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Groundsure Reference: HMD-2591335
Your Reference: New_Inn_-_project_2507
Report Date 16 Nov 2015
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Groundsure Enviroinsight

Address: VIRIDOR WASTE MANAGEMENT, SOUTH PONTYPOOL INDUSTRI, PANTEG WAY,
PONTYPOOL, NP4 0LS

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

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Address: VIRIDOR WASTE MANAGEMENT, SOUTH PONTYPOOL INDUSTRI, PANTEG WAY,
PONTYPOOL, NP4 0LS

Date: 16 Nov 2015

Reference: HMD-2591335

Client: Caulmert Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 23-Jul-2014

Grid Reference: 329650,199776

Site Size: 1.82ha

Report Reference: HMD-2591335

Client Reference: New_Inn_-_project_2507

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	10	8	83	80
1.2 Additional Information – Historical Tank Database	11	4	42	46
1.3 Additional Information – Historical Energy Features Database	4	0	8	28
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	3	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	20	2
1.6 Potentially Infilled Land	0	4	6	42

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

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	1	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	3	1	8	9
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	3	0	14	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	3	0	6	0	1	2

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	6	38	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	15
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	3	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	1	2	5	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

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

Section 8: Designated Environmentally Sensitive Sites

On-site 0-50m 51-250 251-500 501-1000 1000-2000

8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	1	0	1	6	15	73
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	3
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards		
9.1 What is the maximum risk of natural ground subsidence?		Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?		Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?		Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?		Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?		Moderate
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?		Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?		Low
9.2 Radon		
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 5 and 10% of properties are above the Action Level.	
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	Basic radon protective measures are necessary.	

Section 10: Mining		
10.1 Are there any coal mining areas within 75m of the study site?		No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?		Yes
10.3 Are there any brine affected areas within 75m of the study site?		No

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

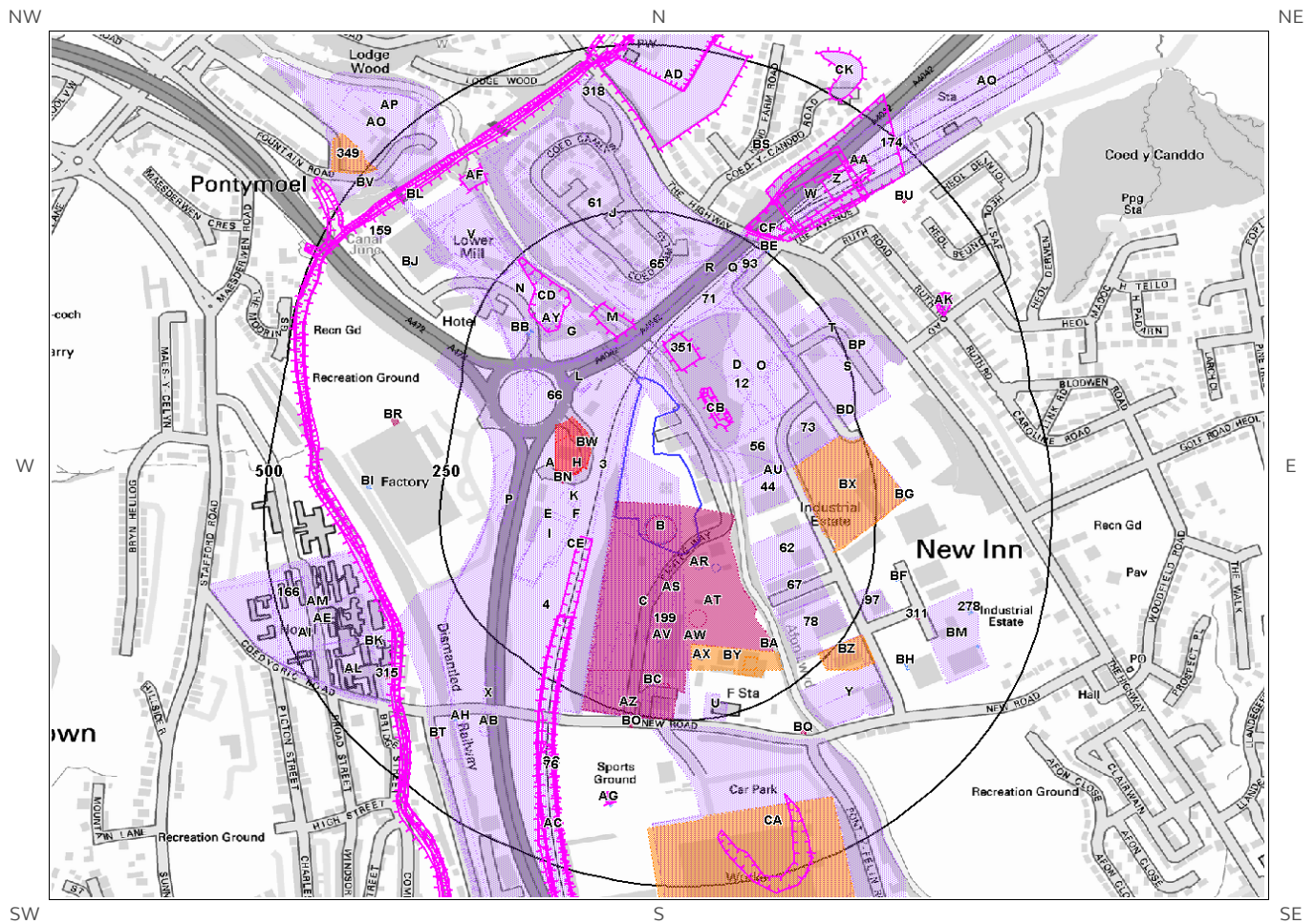
Note: Maps

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

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

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

1. Historical Land Use



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



Site Outline



Industrial Land Use



Potentially Infilled Land

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



Search Buffers (m)



Energy Features



Petrol Stations



Tanks



Garages

1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 181

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Railway Sidings	1938
2A	0	On Site	Railway Sidings	1922
3	0	On Site	Railway Sidings	1922
4	0	On Site	Railway Sidings	1963
5A	0	On Site	Railway Sidings	1949
6B	0	On Site	Disused Gas Works	1983
7B	0	On Site	Unspecified Tank	1963
8D	0	On Site	Forge	1881
9C	0	On Site	Gas Works	1949
10B	0	On Site	Gasometer	1949
11CE	3	NE	Railway Sidings	1900
12	3	NE	Disused Forge	1900
13E	3	NW	Railway Sidings	1881
14C	5	SW	Unspecified Works	1963
15D	17	NE	Unspecified Depot	1922
16D	17	NE	Unspecified Depot	1938
17E	47	SW	Cuttings	1881
18I	48	W	Railway Buildings	1881
19BW	51	W	Railway Building	1881
20F	51	W	Railway Building	1900
21F	51	W	Railway Building	1922
22F	51	W	Railway Building	1938
23F	51	W	Railway Building	1949
24F	51	W	Railway Building	1922
25F	51	W	Railway Building	1938
26F	51	W	Railway Building	1900
27F	51	W	Railway Building	1949
28G	54	N	Galvanising Works	1922
29G	54	N	Galvanising Works	1938
30AY	54	N	Galvanising Works	1922
31G	55	NW	Galvanising Works	1900
32K	56	W	Railway Building	1963
33N	56	NW	Iron Mill	1881
34H	57	W	Railway Building	1963

35H	57	W	Railway Building	1922
36H	57	W	Railway Building	1938
37H	57	W	Railway Building	1900
38H	57	W	Railway Building	1949
39I	58	W	Engine Shed	1922
40I	60	W	Engine Shed	1938
41I	60	W	Engine Shed	1922
42I	60	W	Engine Shed	1900
43I	60	W	Engine Shed	1949
44	62	E	Unspecified Warehouse	1983
45L	62	W	Smithy	1881
46J	62	N	Unspecified Works	1963
47J	62	N	Unspecified Works	1977
48J	62	N	Unspecified Works	1987
49I	62	W	Railway Building	1963
50K	63	W	Railway Building	1922
51K	63	W	Railway Building	1938
52K	63	W	Railway Building	1949
53L	66	W	Railway Building	1938
54L	66	W	Railway Building	1922
55L	66	W	Railway Building	1949
56	66	E	Unspecified Works	1983
57M	67	NW	Cuttings	1987
58M	67	NW	Cuttings	1977
59M	67	NW	Cuttings	1963
60L	67	W	Railway Building	1900
61	69	N	Glass Works	1949
62	73	E	Unspecified Warehouse	1983
63O	77	NE	Unspecified Depot	1922
64J	77	N	Railway Sidings	1963
65	77	N	Railway Sidings	1977
66	106	W	Railway Building	1963
67	109	SE	Unspecified Works	1983
68N	118	NW	Railway Sidings	1900
69O	122	E	Unspecified Depot	1963
70CD	136	NW	Unspecified Heap	1881
71	136	NE	Railway Building	1900
72BX	141	E	Unspecified Depot	1983
73	141	E	Unspecified Works	1983
74P	141	W	Goods Shed	1881
75P	142	W	Goods Shed	1900
76	155	SW	Cuttings	1963
77CC	157	SW	Cuttings	1983
78	157	SE	Unspecified Depot	1983
79Q	166	NE	Railway Station	1900
80Q	172	NE	Railway Station	1881

81R	173	NE	Railway Building	1949
82R	177	NE	Junction Station	1922
83S	180	NE	Unspecified Works	1963
84S	180	NE	Unspecified Factory	1983
85T	182	NE	Unspecified Works	1963
86Q	195	NE	Railway Building	1922
87Q	195	NE	Railway Building	1938
88Q	195	NE	Railway Building	1949
89Q	201	NE	Railway Building	1881
90T	207	NE	Unspecified Commercial/Industrial	1977
91T	207	NE	Unspecified Commercial/Industrial	1987
92U	211	S	Fire Station	1963
93	212	NE	Railway Building	1900
94U	215	S	Fire Station	1983
95AZ	226	S	Unspecified Works	1983
96V	230	NW	Sheet Works	1922
97	233	E	Unspecified Depot	1983
98BZ	238	SE	Garage	1983
99V	241	NW	Sheet Works	1900
100V	242	NW	Sheet Works	1922
101V	242	NW	Sheet Works	1938
102CA	257	S	Industrial Estate	1983
103CF	261	NE	Cuttings	1900
104W	263	NE	Cuttings	1922
105W	263	NE	Cuttings	1938
106W	263	NE	Cuttings	1949
107W	264	NE	Cuttings	1881
108Y	264	SE	Unspecified Depot	1983
109X	274	SW	Railway Building	1963
110X	278	SW	Goods Shed	1922
111X	278	SW	Goods Shed	1938
112X	278	SW	Goods Shed	1922
113X	278	SW	Goods Shed	1949
114Z	295	NE	Railway Sidings	1881
115Y	295	SE	Unspecified Depot	1963
116Z	300	NE	Cuttings	1987
117W	304	NE	Cuttings	1977
118AA	327	NE	Railway Sidings	1977
119AA	327	NE	Railway Sidings	1963
120AA	327	NE	Railway Sidings	1987
121BM	336	E	Industrial Estate	1994
122AC	338	SW	Cuttings	1922
123AB	338	SW	Railway Building	1922
124AB	338	SW	Railway Building	1938

125AB	338	SW	Railway Building	1949
126AC	339	SW	Cuttings	1938
127AC	339	SW	Cuttings	1922
128AC	339	SW	Cuttings	1949
129W	340	NE	Railway Building	1900
130AD	342	N	Cemetery	1987
131AD	342	N	Cemetery	1977
132AD	342	N	Cemetery	1963
133W	347	NE	Railway Building	1881
134AE	352	SW	Hospital	1963
135AE	352	SW	Hospital	1983
136AE	359	SW	Hospital	1949
137AH	361	SW	Railway Buildings	1963
138AF	367	NW	Cuttings	1987
139AF	367	NW	Cuttings	1977
140AF	367	NW	Cuttings	1963
141AL	371	SW	Unspecified Workhouse	1881
142AI	371	SW	Isolation Hospital	1922
143Z	372	NE	Cuttings	1900
144AG	378	S	Sewage Tank	1938
145AG	378	S	Sewage Tank	1922
146AG	378	S	Sewage Tank	1949
147AG	378	S	Sewage Tank	1922
148AE	379	W	Infirmary	1922
149AH	379	SW	Railway Building	1900
150AI	380	W	Infirmary	1922
151AI	380	W	Infirmary	1938
152AM	383	W	Infirmary	1900
153AJ	388	S	Refuse Heap	1949
154AJ	393	S	Unspecified Works	1983
155AK	396	E	Unspecified Pit	1922
156AK	396	E	Unspecified Pit	1938
157AK	400	E	Unspecified Pit	1922
158AL	405	SW	Unspecified Workhouse	1900
159	418	NW	Unspecified Tank	1963
160AO	425	NW	Unspecified Yard	1900
161AD	435	N	Cemetery	1922
162AD	435	N	Cemetery	1938
163AD	435	N	Cemetery	1949
164AD	435	N	Cemetery	1922
165AM	454	W	Isolation Hospital	1922
166	454	W	Isolation Hospital	1938
167AP	458	NW	Unspecified Works	1963
168AN	460	NE	Railway Station	1922
169AN	460	NE	Railway Station	1938
170AN	460	NE	Railway Station	1949

171AN	460	NE	Railway Station	1922
172AO	462	NW	Telephone Exchange	1987
173AO	462	NW	Telephone Exchange	1977
174	462	NE	Railway Station	1963
175AP	478	NW	Unspecified Yard	1881
176AP	483	NW	Unspecified Commercial/Industrial	1977
177AP	483	NW	Unspecified Commercial/Industrial	1987
178AQ	487	NE	Railway Sidings	1975
179AQ	487	NE	Railway Sidings	1971
180CK	496	NE	Unspecified Heaps	1963
181AN	497	NE	Railway Station	1971

