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Proposed Renewable Energy Development Site

Micheldever, Hampshire

Preliminary Contamination Risk Assessment Report

SLR Ref: 403.03620.00002

October 2011

Clean Power Properties

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1.0 LAND QUALITY ASSESSMENT

1.1 Introduction

1.1.1 Scope of Work and Study Limitations

The purpose of this report is to present the findings of the contamination assessment in relation to the potential purchase of the site with the intention that the property would eventually undergo redevelopment for a renewable energy generation use.

The work comprised the following phases:

Initial Phase

- A review of historical map records;
- Purchasing current Groundsure® data on site conditions; and
- Collating the information about site conditions and assessing the potential contamination risks.

In agreement with the client, no visit to the subject site was undertaken as part of this assessment.

Previous Assessments

No previous contamination investigation reports have been available for review as part of this assessment.

Assessment and Reporting

A summary of the published information is presented and development of an understanding of the potential contamination issues at the site has been undertaken.

1.1.2 Sources of Information

SLR has collected and reviewed various reports and maps in an attempt to characterise the site and its surrounds. These sources are:

- A Groundsure report on site conditions with historical Ordnance Survey mapping, dated September 2011 (Appendix A and B);
- Information provided on the Environment Agency website; and
- Geological/hydrogeological data from a Groundsure geological report (Appendix B), which makes use of British Geological Survey and Environment Agency data.

The information from the above sources is included within the following sections of this report.

2.0 SITE INFORMATION

2.1 Site Details

The following table summarises the background details of the site. The information populating Table 2.1 has been derived from a desk-based review of published information In agreement with the client, not visit to the subject site was undertaken as part of this assessment.

The site's location and setting is illustrated on Drawings 1 and 2.

Table 2.1
Site Details

Site Address	Proposed Renewable Energy Site, Micheldever, Hampshire.	
National Grid Reference	451966 143556	
Site Area	Approx. 2.75 Hectares.	
Current Site Use	Vacant land linked to adjacent railway uses.	
Site Details	Buildings	No buildings are present on the site.
	External areas	The site comprises generally open and partially vegetated 'disturbed' ground resulting from the historic profiling of the site. The profiling works appear to have been undertaken to produce a more level site, albeit a slope feature rising to what is thought likely to be nature ground levels is present in the eastern portion of the site. A vehicle track is evident from aerial photographs originating from land to the south of the site and passing through the central portion of the site and terminating on the mid western boundary. It looks to be an infrequently used track. Semi mature trees are present on the eastern and northern boundaries, whilst the majority of the site is covered with scrub and immature trees. The sparse vegetation cover is thought to arise from the generally poor nature of the exposed chalk soils.
	Drainage system	Thought unlikely to exist given the lack of buildings on the site. It is feasible field drains may exist within the site boundaries.
	Underground storage tanks	None identified during this assessment of maps and aerial photos, but information in relation to buried fuel storage tanks is provided in subsequent sections.
	Above ground storage tanks	None identified during this assessment.
	Materials usage and waste	The site appears to be unused and therefore no materials usage or waste generation is thought to take place.
	Site permits, licences, consents, etc	No specific environmental permits are recorded for the site and none are thought necessary given the nature of site operations.
	Vegetation	Mixture of poor quality scrubland with some immature trees, but with more mature trees on the eastern and northern boundaries.

Known Underground Features	No specific features identified from available published sources, but anecdotal information suggests underground storage tanks are present at the site as described in subsequent sections of this report.	
Surrounding Land Use	North	A303 Trunk Road (with associated junction) with commercial land and open fields beyond.
	East	Overton Road with open fields beyond. Residential to the south east.
	South	Vacant railway land/open field with building associated with rail use. Micheldever railway station and residential properties beyond.
	West	Vacant railway land (former sidings) with mainline railway track beyond. Tunnel entrance to the north west of the site and commercial premises beyond railway line.
Site History (see Appendix A for copies of historic OS maps)	1871/72	The site is shown as the northern part of an agricultural field with a wooded hedgerow type structure passing though the north west corner. To the immediate north east of the site is a small square structure possibly of agricultural use. A road or track forms the eastern boundary. Approximately 50m to the west of the site is a railway line in the cutting. The railway line enters a tunnel located 75m north west of the site. Evidence of spoil heaps are shown on the land adjacent to the tunnel entrance but not on the subject site. The general surrounding land use is for agricultural purposes with wooded areas to the north and east. Micheldever railway station (with adjacent brewery, hotel and cattle pens) is located approx. 300m south-south west of the site.
	1894/96	No changes to the site or surrounding area are shown, although the square structure to the immediate north east is now marked as a pond and a number of small (old) chalk pits are shown in the surrounding area, but none at or close to the site. The railway cutting to the west of the site appears to be undergoing widening.
	1910/12	No significant changes to the site are shown, but the railway cutting has been extended up to and possibly just onto the western fringes of the site and railway sidings constructed in the cleared area. The remaining surrounding area appears essentially unchanged apart from a small chalk pit marked approx. 125m west of the site (beyond the railway line).
	1956	The site remains essentially undeveloped. Further railway lines have been added to the west of the site and a commercial site constructed to the west of the railway lines, but otherwise the site area remains essentially unchanged.
	1974	The site remains undeveloped, but the majority of the site level has been reduced and steep slopes are shown on the eastern edge of the excavated area. No formal land use is indicated, but further comment on this change of use is provided in later sections of this report. To the south of the site (on reduced level land) a water pond has been constructed and a small circular feature of unknown use shown. Further railway infrastructure (buildings and railway tracks) are shown. The

		commercial land to the west of the railway line is shown as an 'Asphalt Works'. Land to the north has been developed with an improved road (A30) road layout.
	1985/90	No significant changes to the site or surrounding area are shown.
	2002	No significant changes to the site or surrounding area are shown.
Geography	Topography and Gradient	The site area slopes from the north east towards the south west, but the site appears to have been levelled by previous excavation works to produce a slope within the eastern portion of the site and an engineered embankment along the western boundary.
	Elevation	Approx. 130-140m AOD.
	Surface Water	No surface water bodies (other than a small engineered pond to the south) exist at or within 250m of the site. The site is not located within the designated flood plain.
Geology and Hydrogeology	Geology	No Made Ground deposits are recorded on the site. No Drift deposits are recorded for the site. The Solid Geology comprises Chalk – Lewis Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). Records for a borehole drilled in 1938 to 114m depth located approx. 60m south of the site revealed the ground conditions comprised: • 'Very hard' chalk with flints to the full depth of the borehole. • Groundwater was confirmed at a rest level of 90 feet below ground level – approx. 27m. • Pump tests suggested that only low abstraction rates could be sustained. The site is not recorded as being located in an area where Radon protection measures are required. The site is not recorded as being located within an area where mining has taken place, but evidence of small scale chalk mining is evident on historic maps in the form of discrete small pits in the site area. None are marked on or close to the subject site.
	Aquifer status	The solid geology is recorded as a Principal aquifer with flow by intergranular mechanisms and/or within fractures. The site is recorded as being within a Zone III (Total Catchment) Source Protection Zone for an abstraction located at Upper Bullington. Review of the general topographic and hydrogeological gradients (specifically the Hydrogeological Map for Hampshire and Isle of Wight) for the application site area would suggest that groundwater flow beneath the site would be towards the south west and groundwater could be approx. 50m below ground level which is thought to reflect increased groundwater abstraction rates when compared to the 1938 level of approx. 27m.
	Abstractions (within 1km)	No licenced groundwater abstractions are recorded within 1km of the site.

Other	No current IPPC or former IPC authorised sites recorded within 500m of the site. One Part A (2) or Part B authorisation is listed within 250m of the site – Raynesway Construction, Roadstone Coating Plant. Six licenced Discharge Consents are listed within 500m of the site. The closest is located 103m north east (Equestrian Centre, Coxford Farm, sewage discharge onto land). Two EA pollution incidents have been recorded within 500m, the closest was located 142m north and occurred on 12 June 2003 and involved (minor) impact to land from oils or fuel. No former or current landfill sites recorded within 500m of the site. No sites determined as Contaminated under Part IIA EPA 1990 within 500m of the site. Two designated environmentally sensitive sites (SSSI's) are recorded within 500m of the site – 100n north (Micheldever Spoil Heaps) and 432m north (Micheldever Spoil Heaps).

2.2 Previous Environmental Studies

No previous environmental reports have been available for review as part of this assessment. However, anecdotal information (based on internet searches, but none of this information has been verified by SLR) has been obtained in relation to the former uses of part of the site and the land to the immediate south and west, namely:

www.geograph.org.uk

Micheldever Oil Terminal (disused)

"….are the sidings of the former oil terminal. Built into the hillside to protect it from hostile activity during World War 2, the facility saw only little use in latter (*sic*) years. A local branch of Shell did distribute fuel from here for some time but the sidings became a storage facility for redundant coaches and wagons. The site though, remains secure, possibly as a facility in reserve."

www.wesleybrown.co.uk

"Micheldever RAF fuel depot was built in 1939 as a fuel/oil terminal during the war, bult (*sic*) in cuttings just down from the main train station this huge depot had 30 different size tanks all covered in a very large amount of concrete for protection, fuel was bought in by train in to the sidings then pumped in to which ever tank they needed to go, there looks like 4 main types of fuel where stored (*sic*), Diesel Engine Road Vehicle (DERV) (brown/yellow), Kerosene(blue) and premium fuel/ motor spirts (*sic*) (prem) (red), unleaded (green) but some of these may have been a later thing added so not sure but there was also gas oil store there, each portal can be locke (*sic*) own with doors that slid across once the pipes have been disconnected but alot (sic) of the doors are now missing, there are verious (*sic*) buildings on site from fire and foam to security and admin buildings, later on in years there is reference to shell oil and minster fuel having something to do with the site but the final clean out of the tanks looks like march 1995 from what we found marked on some of them, now it just sits there empty but there also also (*sic*) reference to this place being on the reserve list still so it could one day be use (*sic*) again i guess, the main parts are there just the pumps an wiring will need sorting out the structure is very good."

This information suggests part of the site (storage tanks are considered to be likely in the western portion) and land to the immediate south (further fuel storage tanks and lading gantries) and west (rail sidings and fuel distribution pipes) were used for fuel storage and distribution from the Second World War to possibly 1995.

3.0 RISK APPRAISAL

3.1 Conceptual Model

In evaluating the potential risks, liabilities and costs associated with contaminated land, best practice is to consider site conditions within a risk based Conceptual Site Model using the principles of linkage between *sources*, *pathways* and *receptors*.

Table 3.1 presents a subjective low-medium-high classification that has been applied to each of the sources scenarios to designate the likelihood of presence on site, while receptors are known facts (as at October 2011). Pathway linkage is classified into a low-medium-high likelihood although excludes the time variable, which is potentially significant for historical sources for which no receptor impact has been recorded over many years. This is discussed further below.

For the purposes of this assessment the following classifications have been used:

- **Low Risk** – it is considered that this level of risk means there is little likelihood that a significant environmental liability will crystallise in the near future given current information, knowledge and regulatory framework.
- **Medium Risk** - it is considered that this level of risk means there is some potential that an environmental liability could crystallise at some point in the future given current information, knowledge and regulatory framework, but the implications of such a risk are considered unlikely to constitute a severe impact on the ongoing operation or viability of the site in the absence of further information to the contrary.
- **High Risk** - it is considered that this level of risk means there is a potential that a significant environmental liability could crystallise in the future given current information, knowledge and regulatory framework, but the timing or magnitude of such an event is not necessarily certain nor would it necessarily represent an unacceptable occurrence in terms of the viability of site operations. It does imply such a risk exists however and could potentially materialise.

Table 3.1 categories incorporate factors such as site sensitivity although exclude time and liability ‘drivers’ that may lead to crystallisation of potential liabilities such as the regulatory regime (Part IIA of the Contaminated Land Regulations), the potential for third party or off site impacts being discovered, or through the Planning process associated with on site or off site redevelopment.

Table 3.1
Conceptual Site Model

Potential Sources		
Contamination related to:	**Likelihood of Presence on Site**	**Reason**
Historical Land Use	Medium/High	The use of part of the site as a fuel storage from the Second World War to possibly the 1990s would suggest some potential for ground contamination. It should be noted however, that such contamination would be at depth and is unlikely to impact the proposed development. It would therefore be necessary to assess the risks of such contamination to groundwater and possibly adjacent properties, but the latter is thought likely to be a secondary issue.
Current Land Use	Low	Site appears to be un-used vacant land.
Off-site Sources	Low	Former railway sidings located to the immediate west of the site are at a lower elevation than the subject site indicating little potential for contamination at or near surface from offsite sources. The geology (chalk) is such that any contamination from offsite sources is unlikely to migrate laterally and would be expected to migrate vertically through the chalk close to the source of contamination.
Potential Receptors		
Site Users – Public and workers	The risks concerning fuel storage under part of the site requires further consideration.	
Off site residential or commercial properties	No specific concerns have been identified in relation to offsite receptors, but further assessment following ground investigations will be required.	
Controlled Waters - Rivers, etc	None within site area and therefore no specific risks identified.	
Controlled Waters – Principal Aquifer	The risks concerning fuel storage under part of the site (and storage/handling on land to the south and west) requires further assessment.	
Ecological	No specific risk issues identified.	
Property	No specific risk issues identified.	
Potential Pathways		
Pathway Route	**Likelihood of linkage**	**Reason**
On site inhalation of vapours	Low/Medium	Depth of hydrocarbon contamination, if present on the subject site would suggest risks are not significant and could be addressed through appropriate building design if required.
Off site inhalation of vapours	Low/Medium	Depth of hydrocarbon contamination, if present on the subject site, would suggest risks are not significant.
Ingestion of soils and dusts	Low	No specific risk issues identified.
Leaching of contaminated soil and impact to Aquifer beneath site	Medium	The potential for hydrocarbon contamination within soil should be noted, but the potential for groundwater to be present at significant depth under the site may mitigate the risks somewhat.
Migration of contaminated groundwater into surface waters	Low	None within site area and therefore no specific risks identified.
Downward migration of contaminated groundwater leading to impacts to the Principal Aquifer	Medium	The potential for hydrocarbon contamination within soil which could be mobile should be noted, but the potential for groundwater to be present at significant depth under the site may mitigate the risks somewhat.
Site storm water discharge to surface water	Low	None within site area and therefore no specific risks identified.
Ecological impacts from discharges to surface water	Low	None within site area and therefore no specific risks identified.
Direct contact with property materials	Low/Medium	Depth of hydrocarbon contamination, if present on the subject site would suggest risks are not significant and could be addressed through appropriate building design if required.

3.2 Environmental Risk Assessment Matrix

With respect to the levels of risk associated with the site, Table 3.2 provides an assessment of the potential environmental (contamination) risk issues given currently available information/knowledge of the site.

