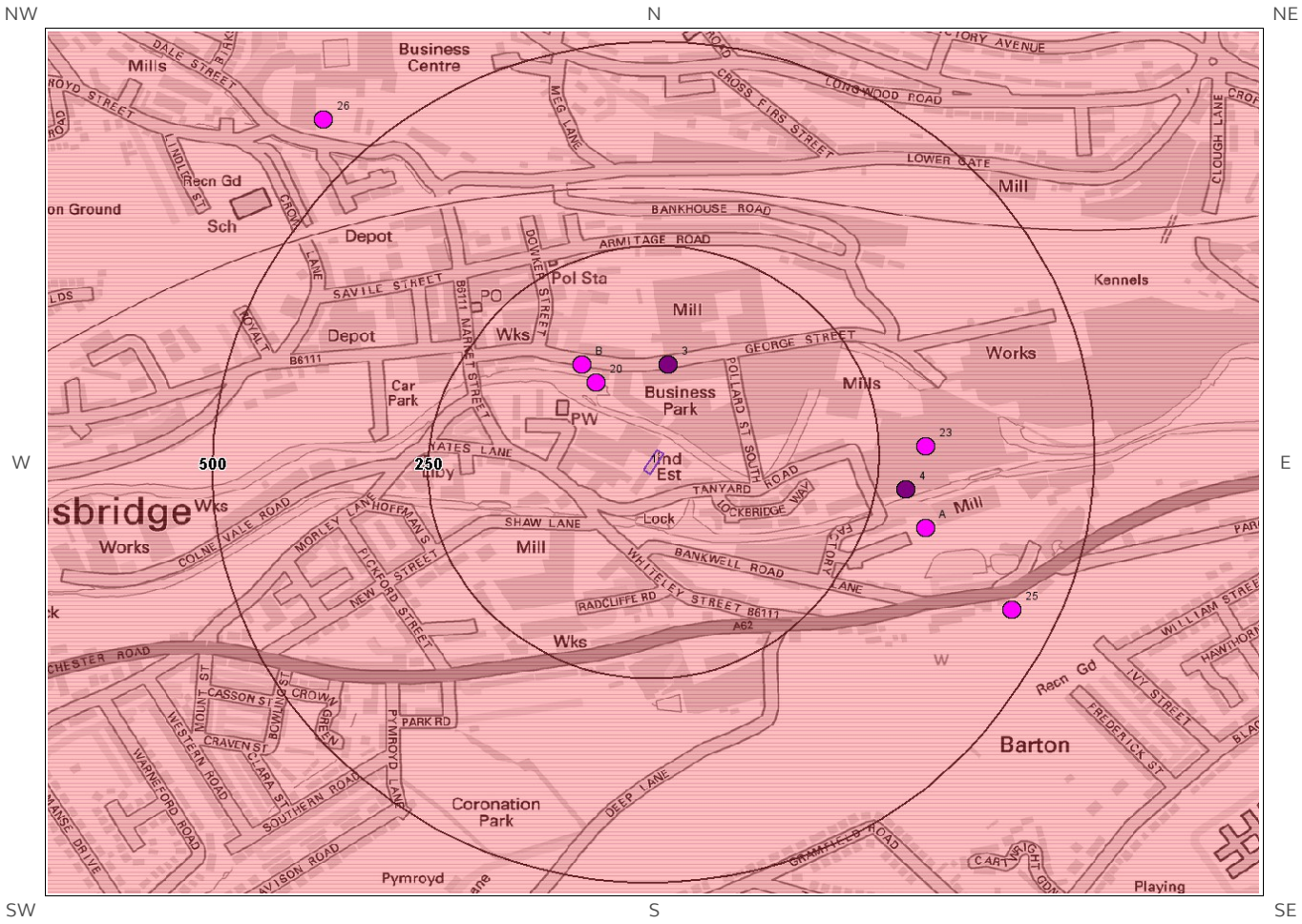


SW S SE

© Crown copyright and database rights 2016
Ordnance Survey license 100035207.

Site Outline	Principal Aquifer	Secondary Aquifer - Undifferentiated Layers
Search Buffers (m) 250, 500	Secondary (A) Aquifer - Permeable Layers	Unproductive
	Secondary (B) Aquifer - Lower Permeability Layers	Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licenses



© Crown copyright and database rights 2016
Ordnance Survey license 100035207.

