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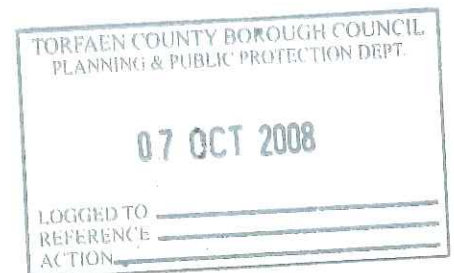
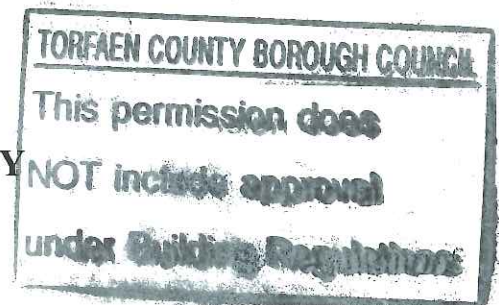
PHASE 1 DESK STUDY

at

OLD BRICKWORKS

LITTLE MILL

TORFAEN



08-P-00594(E)



◆ **RISK MANAGEMENT**

◆ **LAND ENGINEERING & GEOTECHNICS**

◆ **MINERAL & WASTE RESOURCES & PLANNING**

◆ **MINING & GROUND STABILISATION**

◆ **ENVIRONMENTAL ASSESSMENT, AUDIT & MANAGEMENT**

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OLD BRICKWORKS
LITTLE MILL
TORFAEN

PHASE 1 DESK STUDY REPORT

This report was carried out in accordance with JPB Quality Management procedures.

Report prepared by:

Signature:

Name:

O D Eden

Position:

Environmental Geo-Scientist

Report checked by:

Signature:

Name:

N J Waite

Position:

Director

Report approved by:

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Position:

Director

For the Attention of Mr M Robinson

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22 August 2008

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1 INTRODUCTION

- 1.1 Further to written instructions received from Mr Mark Robinson of Mobile Crush and Recycle dated 5 August 2008, we have undertaken a Phase 1 Desk Study of the proposed crushing/recycling operation proposed at the site of the Old Brickworks, Little Mill, Torfaen, as defined on our Drawing Nos. G/IC331/01 and 02.
- 1.2 It should be noted that at the time of instruction, an accurate plan with a definitive site boundary was not available and thus the area covered by the Ecological Assessment (Drawing No. G/IC331/02) has been adopted as the "site area" for this report.
- 1.3 Thus the "red line site boundary" shown on the historical map coverage (Appendix C) does not coincide with the "subject site area"; most importantly we understood that on the eastern boundary the "site area" does not encroach into the old "Refuse Tip".
- 1.4 It is understood that the site is under consideration for the crushing and recycling of "inert" waste materials, using "mobile plant"; the development comprising minimal disruption to the current ground surface.
- 1.5 The only structure proposed on-site is understood to be a small office/welfare facility; the exact location of which is unknown and in the long term the possible construction of a steel portal framed storage/maintenance building.
- 1.6 This report has been prepared to assess the potential impact of the anticipated ground conditions on the development proposals and the potential need for mitigation measures in association with the development works.
- 1.7 The information consulted as part of the desk study searches is outlined in Section 2.0, whilst a Walkover Survey was carried out on 14 August 2008.
- 1.8 Whilst confident in the findings of our report we are unable to give assurance they will be accepted by other authorities without question. We therefore advise that where appropriate our report and associated matters are submitted to approving bodies and approval obtained or sought before detailed design, site works or other irrevocable action is embarked upon.

- 1.9 The conclusions reached in this report are necessarily restricted to those which can be determined from the information consulted and may be subject to amendment in the light of additional information becoming available.
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- 1.13 It should be noted that soil and rock conditions are highly variable and may differ between sampling points and this may affect interpolation. Additional features may exist buried at depth and undetected by investigation. Other information may become available on the conditions of the site not available at the date of this report and thus site assessment may be subject to amendment in the light of such additional information becoming available.
- 1.14 This report is prepared and written in the context of the purpose stated above and should not be used in a differing context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in the whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of this report, this report should be referred to Johnson Poole and Bloomer Limited for re-assessment and, if necessary, re-appraisal.