Table 3.2
Risk Assessment Matrix

Issue	Risk Category	Reason
Contamination Potential:		
Potential for significant on-site contamination	Medium/High	Presence of former fuel storage tanks are part of the site noted, but their encasement within concrete may afford some protection from contaminant migration. Further assessment is required.
Potential for contaminants migrating off the site	Medium	Presence of former fuel storage tanks are part of the site noted, but the potential for contaminant migration will be influenced by the tank construction and the depth to groundwater could reduce the potential for actual crystallisation of impacts.
Potential for contaminants migrating on to the site	Low	Potential off site sources of contamination linked to the former railway sidings are present at a lower elevation than the subject site and therefore the potential for contaminant migration onto the subject site that would present a significant threat to the proposed development is considered to be low.
Other Liability Issues:		
Potential for 'other' environmental issues to give rise to liability	Low	No specific issues identified.
Environmental Consequences:		
Risk of pollution of controlled waters	Medium	Presence of former fuel storage tanks on part of the site is a risk concern, but the depth to groundwater (estimated at 50m) and absence of surface water bodies may help to reduce the levels of risk.
Risk of damage to property	Low	No specific risk issues identified, but further investigation of the site will be required to confirm this assessment.
Risk of harm to human health	Low	No specific risk issues identified, but further investigation of the site will be required to confirm this assessment.
Business Consequences:		
Likelihood of designation as 'Contaminated Land' under EPA 1990	Medium	Presence of fuel storage tanks under part of the site would be a potential source, but until actual pollutant linkages were established and the levels of risk determined as unacceptable, then no designation would occur.

Issue	Risk Category	Reason
Risk of sale value and/or saleability being affected	Medium	Historic land uses would be regarded as a material consideration for property value or saleability, but completion of ground investigations may help to remove this concern if no evidence of unacceptable contamination was confirmed at the site.
Likelihood of a future purchaser requiring further investigations at purchase stage	Medium	Historic land uses may drive the need for investigations, but much depends on the views of the purchaser and their advisors.
Likelihood of a future purchaser requiring further investigations at future development stage	Medium/High	UK planning policies are such that the completion of ground investigations is considered a likely requirement of the Local Planning Authority to support the Planning Application for redevelopment.
Risk of liability for owner	Medium	The historic land use would suggest that risks could exist in relation to site ownership, but as far as is known, no contamination liabilities have been realised at the site previously suggesting actual liabilities may not crystallise.
Overall Risk: Medium		

Based on the available information, it is considered that there is a medium risk that significant ground contamination exists at the site that could translate into financial liabilities.

In light of the previous/ongoing land use and in the context of the site's current environmental setting, and usage, it is considered that the local authority is unlikely to request investigation of the site to address potential ground contamination concerns in the near future given current information and in the current regulatory regime, but it is possible that circumstances could change in relation to knowledge of the site, its potential to cause unacceptable impacts to human health and/or the environment and therefore a landowner could be required to undertake ground investigations to determine what levels of risk are present as a result of the former land uses.

It is considered unlikely that this site would be regarded as potentially contaminated, within the meaning of Part IIA of the Environmental Protection Act, 1990, without first requesting the ground investigations identified above.

4.0 SUMMARY AND CONCLUSIONS

4.1 Conclusions

As a result of this Phase 1 Contamination Assessment the following conclusions can be drawn:

- The historical maps indicate the site appeared to have remained undeveloped except in relation to excavation works to re-profile the site sometime between 1956 and 1974. However, information made available regarding the historical land uses at the site indicate at least part of the site was redeveloped during the Second World War as part of a larger fuel storage/distribution facility. Storage tanks appear to be the only uses on the site and these appear to have been encased in concrete, but detailed information on their construction has not been made available.
- No surface water bodies at risk of ground contamination have been identified other than a minor surface water drain on the northern site boundary.
- No groundwater abstractions have been identified in the site area, but the site is located within the Zone III (Total) Source Protection Zone for a groundwater abstraction located approx. 5km south west of the site.
- A review of the published geology for the site area indicates the sold geology comprises Chalk. No specific mining issues have been identified, but small scale chalk excavations have been identified in the wider site area.
- No adjacent land uses of concern (e.g. industrial/commercial premises, waste management activities, etc) have been identified that are likely to impact on the subject site.

Overall, based on this preliminary assessment, the current condition of the site is considered to present a medium risk with respect to its proposed development for a commercial/industrial use and further ground investigations will be required to support the proposed development.

4.2 Recommendations

Given current information relating to the historic and current uses of the site, it is considered necessary to recommend a programme of intrusive contamination investigations.

The following provisions within the site development are recommended:

1. Completion of a borehole and trial pit based investigation with the aim of determining the location of the concrete encased fuel tanks (by means of trial pits) and the shallow/deep geology of the site to assess the chemical quality of the soils and groundwater under the site. It should be noted that due to the possible depth of groundwater under the site, boreholes to 50-60m depth may be required. Monitoring wells should be installed in the boreholes to assist with groundwater quality monitoring. Shallow boreholes (to say 3-5m depth) should be drilled and installed as monitoring wells to assist with petroleum vapour risk assessment at the site. These investigation works could be also used to assist with geotechnical investigations for foundation and paved areas design.
2. A programme of chemical analysis for a range of petroleum hydrocarbons, coupled with general contaminant indicators should be undertaken on soil, groundwater and vapour samples to allow an assessment of the risks associated with ground contamination, if any is identified, in relation to the proposed development and the wider environment.

3. Depending upon the results of the ground investigations, it may be necessary to complete human health and controlled waters risk assessments to determine what, if any, remedial action is required at the site.
4. The results of the risk assessments should be used to develop a Remediation Strategy for the site. This strategy would then need to be implemented and appropriate Verification Reporting completed.

Information obtained from any elements of the above works should be provided to the Local Planning Authority.

5.0 CLOSURE

The information reported herein is based on the interpretation of data collected during the preliminary contamination assessment, pertaining specifically to the identification of potential contamination of the ground which may have arisen from previous/current activities within and around the site and potential future impacts which may be generated by these former/current activities.

The evaluation and conclusions do not preclude the existence of contamination, which could not reasonably have been revealed by the preliminary assessment. Hence, this report should be used for information purposes only and should not be construed as a comprehensive characterisation of all site conditions. In particular, this report does not constitute a full asbestos survey of the site, even if reference is made to potential asbestos risks. Neither does it constitute an assessment of structural condition nor a full ecological study.

It should be noted that where budget costs are provided within this report, a detailed survey would be required to accurately confirm this cost. It should also be noted that the cost associated with the introduction and application of new legislation, not in existence at the time of this report, could escalate substantially.

This report is for the exclusive use of those parties listed on the cover of this report and their exclusive agents; no warranties or guarantees are expressed or should be inferred by any third parties, unless a specific agreement has been entered into by SLR. Any such party relies upon the report at their risk.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: MasterMap

Map date: **2011**

Scale: 1:2,500

Printed at: 1:2,500

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W E
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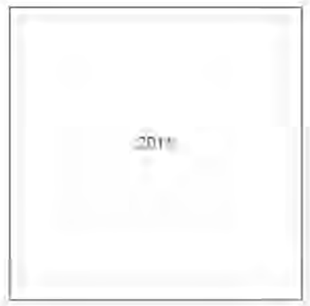

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sales@emapsite.com

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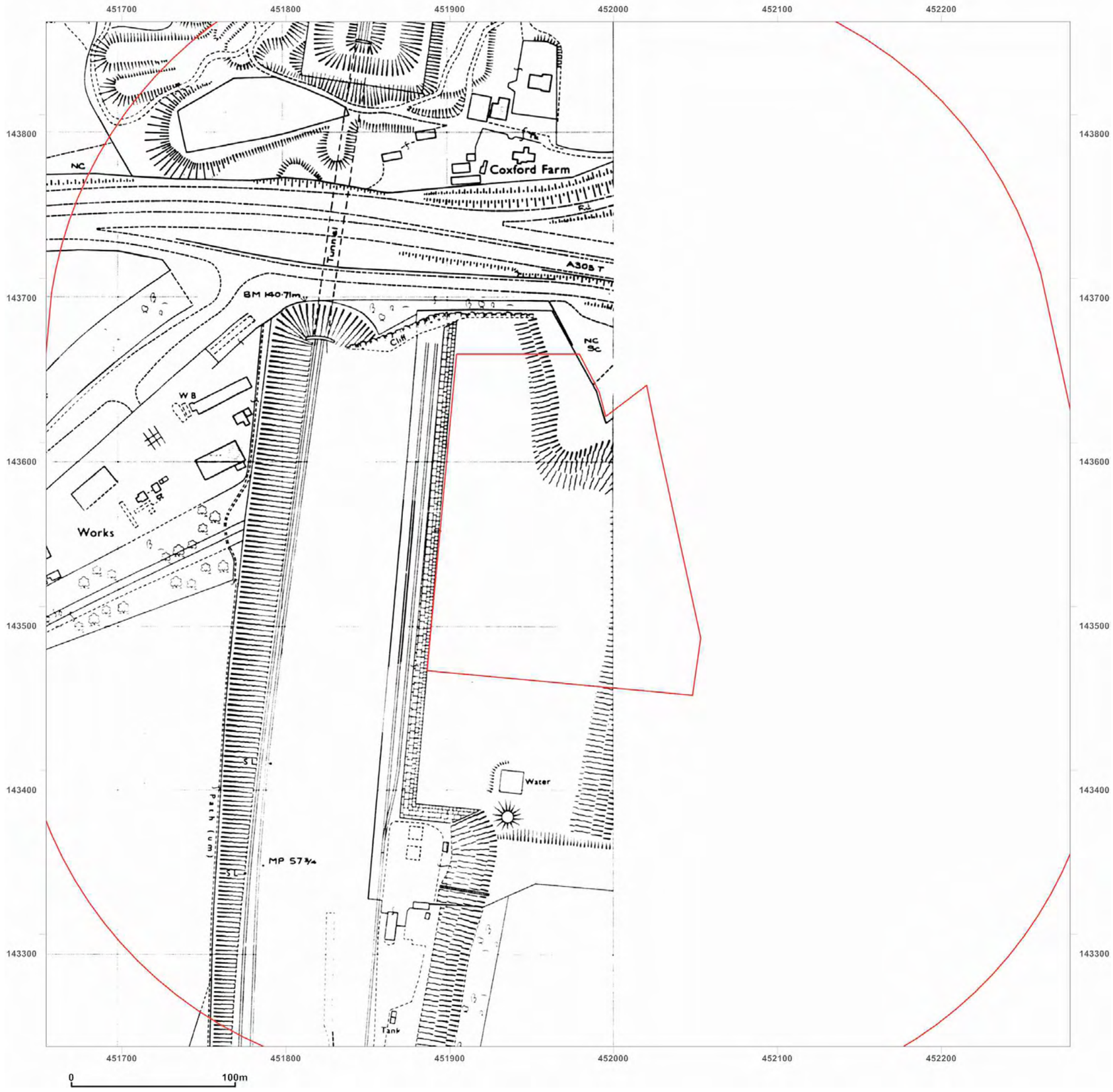
Production date: 17 October 2011

To view map legend click here *Legend*



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Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: National Grid

Map date: **1990**

Scale: 1:2,500

Printed at: 1:2,500

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

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Production date: 17 October 2011

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Site Details:

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Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: National Grid

Map date: **1974**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1959

Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1958

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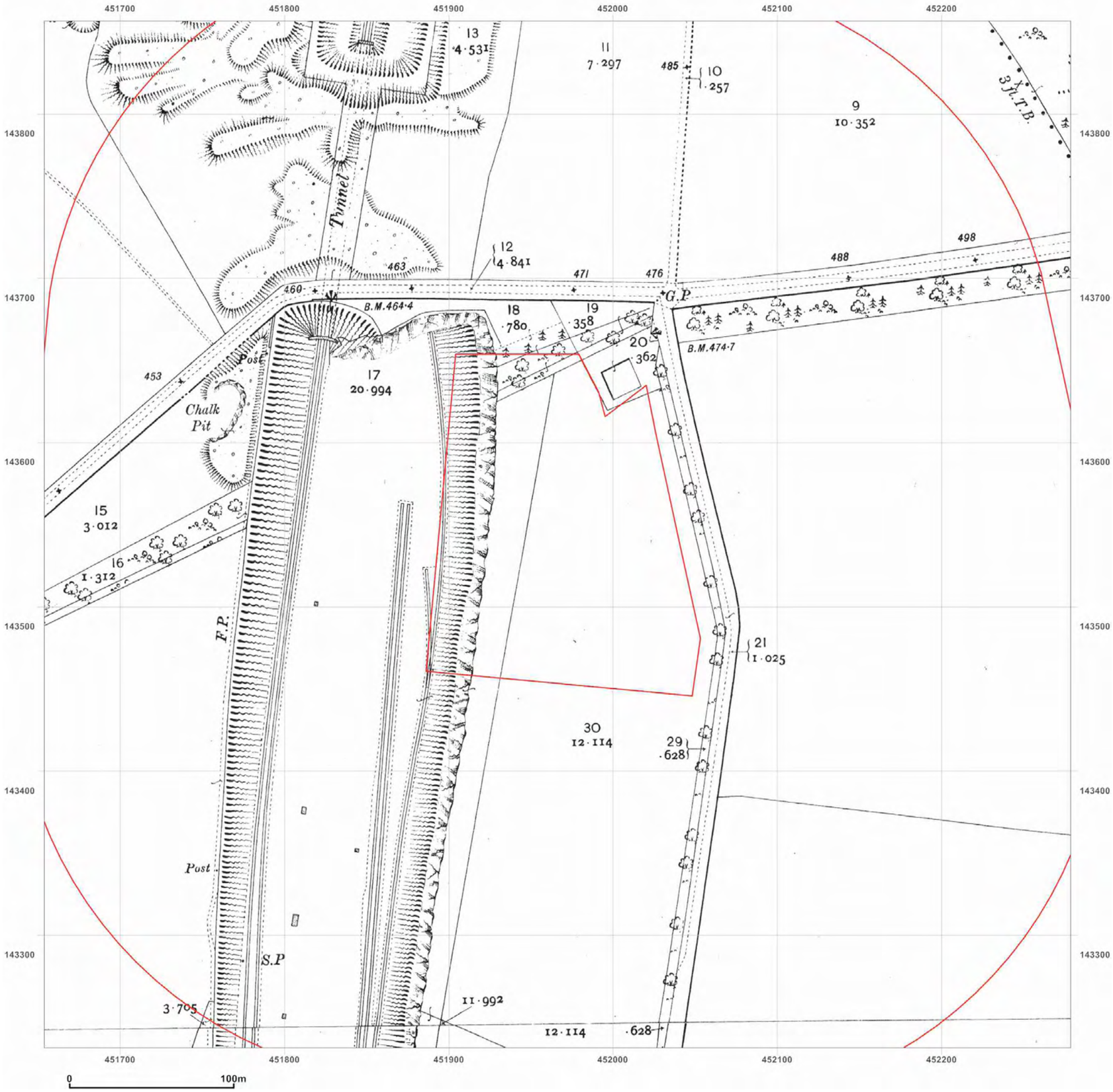
Production date: 17 October 2011

To view map legend click here *Legend*



emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1910**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1910
Revised 1910
Edition NA
Copyright NA
Levelled NA

Surveyed 1910
Revised 1910
Edition NA
Copyright NA
Levelled NA

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Production date: 17 October 2011