1.2 Additional Information – Historical Tank Database

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

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

103

ID	Distance (m)	Direction	Use	Date
182AS	0	On Site	Gas Works	1970
183B	0	On Site	Unspecified Tank	1962
184B	0	On Site	Unspecified Tank	1970
185B	0	On Site	Unspecified Tank	1963
186B	0	On Site	Unspecified Tank	1994
187B	0	On Site	Disused Gasholder	1983
188B	0	On Site	Unspecified Tank	1989
189B	0	On Site	Disused Gasholder	1988
190B	0	On Site	Disused Gasholder	1988
191B	0	On Site	Unspecified Tank	1989
192B	0	On Site	Unspecified Tank	1993
193AR	20	SE	Unspecified Tank	1970
194AR	39	SE	Unspecified Tank	1970
195AS	44	S	Tanks	1970
196AS	48	S	Tanks	1970
197AT	82	SE	Tanks	1970
198AT	85	S	Gas Holder	1970
199	103	S	Tanks	1970
200AU	107	E	Unspecified Tank	1994
201AU	107	E	Unspecified Tank	1993
202AU	109	E	Unspecified Tank	1988
203AU	109	E	Unspecified Tank	1983

204AU	109	E	Unspecified Tank	1988
205AU	109	E	Unspecified Tank	1989
206AU	109	E	Unspecified Tank	1989
207AW	126	S	Unspecified Tank	1970
208AV	128	S	Unspecified Tank	1963
209AV	128	S	Unspecified Tank	1970
210AV	128	S	Unspecified Tank	1962
211AW	129	S	Unspecified Tank	1970
212AV	134	S	Unspecified Tank	1963
213AV	135	S	Unspecified Tank	1962
214AV	135	S	Unspecified Tank	1970
215AX	155	S	Unspecified Tank	1970
216AX	155	S	Unspecified Tank	1989
217AX	156	S	Unspecified Tank	1994
218AX	156	S	Unspecified Tank	1993
219AX	156	S	Unspecified Tank	1988
220AX	156	S	Unspecified Tank	1983
221AX	156	S	Unspecified Tank	1988
222AY	165	NW	Tanks	1920
223AY	168	NW	Tanks	1920
224AZ	174	S	Gas Works	1971
225BB	182	NW	Unspecified Tank	1882
226BA	183	SE	Tanks	1970
227BA	183	SE	Tanks	1962
228BA	183	SE	Tanks	1963
229BA	183	SE	Tanks	1988
230BA	183	SE	Tanks	1988
231BA	183	SE	Tanks	1983
232BB	185	NW	Unspecified Tank	1920
233BC	196	S	Unspecified Tank	1983
234BC	196	S	Unspecified Tank	1988
235BC	196	S	Unspecified Tank	1971
236BD	232	E	Unspecified Tank	1988
237BD	232	E	Unspecified Tank	1988
238BD	232	E	Unspecified Tank	1983
239BE	252	NE	Unspecified Tank	1920
240BE	253	NE	Unspecified Tank	1962
241BE	253	NE	Unspecified Tank	1963
242BF	286	E	Unspecified Tank	1989
243BF	286	E	Unspecified Tank	1989
244BF	286	E	Unspecified Tank	1983
245BF	286	E	Unspecified Tank	1988
246BF	286	E	Unspecified Tank	1988
247BF	287	E	Unspecified Tank	1994
248BF	287	E	Unspecified Tank	1993
249BG	288	E	Unspecified Tank	1988

250BG	288	E	Unspecified Tank	1989
251BG	288	E	Unspecified Tank	1989
252BG	288	E	Unspecified Tank	1983
253BG	288	E	Unspecified Tank	1988
254BG	289	E	Unspecified Tank	1970
255BG	289	E	Unspecified Tank	1994
256BG	289	E	Unspecified Tank	1993
257BG	291	E	Unspecified Tank	1983
258BG	291	E	Unspecified Tank	1971
259BH	344	SE	Tanks	1988
260BH	344	SE	Tanks	1983
261BH	344	SE	Tanks	1988
262BH	345	SE	Tanks	1994
263BH	345	SE	Tanks	1993
264BH	345	SE	Tanks	1983
265BI	350	W	Tanks	1996
266BI	350	W	Tanks	1993
267BI	350	W	Tanks	1994
268BH	353	SE	Tanks	1987
269BJ	366	NW	Unspecified Tank	1962
270BJ	366	NW	Unspecified Tank	1963
271AH	374	SW	Unspecified Tank	1920
272AH	374	SW	Unspecified Tank	1901
273AG	382	S	Urban District Council Sewage Tank	1920
274BK	392	SW	Unspecified Tank	1963
275BK	392	SW	Unspecified Tank	1963
276BK	392	SW	Unspecified Tank	1976
277BK	393	SW	Unspecified Tank	1993
278	393	E	Tanks	1983
279BK	393	SW	Unspecified Tank	1983
280BL	416	NW	Unspecified Tank	1901
281BL	416	NW	Unspecified Tank	1920
282BL	421	NW	Unspecified Tank	1962
283BL	421	NW	Unspecified Tank	1963
284BM	424	E	Unspecified Tank	1983

1.3 Additional Information – Historical Energy Features Database

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

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

40

ID	Distance (m)	Direction	Use	Date
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285AS	0	On Site	Gas Works	1970
286B	0	On Site	Disused Gasholder	1988
287B	0	On Site	Disused Gasholder	1983
288B	0	On Site	Disused Gasholder	1988
289BN	80	W	Electricity Substation	1989
290BN	80	W	Electricity Substation	1993
291BN	80	W	Electricity Substation	1994
292AT	85	S	Gas Holder	1970
293AZ	174	S	Gas Works	1971
294BC	196	S	Electricity Substation	1983
295BC	196	S	Electricity Substation	1988
296BC	197	S	Electricity Transformer	1971
297BO	264	S	Electricity Substation	1995
298BO	264	S	Electricity Substation	1995
299BO	264	S	Electricity Substation	1993
300BP	265	E	Electricity Substation	1988
301BP	265	E	Electricity Substation	1983
302BP	265	E	Electricity Substation	1988
303BO	265	S	Electricity Substation	1988
304BQ	311	SE	Gas Governor	1993
305BQ	311	SE	Gas Governor	1995
306BQ	311	SE	Gas Governor	1995
307BQ	312	SE	Gas Governor	1988
308BR	326	W	Electricity Substation	1994
309BR	326	W	Electricity Substation	1996
310BR	326	W	Electricity Substation	1993
311	328	E	Electricity Substation	1983
312BS	380	NE	Electricity Substation	1999
313BS	380	NE	Electricity Substation	1996
314BS	381	NE	Electricity Substation	1983
315	399	SW	Electricity Substation	1993
316BT	412	SW	Electricity Substation	1993
317BT	414	SW	Electricity Substation	1983
318	427	N	Electricity Substation	1999
319BU	442	NE	Electricity Substation	1983
320BU	442	NE	Electricity Substation	1999
321BU	442	NE	Electricity Substation	1996
322BV	483	NW	Electricity Transformer	1983
323BV	484	NW	Electricity Transformer	1972
324BV	485	NW	Electricity Substation	1999

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

3

ID	Distance (m)	Direction	Use	Date
325BW	50	W	Filling Station	1989
326BW	50	W	Filling Station	1994
327BW	50	W	Filling Station	1993

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

22

ID	Distance (m)	Direction	Use	Date
328BY	135	S	Vehicle Testing Station	1970
329BX	142	E	Repair Depot	1970
330BY	177	SE	Vehicle Testing Station	1993
331BY	177	SE	Vehicle Testing Station	1994
332BY	177	SE	Vehicle Testing Station	1988
333BY	177	SE	Vehicle Testing Station	1988
334BY	177	SE	Vehicle Testing Station	1983
335BY	177	SE	Vehicle Testing Station	1989
336BY	177	SE	Vehicle Testing Station	1989
337BY	188	S	Vehicle Testing Station	1995
338BY	188	S	Vehicle Testing Station	1995
339BY	188	S	Vehicle Testing Station	1993
340BY	193	SE	Vehicle Testing Station	1983
341BY	193	SE	Vehicle Testing Station	1988
342BY	193	SE	Vehicle Testing Station	1988
343BY	193	SE	Vehicle Testing Station	1971
344BZ	239	SE	Garage	1988
345BZ	239	SE	Garage	1988
346BZ	239	SE	Garage	1983
347BZ	239	SE	Garage	1970
348CA	394	S	Brake Production Works	1971
349	488	NW	Garage	1999

1.6 Potentially Infilled Land

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

52

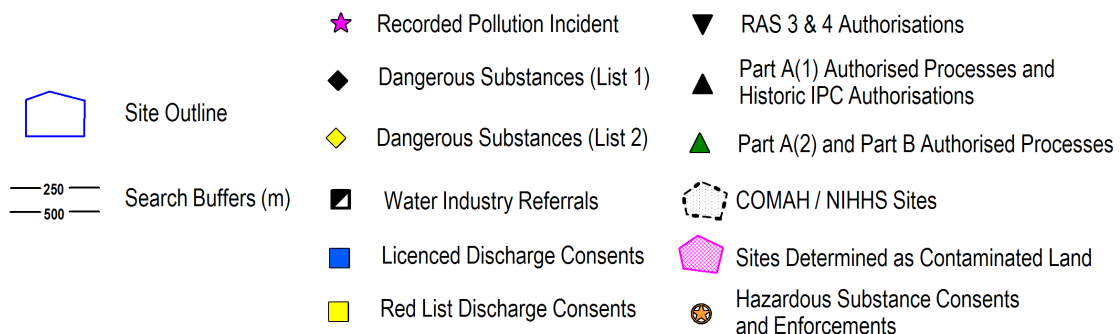
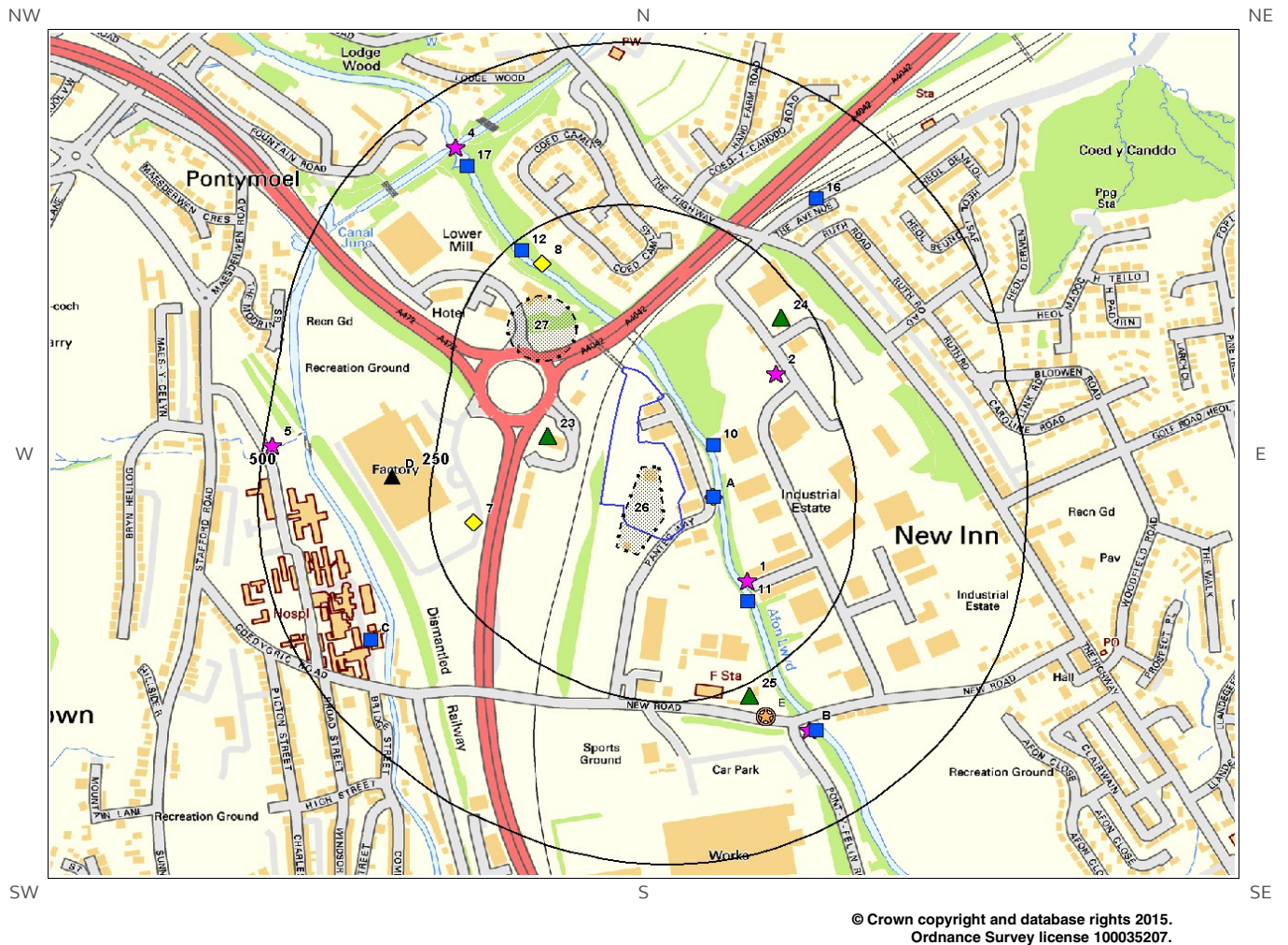
The following Historical Potentially Infilled Features derived from the Historical Mapping information is

provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
350CB	34	NE	Pond	1900
351	36	NE	Reservoir	1881
352CB	36	NE	Pond	1881
353CC	47	SW	Cuttings	1881
354M	67	NW	Cuttings	1987
355M	67	NW	Cuttings	1977
356M	67	NW	Cuttings	1963
357CD	136	NW	Unspecified Heap	1881
358CE	155	SW	Cuttings	1963
359CC	157	SW	Cuttings	1983
360CF	261	NE	Cuttings	1900
361W	263	NE	Cuttings	1949
362W	263	NE	Cuttings	1938
363W	263	NE	Cuttings	1922
364W	264	NE	Cuttings	1881
365Z	300	NE	Cuttings	1987
366W	304	NE	Cuttings	1977
367AC	338	SW	Cuttings	1922
368AC	339	SW	Cuttings	1949
369AC	339	SW	Cuttings	1938
370AC	339	SW	Cuttings	1922
371AD	342	N	Cemetery	1987
372AD	342	N	Cemetery	1963
373AD	342	N	Cemetery	1977
374CG	344	SW	Canals	1983
375CG	344	SW	Canals	1963
376CH	345	SW	Canal	1922
377CH	345	SW	Canal	1881
378CI	351	SW	Canal	1900
379CI	351	SW	Canals	1949
380CI	351	SW	Canals	1938
381CI	351	SW	Canals	1922
382AF	367	NW	Cuttings	1987
383AF	367	NW	Cuttings	1963
384AF	367	NW	Cuttings	1977
385Z	372	NE	Cuttings	1900
386AG	378	S	Sewage Tank	1949
387AG	378	S	Sewage Tank	1938
388AG	378	S	Sewage Tank	1922
389AG	378	S	Sewage Tank	1922
390AJ	388	S	Refuse Heap	1949
391AK	396	E	Unspecified Pit	1922
392AK	396	E	Unspecified Pit	1938
393AK	400	E	Unspecified Pit	1922