2 SOURCES OF INFORMATION

2.1 In preparation of this report, the following documentary sources have been consulted and where appropriate examined:

- British Geological Survey Sheet R232 at 1:63,360 scale, Solid and Drift.
- Review of Mining Instability in Great Britain, Arup, 1990.
- BRE Report BR 211 (1999).
- Groundwater Vulnerability Map No. 36.
- Contaminated Land Survey of Wales, Sheet 171.

2.2 Reference has also been made to the GroundSure Environmental Data Report (Reference CMAPS-CM-18129-5583-080808EDR dated 8 August 2008) and the GroundSure Geology and Ground Stability Report (Reference CMAPS-CM-18129-5583-080808GEO) along with Historical Map coverage obtained from CentreMaps; this information being included as Appendices B, C and D respectively.

2.3 In addition, Torfaen County Borough Council were approached for environmental information relating to the site and whether the site has been delineated as "Contaminated Land" under Part 11A of the Environmental Protection Act 1990.

2.4 Reference has also been made to an earlier "Desk Study Investigation" for the general area of the Little Mill Brickworks prepared by Wardell Armstrong dated November 1996.

2.5 No other liaisons with external organisations/regulatory bodies, etc., have been undertaken in preparing this report.

3 THE SITE AND SITE HISTORY

3.1 The Site

3.1.1 The development site is located approximately one kilometre south-west of the centre of the village of Little Mill; the site being defined by the approximate National Grid Reference 331603, 202238 as shown on Drawing Nos. G/IC331/01 and 02.

3.1.2 The site comprises of a largely rectangular area of land measuring approximately 100 by 150 metres, which is mostly heavily vegetated with trees and large shrubs, apart from two areas of open ground on the eastern and western reaches of the site.

3.1.3 The site is bordered on three sides by woodland, which partly encroaches onto the site in parts; the exception being the south-west boundary with the Go-Kart track where the boundary is fenced. Along this boundary, the subject site is at a higher ground level than the adjoining land by approximately five metres.

3.1.4 At the time of our Walkover Survey, the surface conditions on-site were generally firm grassed areas surrounded by heavily vegetated areas, soft/wet areas of ground being common in the north-eastern area of the site (possibly coincident with the old pond recorded on historical maps, paragraph 3.2.7). Areas of the site (particularly in the east) displayed bricks and general rubble on the site surface.

3.1.5 During our Site Walkover no direct evidence of ground contamination (vegetation die back, surface discolouration, etc.) was noted.

3.1.6 The site is crossed from the south-east to the north-west by a (public) footpath.

3.1.7 The site is accessed from the A4042 Usk Road via a small unclassified road leading under a railway bridge, beyond which the road becomes a unpaved track leading to the subject site and the Go-Kart facility to the south.

3.2 Site History

3.2.1 The land use history of the subject site as determined from our archival researches can be briefly summarised as follows.

- 3.2.2 The earliest historical plan dated 1882 examined indicated clay pits associated with the Bryn-Tovey Brickworks, occupying the south-eastern reaches of the site; the buildings of which were located approximately 50 metres to the south-west of the site. A small area in the western corner of the site is recorded as comprising of woodland; the remainder being open (agricultural) land.
- 3.2.3 By 1901 the area of clay pits had increased to the west to cover the entire site and beyond the boundaries of the site to the north and north-east.
- 3.2.4 A tramway traversed the western reaches of the site linking the clay pits to the enlarged building of Bryn-Tovey Brickworks beyond the site to the south-west.
- 3.2.5 Plans from 1918 to 1922 show significant extension of the clay pits to the north with associated extension of the tramway to join the railway sidings at Little Mill Junction. The original clay pits which occupied the eastern reaches of the site appear to have been backfilled/abandoned by this date; the Brickworks having been renamed Little Mill Brickworks.
- 3.2.6 No significant land use changes are recorded on or adjacent to the site on plans dated 1938, whilst by 1949, the majority of the clay pits would appear to have been backfilled, particularly on the subject site; the tramway having been removed and only remnants of the old clay pits being apparent on the north-western reaches of the site.
- 3.2.7 Plans dated 1970 indicate that by that date the old clay pits on and adjacent to the site had all been backfilled; a pond occupying the central, north-eastern reaches of the site.
- 3.2.8 The buildings of Little Mill Brickworks were still recorded to the south-west of the site, whilst a "Refuse Tip" is recorded abutting the site to the south-east.
- 3.2.9 By 1994 the site is recorded as mostly open ground with no evidence of the "Pond" with an area of trees/scrub vegetation running approximately north-south across the site from the entrance; a track being recorded in the south-eastern corner which defines the westerly extent of the old "Refuse Tip". The buildings of the old brickworks to the south-west had been removed by this date.