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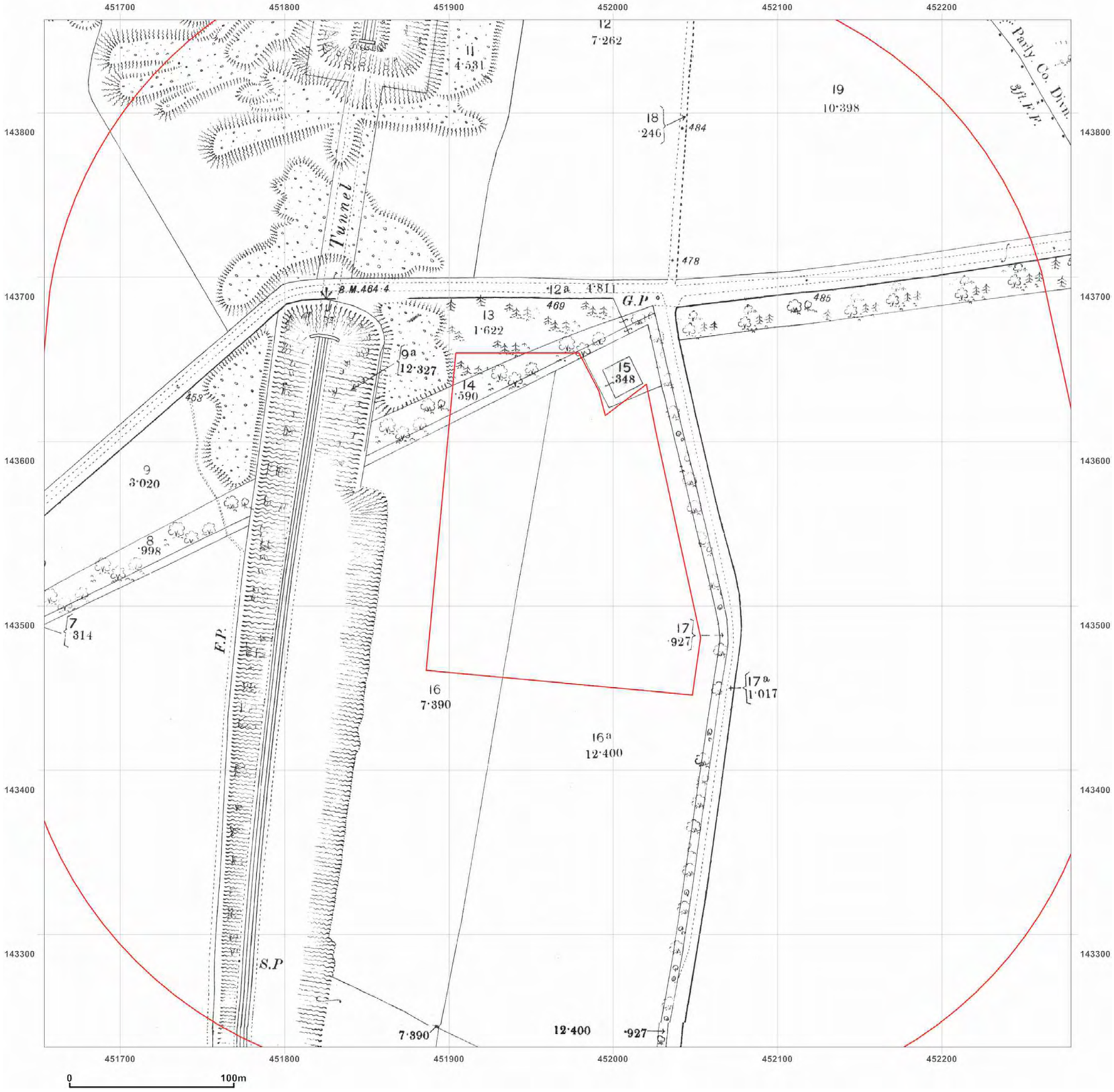

emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1895-1896**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1895
Revised 1895
Edition NA
Copyright NA
Levelled NA

Surveyed 1896
Revised 1896
Edition NA
Copyright NA
Levelled NA

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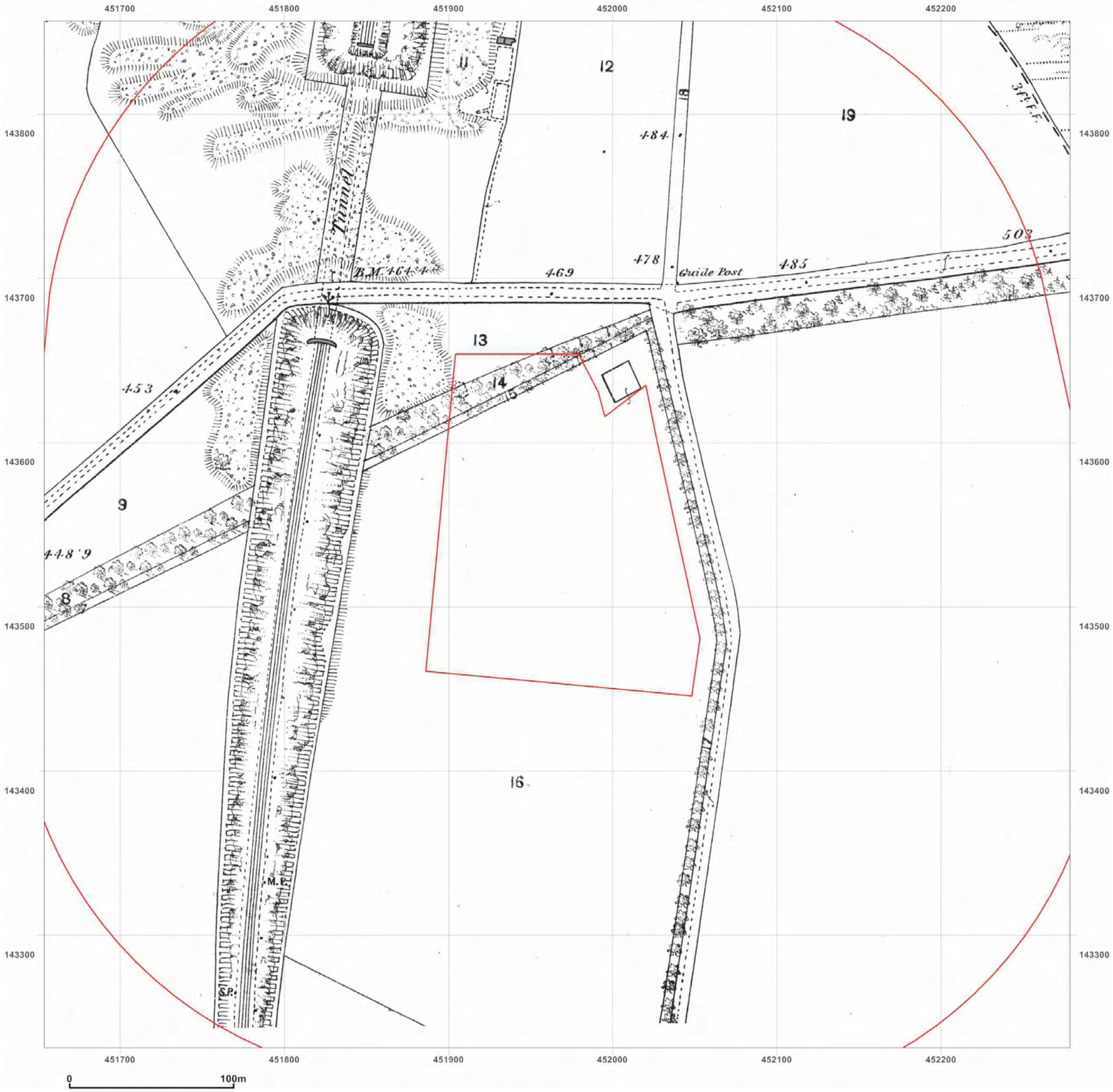
Production date: 17 October 2011

To view map legend click here *Legend*



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Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1872**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1872
Revised 1872
Edition NA
Copyright NA
Levelled NA

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Production date: 17 October 2011

To view map legend click here *Legend*

emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: National Grid

Map date: 2011

Scale: 1:10,000

Printed at: 1:10,000

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emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

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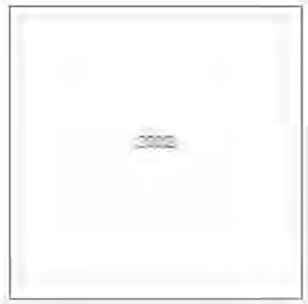

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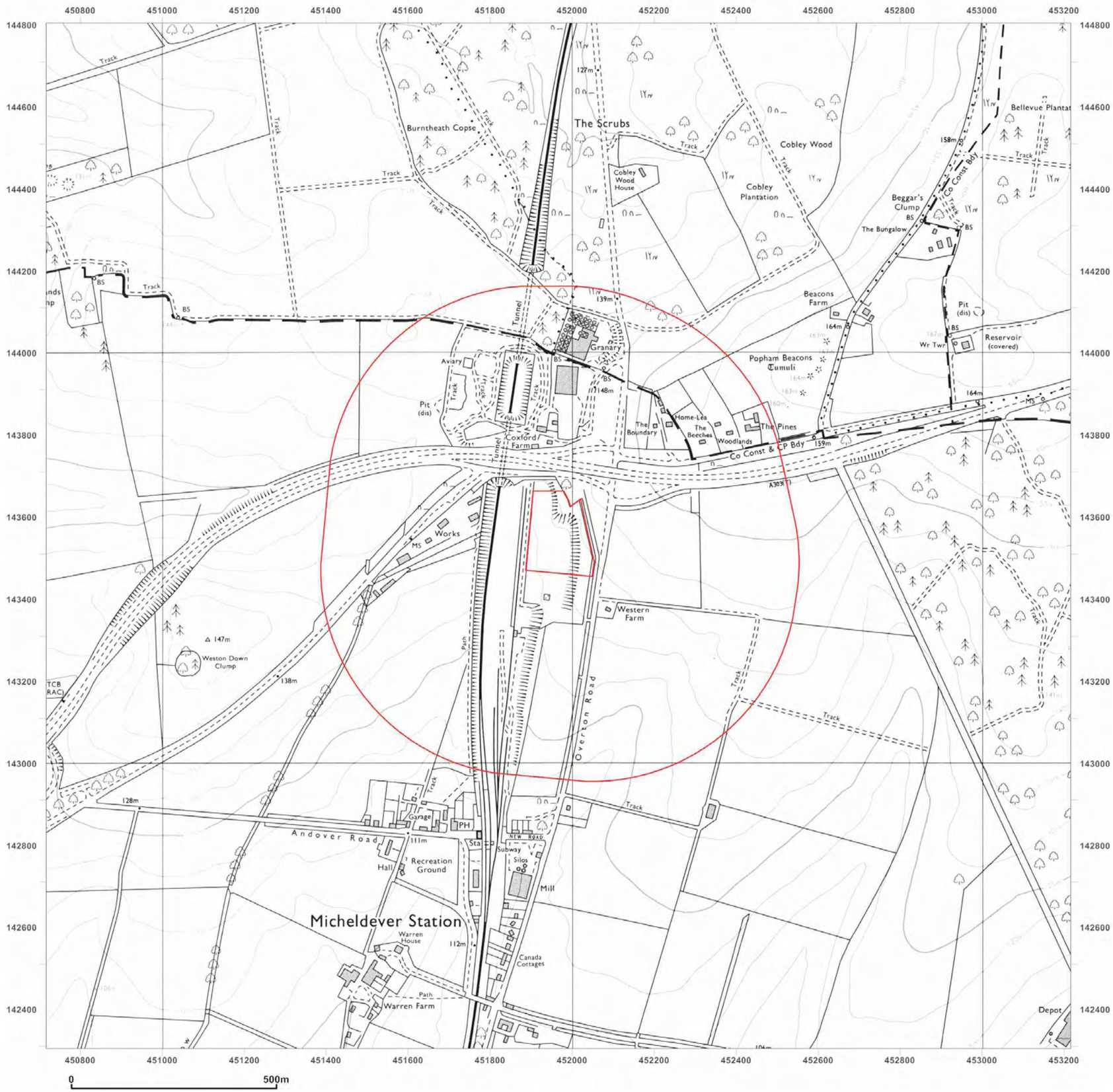

emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1985
Edition NA
Copyright NA
Levelled NA

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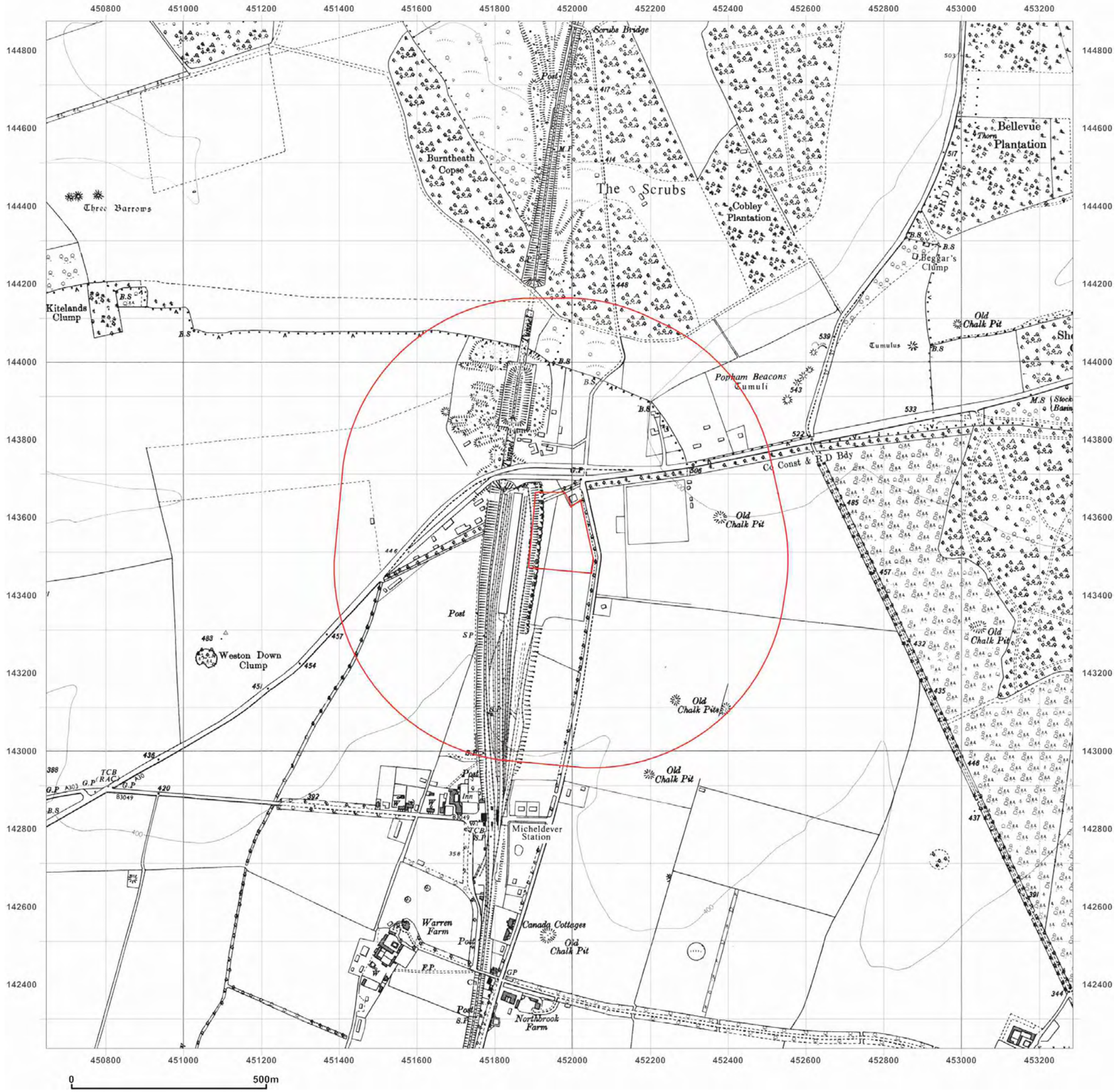
Production date: 17 October 2011