394CJ	417	NW	Canal	1987
395CJ	417	NW	Canal	1977
396CJ	417	NW	Canal	1963
397AD	435	N	Cemetery	1949
398AD	435	N	Cemetery	1922
399AD	435	N	Cemetery	1938
400AD	435	N	Cemetery	1922
401CK	496	NE	Unspecified Heaps	1963

2. Environmental Permits, Incidents and Registers Map



2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

3

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

ID	Distance (m)	Direction	NGR	Details
29D	308	W	329280 199770	Operator: Trico Ltd Address: Skew Field, Pontypool, NP4 0XZ Process: Processes Involving Halogens Permit Number: AX8136 Original Permit Number: IPCAPP Date Approved: 29-10-1997 Effective Date: 3-11-1997 Status: Superseded By Variation
30D	308	W	329280 199770	Operator: Trico Ltd Address: Skew Field, Pontypool, NP4 0XZ Process: Processes Involving Halogens Permit Number: BD8568 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation
31D	308	W	329280 199770	Operator: Trico Ltd Address: Skew Field, Pontypool, NP4 0XZ Process: Processes Involving Halogens Permit Number: BS5789 Original Permit Number: IPCMINVAR Date Approved: 20-8-2002 Effective Date: 20-8-2002 Status: Revoked

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6A	42	E	329750 199740	Name: Panteg Gas Holder, Opanteng Industrial, Pontypool Status: Not Active Receiving Water: - Authorised Substances: Iron, Zinc
7	187	W	329400 199700	Name: Trico Ltd., Pontypool, Gwent, Np4 0xz Status: Not Active Receiving Water: Usk Estuary Authorised Substances: Chromium, Copper, Lead, Nickel, Zinc
8	199	NW	329500 200100	Name: Lucas Braking Systems, New Road, New Inn, Pontypool Status: Active Receiving Water: Usk Estuary Authorised Substances: Chromium, Copper, Nickel, Zinc

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

3

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

ID	Distance (m)	Direction	NGR	Details
23	92	W	329508 199832	Address: Shell Folly Tower Service Station, New Inn, Pontypool, NP4 1XX Process: Unloading Of Petrol. Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Distance (m)	Direction	NGR	Details	
24	207	NE	329848 200014	Address: Abird Ltd, Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW Process: Waste Oil Burner. Status: Revoked Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
25	270	SE	329803 199432	Address: TRW (formerly Lucas Varity Pontypool), New Road, New Inn, Pontypool, Torfaen, NP4 0YZ Process: Adhesive Coating Process. Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

11

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

D	Distance (m)	Direction	NGR	Details	
A	42	E	329750 199740	Address: PANTEG GAS HOLDER STATION, PANTEG GAS HOLDER STATION, OPANTEG INDUSTRIAL ESTATE, PANTEG WAY, PONTYPOOL Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: AN0312201 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 08/02/2002 Effective Date: 08-Feb-2002 Revocation Date: 30/06/2004
0	62	E	329750 199820	Address: PONTYPOOL PANTEG GASWORKS SITE, PONTYPOOL PANTEG GASWORKS SITE, PANTEG GASWORKS SITE, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: AC0119401 Permit Version: 1	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 31/01/1979 Effective Date: 31-Jan-1979 Revocation Date: 21/01/1994
1	147	SE	329800 199580	Address: NEW INN-CENTRAL DEPOT , , , NEW INN-CENTRAL DEPOT , , , , , , , , , Effluent Type: UNSPECIFIED Permit Number: AN0008901 Permit Version: 1	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 10/01/1986 Effective Date: 10-Jan-1986 Revocation Date: 31/03/1995
2	234	NW	329470 200120	Address: PONTYPOOL WALKERSTEEL INDUSTRIAL ES, PONTYPOOL WALKERSTEEL INDUSTRIAL, WALKERSTEEL INDUSTRIAL ESTATE, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: AC0126001 Permit Version: 1	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 05/09/1980 Effective Date: 05-Sep-1980 Revocation Date: 05/04/1995

ID	Distance (m)	Direction	NGR	Details
13B	365	SE	329900 199380	<p>Address: PONTYPOOL-COEDYGRIC (PANTEG RO, PONTYPOOL-COEDYGRIC (PANTEG RO, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY</p> <p>Permit Number: AA0018801</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 18/07/1959 Effective Date: 18-Jul-1959 Revocation Date: -</p>
14B	365	SE	329900 199380	<p>Address: PONTYPOOL-COEDYGRIC (PANTEG RO, PONTYPOOL-COEDYGRIC (PANTEG RO, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: UNSPECIFIED</p> <p>Permit Number: AD0010604</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 12/02/1969 Effective Date: 12-Feb-1969 Revocation Date: 08/04/1991</p>
15B	365	SE	329900 199380	<p>Address: PONTYPOOL-COEDYGRIC (PANTEG RO, PONTYPOOL-COEDYGRIC (PANTEG RO, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY</p> <p>Permit Number: AD0010604</p> <p>Permit Version: 2</p> <p>Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 09/04/1991 Effective Date: 09-Apr-1991 Revocation Date: -</p>
16	369	NE	329900 200200	<p>Address: PONTYPOOL BPT, PONTYPOOL BPT, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: UNSPECIFIED</p> <p>Permit Number: AM0008901</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 02/10/1989 Effective Date: 02-Oct-1989 Revocation Date: 14/03/1994</p>
17	385	NW	329390 200250	<p>Address: LOWER MILL SSO PONTYPOOL, LOWER MILL SSO, PONTYPOOL, ,</p> <p>Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY</p> <p>Permit Number: AD0010619</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 12/05/1969 Effective Date: 12-May-1969 Revocation Date: -</p>
18C	395	SW	329250 199520	<p>Address: GRIFFITHSTOWN COUNTY HOSPITAL COED, COED Y GRIE ROAD PONTYPOOL, PONTYPOOL, ,</p> <p>Effluent Type: TRADE DISCHARGES - UNSPECIFIED</p> <p>Permit Number: AC0083501</p> <p>Permit Version: 2</p> <p>Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 21/09/1995 Effective Date: 22-Sep-1995 Revocation Date: 20/07/2000</p>
19C	395	SW	329250 199520	<p>Address: GRIFFITHSTOWN COUNTY HOSPITAL COED, COED Y GRIE ROAD PONTYPOOL, PONTYPOOL, ,</p> <p>Effluent Type: TRADE DISCHARGES - UNSPECIFIED</p> <p>Permit Number: AC0083501</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 29/11/1972 Effective Date: 29-Nov-1972 Revocation Date: 21/09/1995</p>

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	Application Reference Number	NGR	Application Status	Application Date	Address	Details	Details of Enforcement Action
32E	308	SE	92/P/17611	329826 199401	Approved	27/11/1992	Transco Plc, Panteg Gas Works, New Road, New Inn, Pontypool, NP4 0LS	Natural Gas Storage Site.	Enforcement: No Enforcement Notified Date of Enforcement: Data requested, not received. Comment: Data requested, not received.

2.2 Dangerous or Hazardous Sites

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

2

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

ID	Distance (m)	Direction	Company	Address	Operational Status	Tier
26	0	On Site	British Gas	British Gas, Cwmbran Gasworks, Woodside Road, Cwmbran, Np44 3ew	Historical NIHHS Site	-
27	84	NW	Ici Fibres	Ici Fibres, Pontypool, Np4 0yd	Historical NIHHS Site	-

2.3 Environment Agency Recorded Pollution Incidents

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

5

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

ID	Distance (m)	Direction	NGR	Details
1	124	SE	329799 199611	Incident Date: 24-Jun-2002 Incident Identification: 86778 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
2	166	E	329840 199930	Incident Date: 10-Jul-2003 Incident Identification: 172632 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3B	357	SE	329889 199382	Incident Date: 24-Dec-2002 Incident Identification: 127581 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	420	NW	329372 200280	Incident Date: 30-May-2003 Incident Identification: 161971 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	488	W	329105 199820	Incident Date: 08-Jan-2002 Incident Identification: 51171 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

0

Database searched and no data found.

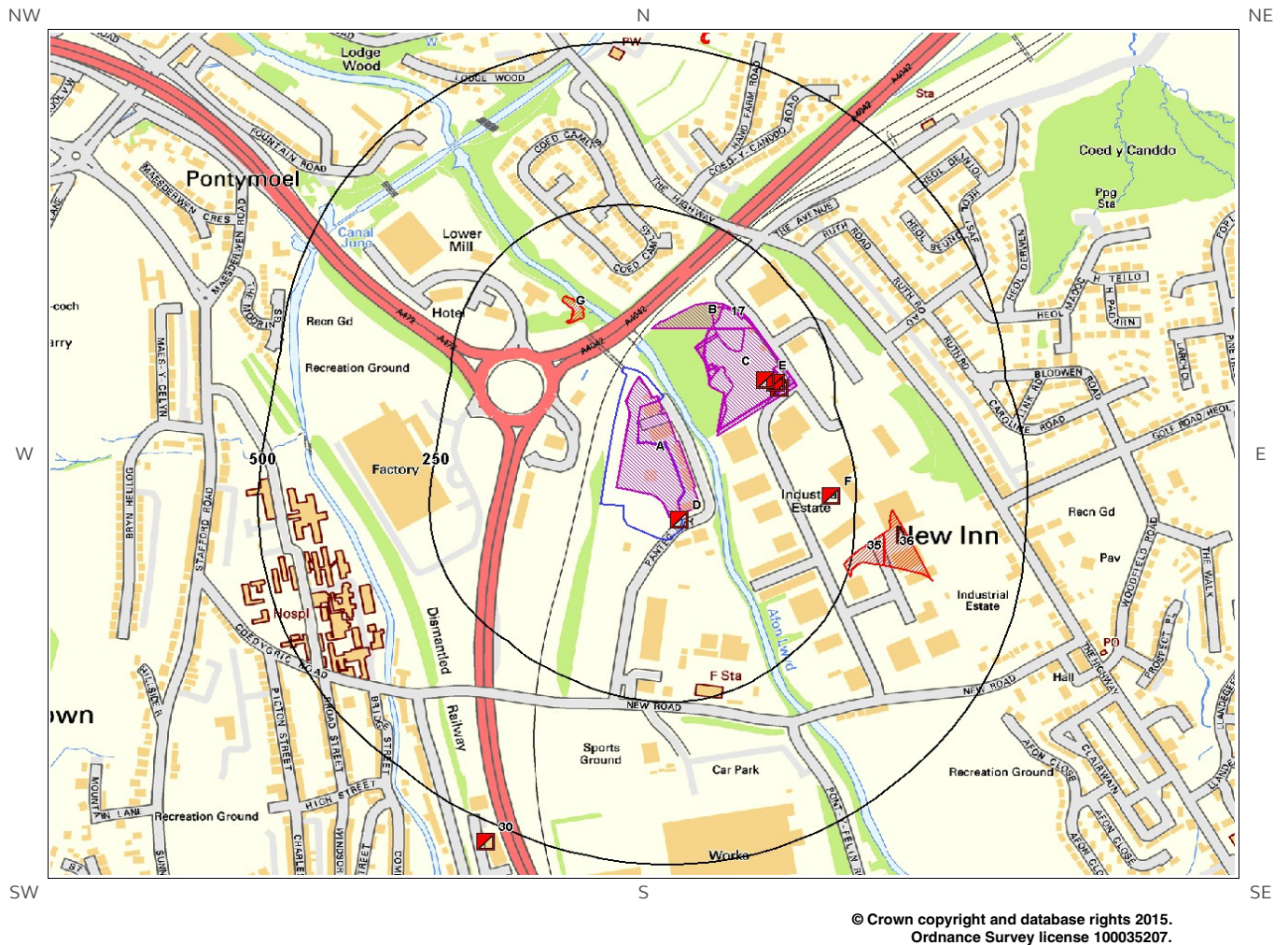
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	748	S	329500 198800	Site Address: Panteg Sludge Tip, BSC Stainless Works, Griffithstown, Pontypool, Gwent Waste Licence: Yes Site Reference: 4 Waste Type: Industrial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 10-Aug-1977 Licence Surrendered: 10-Aug-1997 Licence Hold Address: B.S.C. Stainless Works, PO Box 1, Griffithstown, Pontypool, Gwent Operator: - First Recorded: - Last Recorded: -
Not shown	1277	W	328200 199600	Site Address: Cwmynyscoy Quarry, Cwmynyscoy, Pontypool, Gwent Waste Licence: Yes Site Reference: - Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1990 Last Recorded: 31-Dec-1992
Not shown	1464	W	328100 200400	Site Address: Albion Road, Pontypool, Gwent Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial, Household, Special Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1960 Last Recorded: 31-Dec-1969

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

0

Database searched and no data found.