Site Outline

250 — 500 — Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

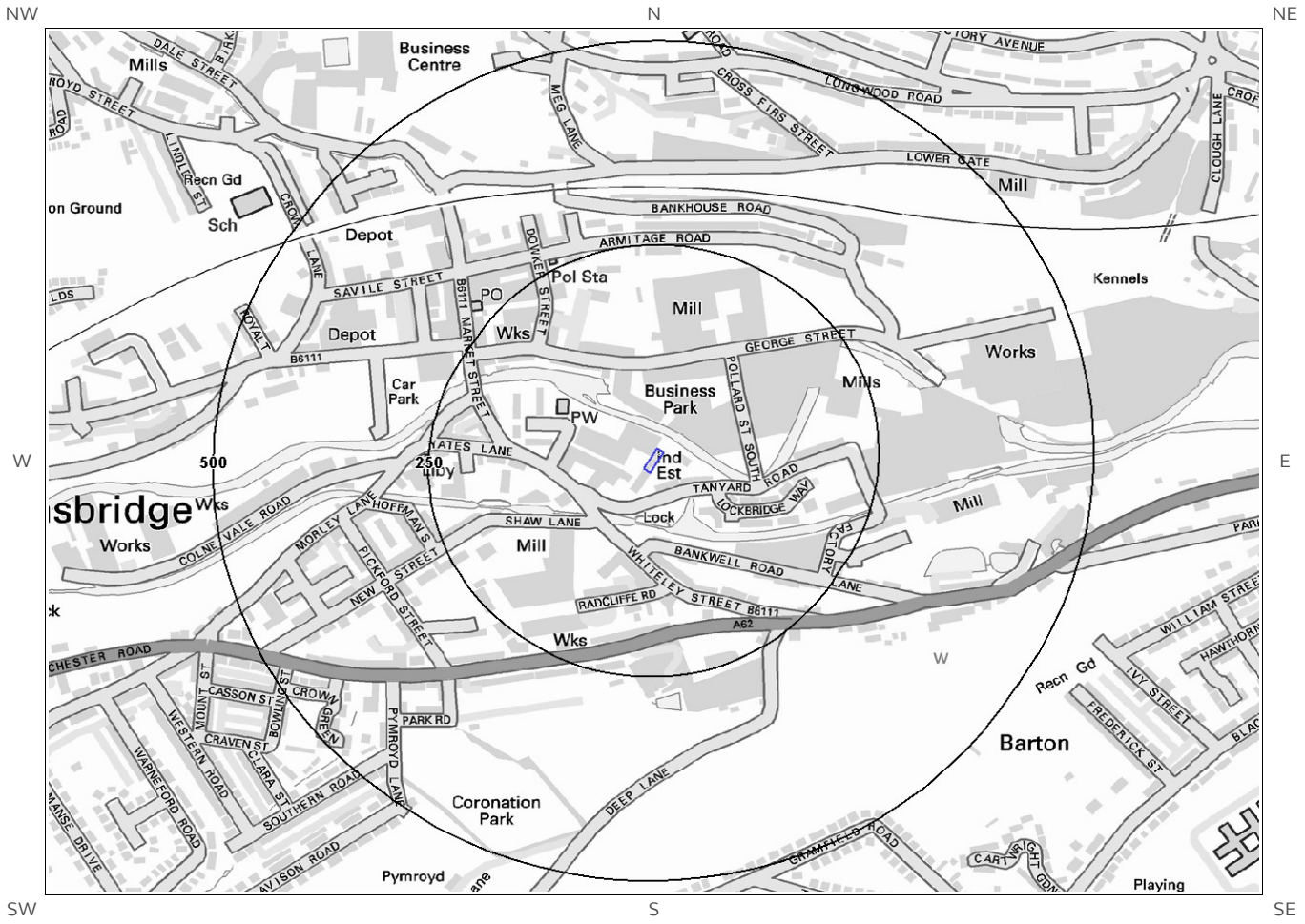
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

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



© Crown copyright and database rights 2016
Ordnance Survey license 100035207.

Site Outline

250 Search Buffers (m)
500

Source Protection Zone 1 - Inner Catchment

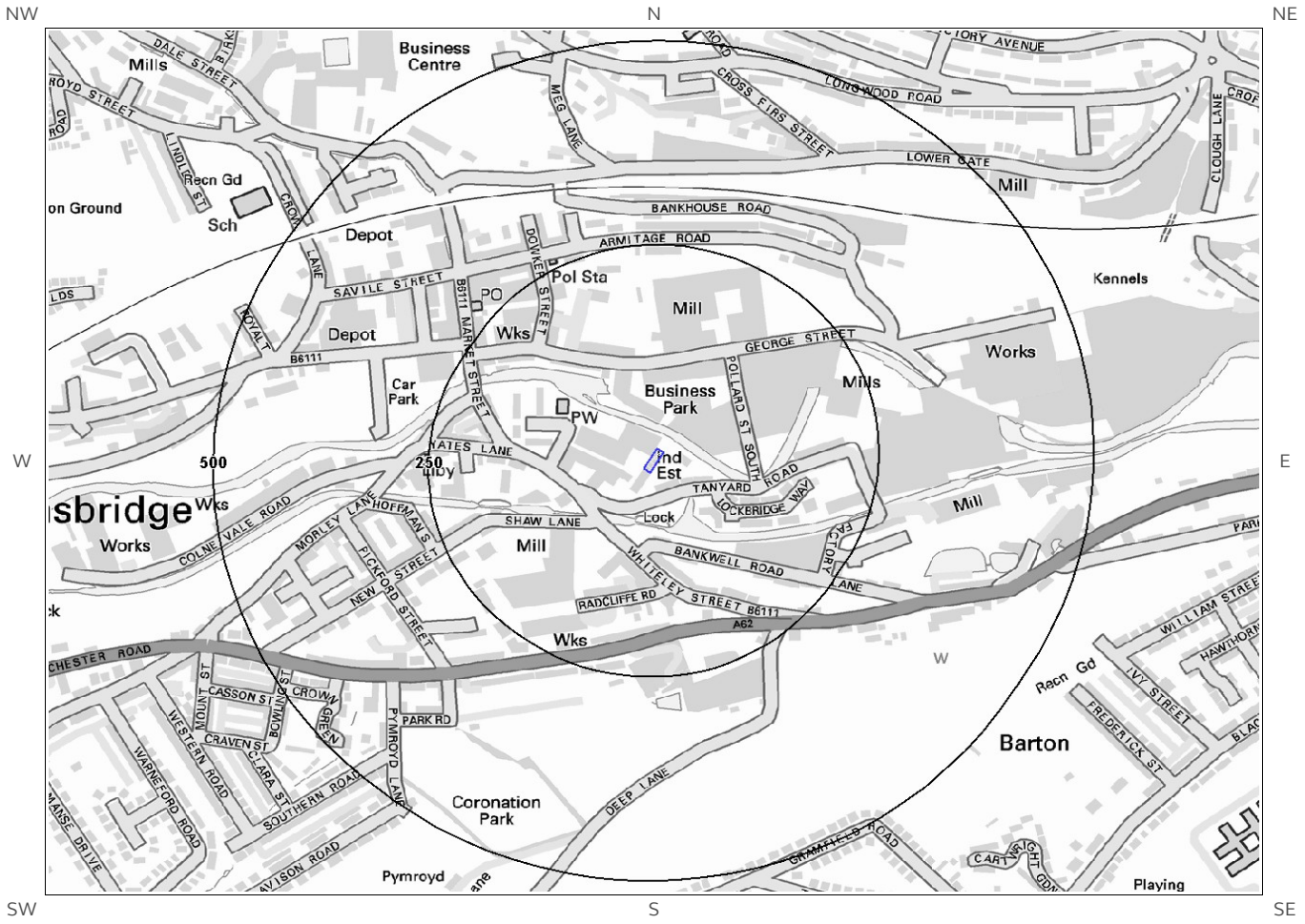
Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrogeology – Source Protection Zones within confined aquifer