To view map legend click here *Legend*



emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition NA
Copyright NA
Levelled NA

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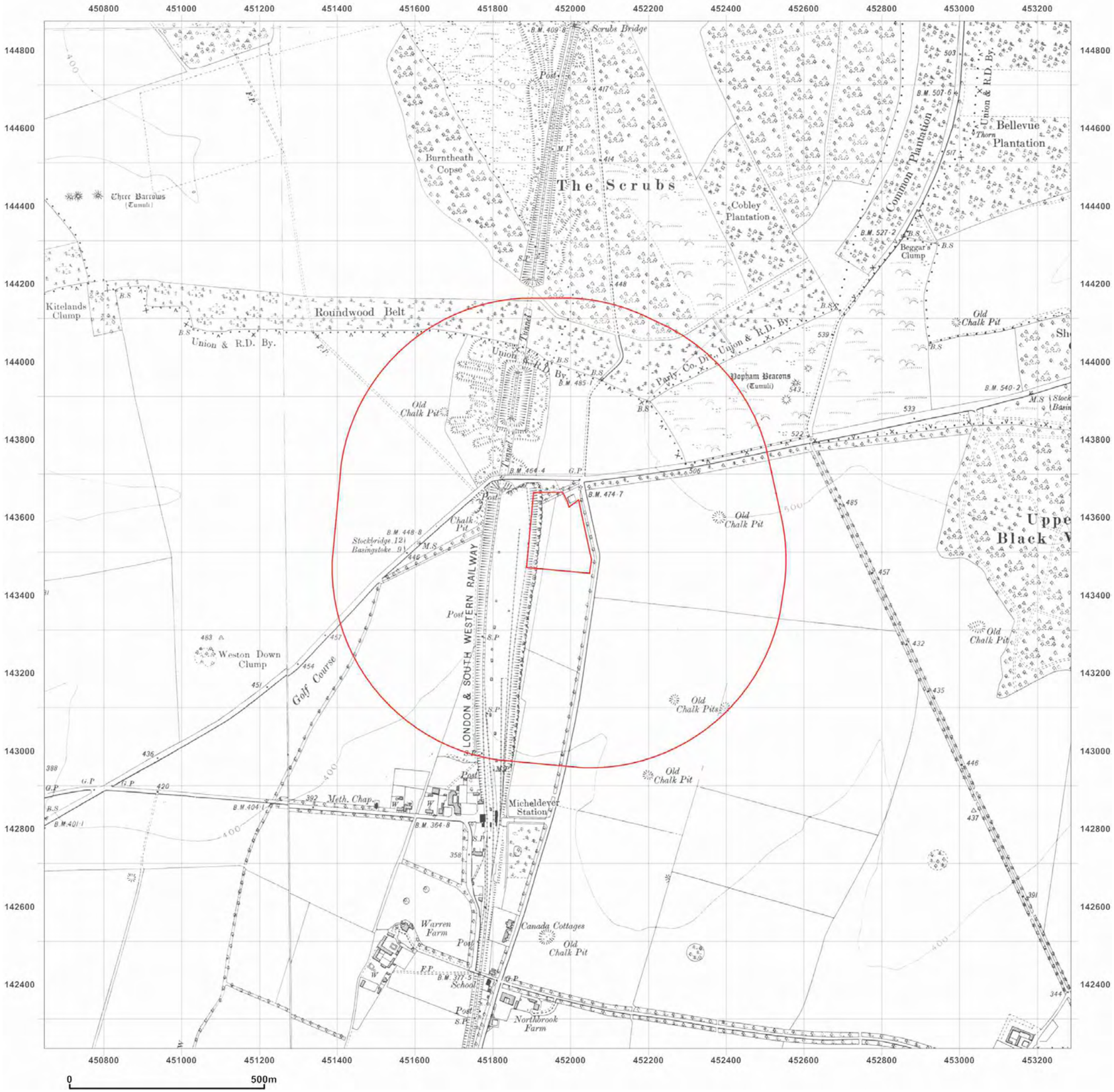
Production date: 17 October 2011

To view map legend click here *Legend*



emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1911-1912**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1912
Edition NA
Copyright NA
Levelled NA

Surveyed 1871
Revised 1911
Edition NA
Copyright NA
Levelled NA

Surveyed 1871
Revised 1912
Edition NA
Copyright NA
Levelled NA

Surveyed 1871
Revised 1911
Edition NA
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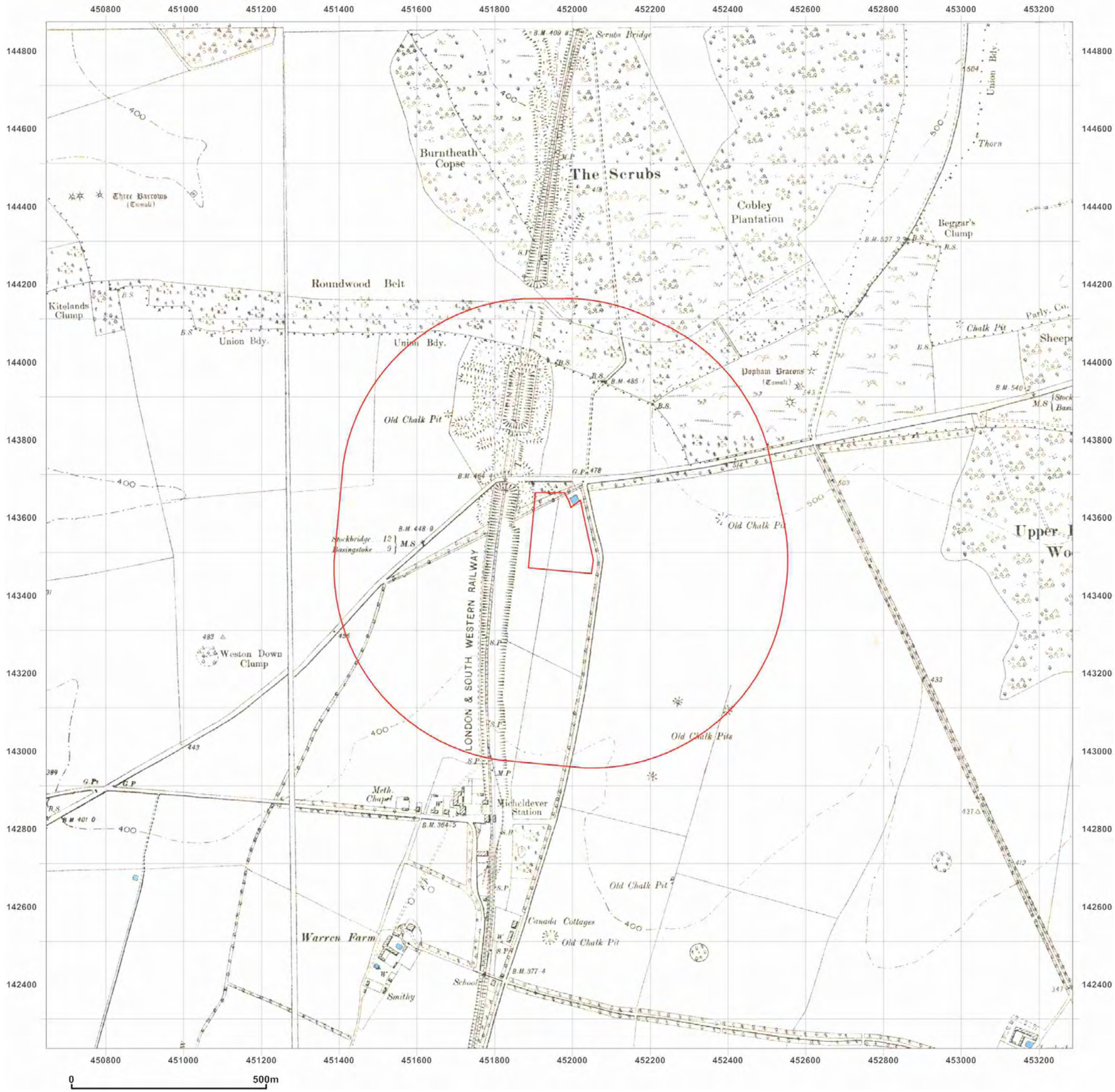
Production date: 17 October 2011

To view map legend click here *Legend*



emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1894**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1894
Edition NA
Copyright NA
Levelled NA

Surveyed 1872
Revised 1894
Edition NA
Copyright NA
Levelled NA

Surveyed 1872
Revised 1894
Edition NA
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Levelled NA

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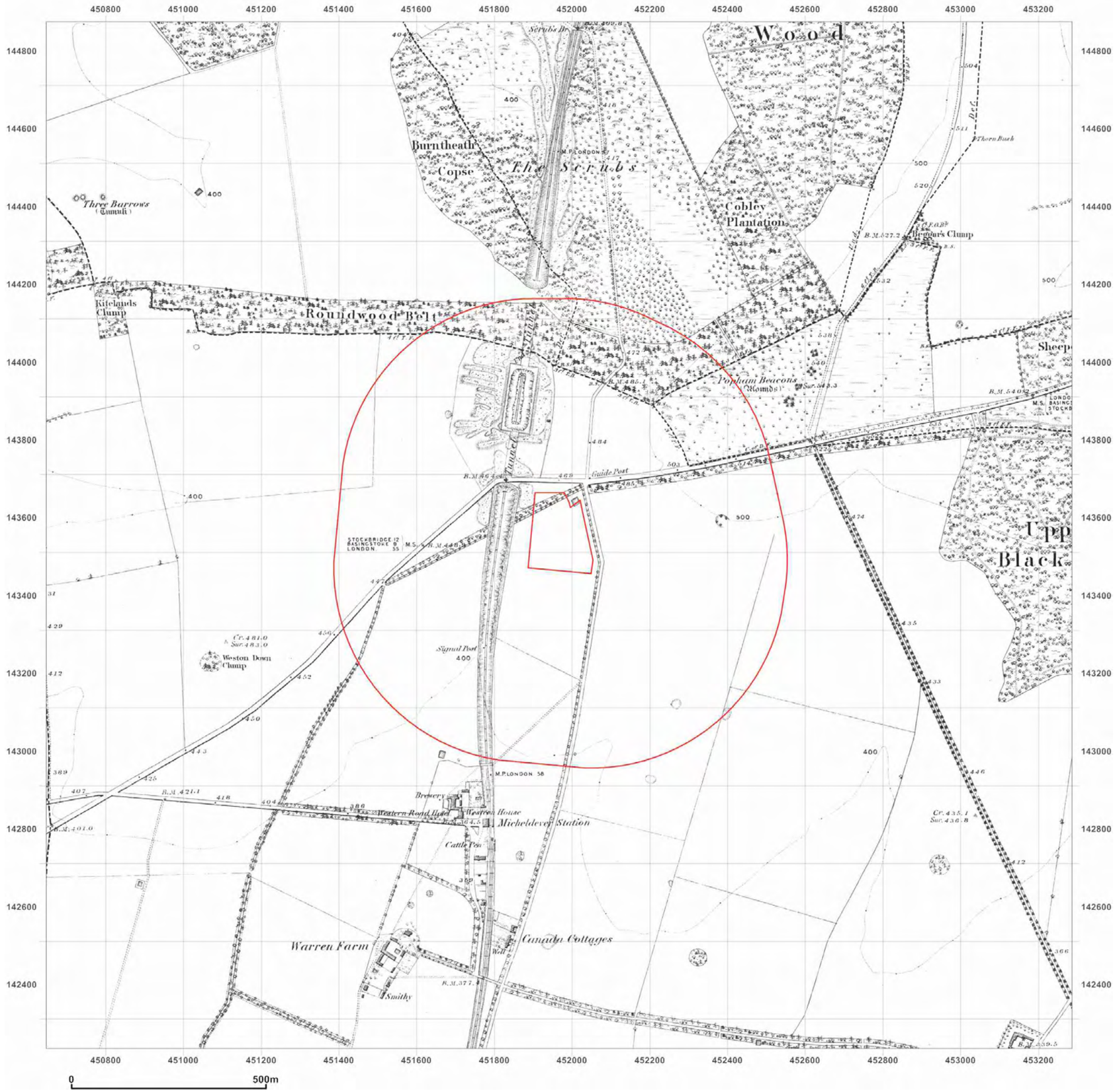
Production date: 17 October 2011

To view map legend click here *Legend*



emapsite™

Site Details:

micheldever

Client Ref: EMS_141089_202339
Report Ref: EMS-141089_202339
Grid Ref: 451966, 143556

Map Name: County Series

Map date: **1871**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1871
Edition NA
Copyright NA
Levelled NA

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Production date: 17 October 2011

To view map legend click here *Legend*

GroundSure EnviroInsight

Address: micheldever

Date: Oct 17, 2011

GroundSure Reference: EMS-141089_202341

Your Reference: EMS_141089_202341

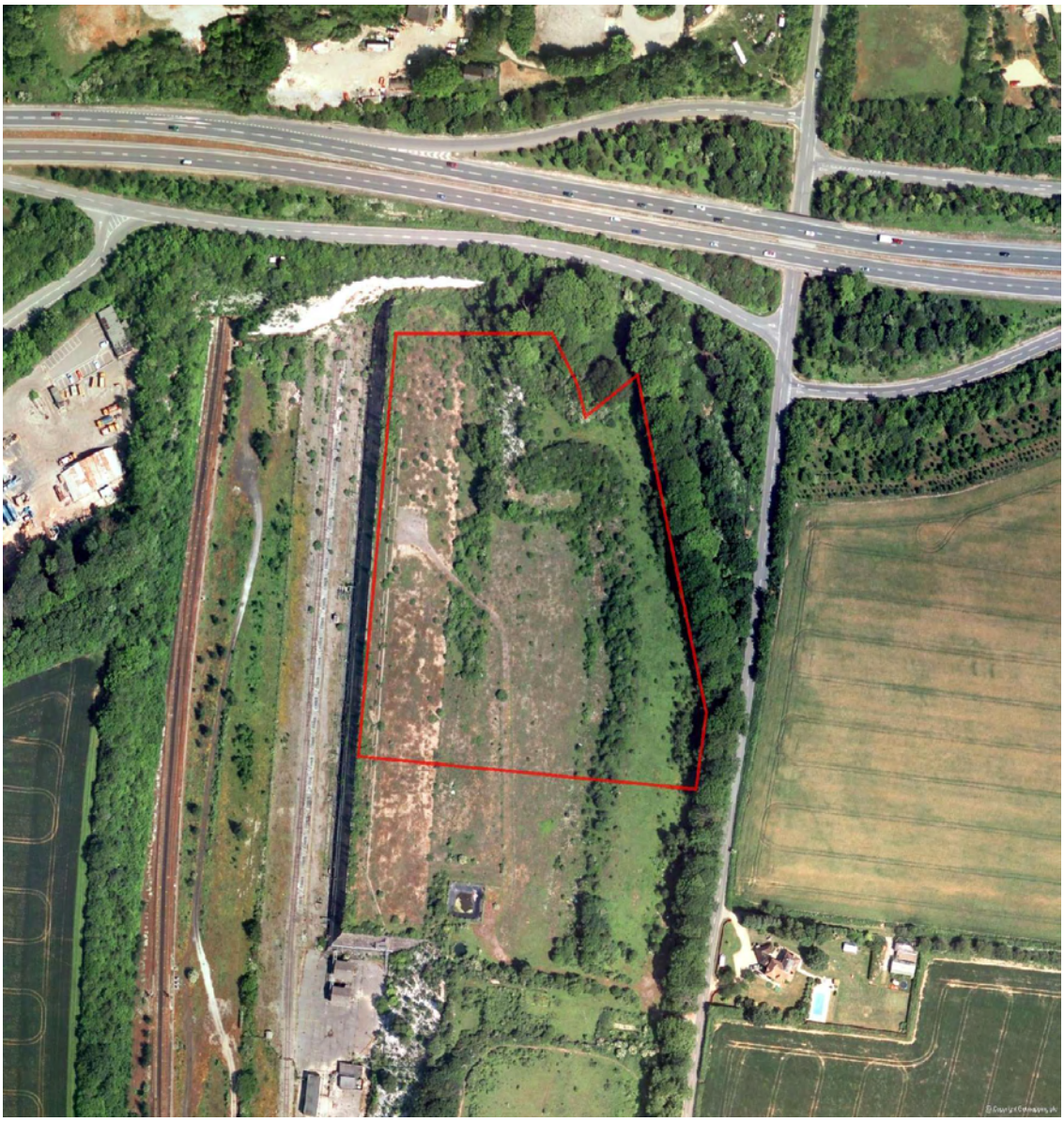
Client: EmapSite

Brought to you by emapsite

Aerial Photograph of Study Site

NW ▲N NE

◀W



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SW S▼ SE

Aerial photography supplied by Getmapping PLC.
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Site Name: micheldever
Grid Reference: 451966,143556
Size of Site: 2.75 ha