3.2.10 Subsequent plans recorded increased vegetation cover on-site; a plan dated 2007 recording the Go Kart Track to the south-east.

3.2.11 The previous Wardell Armstrong Report (paragraph 2.4) includes reference to tipping carried out within the Refuse Tip to the east of the site and earthworks on the subject site, and the relevant extract from that report is included below.

"Our discussions and correspondence have revealed further detail in establishing the site history as detailed below:

- Up until December 1974, and for approximately 3 years prior to that, tipping of asbestos occurred at the site which is believed to originate from a local brake lining manufacturer. Whilst the exact location of this tipping is unknown, we understand that the asbestos was tipped as bagged dust. Torfaen County Borough Council have indicated that the tipping was of chrysotile, and included the "refuse tip" area. They also suggest that 'ICI fibres' may have also carried out tipping of waste at the site although we understand that at this time the ICI plant was producing polyamide, polyester and Terra fibres and textiles from plastics brought to site following primary manufacture elsewhere. The processes operating were therefore primarily physical including spinning cutting, trimming etc of the various plastic/nylon products. The waste is likely to comprise relatively stable plastic/nylon off cuts. To what extent ancillary materials such as machine oils, spin finishes etc would have also been consigned to the waste tip is uncertain.
- Demolition of the majority of the Brickworks buildings was carried out in 1984 along with drainage works, infilling of the pond and improvement to the access in the vicinity of the railway bridge.
- The site has remained relatively undisturbed since 1984 although there is evidence on the site of an area having been used as a firing range, and of some recent planting, and, in recent years, redevelopment of the lower flanks of the site immediately adjacent to the railway line has occurred. A small Go Kart track now exists at this location."

3.2.12 It should be noted that reference to "the site" in Paragraph 3.2.11 refers to a much larger site area than the site being considered by "Mobile Crush and Recycle".

4 ENVIRONMENTAL SETTING

4.1 General Geology

4.1.1 The published geology plan (Sheet R232 Solid and Drift at 1: 63,360 scale) records the site to be underlain by the Raglan Mudstone Group (essentially mudstones) and overlain by Made Ground; no natural superficial soils being recorded.

4.1.2 On the basis of the land use history, significant accumulations of Made Ground would be anticipated, associated with the backfilling of clay pits previously recorded on-site.

4.2 Hydrogeology

4.2.1 The Environment Agency's Groundwater Vulnerability Map Sheet 36 classifies the solid strata underlying the site as a Minor Aquifer (Variably Permeable), with soils of Intermediate Leaching Potential.

4.2.2 No licensed Groundwater Abstractions are recorded within 500 metres of the site (Appendix B); the nearest lying 775 metres north-west of the site centred searches at Tilbach Farm.

4.3 Hydrology

4.3.1 The nearest major surface water feature to the site is the Berthin Brook, which lies approximately 125 metres west of the subject site.

4.3.2 The nearest licensed surface water abstraction lies 390 metres west of the site centred search in association with Spray Irrigation from the Ochram Brook (Appendix B).

4.3.3 The site does not lie within an area identified by the Environment Agency as potentially liable to flooding (Appendix B).

4.4 Pollution Incidents

- 4.4.1 There is one Environment Agency recorded Pollution Incident to Controlled Waters recorded within 250 metres of the site; the incident was recorded as "Agricultural Materials and Waste" causing a Category 2 (significant) impact to water located approximately 250 metres north of the site (Appendix B).