© Crown copyright and database rights 2016
Ordnance Survey license 100035207.

Site Outline

250 Search Buffers (m)
500

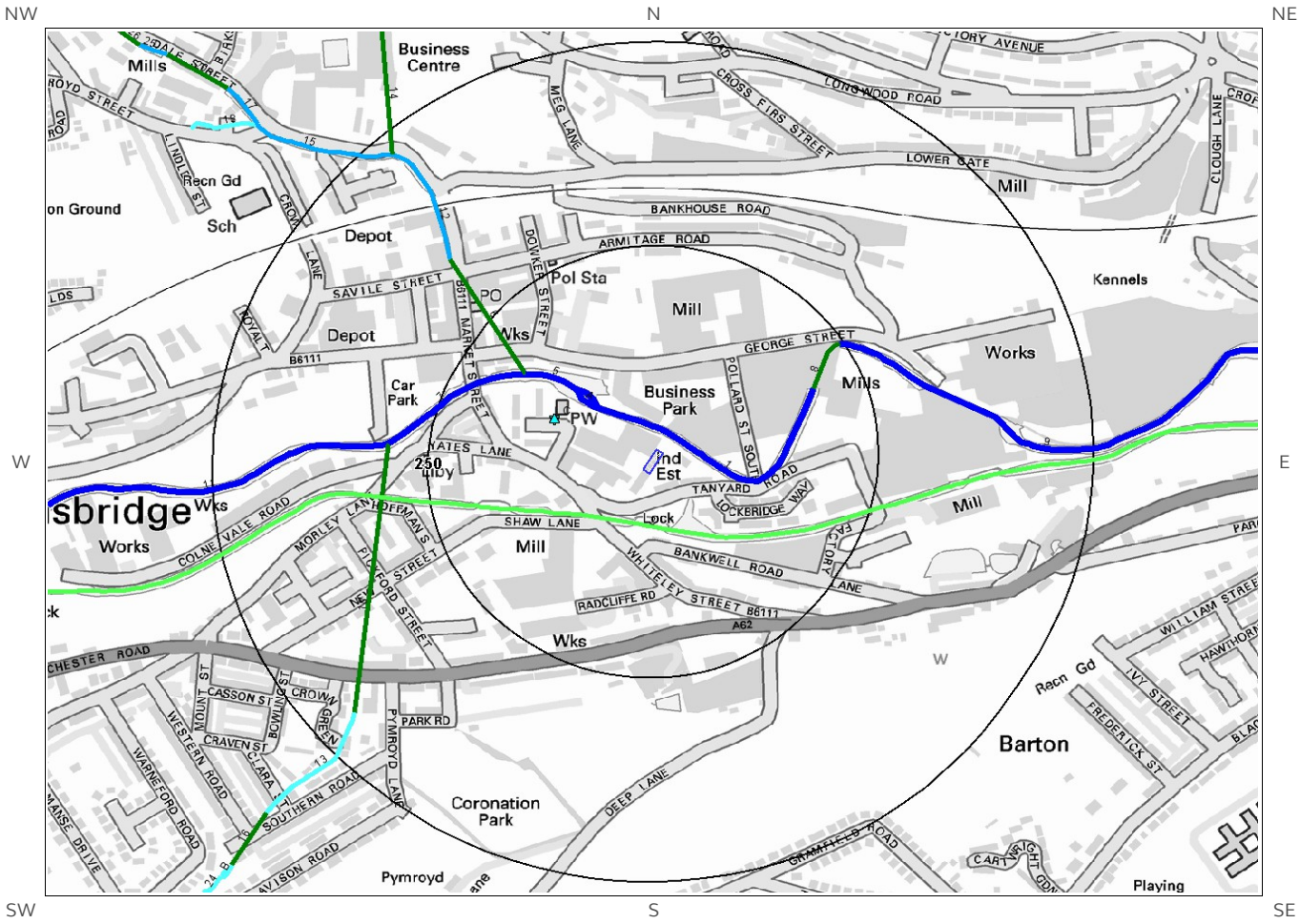
Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Potable Water Abstraction Licence

6e. Hydrology – Detailed River Network and River Quality



© Crown copyright and database rights 2016.
Ordnance Survey license 100035207.