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	1	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	2	2	-	-
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						
National Incidents Recording System, List 2	0	0	2	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	1	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	0	0	0

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	0	1	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology	Description
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? *	No
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	

Source: Scale: 1:50,000 BGS Sheet 283

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				No		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.6 Are there any Source Protection Zones within 500m of the study site?					Yes	

5.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
5.8 Detailed River Network entries within 500m of the site	0	0	0	0	-	-
5.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

6. Flooding	
6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
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 Low
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	1	1	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	1	1	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	0	0	0	0	-	-

8. Natural Hazards

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

9. Mining

9.1 Are there any coal mining areas within 75m of the study site?	No
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low
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. These searches are conducted using radii of up to 500m.

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

NW N NE

W E

SW S SE

Authorisations,Incidents and Registers Legend

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

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:

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 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	
7	188.0	W	451700, 143500	Address: Raynesway Construction, Micheldever Station Process: Roadstone Coating Plant Status: Historic Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

---

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

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: **4**

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

ID	Distance	Direction	NGR	Details	
3	103.0	NE	452020, 143760	Address: Equestrian Centre, Equestrian Centre, Coxford Farm, Micheldever, Winchester, Hampshire, SO21 Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: H02557 Permit Version: 1	Receiving Water: Into Land Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 19/9/1972 Effective Date: 19/9/1972 Revocation Date: 31/3/1997
4	144.0	NE	452110, 143760	Address: R/s Toilets At Micheldever S/tion, R/s Toilets At Micheldever S/tio, Hants Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: N02513 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: 1/7/1991
5	317.0	E	452320, 143750	Address: The Beeches, The Beeches, Coxford Down, Micheldiver Station, Winchester Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: P09178 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 18/8/2000 Effective Date: 18/8/2000 Revocation Date: -
6	412.0	S	451880, 143060	Address: Micheldever Oil Terminal, Micheldever Oil Terminal, Micheldever Station, Winchester, Hampshire Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01689 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: 15/2/1996

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

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

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

ID	Distance	Direction	NGR	Details	
1	142.0	N	451970, 143808	Incident Date: 12/6/2003 Incident Identification: 165403 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

2	237.0	NE	452080, 143880	Incident Date: 25/4/2003 Incident Identification: 153831 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.

2. Landfill and Other Waste Sites Map

NW ▲ N NE

◄W E►

SW S ▼ SE

Landfill & Other Waste Sites Legend

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

2. Landfill and Other Waste Sites

2.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 1

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

ID	Distance	Direction	NGR	Details	
Not shown	918.0	W	450700, 143600	Site Address: Land At Weston Down Clump, Freefold Lane, Micheldever Waste Licence: Yes Site Reference: FW12, 5/32 Waste Type: Inert, Commercial, Regis Reference: -	Licence Issue: 26-Oct-1981 Licence Surrendered: Licence Hold Address: Coxford Farm, Overton Road, Micheldever Station, Hampshire Operator: -

---

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

2.2 Other Waste Sites

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

3. Current Land Use Map

NW N NE

W E

SW S SE

Current Land Use Legend

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Site Outline

250 500 Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

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

ID	Distance	Direction	Company	Address	Activity	Category
1	204.0	W	Works	SO21	Unspecified Works Or Factories	Industrial Features

3.2 Petrol and Fuel Sites

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

Database searched and no data found.

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

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

4.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
LSNCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED)	CHALK

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

5a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE

W E

SW S SE

Aquifer Within Superficial Geology Legend

Enabled by Ordnance Survey

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Licence Number: 100035207

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

5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW N NE

W E

SW S SE

Aquifer Within Bedrock Geology Legend

Enabled by Ordnance Survey

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Licence Number: 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

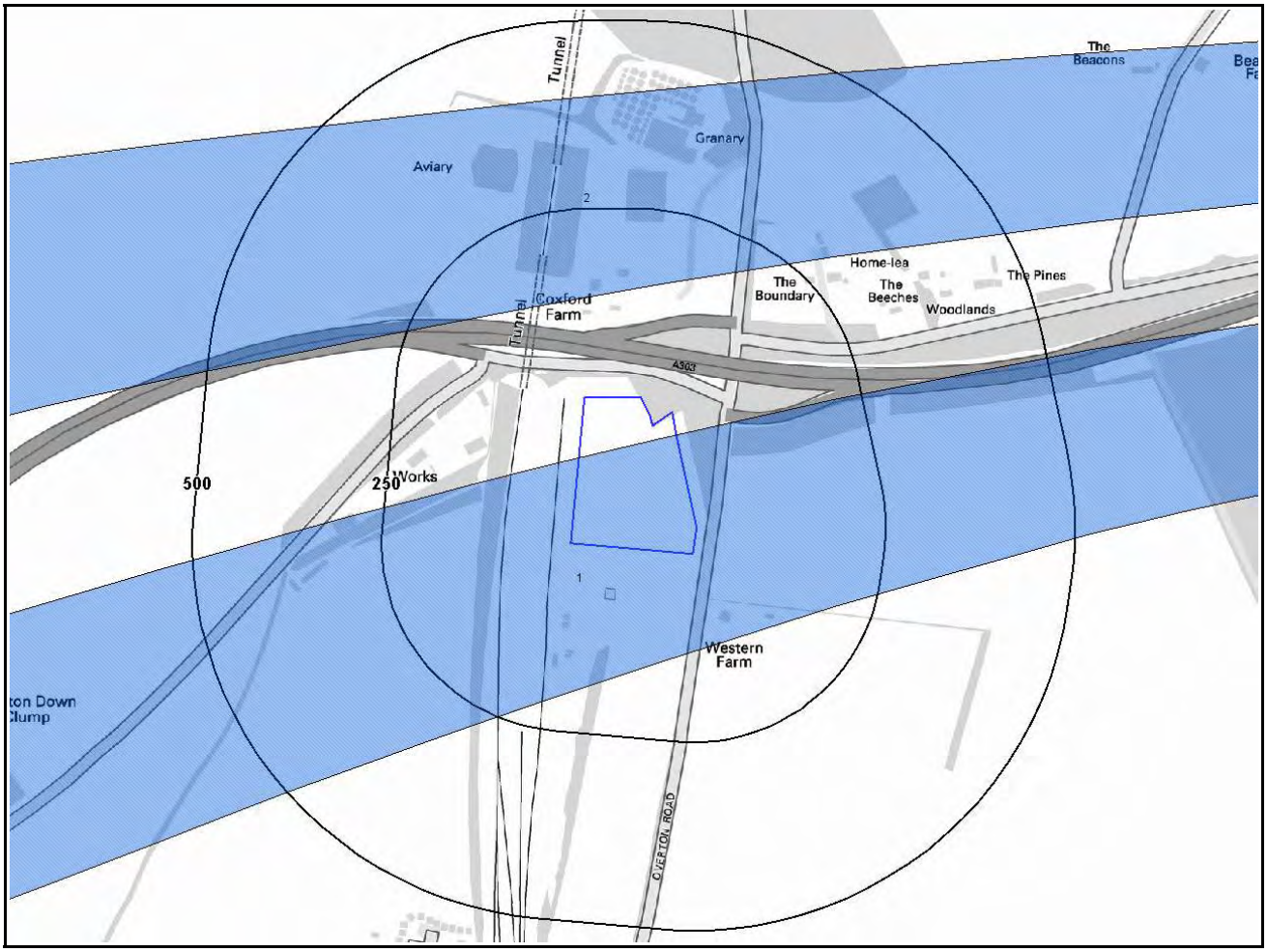
Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

NW N NE



W E

SW S SE

SPZ and Potable Water Abstraction Licenses Legend

Enabled by Ordnance Survey

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Licence Number: 100035207

Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

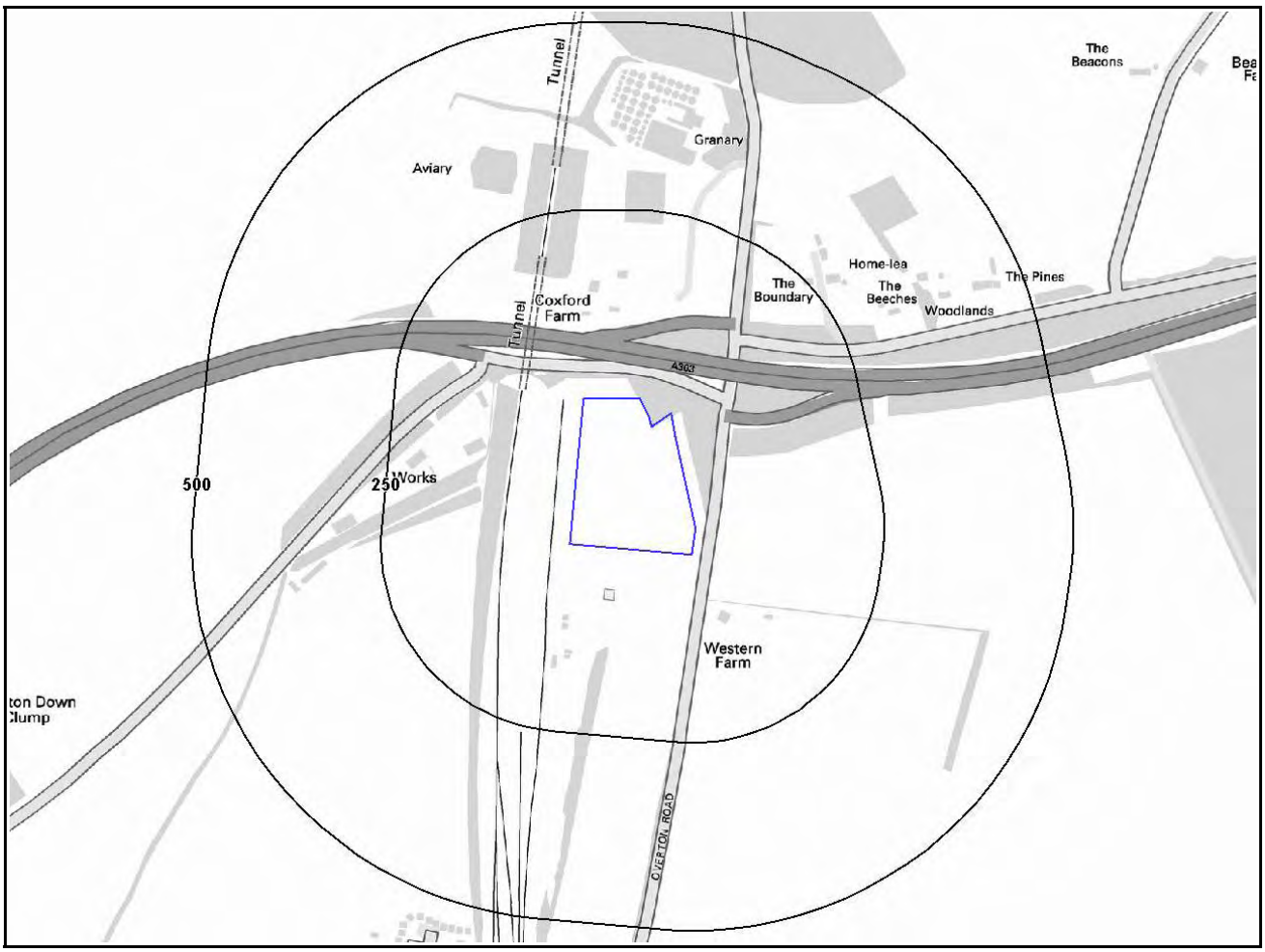
Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

5d. Hydrology – Detailed River Network and River Quality

NW N NE



W E

SW S SE

Hydrology Legend

Enabled by Ordnance Survey

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Licence Number: 100035207

Site Outline

250
500
Search Buffers (m)

Primary River
Secondary River
Tertiary River
Lake/Reservoir
Underground River (inferred)
General Quality Assessment: Chemistry

Canal
Canal Tunnel
Extended Culvert (greater than 50m)
D/S of High Water Mark
D/S seaward extension
General Quality Assessment: Biology

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? No

Database searched and no data found.

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.

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	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

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

Database searched and no data found.

5.5 Potable Water Abstraction Licences

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

Database searched and no data found.

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	Direction	Type	Description
1	0.0	On Site	3	Total Catchment
2	130.0	N	3	Total Catchment

5.7 River Quality

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

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

5.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? **No**

Database searched and no data found.