4.5 Landfills

- 4.5.1 The GroundSure Datasheets do not record any BGS or Local Authority Recorded Landfills or Registered Landfills within one kilometre of the site (Appendix B).
- 4.5.2 However a "refuse tip" is recorded abutting the site to the east on historical plan dated 1970, whilst "landfilling" will have occurred on-site in association with backfilling of the old clay pits.
- 4.5.3 Limited information is available with regard to the nature of the infill material to the old clay pits upon the subject site.
- 4.5.4 However as the majority were apparently infilled by circa 1920, it is likely that the majority of backfill material probably comprises "waste/overburden" from the clay pit itself, whilst the western reaches and surface of the site may also comprise arisings from the demolition of the old brickworks buildings.
- 4.5.5 It is understood that the Refuse Tip to the east of the site was used for the disposal of (bagged) asbestos dust and possible ICI "fibres".
- 4.5.6 The earlier data study report (paragraph 3.2.11) infers that the location of bagged asbestos waste may not be limited to the area of the old "refuse tip", i.e. the possibility exists that such waste may occur beneath the subject site.

4.6 Naturally Occurring Radon

- 4.6.1 The GroundSure Geology and Ground Stability Report states that "the property is not in a Radon affected area, as less than 1% of properties are above the action level".

4.6.2 In the 1999 Edition of BRE Report 211, the site lies within an area with no mandatory requirement for Radon protection (Annex A), but consideration should be given to a geological assessment to determine whether basic or full protection might be necessary (Annex B).

4.6.3 The GroundSure Geology and Ground Stability Report states that "no radon protective measures are necessary in the construction of new dwellings or extensions".

4.7 Mining and Quarrying

4.7.1 On the basis of "the Review of Mining Instability in Great Britain", the site lies within an area with no evidence of underground mining and concludes that "mining need not be regarded as a planning consideration".

4.7.2 In view of the geological structure beneath the site area, underground mining is not considered to be a criteria for foundation design and selection.

4.7.3 Our researches have recorded evidence of extensive "quarrying" activity beneath and in the vicinity of the site associated with the old Brickworks which were subject to progressive backfilling over the period 1920 to 1975.

4.8 Conceptual Site Model

4.8.1 The first step in preparing a risk assessment for the site is to utilise the research information in order to develop a Conceptual Site Model (CSM). The CSM describes how potential contamination sources at the site could contribute to increased levels of risk to potentially sensitive receptors. The CSM identifies the sources of contamination, the likely receptors and the potential pathways present between them. If there appears to be a pathway that links a source to a receptor, then this is considered a potential significant pollutant linkage that will require to be assessed.

4.8.2 The CSM is developed at an early stage and constantly re-assessed in light of investigative findings. The first step in producing such a model is to identify whether there are potential hazards on-site through the desktop research outlined above, together with professional expertise and judgement. The site-specific environmental data is gathered to assess the environmental resources which could be impacted by potential contamination at the site. Within this context, a hazard is defined as a property that has the potential to cause harm to a receptor group.

4.8.3 On the basis of the desk study researches, the following initial ground model would be anticipated:-

- the site is anticipated to be underlain by a significant and variable thickness of Made Ground which overlies the Raglan Mudstone (essentially low permeability clays).
- potential for ground contamination associated with the ground chemistry of the extensive Made Ground present beneath the site, in particular if any bagged asbestos waste has been disposed of on-site in the past.
- a potential Minor aquifer beneath the site, with no licensed water abstraction within 250 metres of the site.
- no major surface water features in close proximity to the site, the nearest being the Berthin Brook approximately 125 metres to the west.
- potential for ground gas generation from Deep Made Ground.
- solid strata requiring no protection against naturally occurring Radon.

4.8.4 On the basis of the above ground model, the initial Conceptual Site Model (CSM) enclosed as Appendix A has been prepared using the Source-Pathway-Receptor principle; the risk of a full potential linkage being recorded as Low, Medium or High (L, M or H).

4.8.5 The Receptor and Pathway have been considered in the context of the proposed site activity which will comprise industrial activity involving minimal site disturbance.