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

21

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
33G	96	NW	329546 200030	Refuse Tip	1962 mapping	Polygon
34G	97	NW	329546 200029	Refuse Tip	1962 mapping	Polygon
35	242	E	329971 199651	Refuse Tip	1969 mapping	Polygon
36	294	E	330035 199665	Refuse Tip	1970 mapping	Polygon
37H	512	N	329735 200449	Refuse Tip	1962 mapping	Polygon
38H	513	N	329735 200449	Refuse Tip	1962 mapping	Polygon
Not shown	629	SE	329987 199060	Refuse Tip	1970 mapping	Polygon
Not shown	660	SE	330009 199047	Refuse Tip	1970 mapping	Polygon
Not shown	745	SE	330026 198969	Refuse Tip	1971 mapping	Polygon
Not shown	759	SE	330012 198964	Refuse Tip	1971 mapping	Polygon
Not shown	904	NW	328898 200497	Refuse Tip	1962 mapping	Polygon
Not shown	905	NW	328898 200496	Refuse Tip	1962 mapping	Polygon
Not shown	1060	NW	328725 200562	Refuse Tip	1962 mapping	Polygon
Not shown	1060	NW	328726 200562	Refuse Tip	1962 mapping	Polygon
Not shown	1328	W	328356 200369	Refuse Tip	1962 mapping	Polygon
Not shown	1329	W	328356 200369	Refuse Tip	1962 mapping	Polygon
Not shown	1349	NW	328378 200481	Refuse Tip	1962 mapping	Polygon
Not shown	1349	NW	328378 200480	Refuse Tip	1962 mapping	Polygon
Not shown	1355	NW	328376 200533	Refuse Tip	1962 mapping	Polygon

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1355	NW	328369 200541	Refuse Tip	1962 mapping	Polygon
Not shown	1358	NW	328376 200492	Refuse Tip	1962 mapping	Polygon

3.2 Other Waste Sites

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

17

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

ID	Distance (m)	Direction	NGR	Details		
1A	0	On Site	329670 199817	Type of Site: Council Refuse Yard Site Address: N/A	Planning Application Reference: N/A Date: 1989	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
2A	0	On Site	329658 199817	Type of Site: Council Refuse Yard Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3A	0	On Site	329658 199817	Type of Site: Council Refuse Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4B	68	N	329735 200020	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1999	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5B	68	N	329735 200020	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1996	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
6C	68	E	329791 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7C	68	E	329791 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1994	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8C	69	E	329806 199921	Type of Site: Scrap Depot Site Address: N/A	Planning Application Reference: N/A Date: 1963	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
9C	69	E	329796 199921	Type of Site: Scrap Depot Site Address: N/A	Planning Application Reference: N/A Date: 1962	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

ID	Distance (m)	Direction	NGR	Details		
10C	69	E	329796 199921	Type of Site: Scrap Depot Site Address: N/A	Planning Application Reference: N/A Date: 1969	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
11C	69	E	329793 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
12C	69	E	329793 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
13C	69	E	329793 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1989	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
14C	69	E	329793 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1989	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
15C	69	E	329793 199921	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1988	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
16C	74	NE	329799 199934	Type of Site: Scrap Depot Site Address: N/A	Planning Application Reference: N/A Date: 1920	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
17	118	NE	329778 200018	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

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

12

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

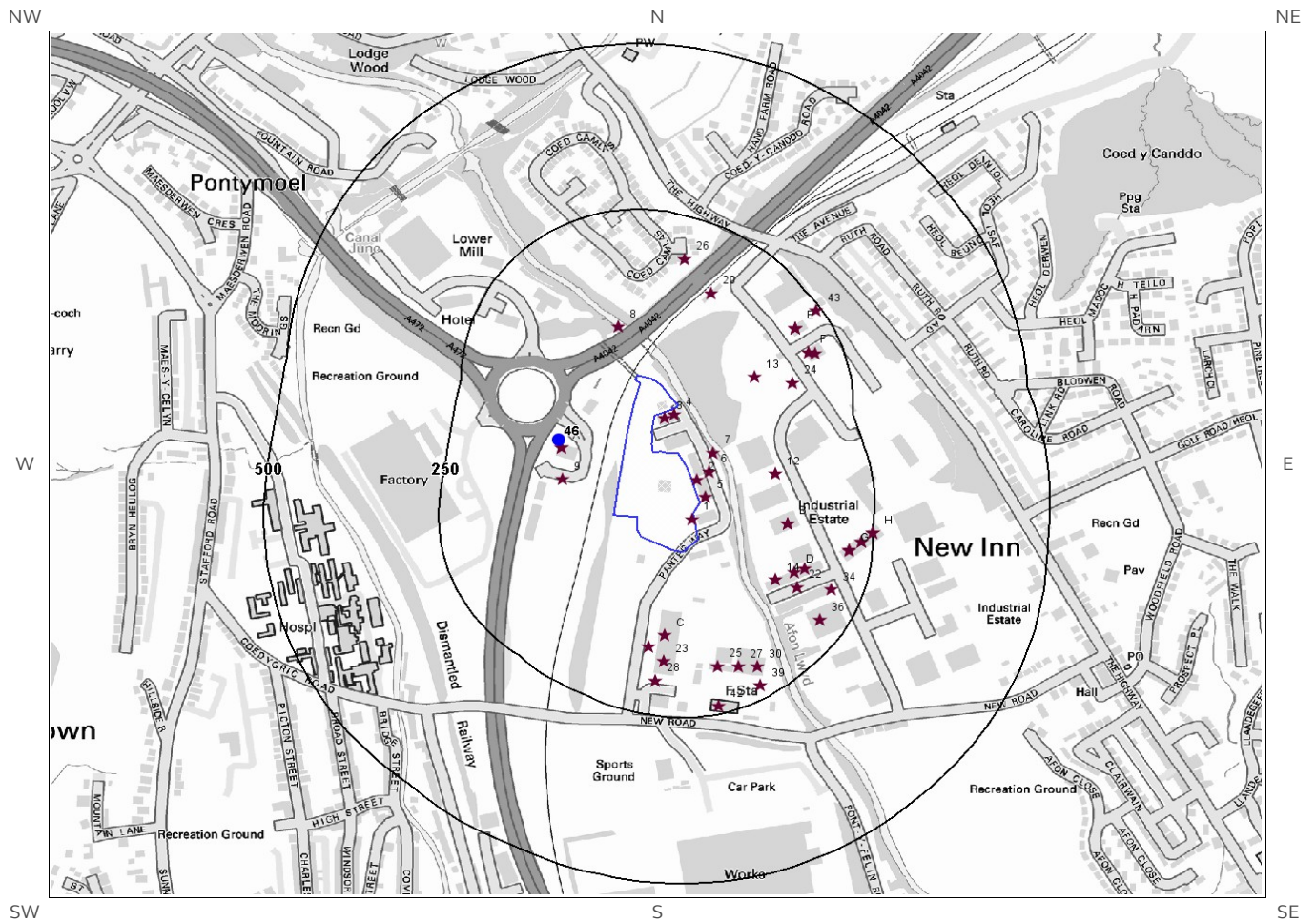
ID	Distance (m)	Direction	NGR	Details	
21D	0	On Site	329700 199706	Site Address: New Inn Transfer Station, Panteg Way, New Inn, Pontypool, Gwent, NP4 0LS Type: Special Waste Transfer Station Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TER001 EPR reference: EA/EPR/YP3599FQ/V005 Operator: Viridor Waste Exeter Ltd Waste Management licence No: 30130 Annual Tonnage: 74999.0	Issue Date: 02/06/1994 Effective Date: - Modified: 07/01/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: New Inn Transfer Station Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details	
22D	0	On Site	329700 199706	Site Address: New Inn Transfer Station, Panteg Way, New Inn, Pontypool, Gwent, NP4 0LS Type: Special Waste Transfer Station Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: TER001 EPR reference: YP3599FQ/V005 Operator: Viridor Waste Exeter Ltd Waste Management licence No: 30130 Annual Tonnage: 0.0	Issue Date: 02/06/1994 Effective Date: - Modified: 07/01/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: New Inn Transfer Station Correspondence Address: -, -
23D	0	On Site	329700 199706	Site Address: New Inn Transfer Station, Panteg Way, New Inn, Pontypool, Gwent, NP4 0LS Type: Special Waste Transfer Station Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: FCC034 EPR reference: LB3290HK/T001 Operator: Fcc Recycling Uk Limited Waste Management licence No: 30130 Annual Tonnage: 0.0	Issue Date: 02/06/1994 Effective Date: 14/05/2015 Modified: 07/01/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: New Inn Transfer Station Correspondence Address: -, -
24E	149	E	329825 199921	Site Address: Fred Lloyd & Sons Ltd, Stricks Works, Polo Grounds Estate, New Inn, Gwent, NP4 0TW Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FRE002 EPR reference: - Operator: Fred Lloyd & Sons Ltd Waste Management licence No: 30223 Annual Tonnage: 12500.0	Issue Date: 17/10/2000 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Fred Lloyd & Sons Ltd Correspondence Address: -, Polo Grounds Estate, New Inn, Pontypool, Gwent, NP4 0TW
25E	149	E	329825 199921	Site Address: Stricks Works, Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FRE003 EPR reference: - Operator: Fred Lloyd & Sons Ltd Waste Management licence No: 30294 Annual Tonnage: 24999.0	Issue Date: 15/09/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Fred Lloyd & Sons Ltd Correspondence Address: -, Stricks Works, Polo Grounds Industrial Estate, New Inn, Torfaen, NP4 0TW
26E	163	E	329840 199917	Site Address: Stricks Works, Polo Grounds Industrial Estate, New Inn, Pontypool, Gwent, NP4 0TW Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FRE003 EPR reference: FP3995FM/A001 Operator: Fred Lloyd & Sons Ltd Waste Management licence No: 30294 Annual Tonnage: 24999.0	Issue Date: 15/09/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Fred Lloyd & Sons Ltd Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details
27E	169	E	329846 199909	<p>Site Address: Stricks Works, Polo Grounds Ind Estate, New Inn, Pontypool, Gwent, NP4 0TW</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: FRE002</p> <p>EPR reference: UP3495FT/V006</p> <p>Operator: Fred Lloyd & Sons Ltd</p> <p>Waste Management licence No: 30223</p> <p>Annual Tonnage: 74999.0</p> <p>Issue Date: 17/10/2000</p> <p>Effective Date: -</p> <p>Modified: 29/07/2010</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Fred Lloyd & Sons Ltd</p> <p>Correspondence Address: -, -</p>
28F	212	E	329921 199743	<p>Site Address: Unit 14, Polo Grounds Ind Est, 8, New Inn, Pontypool, NP4 0TW</p> <p>Type: Materials Recycling Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: THO197</p> <p>EPR reference: EA/EPR/YB3597TU/A001</p> <p>Operator: Thorncroft Steel Limited</p> <p>Waste Management licence No: 900055</p> <p>Annual Tonnage: 75000.0</p> <p>Issue Date: 18/10/2013</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Thorncroft Steel Ltd</p> <p>Correspondence Address: -, -</p>
29F	212	E	329921 199743	<p>Site Address: Unit 14, Polo Grounds Ind Est, 8, New Inn, Pontypool, NP4 0TW</p> <p>Type: Materials Recycling Facility</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: THO197</p> <p>EPR reference: YB3597TU/A001</p> <p>Operator: Thorncroft Steel Limited</p> <p>Waste Management licence No: 900055</p> <p>Annual Tonnage: 75000.0</p> <p>Issue Date: 18/10/2013</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Thorncroft Steel Ltd</p> <p>Correspondence Address: -, -</p>
30	530	SW	329417 199209	<p>Site Address: Panteg Way Transfer Stn, Panteg Way, New Inn, Pontypool, Gwent, NP4 5LX</p> <p>Type: Special Waste Transfer Station</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TER001</p> <p>EPR reference: -</p> <p>Operator: Viridor Waste Management (Haul Waste Ltd)</p> <p>Waste Management licence No: 30130</p> <p>Annual Tonnage: 74999.0</p> <p>Issue Date: 02/06/1994</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Panteg Way Transfer Station</p> <p>Correspondence Address: -, Malling House, Town Hill, West Malling, Kent, ME19 6QL</p>
Not shown	1377	S	329600 198300	<p>Site Address: Avondale Road, Griffithstown, South Wales, NP4 5EL</p> <p>Type: Use of waste for reclamation etc</p> <p>Size: < 100,000 tps</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CUD011</p> <p>EPR reference: EA/EPR/YP3195VQ/S002</p> <p>Operator: Cuddy Demolition And Dismantling Limited</p> <p>Waste Management licence No: 102804</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 26/05/2011</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 22/12/2014</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Former Panteg Steelworks</p> <p>Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1377	S	329600 198300	Site Address: Avondale Road, Griffithstown, South Wales, NP4 5EL Type: Use of waste for reclamation etc <100,000 tps Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CUD011 EPR reference: YP3195VQ/S002 Operator: Cuddy Demolition And Dismantling Limited Waste Management licence No: 102804 Annual Tonnage: 0.0	Issue Date: 26/05/2011 Effective Date: - Modified: - Surrendered Date: 22/12/2014 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Former Panteg Steelworks Correspondence Address: -, -