6.Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	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

6.3 Groundwater Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details	
3	105	N	411800 416000	Status: Historical Licence No: 2/27/11/036(G) Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Milnsbridge Data Type: Point Name: YORKSHIRE WOOL DYEING CO LTD	Annual Volume (m^3): 4546 Max Daily Volume (m^3): 81.82 Original Application No: 251(1)(G) Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/9/1998 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
4	284	E	412077 415847	Status: Historical Licence No: NE/027/0011/017 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Tnayard Rd - Milnsbridge Data Type: Point Name: MNS Textiles Ltd	Annual Volume (m^3): 250000 Max Daily Volume (m^3): 1000 Original Application No: NPS/WR/015677 Original Start Date: 28/7/2014 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 28/7/2014 Version End Date:
5A	317	E	412100 415800	Status: Historical Licence No: 2/27/11/037 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: JOHN CROWTHER & SONS (MILNSBRIDGE) LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 29801 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/1/1966 Version End Date:
6A	317	E	412100 415800	Status: Historical Licence No: 2/27/11/037 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Millstone Grit - Milnsbridge Data Type: Point Name: JOHN GLADSTONE (DYERS & FINISHERS) LTD	Annual Volume (m^3): 454609 Max Daily Volume (m^3): 1296 Original Application No: 298(1) Original Start Date: 20/1/1966 Expiry Date: - Issue No: 102 Version Start Date: 11/10/2002 Version End Date:
Not shown	1239	S	411700 414630	Status: Historical Licence No: 2/27/10/124 Details: Make-Up or Top Up Water Direct Source: Groundwaters Point: Borehole- Millstone Grit - Wellfield Quarry Data Type: Point Name: JOHNSONS WELLFIELD QUARRIES LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6967 Original Start Date: 2/1/2001 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 2/1/2001 Version End Date:
Not shown	1239	S	411700 414630	Status: Historical Licence No: 2/27/10/124 Details: Make-Up or Top Up Water Direct Source: Groundwaters Point: Borehole- Johnsons Wellfield Quarry-millstone Grit Data Type: Point Name: JOHNSONS WELLFIELD QUARRIES LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6967 Original Start Date: 2/1/2001 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 2/1/2001 Version End Date:
Not shown	1532	N	411940 417420	Status: Historical Licence No: 2/27/11/186 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole-millstone Grit-oakes-huddersfield Data Type: Point Name: T E NEWSHOLME LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6957 Original Start Date: 10/6/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 10/6/2000 Version End Date:
Not shown	1532	N	411940 417420	Status: Historical Licence No: 2/27/11/186 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Millstone Grit- Oakes Data Type: Point Name: T E NEWSHOLME LTD	Annual Volume (m^3): 35000 Max Daily Volume (m^3): 96 Original Application No: 6957 Original Start Date: 10/6/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 10/6/2000 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1707	SW	411100 414300	Status: Historical Licence No: 2/27/10/122 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole-millstone Grit-huddersfield Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6842 Original Start Date: 27/11/1997 Expiry Date: 31/10/2007 Issue No: 101 Version Start Date: 2/1/2001 Version End Date:
Not shown	1707	SW	411100 414300	Status: Historical Licence No: 2/27/10/122 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Millstone Grit- Crosland Heath - Huddersfield Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD	Annual Volume (m^3): 6500 Max Daily Volume (m^3): 50 Original Application No: 6842 Original Start Date: 27/11/1997 Expiry Date: 31/10/2010 Issue No: 101 Version Start Date: 2/1/2001 Version End Date:
Not shown	1707	SW	411100 414300	Status: Historical Licence No: NE/027/0011/005 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Millstone Grit- Crosland Heath - Huddersfield Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD	Annual Volume (m^3): 4500 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/004165 Original Start Date: 1/11/2010 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/11/2010 Version End Date:
Not shown	1714	N	411600 417600	Status: Historical Licence No: 2/27/10/120 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: JOHN GLADSTONE & COMPANY LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6786 Original Start Date: 21/1/1997 Expiry Date: 31/12/2001 Issue No: 100 Version Start Date: 21/1/1997 Version End Date:
Not shown	1845	SE	412900 414400	Status: Historical Licence No: 2/27/10/069 Details: Water Bottling Direct Source: Groundwaters Point: Boreholes X2 - Millstone Grit - Lockwood Data Type: Point Name: HOLMFIRTH DYERS LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1818 Original Application No: NPS/WR/006771 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 104 Version Start Date: 21/3/2011 Version End Date:
Not shown	1845	SE	412900 414400	Status: Historical Licence No: 2/27/10/069 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Boreholes X2 - Millstone Grit - Lockwood Data Type: Point Name: HOLMFIRTH DYERS LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1818 Original Application No: NPS/WR/006771 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 104 Version Start Date: 21/3/2011 Version End Date:
Not shown	1885	SE	413400 414900	Status: Historical Licence No: 2/27/10/008 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: BASS BREWERS (TADCASTER)	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 580 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 8/7/1970 Version End Date:
Not shown	1963	NW	410100 416900	Status: Historical Licence No: 2/27/11/117 Details: General Farming & Domestic Direct Source: Groundwaters Point: Spring Data Type: Point Name: SHEARD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 1444 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1963	NW	410100 416900	Status: Historical Licence No: 2/27/11/117 Details: General Farming & Domestic Direct Source: Groundwaters Point: Spring - Longwood Data Type: Point Name: SHEARD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 01444 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/4/1966 Version End Date:

6.4 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 (6b):