5 CONCLUSIONS AND RECOMMENDATIONS

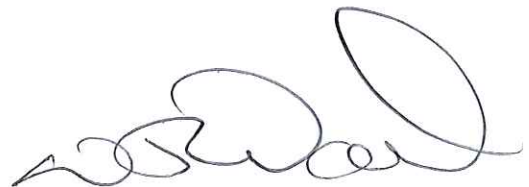
- 5.1 It is understood that the proposed "development" is to comprise the crushing and recycling of "inert" waste material, using "mobile plant"; the development comprising minimal disruption to the current ground surface.
- 5.2 It is anticipated that the site is underlain by a significant thickness of Made Ground of unknown composition/ground chemistry, although the date of the infilling of the clay pits upon the subject site infers that the majority of the material is likely to be brickworks "waste" or "spoil", which would not be expected to be particularly problematic in terms of either ground chemistry or ground gas potential.
- 5.3 It is understood that some site re-profiling was carried out in the early 1980's in associated with the demolition of the brickwork building, whilst the possibility has been raised that (bagged) asbestos dust placed within the Refuse Tip to the east may also have been (locally) placed within the subject site.
- 5.4 In the context of the proposed development/site use, it is considered that the indigenous ground chemistry of the Made Ground will not have any significant impact as all "development" will comprise surface mounted equipment, operated in an "open" environment.
- 5.5 However due to the possible presence of asbestos fibres within the "Made Ground", the possibility of ground disturbance and the release of "asbestos fibres" cannot be totally discounted.
- 5.6 Thus it is recommended that, in association with the "development"/"change of use":-
- any vegetation to be cleared be cut down to ground surface; any roots/root bulbs/stumps being left in place.
 - a non wrippable, woven, high viz geotextile separator layer be placed upon the area of cleared vegetation and other operational areas and covered with suitable "capping" material to create a hard surface upon which to place surface mounted machinery.

- 5.7 This will prevent disturbance to the ground surface and possible release of asbestos fibres (if any exist).
- 5.8 With regard to potential for ground gas generation, it is considered unlikely that significant quantities of flammable "methane" are likely to be generated from the old clay pits on-site, due to the age of infilling, but the possibility of this occurring cannot be totally discounted.
- 5.9 However provided all site operations are carried out in an open environment and surface equipment is "electrically suppressed" to prevent "sparking", no additional mitigation measures are considered necessary in the context of landfill gas.
- 5.10 If equipment is not "electrically suppressed" it is recommended that a basic "gas spike survey" be undertaken in the locality of proposed plant to confirm that locally high levels of flammable gas are not being generated in the vicinity of proposed machinery.
- 5.11 If at some stage it is proposed to install formal buildings on-site and/or disturb the existing ground (construction of foundations or service ducts), formal site investigations should be implemented to assess the ground chemistry, possible presence of asbestos fibres and ground gas concentrations; all of which will have an impact on such construction.
- 5.12 It is anticipated that these investigations will comprise a combination of trial pitting and gas monitoring from windowless samples/boreholes.
- 5.13 In view of the anticipated poor load bearing characteristics of the Made Ground, it is recommended that any structures proposed on-site comprise lightweight flexible, surface mounted (temporary) structures which avoid the use of "formal" below ground foundations.
- 5.14 With regard to risk to controlled waters, it is not considered that the development/change in use proposed will significantly change the current status of the site and thus will not significantly change any risk to controlled waters that may or may not exist at present.