5.9 Surface Water Features

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

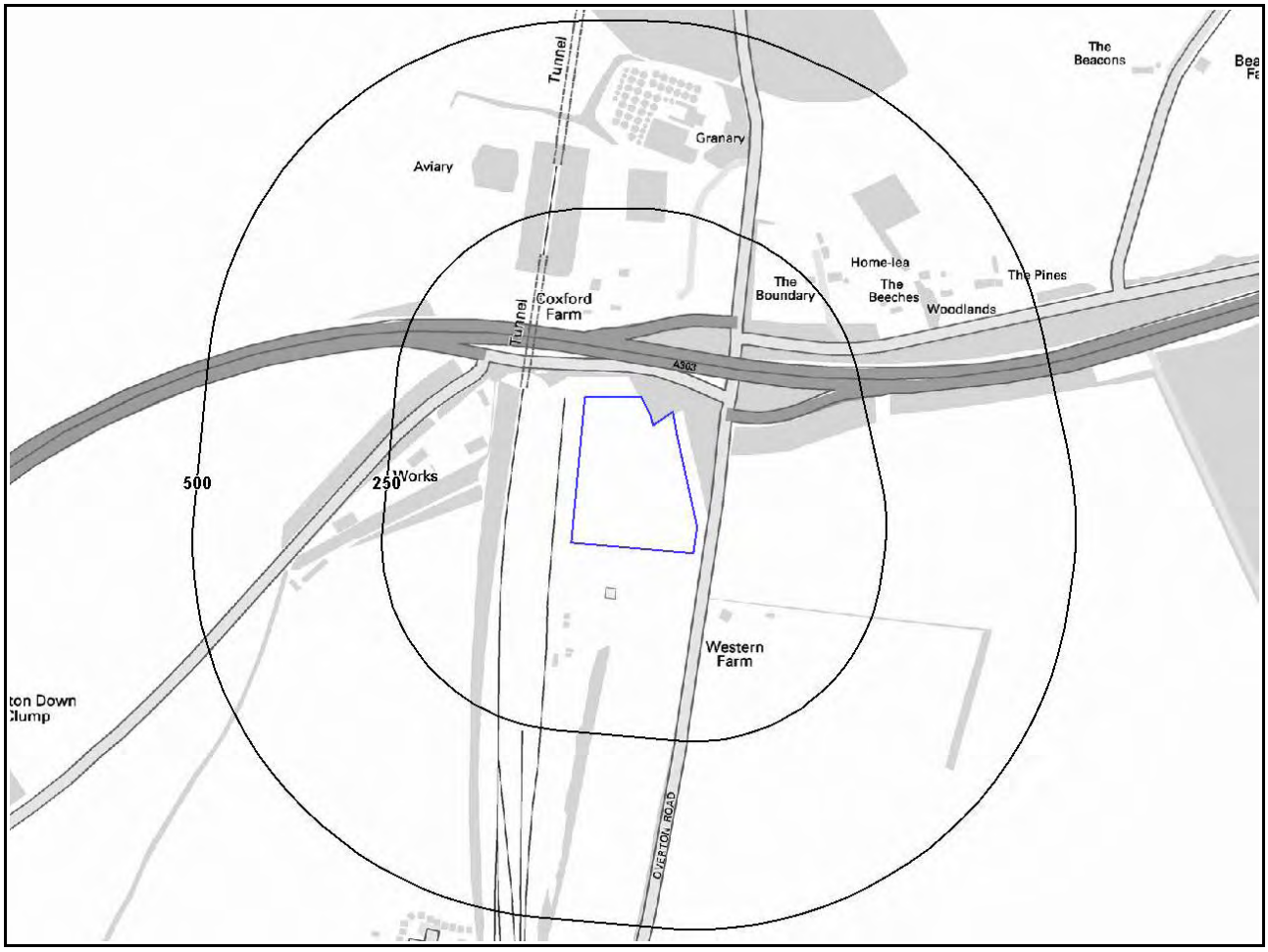
The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes

6. Environment Agency Flood Map

NW ▲ N NE

◄W E►



SW S ▼ SE

Environment Agency Flood Legend

Enabled by Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

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? **No**

Database searched and no data found.

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? **No**

Database searched and no data found.

6.3 Flood Defences

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

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 used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

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

NW ▲ N NE

◄W E►

SW S ▼ SE

Designated Environmentally Sensitive Sites Legend

Enabled by Ordnance Survey

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Licence Number: 100035207

- Site Outline
- 250 / 500 Search Buffers (m)
- SAC
- SSSI
- NNR
- World Heritage Sites
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

7.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site? **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: **2**

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

ID	Distance	Direction	SSSI Name	Data Source
1	100.0	N	Micheldever Spoil Heaps	Natural England
2	432.0	N	Micheldever Spoil Heaps	Natural England

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 500m of the study site: **0**

Database searched and no data found.

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? **Negligible**

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

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

8.1.2 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.

8.1.3 Soluble Rocks

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

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

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

8.1.4 Compressible Ground

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

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

Hazard

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

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.

8.1.6Running Sand

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

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

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

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

9.Mining

9.1 Coal Mining

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

Database searched and no data found.

9.2 Shallow Mining

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

*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**

Database searched and no data found.

10.Contacts

EmapSite
Telephone: 0118 9736883
sales@emapsite.com

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

Environment Agency
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

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

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

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

Local Authority
Authority: Winchester City Council
Phone: 01962 840 222
Web: www.winchester.gov.uk
Address: City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ

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

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

"Commercial"means any building which is not Residential.

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

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

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

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

"Client" means the party that submits an Orderor Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

2 Scope of Services

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

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

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

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

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property

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

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

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

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

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

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

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

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

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

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

(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services),

in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

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

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.

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

7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.

7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.

7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.

7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.

7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.

7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.

7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,

7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.

7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.

7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.

7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).

7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or

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

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

(iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

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

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law.

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

11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

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

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

©GroundSure Limited – January 2011

GroundSure GeoInsight

Address: micheldever

Date: Oct 17, 2011

Report Reference: EMS-141089_202340

Your Reference: EMS_141089_202340

Brought to you by emapsite

Aerial Photograph of Study Site

NW N NE

W E

SW S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: micheldever
Grid Reference: 451966,143556
Size of Site: 2.75 ha

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.

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	**Description**
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 & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	No
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	No
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?	No
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
1.3.5 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

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

Source:Scale 1:50,000 BGS Sheet No:283

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	5	5	10	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	5	5	0
2.3 Current Ground Workings	0	0	0	4	3

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining*	1	0	0	0	0
3.5 Non–Coal Mining Cavities	0	0	0	0	0
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

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

4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Negligible	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Very Low	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Negligible	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	2	-	-

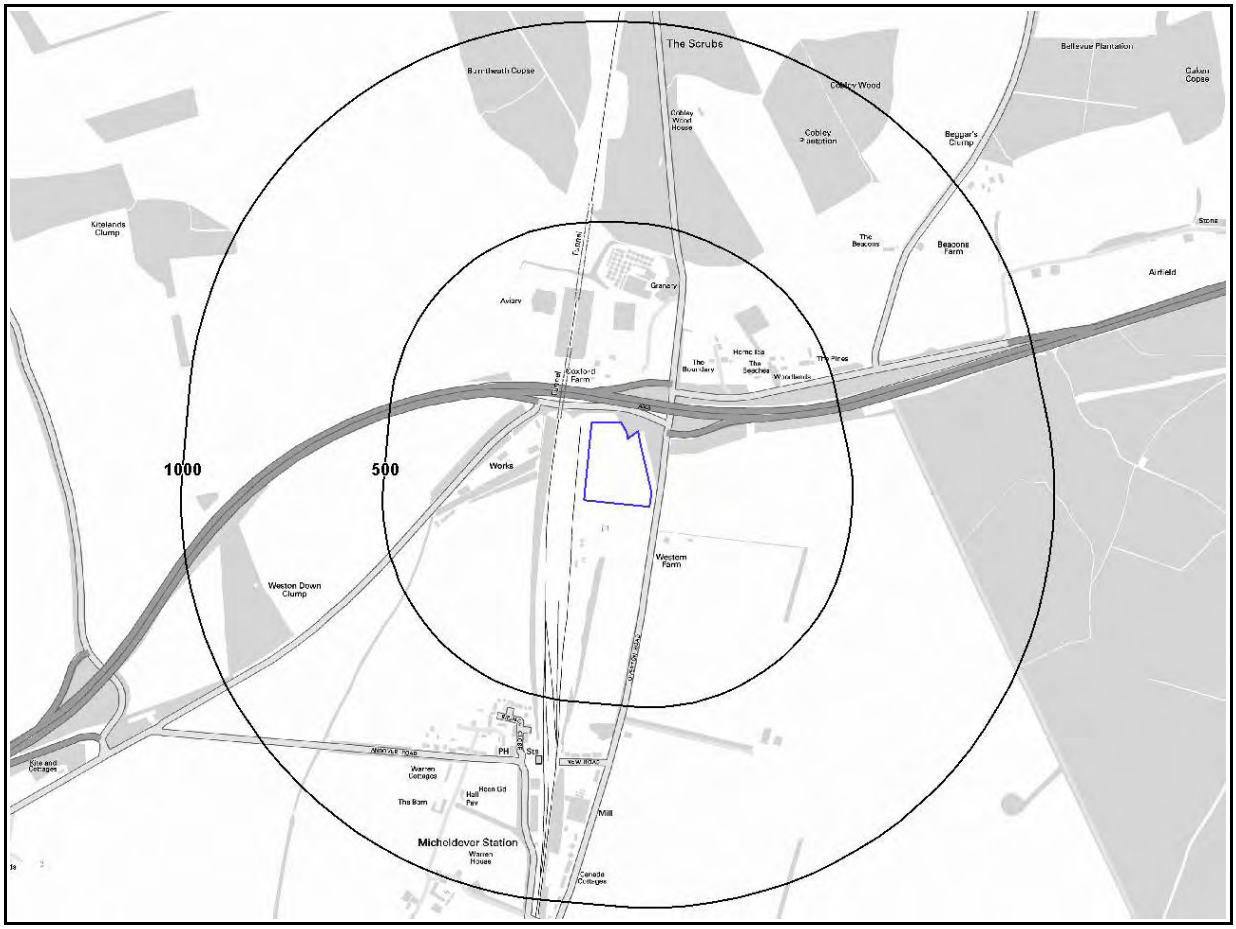
6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	2	0	0	-	-

1.1 Artificial Ground Map

NW N NE

W E

SW S SE



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Worked Ground (undivided)

Infilled Ground

Disturbed Ground (undivided)

Landscaped Ground (undivided)

Reclaimed Ground

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

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:283

1.1.1 Artificial/Made Ground

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.

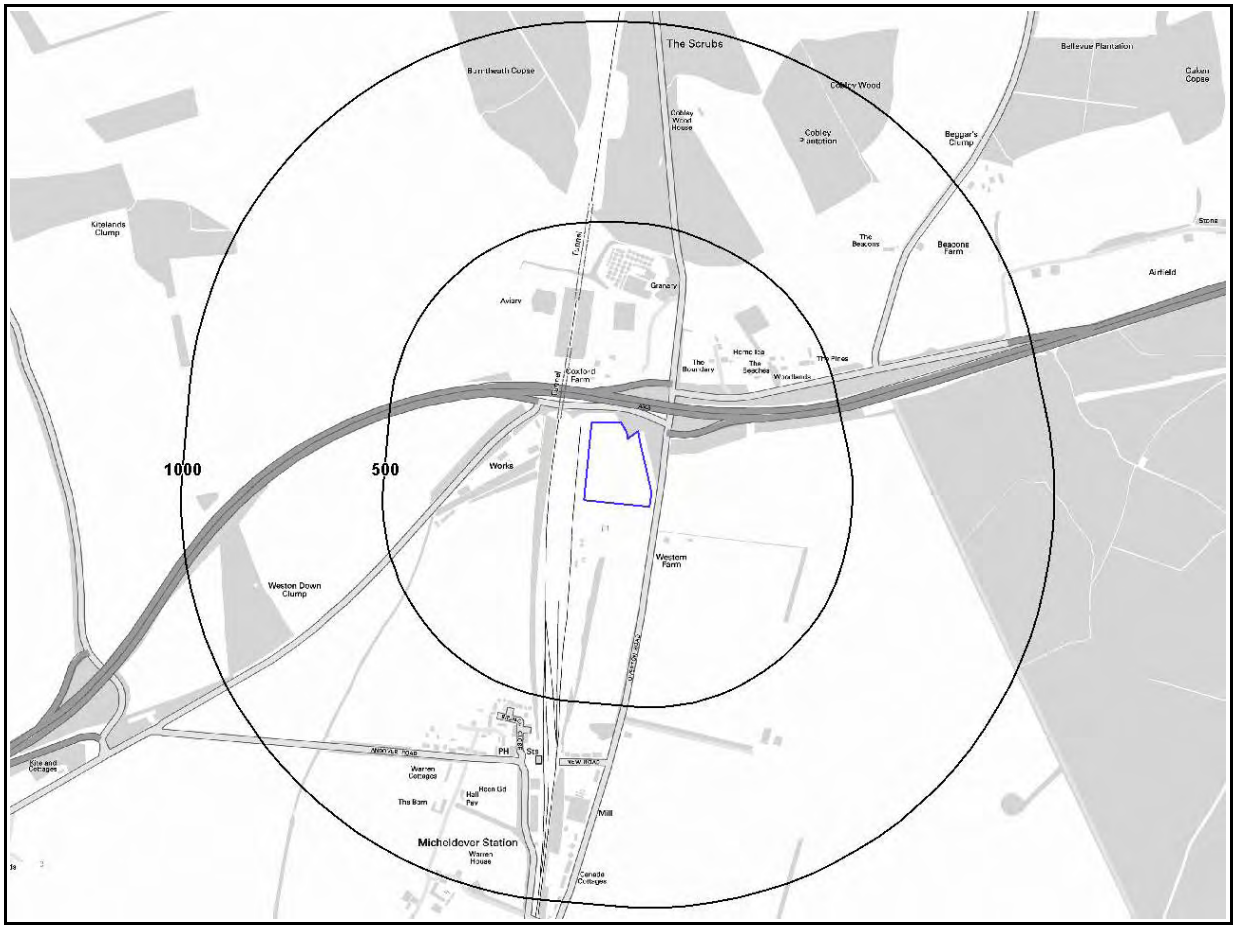
* This includes an automatically generated 50m buffer zone around the site.

1.2 Superficial Deposits and Landslips Map

NW N NE

W E

SW S SE



Superficial and Landslips Legend

Enabled by Ordnance Survey

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Site Outline

500
1000
Search Buffers (m)

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

1.2Superficial 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? No

Database searched and no data found.

1.2.2 Permeability of Superficial Ground

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

Database searched and no data found.

1.2.3 Landslip

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

Database searched and no data found.