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

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

45

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Viridor Ltd	329697 199724	South Pontypool Industrial Park, Panteg Way, New Inn Pontypool, NP4 0LS	Waste Storage, Processing and Disposal	Infrastructure and Facilities
2	7	E	Walls Autospray	329704 199783	Unit 9 South Pontypool Industrial Park, Panteg Way, New Inn Pontypool, NP4 0LS	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	8	S	Lorann Engineering	329658 199877	Unit 22-23 South Pontypool Industrial Park, Panteg Way, New Inn, Pontypool, NP4 0LS	Industrial Engineers	Engineering Services
4	8	SE	Cable Guy Cwmbran Ltd	329672 199882	Unit 20 South Pontypool Industrial Park, Panteg Way, New Inn, Pontypool, NP4 0LS	Scrap Metal Merchants	Recycling Services
5	9	E	A S D National & International Distribution	329715 199757	Unit 5-6 South Pontypool Industrial Park, Panteg Way, New Inn Pontypool, NP4 0LS	Distribution and Haulage	Transport, Storage and Delivery
6	28	E	South Pontypool Industrial Park	329722 199796	NP4	Business Parks and Industrial Estates	Industrial Features
7	43	NE	Pipeline	329727 199825	NP4	Pipelines	Industrial Features
8	79	N	Outfall	329591 200015	NP4	Waste Storage, Processing and Disposal	Infrastructure and Facilities
9	81	W	Electricity Sub Station	329512 199785	NP4	Electrical Features	Infrastructure and Facilities
10A	89	W	TCS Roundabout	329511 199832	A4042 Roundabout, New Inn, Pontypool, Gwent, NP4 0XB	Petrol and Fuel Stations	Road and Rail
11A	89	W	Shell Folly Tower	329511 199832	New Inn Pontypool, NP4 0XB	Petrol and Fuel Stations	Road and Rail
12	116	E	Tank	329816 199793	NP4	Tanks (Generic)	Industrial Features
13	117	E	Scrap Yard	329787 199939	NP4	Scrap Metal Merchants	Recycling Services
14	125	SE	Evergreen Supplies Ltd	329816 199633	Unit 15 A R D Business Park, Polo Grounds, New Inn Pontypool, NP4 0SW	Cleaning Equipment and Supplies	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
15C	127	S	Charlotte Packaging Ltd	329658 199549	Unit 1b Torfaen Business Centre, Panteg Way, New Inn Pontypool, NP4 0LS	Packaging	Industrial Products
16B	128	E	Rally Weld Fabrications	329833 199717	Polo Grounds, New Inn Pontypool, NP4 0TW	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
17B	128	E	Pontypool Waste Disposal	329833 199717	Polo Grounds, New Inn Pontypool, NP4 0TW	Construction and Tool Hire	Hire Services
18D	146	E	Roscco Civil Engineering Ltd	329843 199644	Unit 19 A R D Business Park, Polo Grounds, New Inn Pontypool, NP4 0SW	Civil Engineers	Engineering Services
19C	149	S	Torfaen Business Centre	329635 199532	NP4	Business Parks and Industrial Estates	Industrial Features
20	155	NE	Torfaen Salvage	329724 200065	Polo Grounds, New Inn Pontypool, NP4 0TW	Clearance and Salvage Dealers	Recycling Services
21D	157	E	1st Call Mechanics	329857 199650	Unit 21 A R D Business Park, Polo Grounds, New Inn Pontypool, NP4 0SW	Vehicle Repair, Testing and Servicing	Repair and Servicing
22	158	SE	A R D Business Park	329847 199622	NP4	Business Parks and Industrial Estates	Industrial Features
23	166	S	Gwentec Ltd	329656 199510	Unit 4 Torfaen Business Centre, Panteg Way, New Inn Pontypool, NP4 0LS	Instrumentation Engineers	Engineering Services
24	166	E	Fred Lloyd & Sons Ltd	329840 199930	Polo Grounds, New Inn Pontypool, NP4 0TW	Scrap Metal Merchants	Recycling Services
25	178	S	M S M Partitioning	329733 199502	New Road, New Inn Pontypool, NP4 0TL	General Construction Supplies	Industrial Products
26	187	N	etyres	329686 200116	47, Coed Camlas, New Inn Pontypool, NP4 8RP	Vehicle Parts and Accessories	Motoring
27	190	SE	Depot	329764 199502	NP4	Container and Storage	Transport, Storage and Delivery
28	197	S	Council Depot	329644 199481	NP4	Container and Storage	Transport, Storage and Delivery
29F	202	NE	Works	329863 199976	NP4	Unspecified Works Or Factories	Industrial Features
30	203	SE	Depot	329791 199502	NP4	Container and Storage	Transport, Storage and Delivery
31E	203	NE	A & K Travel	329844 200012	1 Chad Valley Site, Polo Grounds, New Inn Pontypool, NP4 0SU	Vehicle Hire and Rental	Hire Services
32E	203	NE	Inn Tyres Ltd	329844 200012	1a Chad Valley Site, Polo Grounds, New Inn Pontypool, NP4 0SU	Vehicle Parts and Accessories	Motoring
33E	203	NE	Abird Ltd	329844 200012	1 Chad Valley Site, Polo Grounds, New Inn Pontypool, NP4 0SU	Electrical Equipment Repair and Servicing	Repair and Servicing
34	204	E	Stainless Steel Catering Fabrication	329895 199618	Unit 1-3 A R D Business Park, Polo Grounds, New Inn Pontypool, NP4 0SW	Food and Beverage Industry Machinery	Industrial Products
35F	210	E	Parker Environmental	329873 199974	Unit 11, Polo Grounds, New Inn Pontypool, NP4 0TW	Cooling and Refrigeration	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
36	211	SE	P R V Engineering Ltd	329879 199572	Pegasus House, Polo Grounds, New Inn Pontypool, NP4 0TW	Industrial Engineers	Engineering Services
37G	216	E	Eagle Hire	329921 199678	Unit 1 Polo Grounds, New Inn, Pontypool, NP4 0TW	Construction and Tool Hire	Hire Services
38G	216	E	Craig Hawkins & Son	329921 199677	Unit 1 Polo Grounds, New Inn, Pontypool, NP4 0TW	Vehicle Repair, Testing and Servicing	Repair and Servicing
39	228	SE	Council Depot	329794 199474	NP4	Container and Storage	Transport, Storage and Delivery
40G	233	E	Willson & Wilding Ltd	329938 199690	Unit 2, Polo Grounds, New Inn Pontypool, NP4 0TW	Vehicle Repair, Testing and Servicing	Repair and Servicing
41G	233	E	A M C Rollers Ltd	329938 199690	Unit 2, Polo Grounds, New Inn Pontypool, NP4 0TW	Rubber, Silicones and Plastics	Industrial Products
42	237	S	New Inn Fire Station	329734 199442	New Road, New Inn Pontypool, NP4 0YW	Fire Brigade Stations	Central and Local Government
43	243	NE	Polo Grounds Industrial Estate	329874 200039	NP4	Business Parks and Industrial Estates	Industrial Features
44H	250	E	We Fix Your PC	329955 199703	Unit 3, Polo Grounds, New Inn Pontypool, NP4 0TW	Electrical Equipment Repair and Servicing	Repair and Servicing
45H	250	E	Macward Precision Slitting	329955 199703	Unit 3, Polo Grounds, New Inn Pontypool, NP4 0TW	Metals Manufacturers, Fabricators and Stockholders	Industrial Products

4.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
46	95	W	329507 199843	Shell	Shell Folly Tower, A4042 Roundabout, A4042 Roundabout, New Inn, Pontypool, Gwent, NP4 0XB	No	Open

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
RTDU	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
RTDU	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

5.3 Bedrock and Solid Geology

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

Lex Code	Description	Rock Type
SMG-ARSD	ST MAUGHANS FORMATION	ARGILLACEOUS ROCKS AND [SUBEQUAL/SUBORDINATE] SANDSTONE, INTERBEDDED
RG-MDSA	RAGLAN MUDSTONE FORMATION	MUDSTONE AND SANDSTONE, INTERBEDDED

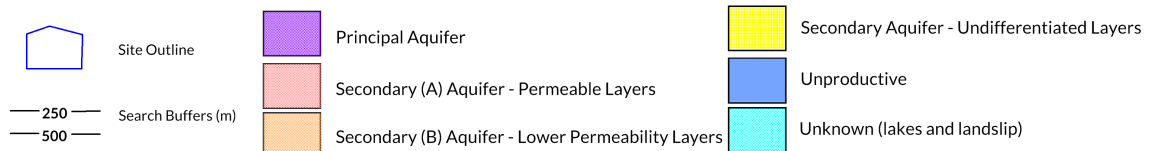
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