ID	Distance (m)	Direction	NGR	Details	
20	108	NW	411717 415978	Status: Active Licence No: 2/27/11/036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne - Milnsbridge Data Type: Point Name: YORKSHIRE WOOL DYEING CO LTD	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 273.7 Application No: NPS/WR/016397 Original Start Date: 25/6/2014 Expiry Date: - Issue No: 2 Version Start Date: 20/8/2014 Version End Date:
21B	136	NW	411700 416000	Status: Historical Licence No: 2/27/11/036(S) Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne Data Type: Point Name: YORKSHIRE WOOL DYEING CO LTD	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 273.669 Application No: 251(1)(S) Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/9/1998 Version End Date:
22B	136	NW	411700 416000	Status: Historical Licence No: 2/27/11/036(S) Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne - Milnsbridge Data Type: Point Name: YORKSHIRE WOOL DYEING CO LTD	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 273.66 Application No: 251(1)(S) Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/9/1998 Version End Date:
23	304	E	412100 415900	Status: Historical Licence No: 2/27/11/144 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Huddersfield Canal Data Type: Point Name: BRITISH WATERWAYS BOARD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 3581 Original Start Date: 26/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/3/1980 Version End Date:
24A	317	E	412100 415800	Status: Historical Licence No: 2/27/11/038 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Catchpit Data Type: Point Name: JOHN CROWTHER & SONS (MILNSBRIDGE) LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 29802 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/1/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
25	447	SE	412200 415700	Status: Historical Licence No: 2/27/11/038 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: Catchpit - Milnsbridge Data Type: Point Name: JOHN GLADSTONE (DYERS & FINISHERS) LTD	Annual Volume (m^3): 90922 Max Daily Volume (m^3): 300 Application No: 298(2) Original Start Date: 20/1/1966 Expiry Date: - Issue No: 103 Version Start Date: 5/6/2003 Version End Date:
26	560	NW	411400 416300	Status: Historical Licence No: 2/27/11/169 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: Tributary Of Longwood Brook Data Type: Point Name: EDDIE & BESSIE E FIRTH & JACQUELINE M & JOHN G WALKER	Annual Volume (m^3): 20000 Max Daily Volume (m^3): 350 Application No: 5677 Original Start Date: 26/1/1983 Expiry Date: - Issue No: 100 Version Start Date: 20/4/1990 Version End Date:
Not shown	1010	E	412800 416000	Status: Historical Licence No: 2/27/11/148 Details: General use relating to Secondary Category (Low Loss) Direct Source: Surface Water Point: Huddersfield Canal Data Type: Point Name: BRITISH WATERWAYS BOARD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 3585 Original Start Date: 26/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 8/10/1979 Version End Date:
Not shown	1486	SW	410400 415300	Status: Active Licence No: 2/27/11/006 Details: Boiler Feed Direct Source: Surface Water Point: River Colne Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): 30117 Max Daily Volume (m^3): 146.38 Application No: 475 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 17/3/1989 Version End Date:
Not shown	1486	SW	410400 415300	Status: Active Licence No: 2/27/11/006 Details: Process Water Direct Source: Surface Water Point: River Colne Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): 30117 Max Daily Volume (m^3): 146.38 Application No: 475 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 17/3/1989 Version End Date:
Not shown	1486	SW	410400 415300	Status: Historical Licence No: 2/27/11/006 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 475 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 17/3/1989 Version End Date:
Not shown	1486	SW	410400 415300	Status: Historical Licence No: 2/27/11/006 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 00475 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 17/3/1989 Version End Date:
Not shown	1713	NW	410400 416900	Status: Historical Licence No: 2/27/11/115 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Clay Wood Brook/oakscar Reservoir Data Type: Point Name: PARKWOOD MILLS CO LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 01588 Original Start Date: 28/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/4/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1751	SW	410200 415100	Status: Historical Licence No: 2/27/11/042 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): 31822 Max Daily Volume (m^3): 159.11 Application No: 3842 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/5/1989 Version End Date:
Not shown	1751	SW	410200 415100	Status: Historical Licence No: 2/27/11/042 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Colne - Linthwaite Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): 31822 Max Daily Volume (m^3): 159.11 Application No: 3842 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/5/1989 Version End Date:
Not shown	1751	SW	410200 415100	Status: Active Licence No: 2/27/11/042 Details: Process Water Direct Source: Surface Water Point: River Colne - Linthwaite Data Type: Point Name: HARTFORD HOLDINGS LTD	Annual Volume (m^3): 31822 Max Daily Volume (m^3): 159.11 Application No: 3842 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/5/1989 Version End Date:
Not shown	1776	NW	410330 416910	Status: Historical Licence No: 2/27/11/123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: Clay Wood Brook-parkwood Road-longwood Data Type: Point Name: PARKWOOD MILLS CO LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 0158902 Original Start Date: 26/5/1966 Expiry Date: - Issue No: 102 Version Start Date: 30/8/2002 Version End Date:
Not shown	1843	SE	413120 414600	Status: Active Licence No: 2/27/10/126/R01 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: River Holme - Lockwood Data Type: Point Name: HUDDERSFIELD RUGBY UNION FOOTBALL CLUB LTD	Annual Volume (m^3): 4800 Max Daily Volume (m^3): 136 Application No: NPS/WR017082 Original Start Date: 1/4/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2015 Version End Date:
Not shown	1970	SE	413200 414500	Status: Historical Licence No: 2/27/10/121 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: River Holme Data Type: Point Name: HUDDERSFIELD RUGBY UNION FOOTBALL CLUB	Annual Volume (m^3): 7208 Max Daily Volume (m^3): 136 Application No: 6752 Original Start Date: 27/3/1997 Expiry Date: 31/10/2006 Issue No: 101 Version Start Date: 11/1/2000 Version End Date:
Not shown	1970	SE	413200 414500	Status: Historical Licence No: 2/27/10/126 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: River Holme - Lockwood Data Type: Point Name: HUDDERSFIELD RUGBY UNION FOOTBALL CLUB	Annual Volume (m^3): 4800 Max Daily Volume (m^3): 136 Application No: 8201 Original Start Date: 1/1/2007 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/1/2007 Version End Date:
Not shown	1970	SE	413200 414500	Status: Historical Licence No: 2/27/10/126 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: River Holme Data Type: Point Name: HUDDERSFIELD RUGBY UNION FOOTBALL CLUB	Annual Volume (m^3): 4800 Max Daily Volume (m^3): 136 Application No: 8201 Original Start Date: 1/1/2007 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/1/2007 Version End Date:

6.5 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 (6c):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1845	SE	412900 414400	Status: Active Licence No: 2/27/10/069 Details: Water Bottling Direct Source: Groundwaters Point: Boreholes X2 - Millstone Grit - Lockwood Data Type: Point Name: HOLMFIRTH DYERS LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1818 Original Application No: NPS/WR/006771 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 104 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

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

6.9 River Quality

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

6.9.1 Biological Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
34C	119	NW	411670 415933	River Name: Longwood Beck Reach: Longwood River Colne End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1176	NW	410889 416654	River Name: Longwood Beck Reach: Outlane Longwood End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
Not shown	1213	NW	410800 416600	River Name: Longwood Beck Reach: Longwood River Colne End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
Not shown	1213	NW	410800 416600	River Name: Longwood Beck Reach: Outlane Longwood End/Start of Stretch: End of Stretch NGR	C	C	C	C	C

6.9.2 Chemical Quality:

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

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

					Chemical Quality Grade				
ID	Distance (m)	Direction	NGR	River Quality Grade	2005	2006	2007	2008	2009
38C	119	NW	411670 415933	River Name: River Colne Reach: Hoyle House Brook Longwood Beck End/Start of Stretch: End of Stretch NGR	B	A	A	A	A
39C	119	NW	411670 415933	River Name: River Colne Reach: Longwood Beck River Holme End/Start of Stretch: Start of Stretch NGR	B	A	A	A	A

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details	
1	24	N	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
2	62	S	River Name: Huddersfield Narrow Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
3A	87	NW	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
4A	87	NW	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
5	118	NW	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
6	178	NW	River Name: Longwood Brook Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
7	178	NW	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
8	191	NE	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
9	246	NE	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
10	297	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
11	297	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
12	334	NW	River Name: Longwood Brook Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
13	448	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
14	474	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
15	474	NW	River Name: Longwood Brook Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

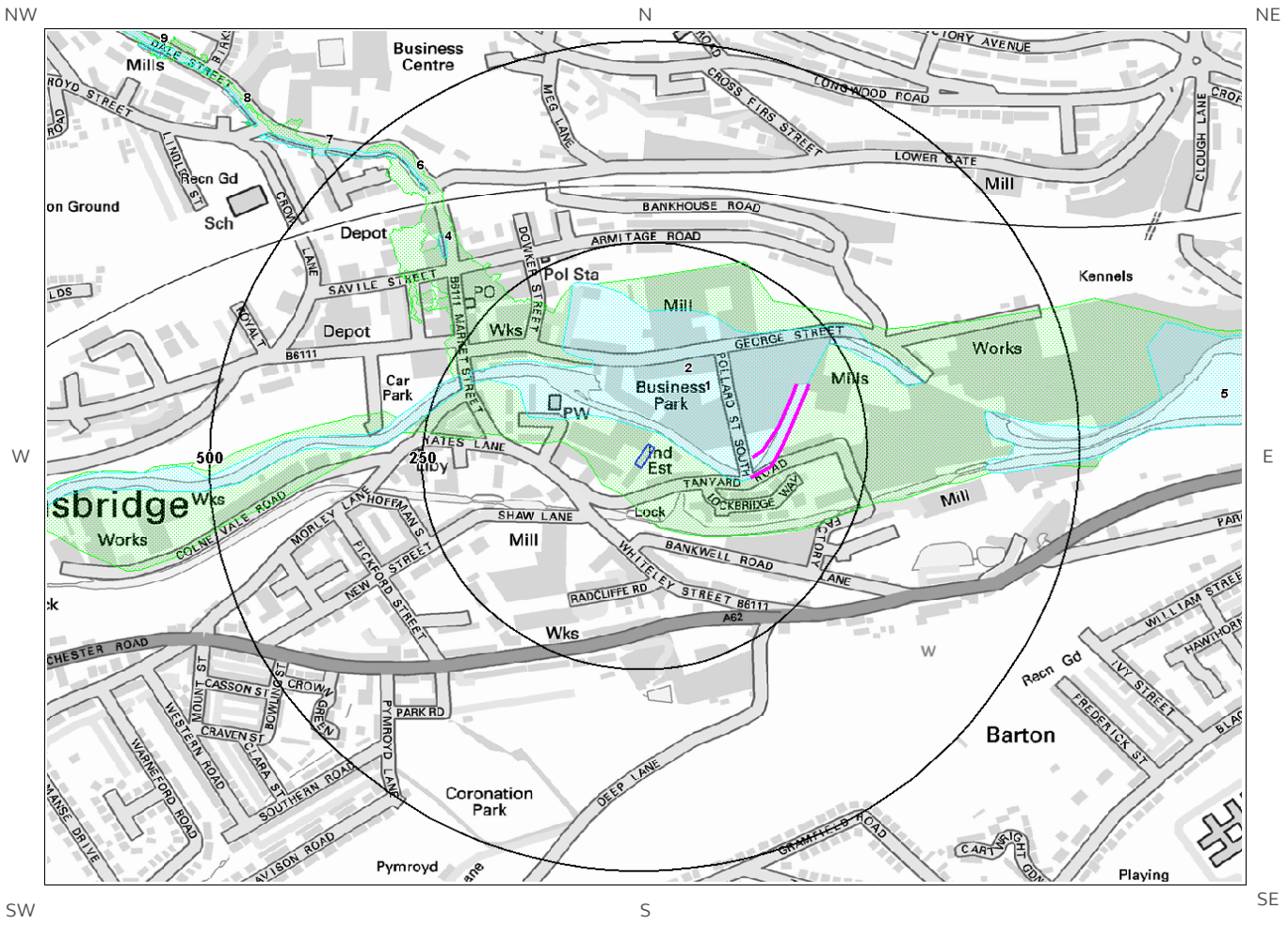
6.11 Surface Water Features

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

The following surface water records are not represented on mapping:

Distance (m)	Direction
19	NE
52	S
86	SW
224	NW
243	NE

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



© Crown copyright and database rights 2016.
Ordnance Survey license 100035207.