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: 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

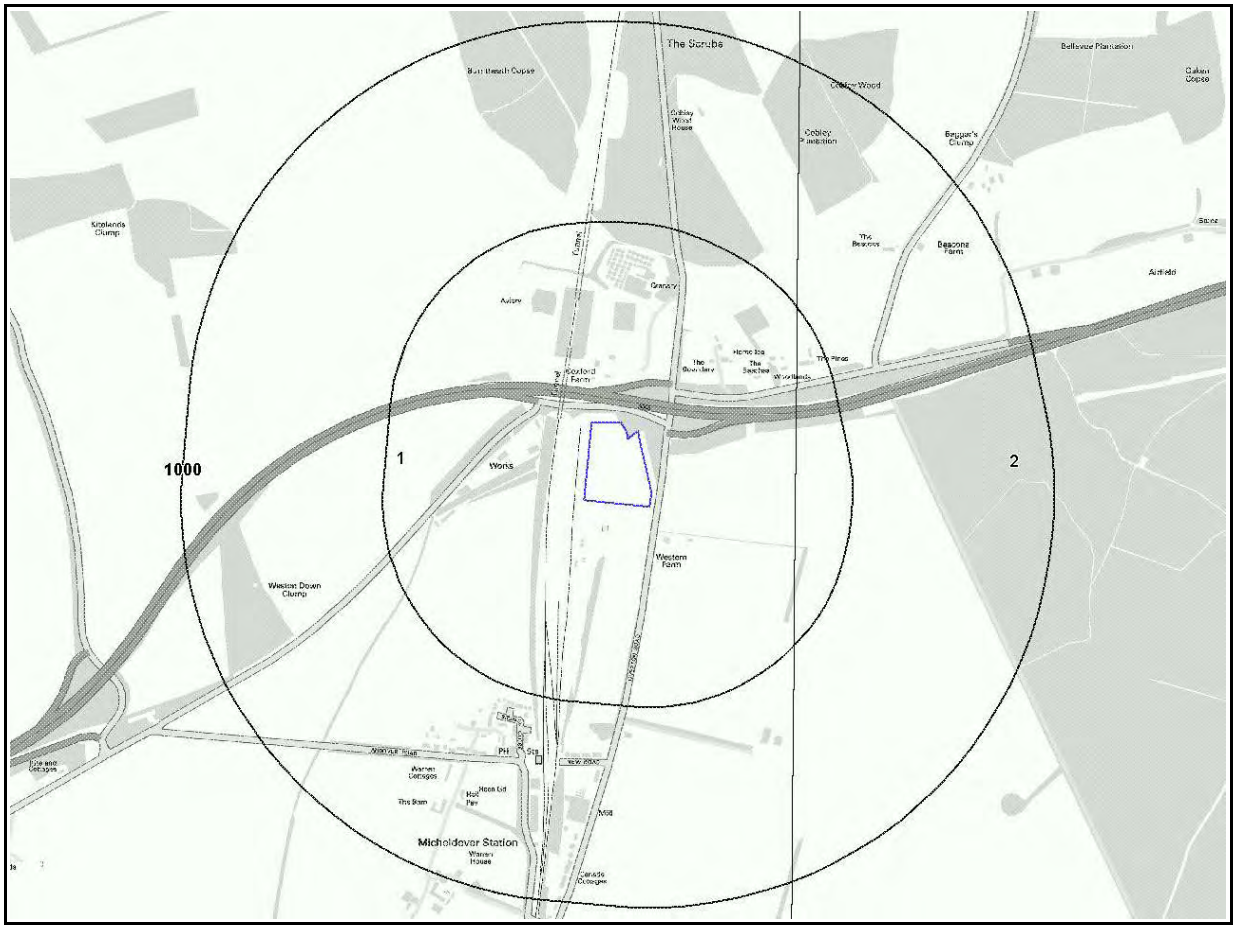
Database searched and no data found.

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

1.3 Bedrock and Faults Map

NW N NE

W E



SW S SE

Bedrock & Faults Deposits Legend

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Site Outline

500
1000
Search Buffers (m)

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

1.3Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:283

1.3.1 Bedrock/Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LSNCK-CHLK	Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk	Campanian / Turonian
2	357.0	E	LSNCK-CHLK	Lewes Nodular Chalk Formation, Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk	Campanian / Turonian

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	Very High	Very High

1.3.3 Faults

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

Database searched and no data found.

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.

1.3.4 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.3.5 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

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

2. Ground Workings Map

NW N NE

W E

SW S SE

Ground Workings Legend

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

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
1A	0.0	On Site	451840,143263	Cuttings	1911
2B	0.0	On Site	451883,143657	Unspecified Heap	1871
3A	0.0	On Site	451839,143320	Cuttings	1956
4	0.0	On Site	451887,143347	Cuttings	1985
5B	0.0	On Site	451881,143660	Unspecified Heap	1894
6	31.0	W	451812,143281	Cuttings	1894
7	37.0	N	451829,143729	Unspecified Heap	1871
8C	42.0	N	451819,143870	Unspecified Heaps	1894
9	42.0	W	451779,143276	Cuttings	1871
10 C	48.0	NW	451802,143874	Unspecified Heaps	1911
11 D	104.0	W	451777,143629	Unspecified Heap	1871
12	106.0	NW	451770,143881	Unspecified Ground Workings	1956
13 D	108.0	W	451772,143628	Unspecified Heap	1894
14 D	114.0	W	451766,143633	Chalk Pit	1911
15	119.0	N	451820,143913	Unspecified Heaps	1871
16	138.0	N	451897,143877	Unspecified Heap	1956
17 E	146.0	N	451863,143904	Cuttings	1871
18 E	169.0	N	451857,143909	Cuttings	1911
19 E	172.0	N	451855,143913	Cuttings	1956
20 E	172.0	N	451855,143913	Cuttings	1985

2.2 Historical Underground Workings 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
21F	74.0	W	451838,143762	Tunnel	1894
22F	75.0	W	451839,143757	Tunnel	1871
23F	78.0	W	451834,143766	Tunnel	1911
24F	81.0	W	451832,143763	Tunnel	1956

25F	81.0	W	451832,143763	Tunnel	1985
Not shown	300.0	N	451890,144088	Tunnel	1871
Not shown	311.0	N	451880,144085	Tunnel	1911
Not shown	319.0	N	451888,144098	Tunnel	1894
Not shown	335.0	N	451881,144096	Tunnel	1956
Not shown	335.0	N	451881,144096	Tunnel	1985

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 Society:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
31	313.0	NW	451670, 143874	Chalk	Micheldever Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
32	343.0	E	452379, 143606	Chalk	Micheldever Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	393.0	SE	452264, 143130	Chalk	Micheldever Station Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	491.0	SE	452393, 143109	Chalk	Micheldever Station Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	540.0	S	452198, 142939	Chalk	Micheldever Station Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	815.0	S	452246, 142667	Chalk	Micheldever Station Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	943.0	S	451932, 142522	Chalk	Micheldever Station Chalk Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3. Mining, Extraction & Natural Cavities Map

NW N NE

W E

SW S SE

Mining, Extraction & Natural Cavities Legend

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Site Outline

250 500 Search Buffers (m)

Historical Mining

Non-Coal Mining Cavities

Natural Cavities

Non-Coal Mining

Highly likely

Likely

Unlikely

Highly unlikely

Rare

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? **No**

Database searched and no data found.

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? **No**

Database searched and no data found.

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. No results 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? **Yes**

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Chalk	Rare - Infrequent minor mining may have occurred but restricted in extent.

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? **No**

Database searched and no data found.

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. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

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**

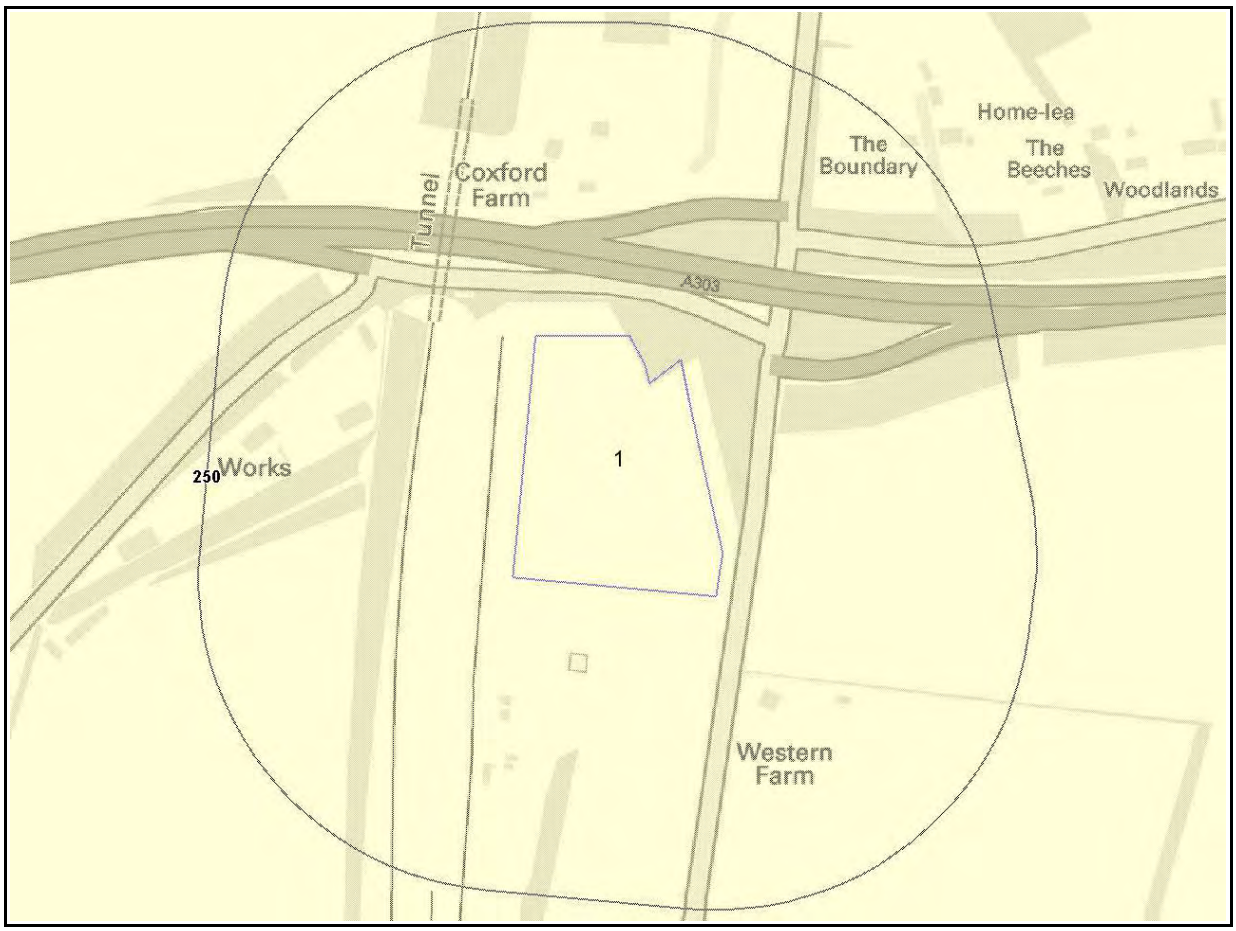
Database searched and no data found.

4. Natural Ground Subsidence
4.1 Shrink-Swell Clay Map

NW N NE

W E

SW S SE



Shrink-Swell Clay Legend

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Site Outline

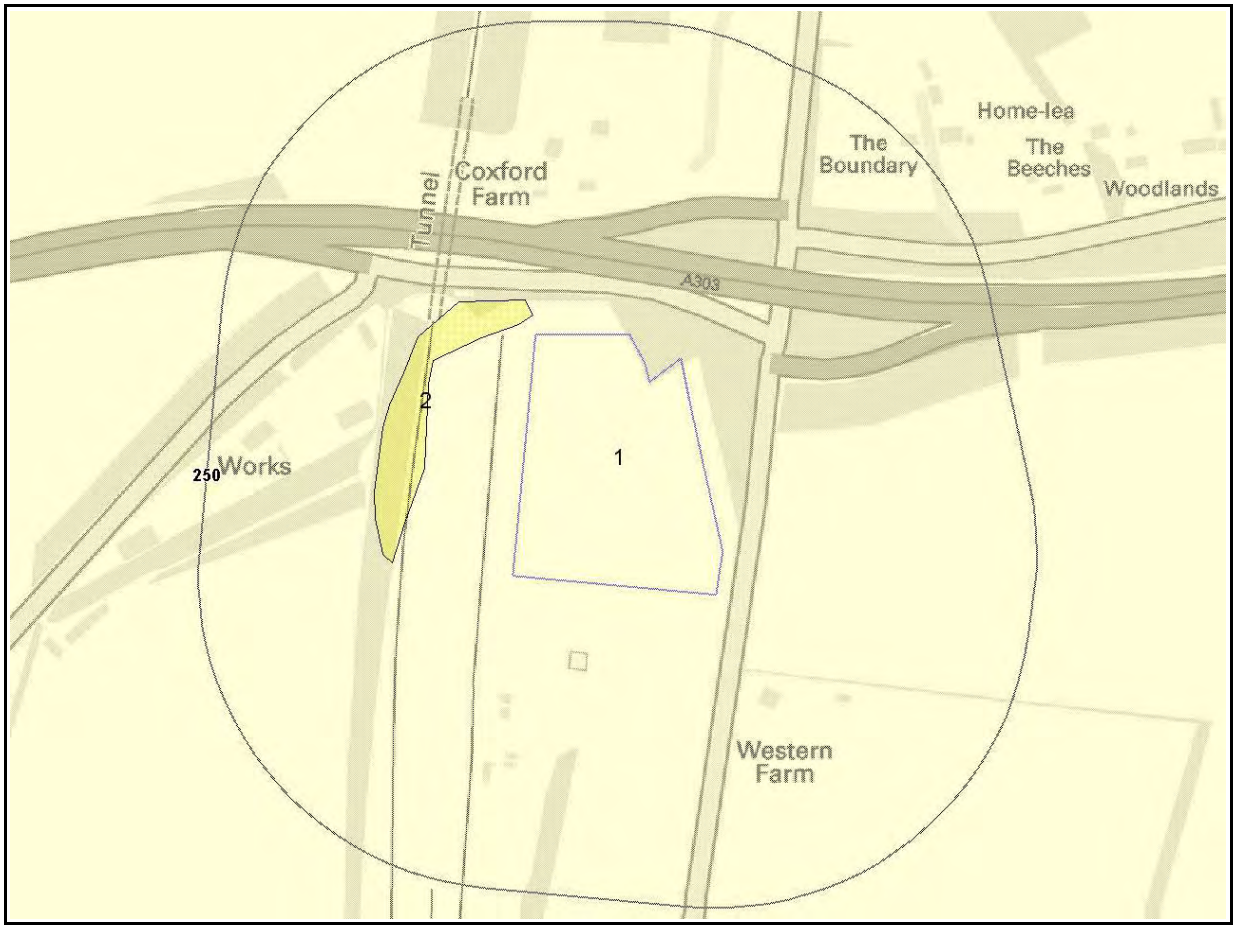
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.2 Landslides Map

NW N NE



W E

SW S SE

Landslides Legend

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Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.3 Ground Dissolution Soluble Rocks Map