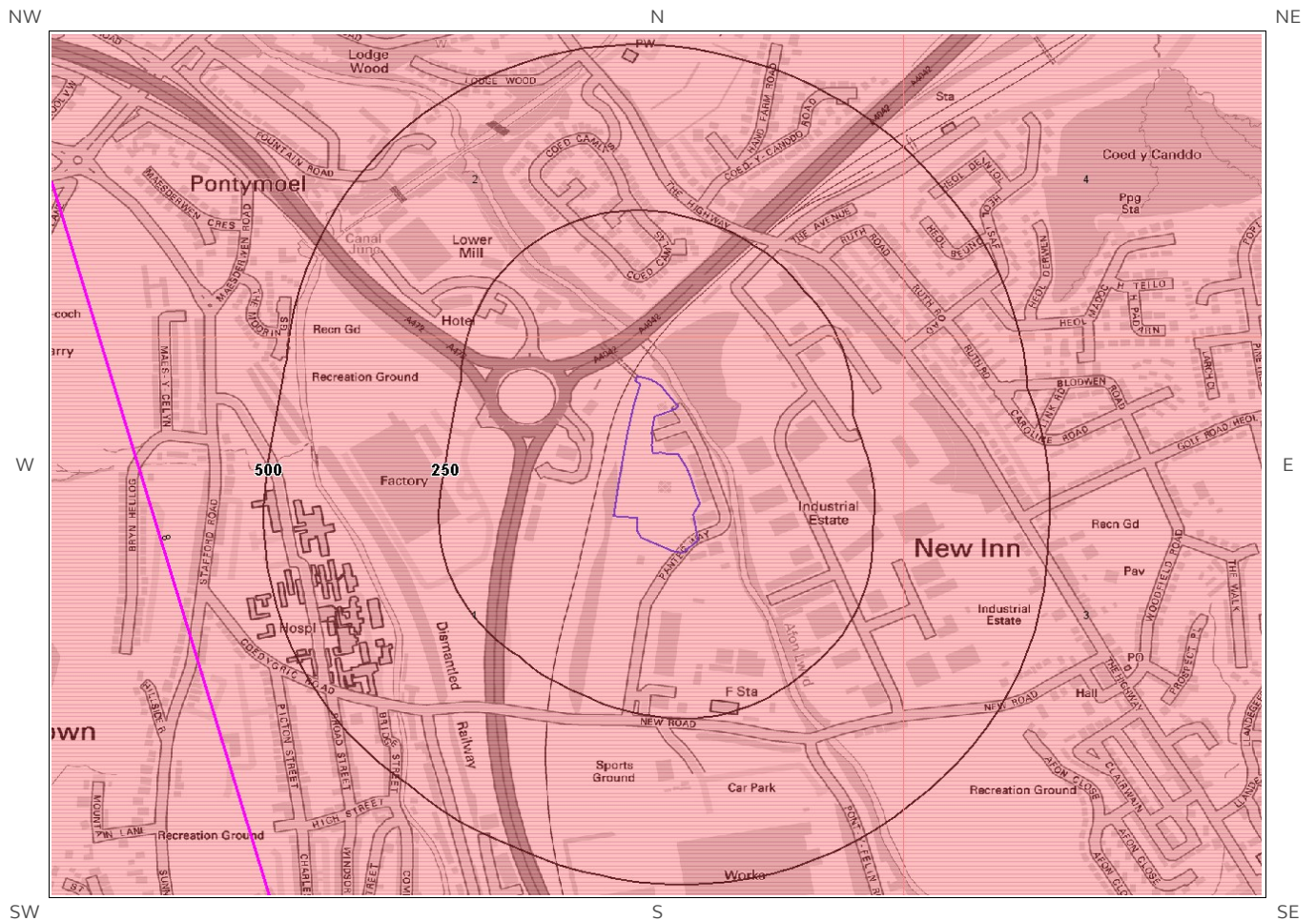
6a. Aquifer Within Superficial Geology



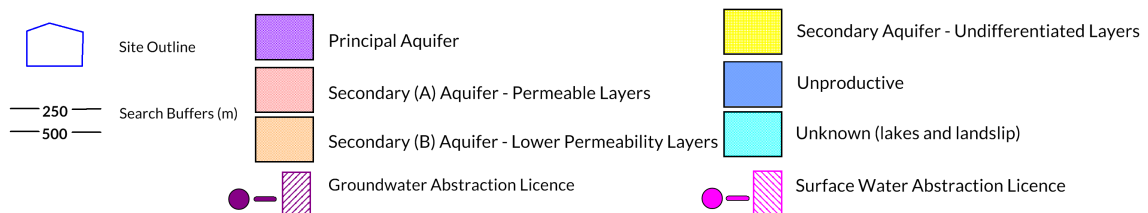
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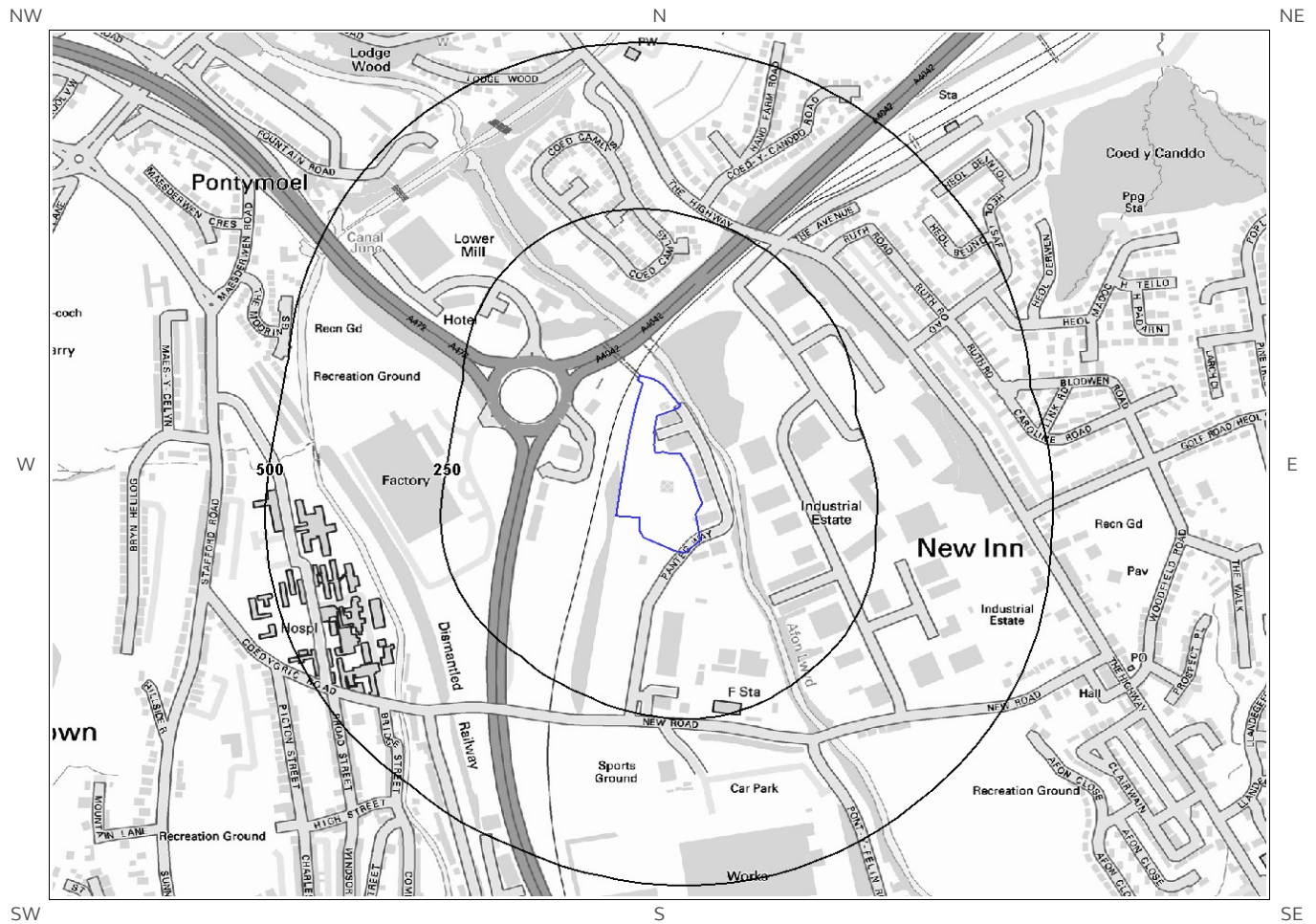
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



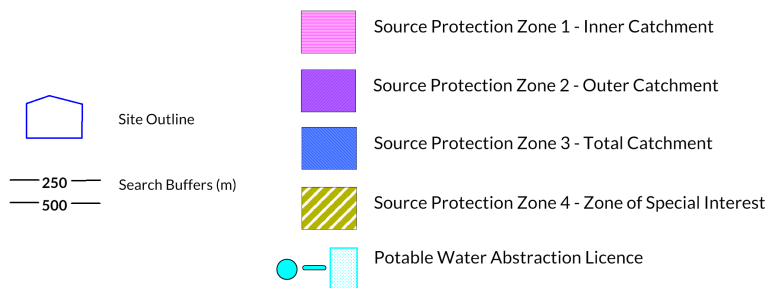
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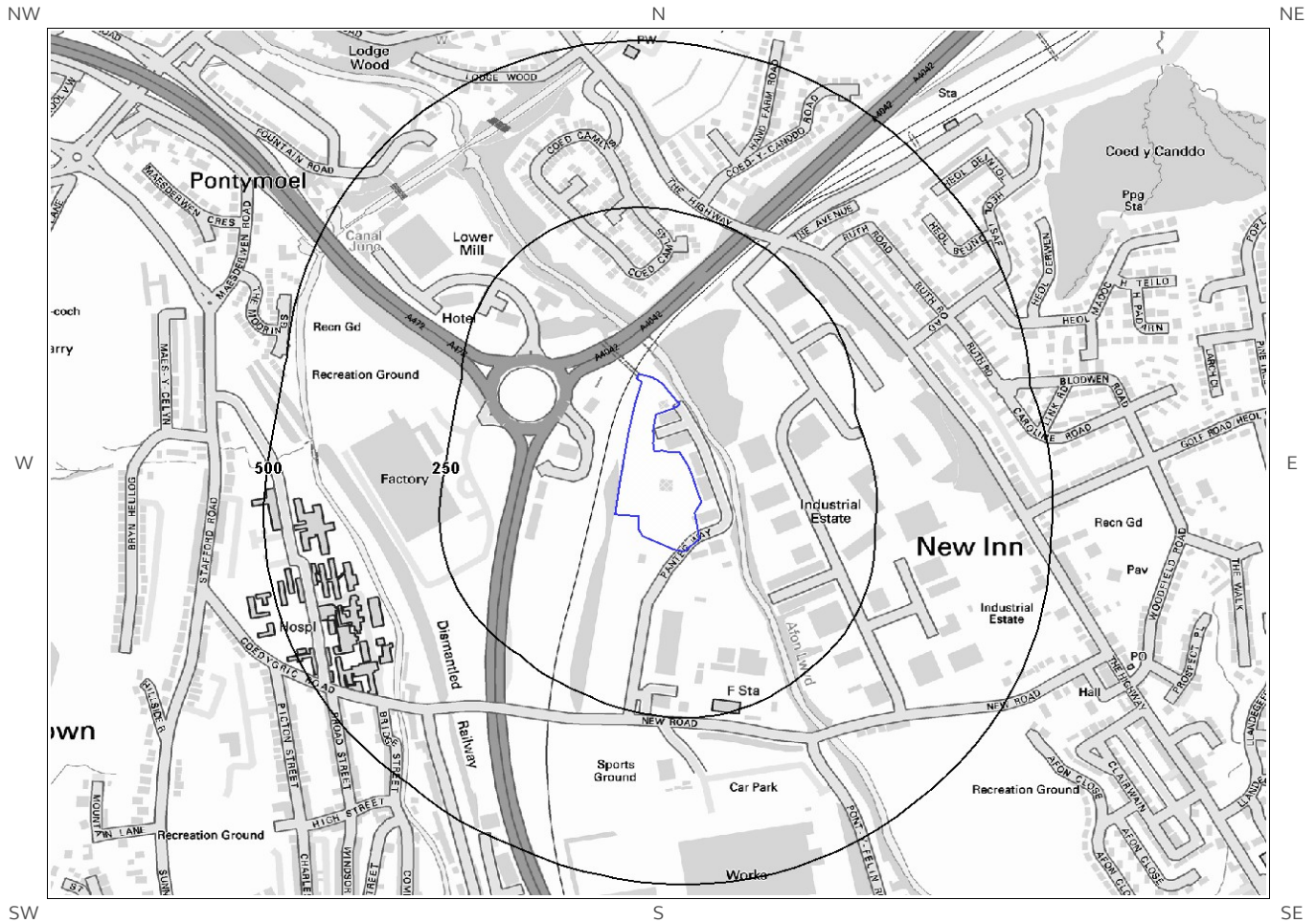
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



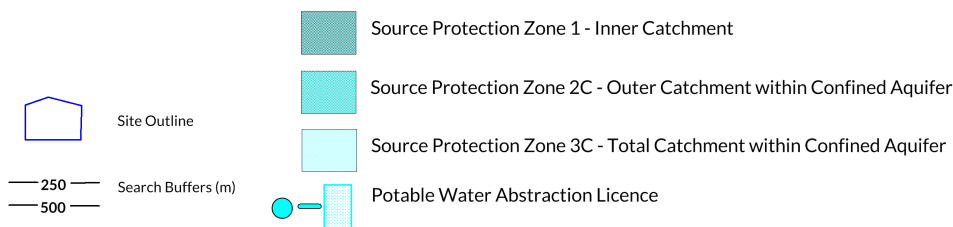
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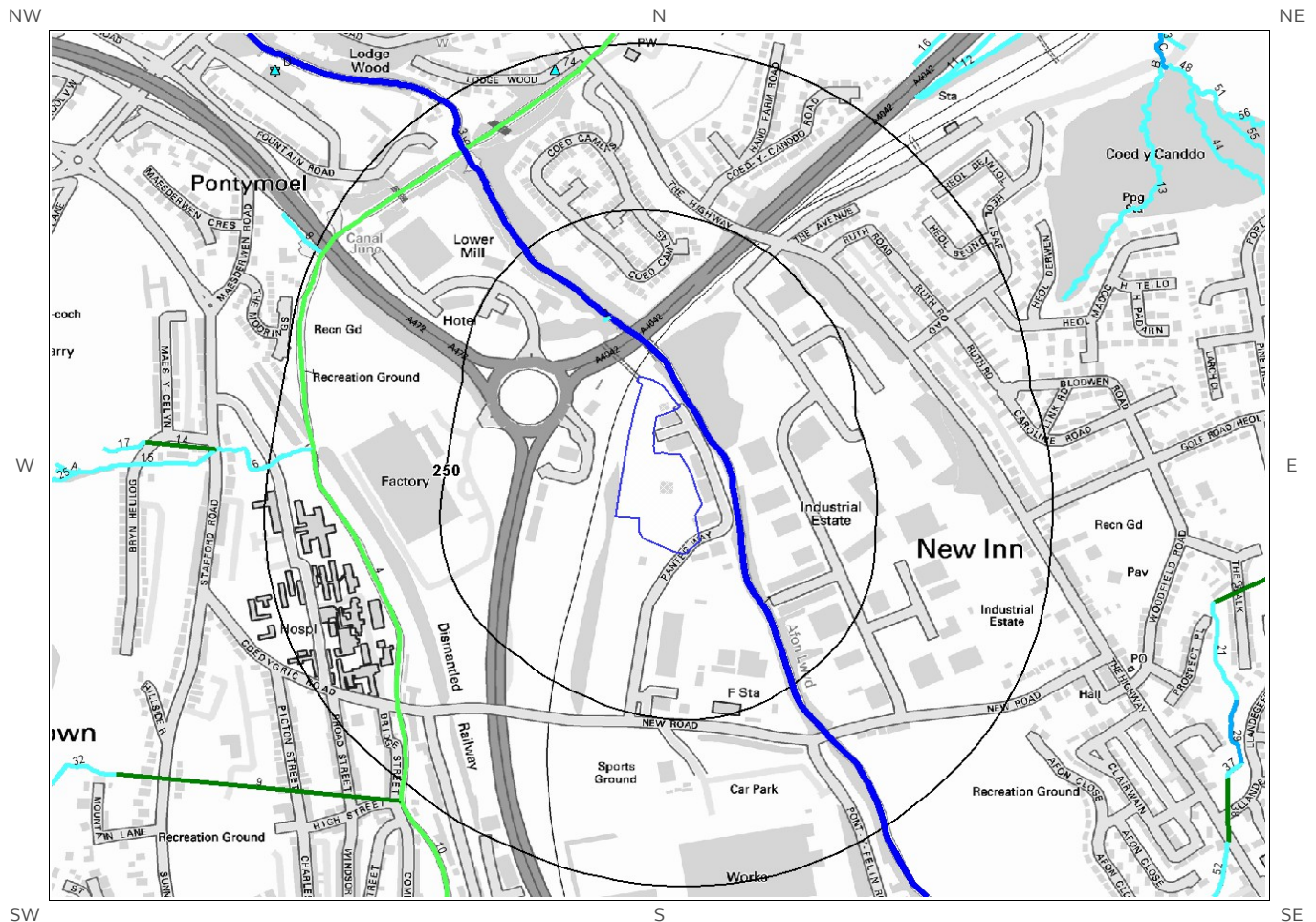
6d. Hydrogeology – Source Protection Zones within confined aquifer



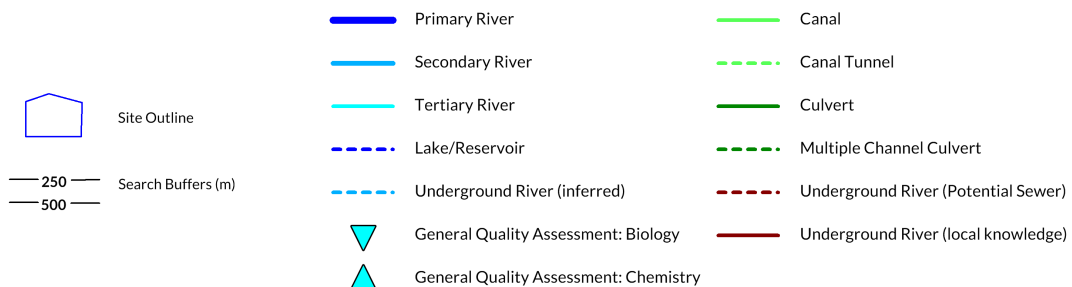
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	59	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	291	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	59	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	291	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	338	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1080	SE	330170 198710	Status: Historical Licence No: 20/56/12/0074 Details: Process Water Direct Source: Eaw Groundwater Point: Borehole At Re-chem International Ltd, Pontypool Data Type: Point Name: Shanks Chemical Services Ltd Annual Volume (m³): 45460 Max Daily Volume (m³): 181.84 Original Application No: - Original Start Date: 1/5/1980 Expiry Date: - Issue No: 101 Version Start Date: 12/3/2008 Version End Date:
Not shown	1872	E	331530 200180	Status: Historical Licence No: 20/56/13/0022 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Upper Trostra Farm Data Type: Point Name: Williams & Son Annual Volume (m³): 16600 Max Daily Volume (m³): 55 Original Application No: - Original Start Date: 7/3/1994 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
Not shown	1872	E	331530 200180	Status: Historical Licence No: 20/56/13/0022 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Upper Trostra Farm Data Type: Point Name: Williams & Son Annual Volume (m³): 16600 Max Daily Volume (m³): 55 Original Application No: - Original Start Date: 7/3/1994 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:

6.4 Surface Water Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
8	631	W	326940 206580	Status: Historical Licence No: 20/56/63/0018 Details: Hydraulic Testing Direct Source: Eaw Surface Water Point: Reach On Afon Llwyd At Cwmavon Data Type: Line Name: nacap Lawrence Ltd Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 18/9/2002 Expiry Date: 31/12/2003 Issue No: 1 Version Start Date: 18/9/2002 Version End Date:
Not shown	825	SW	329340 198920	Status: Historical Licence No: 20/56/12/0041 Details: Evaporative Cooling Direct Source: Eaw Surface Water Point: Monmouthshire & Brecon Canal To Bsc Panteg (point A) Data Type: Point Name: British Waterways Board Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 31/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/2/1999 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1098	SE	330210 198710	<p>Status: Historical Licence No: 20/56/12/0069 Details: Process Water Direct Source: Eaw Surface Water Point: Afon Lwyd Data Type: Point Name: Shanks Chemical Services Ltd</p> <p>Annual Volume (m³): 68190 Max Daily Volume (m³): 218.21 Application No: - Original Start Date: 6/7/1978 Expiry Date: - Issue No: 101 Version Start Date: 17/5/1999 Version End Date:</p>
Not shown	1139	E	330800 200090	<p>Status: Historical Licence No: 20/56/12/0003 Details: General Farming & Domestic Direct Source: Eaw Surface Water Point: Spring At Coed Y Canddo Farm Data Type: Point Name: Pontypool Park Estate</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 15/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 18/2/2005 Version End Date:</p>
Not shown	1181	S	329350 198540	<p>Status: Historical Licence No: 20/56/12/0041 Details: Evaporative Cooling Direct Source: Eaw Surface Water Point: Monmouthshire & Brecon Canal To Bsc Panteg (point B) Data Type: Point Name: British Waterways Board</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 31/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/2/1999 Version End Date:</p>
Not shown	1258	NW	328830 200920	<p>Status: Historical Licence No: 20/56/12/0066 Details: Lake & Pond Throughflow Direct Source: Eaw Surface Water Point: Nant Y Gollen To Pontypool Park Pond Data Type: Point Name: Torfaen County Borough Council</p> <p>Annual Volume (m³): 146000 Max Daily Volume (m³): 400 Application No: - Original Start Date: 13/10/1977 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1258	NW	328830 200920	<p>Status: Historical Licence No: 20/56/12/0066 Details: Lake & Pond Throughflow Direct Source: Eaw Surface Water Point: Nant Y Gollen To Pontypool Park Pond Data Type: Point Name: Torfaen County Borough Council</p> <p>Annual Volume (m³): 146000 Max Daily Volume (m³): 400 Application No: - Original Start Date: 13/10/1977 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1292	NW	328470 200530	<p>Status: Historical Licence No: 20/56/12/0076 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: Eaw Surface Water Point: Trosnant Spring Data Type: Point Name: AvestaPolarit Ltd</p> <p>Annual Volume (m³): 136380 Max Daily Volume (m³): 1092 Application No: - Original Start Date: 14/9/1983 Expiry Date: - Issue No: 101 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1331	S	329370 198380	<p>Status: Historical Licence No: 20/56/12/0041 Details: Evaporative Cooling Direct Source: Eaw Surface Water Point: Monmouthshire & Brecon Canal To Bsc Panteg (point C) Data Type: Point Name: British Waterways Board</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 31/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/2/1999 Version End Date:</p>
Not shown	1685	NE	331780 210130	<p>Status: Historical Licence No: 20/56/31/0033 Details: Spray Irrigation - Direct Direct Source: Eaw Surface Water Point: Ochram Brook Data Type: Line Name: Herbert</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1822	NE	330590 201490	<p>Status: Historical Licence No: 20/56/22/0030 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Eaw Surface Water Point: Stream At Gormwdy Wood Data Type: Point Name: Johnsey Estates UK Ltd</p> <p>Annual Volume (m³): 138653 Max Daily Volume (m³): 379.87 Application No: WPCC0250 Original Start Date: 15/12/1971 Expiry Date: - Issue No: 103 Version Start Date: 24/6/2013 Version End Date:</p>
Not shown	1822	NE	330590 201490	<p>Status: Historical Licence No: 20/56/22/0030 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Eaw Surface Water Point: Stream At Gormwdy Wood Data Type: Point Name: Johnsey Estates UK Ltd</p> <p>Annual Volume (m³): 138653 Max Daily Volume (m³): 379.87 Application No: WPCC0250 Original Start Date: 15/12/1971 Expiry Date: - Issue No: 103 Version Start Date: 24/6/2013 Version End Date:</p>
Not shown	1845	W	327820 199190	<p>Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 22) Data Type: Point Name: Dwr Cymru Cyfyngedig</p> <p>Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1845	W	327820 199190	<p>Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 22) Data Type: Point Name: Dwr Cymru Cyfyngedig</p> <p>Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1856	NE	330590 201530	<p>Status: Historical Licence No: 20/56/22/0030 Details: General use relating to Secondary Category (Very Low Loss) Direct Source: Eaw Surface Water Point: Stream At Gormwdy Wood Data Type: Point Name: Parke-Davis & Co</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/12/1971 Version End Date:</p>
Not shown	1939	W	327690 199320	<p>Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 23) Data Type: Point Name: Dwr Cymru Cyfyngedig</p> <p>Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>
Not shown	1939	W	327690 199320	<p>Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 23) Data Type: Point Name: Dwr Cymru Cyfyngedig</p> <p>Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/3/2008 Version End Date:</p>

6.5 Potable Water Abstraction Licences

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

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1845	W	327820 199190	Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 22) Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Original Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1845	W	327820 199190	Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 22) Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Original Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1939	W	327690 199320	Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 23) Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Original Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1939	W	327690 199320	Status: Historical Licence No: 20/56/12/0051 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Intake Chamber At Penyrheol Reservoir (point 23) Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m³): 1363800 Max Daily Volume (m³): 5455.2 Original Application No: - Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
101	SW	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
374	W	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
392	SW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
425	NE	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

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

6.9.1 Biological Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
71D	694	NW	329100 200400	River Name: Lwyd Reach: Conf.nant Dare - Conf.nant Ffrwdoer End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
72D	694	NW	329100 200400	River Name: Lwyd Reach: Conf.railway Str.-conf.nant Dare End/Start of Stretch: Start of Stretch NGR	C	C	C	B	B
Not shown	1214	NW	328600 200600	River Name: Trosnant Brook Reach: Conf.afon Lwyd-former Glyntillery Coll. End/Start of Stretch: End of Stretch NGR	D	C	C	C	B

6.9.2 Chemical Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
74	474	N	329500 200400	River Name: Monmouth - Brecon Reach: Jockey Br.55 - Park-y-brain Br.72 End/Start of Stretch: End of Stretch NGR	E	E	E	E	-
75D	694	NW	329100 200400	River Name: Lwyd Reach: Conf.nant Dare - Conf.nant Ffrwdoer End/Start of Stretch: End of Stretch NGR	B	C	B	B	-
76D	694	NW	329100 200400	River Name: Lwyd Reach: Conf.railway Str.-conf.nant Dare End/Start of Stretch: Start of Stretch NGR	A	B	B	B	-
Not shown	799	NW	329035 200485	River Name: Lwyd Reach: Conf.nant Dare - Conf.nant Ffrwdoer End/Start of Stretch: Sample Point NGR	B	C	B	B	-
Not shown	1190	NW	328610 200570	River Name: Trosnant Brook Reach: Conf.afon Lwyd-former Glyntillery Coll. End/Start of Stretch: Sample Point NGR	A	A	A	B	-
Not shown	1214	NW	328600 200600	River Name: Trosnant Brook Reach: Conf.afon Lwyd-former Glyntillery Coll. End/Start of Stretch: End of Stretch NGR	A	A	A	B	-

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details	
1	12	NE	River Name: Afon Lwyd Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
2	98	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	98	NW	River Name: Afon Lwyd Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details
4	349	SW	River Name: Monmouthshire and Brecon Canal Welsh River Name: - Alternative Name: - River Type: Canal Main River Status: Currently Undefined
5	423	NW	River Name: Monmouthshire and Brecon Canal Welsh River Name: - Alternative Name: - River Type: Canal Main River Status: Currently Undefined
6	441	W	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
7	441	W	River Name: Monmouthshire and Brecon Canal Welsh River Name: - Alternative Name: - River Type: Canal Main River Status: Currently Undefined
8	487	NW	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined

6.11 Surface Water Features

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

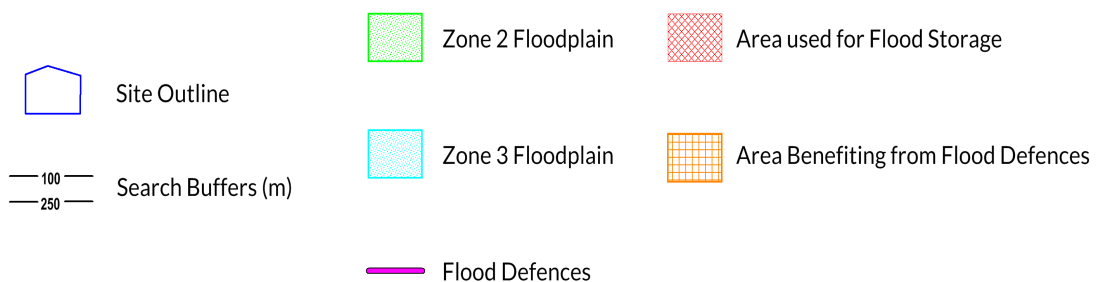
The following surface water records are not represented on mapping:

Distance (m)	Direction
8	NE
71	N

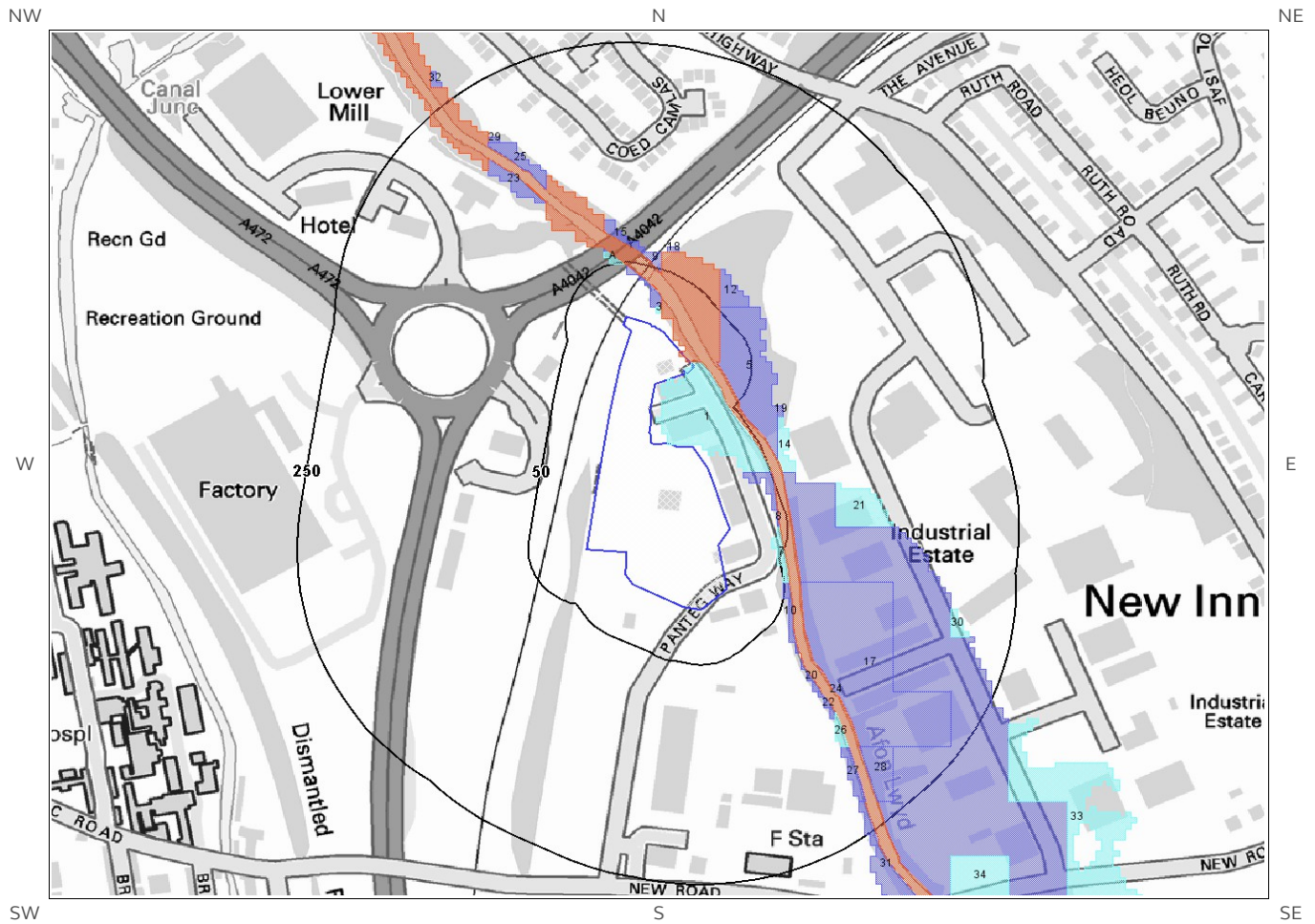
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



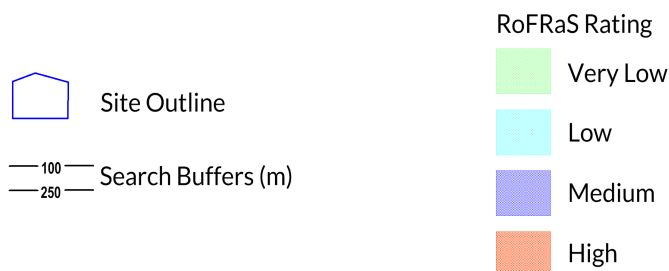
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	0	On Site	02-Oct-2015	Zone 2 - (Fluvial / Tidal Models)
2	59	N	02-Oct-2015	Zone 2 - (Fluvial / Tidal Models)
3A	67	N	02-Oct-2015	Zone 2 - (Fluvial / Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	1	NE	02-Oct-2015	Zone 3 - (Fluvial Models)
2	59	N	02-Oct-2015	Zone 3 - (Fluvial Models)
3A	67	N	02-Oct-2015	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite?