Site Outline

Search Buffers (m)
100
250

Zone 2 Floodplain

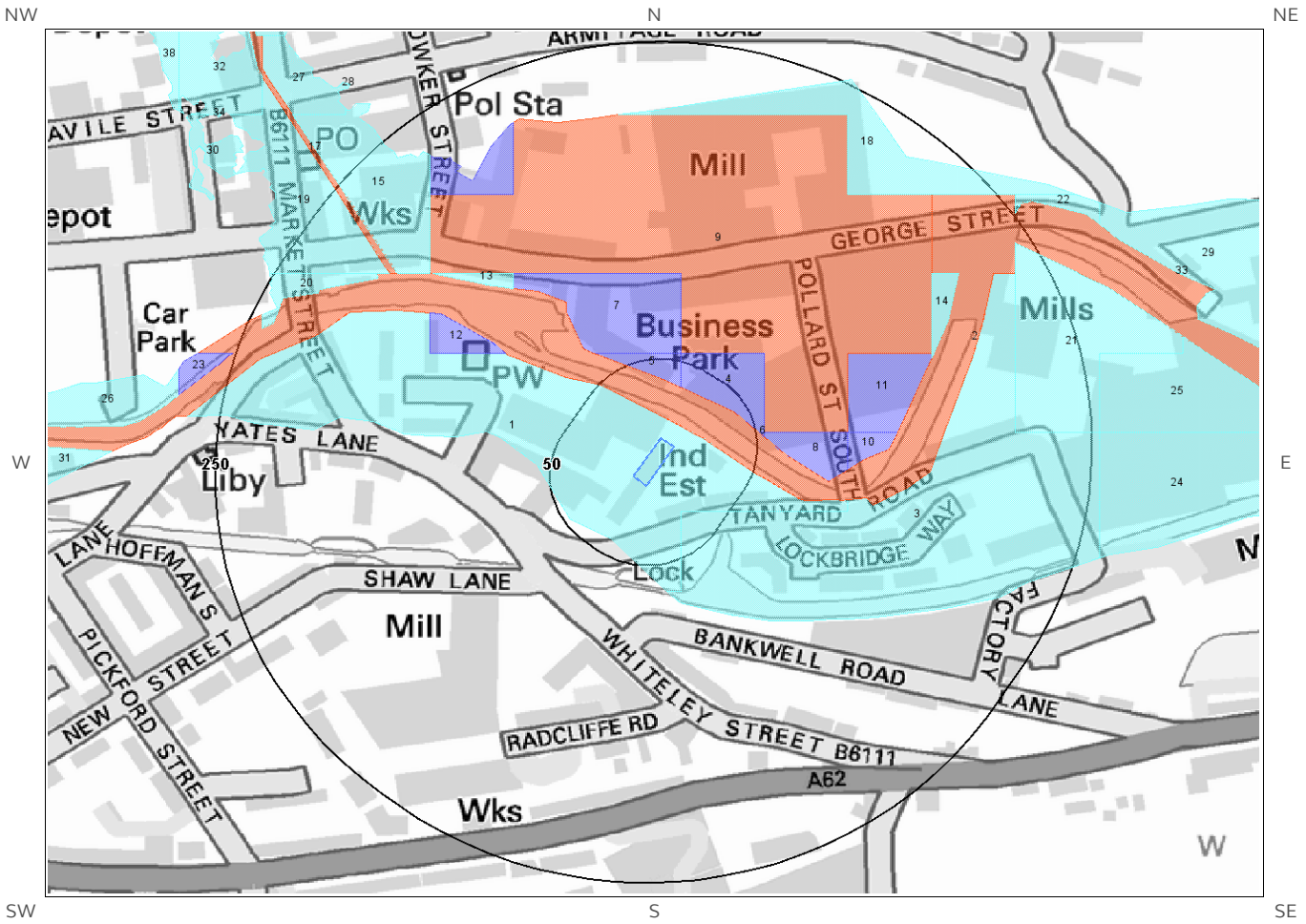
Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

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



© Crown copyright and database rights 2016.
Ordnance Survey license 100035207.

Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

- Very Low
- Low
- Medium
- High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	0	On Site	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	17	N	23-Feb-2016	Zone 3 - (Fluvial Models)
	222	NW	23-Feb-2016	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? Low

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

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

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

ID	Distance (m)	Direction	RoFRas flood Risk

1	0.0	On Site	Low
2	13.0	NE	High
3	26.0	SE	Low
4	34.0	NE	Medium
5	34.0	N	Medium

7.4 Flood Defences

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

The following flood defence records are represented as lines on the Flood Map:

ID	Distance (m)	Direction	Update
10	116	E	04-Feb-2016
11	119	E	04-Feb-2016

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

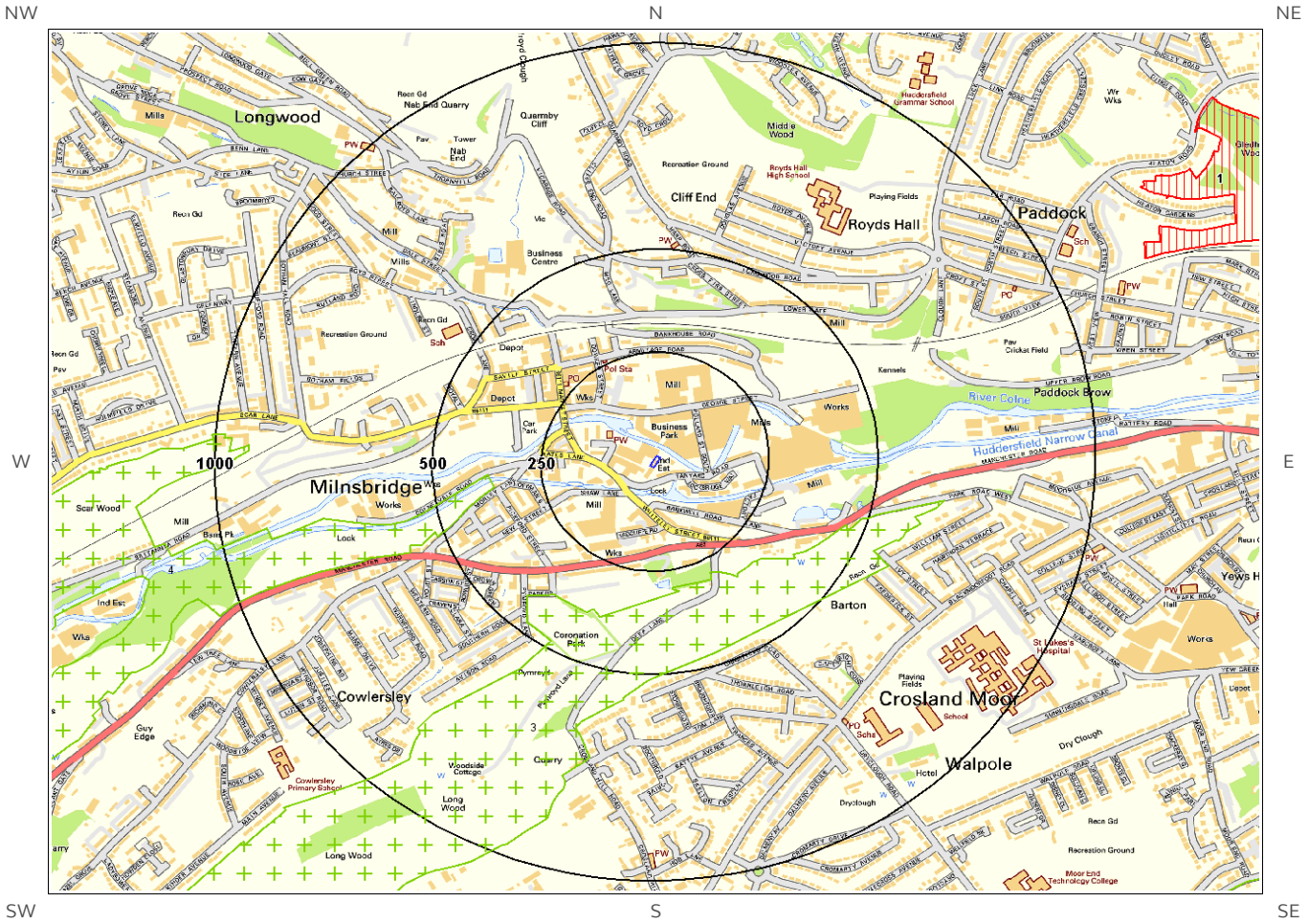
7.8 Groundwater Flooding Confidence Areas

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

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

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

8. Designated Environmentally Sensitive Sites Map



© Crown copyright and database rights 2016.
Ordnance Survey license 100035207.

Site Outline

100 250 Search Buffers (m)

AONB

National Park

SSSI

Special Protection Areas

Nitrate Vulnerable Zones

Green Belt

Environmentally Sensitive Areas

Special Areas of Conservation

World Heritage Sites

Nitrate Sensitive Areas

Ancient Woodland

National Nature Reserve

Local Nature Reserves

Ramsar Sites

8. Designated Environmentally Sensitive Sites

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1906	S	UNKNOWN	Ancient and Semi-Natural Woodland

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

1

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

ID	Distance (m)	Direction	LNR Name	Data Source
1	1214	NE	Gledholt Woods	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

4

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
3	285	SE	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
4	361	W	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
Not shown	1771	NW	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
Not shown	1866	W	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

What is the maximum Shrink-Swell*[*] hazard rating identified on the study site? 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.

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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

9.1.4 Compressible Ground

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

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

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build Ö 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 ×°ossible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

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

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

Hazard
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.

9.1.6 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 Ö 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 Ö no significant increase in insurance risk due to running sand problems is likely.

9.2 Radon

9.2.1 Radon Affected Areas

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

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

9.2.2 Radon Protection

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

10. Mining

10.1 Coal Mining

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

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

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

Contact Details

EmapSite
Telephone: 0118 9736883
sales@emapsite.com

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

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web:**www.environment-agency.gov.uk**
Email:**enquiries@environment-agency.gov.uk**

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:**enquiries@phe.gov.uk**
Main switchboard**: 020 7654 8000**

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

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Kirklees Council
Phone: 01484 221 000
Web: http://www.kirklees.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, Natural England 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

I**n 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

3.1The 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

4.1The 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

5.1Groundsure 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. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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**