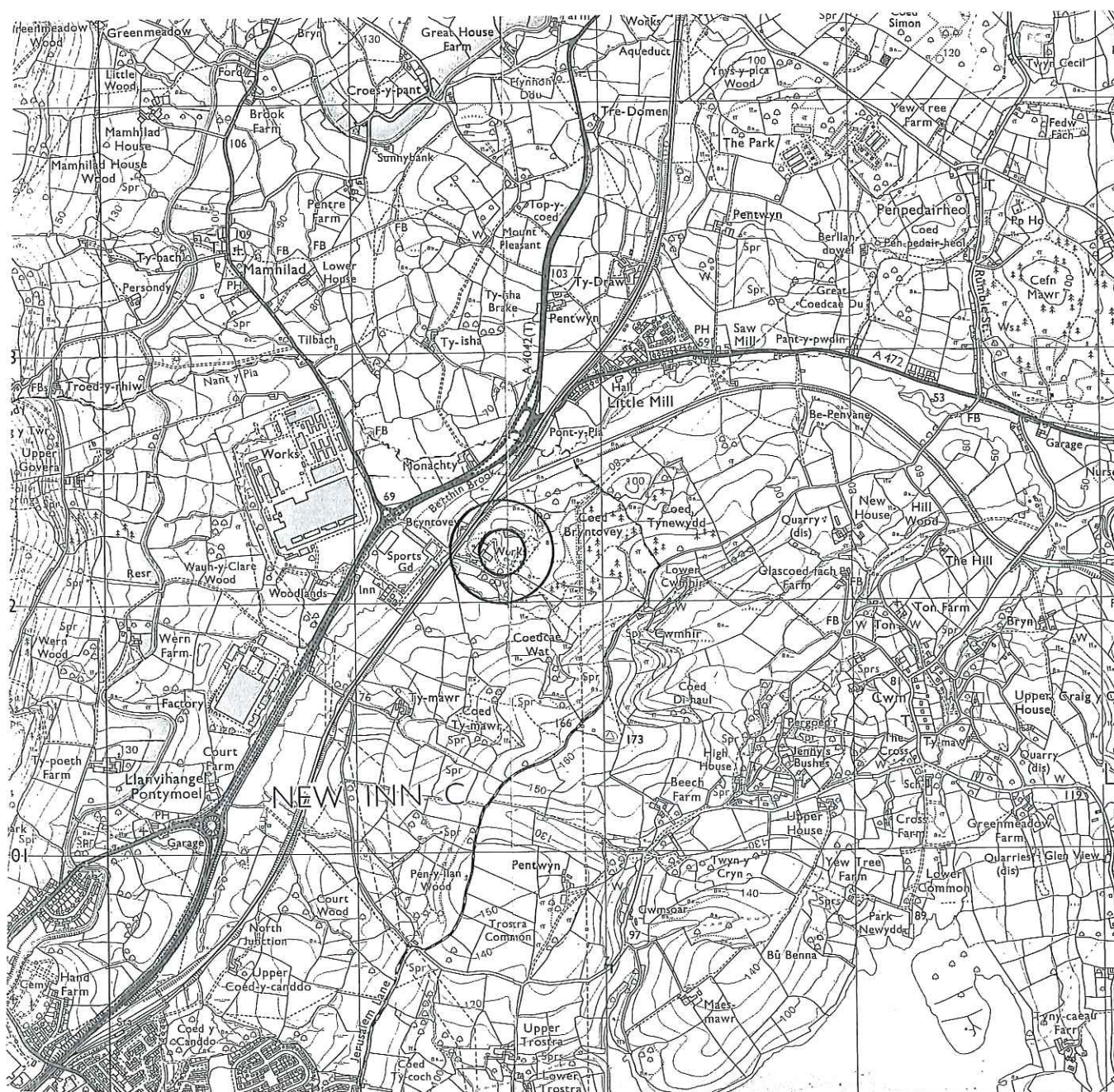
- 5.15 Provided that the basic mitigation measures outlined above are implemented, we are of the opinion that the site would be suitable for the proposed "development"/"change in use".
- 5.16 We trust this Desk Study meets with your requirements but if you have any queries, please do not hesitate to contact the understand.

A handwritten signature in blue ink, appearing to read "O. Eden".

O D Eden BSc (Hons)
Environmental Geo-Scientist

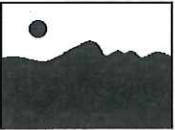
A handwritten signature in black ink, appearing to read "N J Waite".