NW N NE

W E

SW S SE

Ground Dissolution Soluble Rocks Legend

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Site Outline

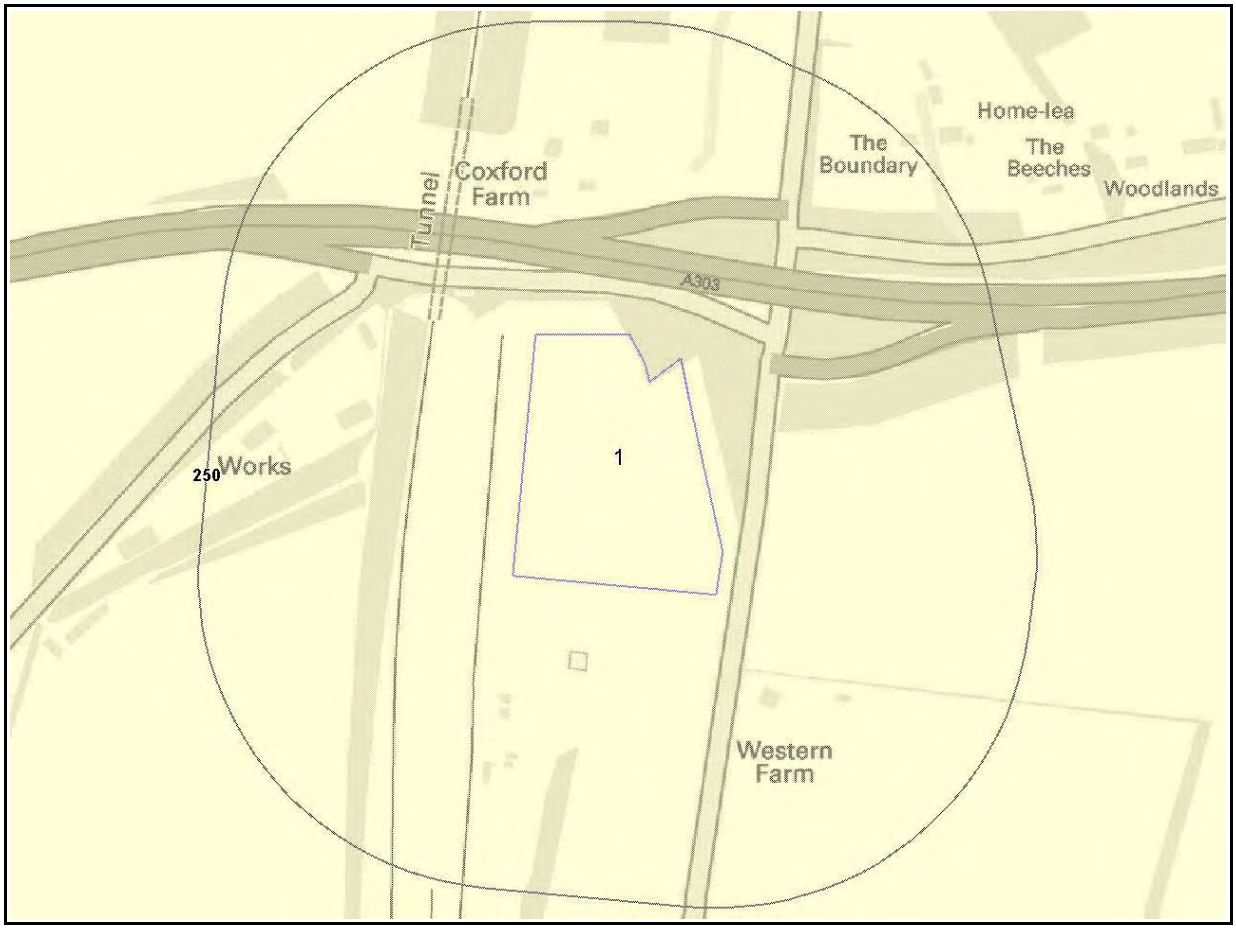
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.4 Compressible Deposits Map

NW N NE



W E

SW S SE

Compressible Deposits Legend

Enabled by Ordnance Survey
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Licence Number: 100035207

Site Outline

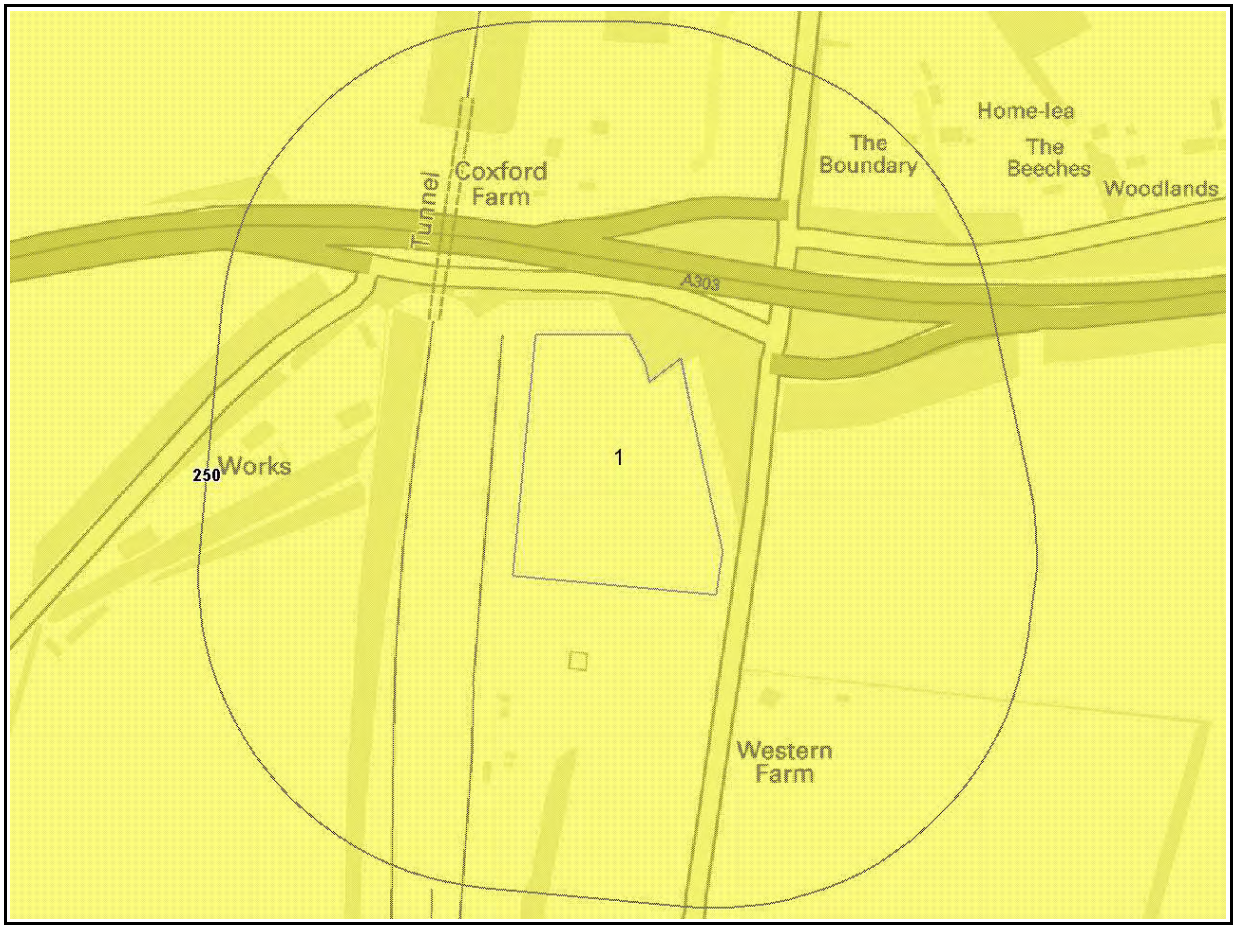
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.5 Collapsible Deposits Map

NW N NE



W E

SW S SE

Collapsible Deposits Legend

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Licence Number: 100035207

Site Outline

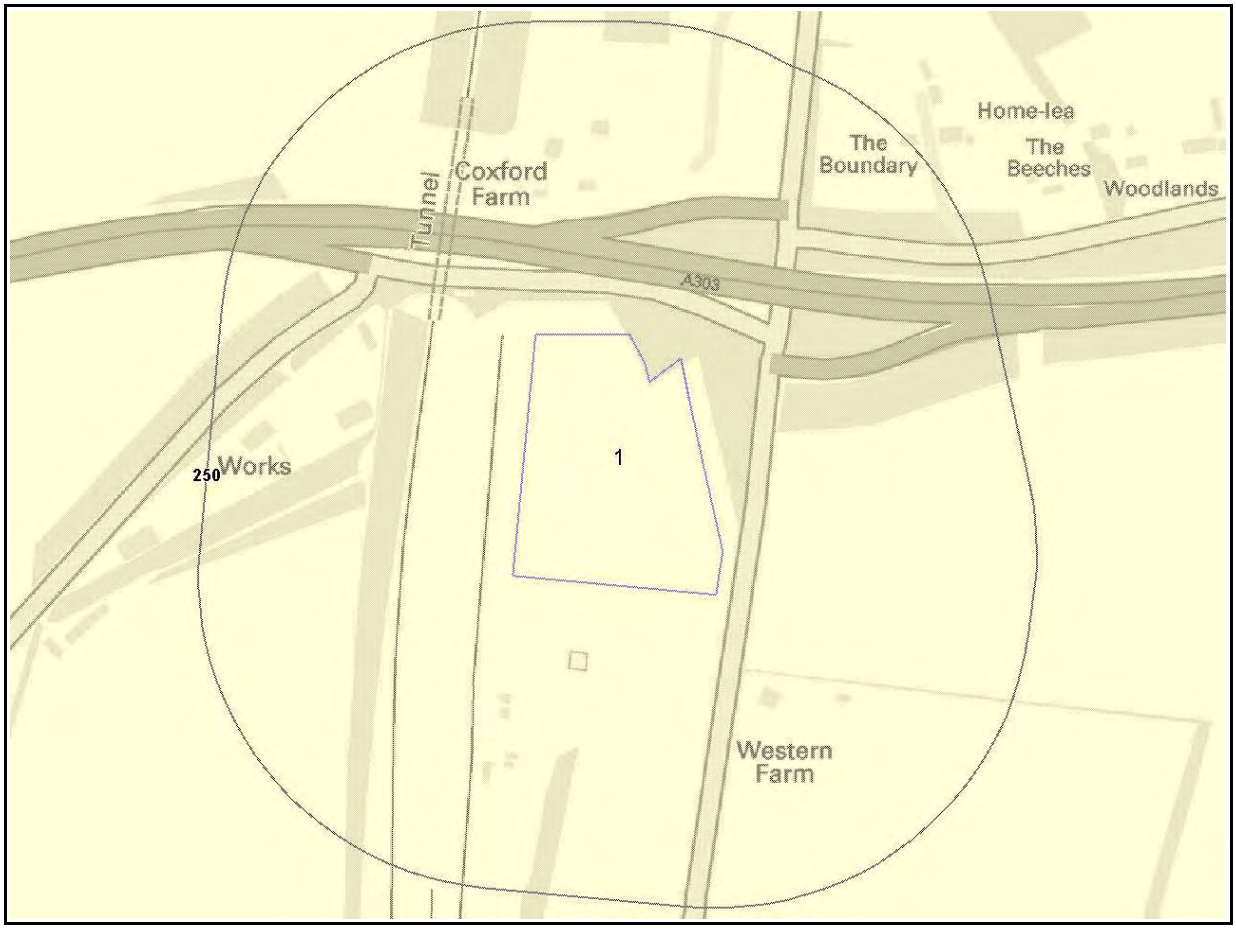
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.6 Running Sand Map

NW N NE



W E

SW S SE

Running Sand Legend

Enabled by Ordnance Survey
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Licence Number: 100035207

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

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? Very Low

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	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	Negligible	No indicators for slope instability identified. 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	15.0	NW	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.

4.3 Ground Dissolution of Soluble Rocks

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.
2	0.0	On Site	Negligible	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.
3	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

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

4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	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 is provided by the British Geological Survey:

ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	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.

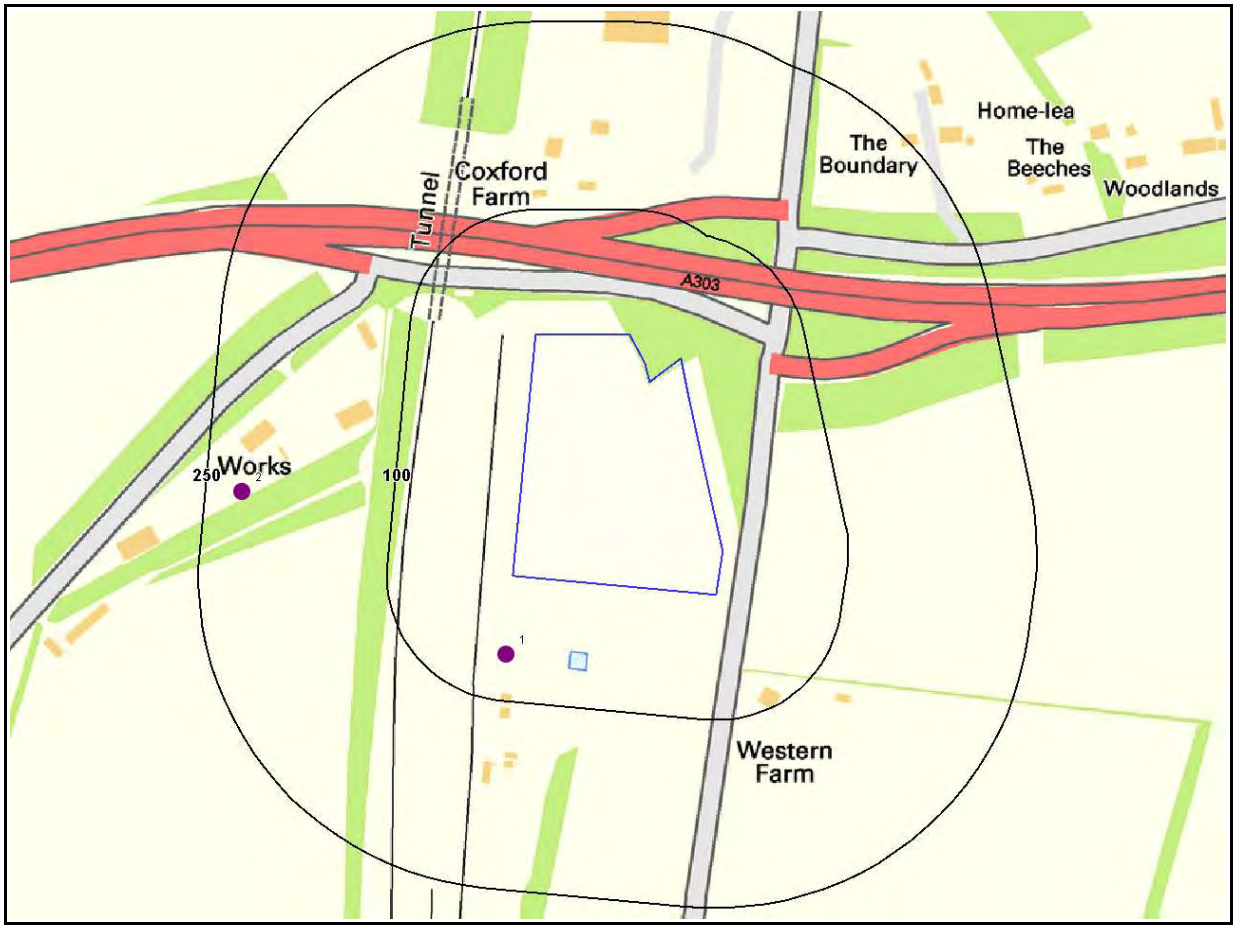
4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	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

NW N NE



W E

SW S SE

Borehole Records Legend

Enabled by Ordnance Survey

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Licence Number: 100035207

Site Outline

Borehole Locations

125
250
Search Buffers (m)

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: 2

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	63.0	S	451880,143410	SU54SW51	114.3	MICHELDEVER CUTTING
2	221.0	W	451670,143540	SU54SW2	91.44	HAMSHIRE COUNTY COUNCIL BH

6.Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary: 2

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

			Estimated Geometric Mean Soil Concentrations (mg/kg)				
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	90 - 120 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.

7. Contacts

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

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Tel: www.british-gypsum.com

The Coal Authority
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Tel: 0845 762 6848
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Acknowledgements

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

"Commercial"means any building which is not Residential.

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

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

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

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

"Client" means the party that submits an Orderor Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

2 Scope of Services

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

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

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

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

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property

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

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

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

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

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

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

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
6.7 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.
7.2 Save as otherwise set out in these conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).
7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

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

10 Consequences of Withdrawal, Termination or Suspension

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

11 General

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

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SLR

global environmental solutions

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