High

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

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

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

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low
2	0.0	On Site	High
3	11.0	NE	Low
4	14.0	N	Medium
5	19.0	E	Medium
6	26.0	E	Medium
7	37.0	E	Low
8	41.0	E	Medium
9	46.0	N	Medium
10	49.0	E	Medium
11A	49.0	N	Low

7.4 Flood Defences

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

Database searched and no data found.

No

7.5 Areas benefiting from Flood Defences

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

No

7.6 Areas benefiting from Flood Storage

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

No

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

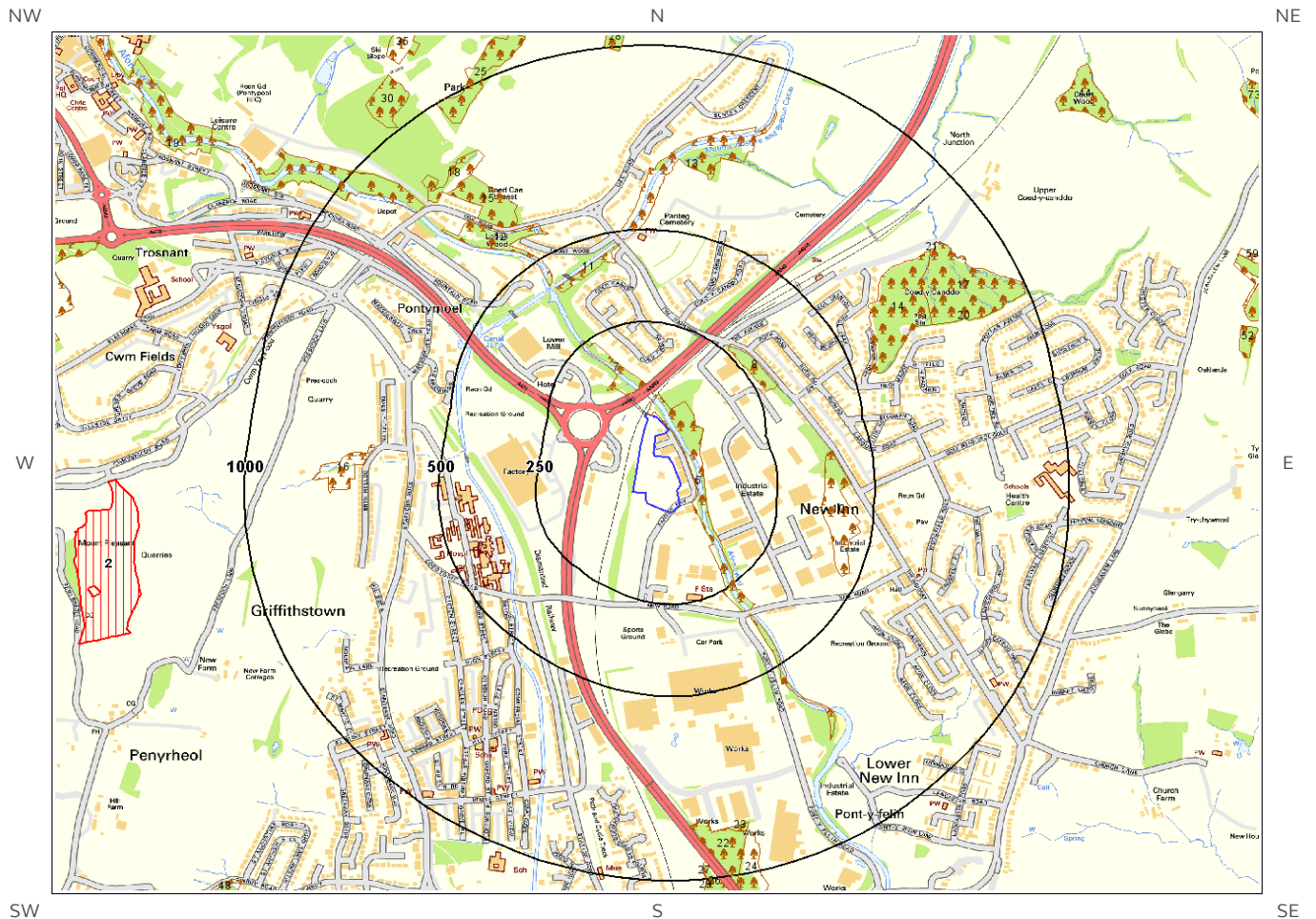
7.8 Groundwater Flooding Confidence Areas

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

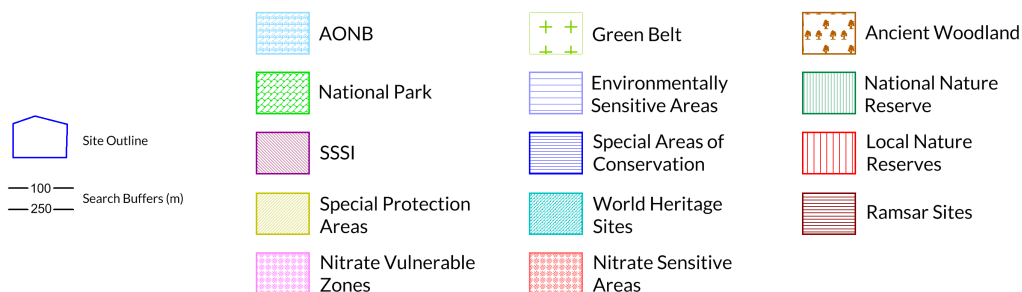
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

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

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

1

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

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1649	E	LLANDEGFEDD RESERVOIR	Natural Resources Wales

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

96

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
6	0	On Site	Unknown	Ancient and Semi-Natural Woodland
7	69	NW	Unknown	Ancient and Semi-Natural Woodland
8	259	NE	Unknown	Ancient and Semi-Natural Woodland
9	341	SE	Unknown	Ancient and Semi-Natural Woodland
10	363	E	Unknown	Restored Ancient Woodland Site
11	395	NW	Unknown	Ancient and Semi-Natural Woodland
12	429	NW	Unknown	Restored Ancient Woodland Site
13	477	N	Unknown	Restored Ancient Woodland Site
14	540	E	Unknown	Ancient and Semi-Natural Woodland
15	612	NW	Unknown	Restored Ancient Woodland Site
16	671	W	Unknown	Restored Ancient Woodland Site
17	736	NE	Unknown	Ancient and Semi-Natural Woodland
18	784	NW	Unknown	Ancient and Semi-Natural Woodland
19	802	NW	Unknown	Restored Ancient Woodland Site
20	811	E	Unknown	Ancient and Semi-Natural Woodland
21	831	NE	Unknown	Ancient and Semi-Natural Woodland
22	843	S	Unknown	Ancient and Semi-Natural Woodland
23	865	S	Unknown	Ancient and Semi-Natural Woodland
24	887	S	Unknown	Ancient and Semi-Natural Woodland
25	924	NW	Unknown	Ancient and Semi-Natural Woodland
26	950	S	Unknown	Ancient and Semi-Natural Woodland
27	965	S	BUTCHERS WOOD	Ancient and Semi-Natural Woodland
28	987	N	Unknown	Ancient Replanted Woodland
29	1006	S	BUTCHERS WOOD	Ancient and Semi-Natural Woodland
30	1007	NW	Unknown	Ancient Replanted Woodland
Not shown	1056	S	BUTCHERS WOOD	Ancient and Semi-Natural Woodland
Not shown	1076	S	BUTCHERS WOOD	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1119	N	Unknown	Restored Ancient Woodland Site
Not shown	1140	N	Unknown	Ancient and Semi-Natural Woodland
35	1144	NW	Unknown	Ancient Replanted Woodland
Not shown	1146	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1155	S	BUTCHERS WOOD	Ancient and Semi-Natural Woodland
Not shown	1209	NW	Unknown	Restored Ancient Woodland Site
Not shown	1214	N	Unknown	Restored Ancient Woodland Site
Not shown	1235	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1263	N	Unknown	Ancient Replanted Woodland
Not shown	1267	S	Unknown	Other Ancient Woodland
Not shown	1316	N	Unknown	Restored Ancient Woodland Site
44	1327	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1371	N	Unknown	Restored Ancient Woodland Site
Not shown	1399	NW	Unknown	Restored Ancient Woodland Site
Not shown	1408	S	Unknown	Ancient and Semi-Natural Woodland
48	1459	SW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1469	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1473	SE	Unknown	Ancient Replanted Woodland
51	1483	W	Unknown	Ancient and Semi-Natural Woodland
52	1484	E	Unknown	Restored Ancient Woodland Site
Not shown	1507	S	Unknown	Other Ancient Woodland
Not shown	1514	NW	Unknown	Ancient and Semi-Natural Woodland
55A	1516	E	Unknown	Ancient and Semi-Natural Woodland
56A	1516	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1525	NW	Unknown	Restored Ancient Woodland Site
Not shown	1534	N	Unknown	Restored Ancient Woodland Site
59	1542	E	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1559	N	Unknown	Restored Ancient Woodland Site
Not shown	1575	S	Unknown	Other Ancient Woodland
Not shown	1575	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1587	S	Unknown	Other Ancient Woodland
Not shown	1643	S	Unknown	Ancient Replanted Woodland
Not shown	1653	S	Unknown	Ancient Replanted Woodland
Not shown	1662	S	Unknown	Ancient Replanted Woodland
Not shown	1669	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1678	NW	Unknown	Restored Ancient Woodland Site
Not shown	1687	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1706	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1708	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1711	N	Unknown	Restored Ancient Woodland Site
73	1725	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1741	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1742	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1764	N	Unknown	Ancient Replanted Woodland
Not shown	1765	N	Unknown	Restored Ancient Woodland Site
Not shown	1768	S	Unknown	Restored Ancient Woodland Site
Not shown	1793	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1815	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1816	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1825	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1851	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1857	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1878	W	Unknown	Restored Ancient Woodland Site
Not shown	1898	S	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1907	S	Unknown	Ancient Replanted Woodland
Not shown	1911	E	Unknown	Ancient Replanted Woodland
Not shown	1912	S	Unknown	Ancient Replanted Woodland
Not shown	1913	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1928	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1931	E	Unknown	Ancient Replanted Woodland
Not shown	1931	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1951	S	CRAIG-Y-FELIN WOOD	Ancient and Semi-Natural Woodland
Not shown	1956	SE	Unknown	Ancient Replanted Woodland
Not shown	1956	SE	COED Y GWAELOD	Ancient and Semi-Natural Woodland
Not shown	1956	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1970	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1980	E	Unknown	Ancient Replanted Woodland
Not shown	1982	E	Unknown	Restored Ancient Woodland Site
Not shown	1994	SW	Unknown	Ancient and Semi-Natural Woodland

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

1

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

ID	Distance (m)	Direction	LNR Name	Data Source
2	1273	W	CWMYNYSCOY QUARRY	Natural Resources Wales

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1059	N	Brecon Beacons	Natural Resources Wales
Not shown	1315	N	Brecon Beacons	Natural Resources Wales
Not shown	1783	N	Brecon Beacons	Natural Resources Wales

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

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

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

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

Moderate

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

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

9.1.5 Collapsible Rocks

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

Very Low

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

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

9.1.6 Running Sand

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

Low

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

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is in a Radon Affected Area, as between 5 and 10% of properties are above the Action Level.

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

9.2.2 Radon Protection

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

ones as described in publication BR211 by the Building Research Establishment? Basic radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

Database searched and no data found.

10.2 Non-Coal Mining

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

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Usk	Vein Mineral	Rare and localised small scale mining may have occurred.
0.0	On Site	Not available	Vein Mineral	Occasional minor mining may have occurred but of restricted extent.

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

10.3 Brine Affected Areas

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

Guidance: No Guidance Required.

Contact Details

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

British Geological Survey Enquiries

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

Web: www.bgs.ac.uk

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

Environment Agency

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

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk

Public Health England

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

Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Tor-faen - Torfaen County Borough Council
Phone: 01495 762 200
Web: <http://www.torfaen.gov.uk>
Address: Civic Centre, Pontypool, Torfaen, NP4 6YB

Gemapping PLC

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



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL



**Environment
Agency**



**Public Health
England**



**The Coal
Authority**



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

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client’s obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

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

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

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

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

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

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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