N J Waite BSc CGeol FGS
Director



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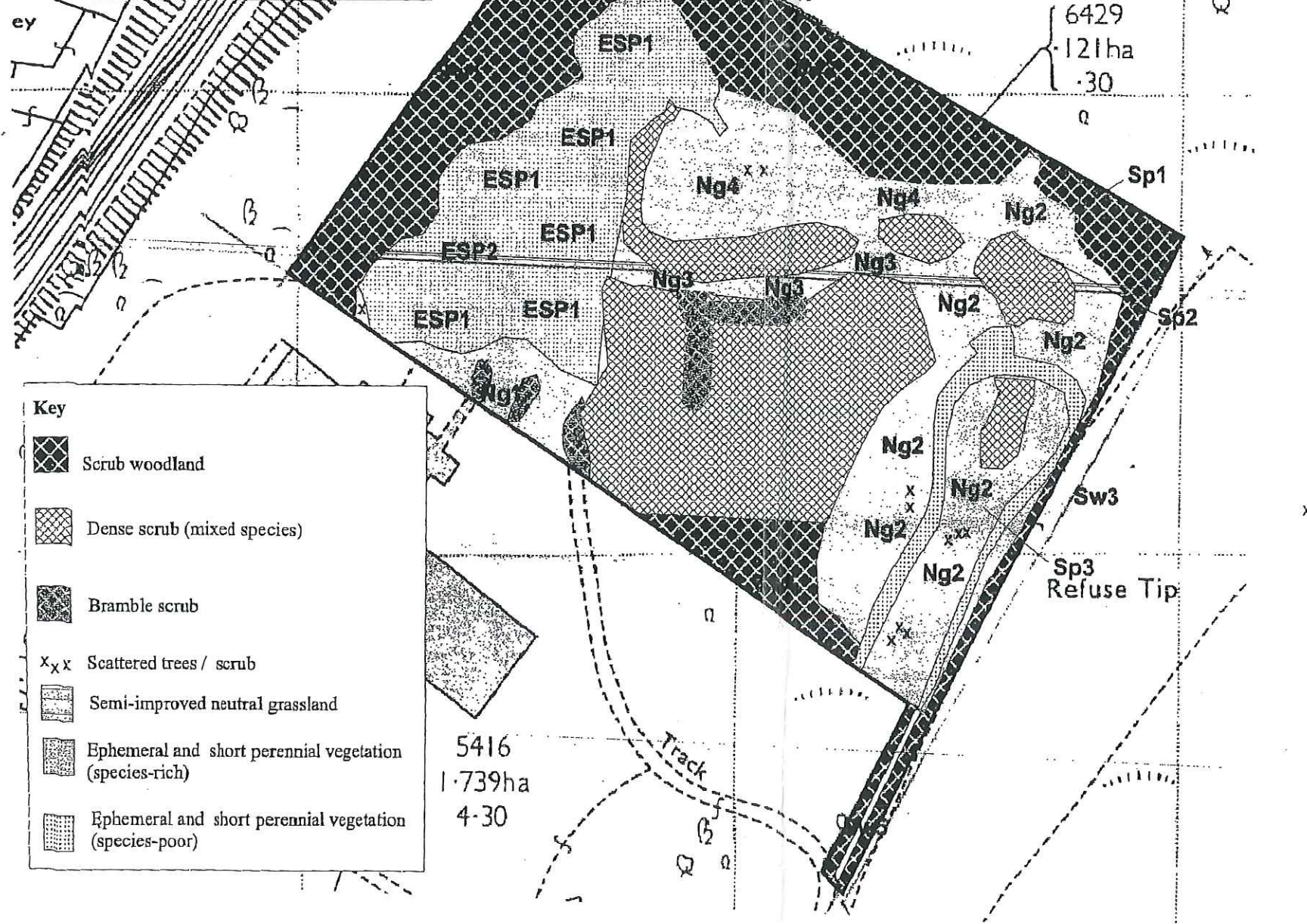
Based on 1986 Edition of Pathfinder Sheet 1110

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	Checked NJW	Project Old Brickworks, Little Mill, Torfaen		Site Location Plan
	Approved NJW	Date August 2008	Scale 1:25,000	
				Drawing G/IC331/01

Former Little Mill Brickworks Site
Ecological Assessment

Plan 2: Habitats and Vegetation

DCE 467 NTS July 2008



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Engineer
OE

Checked
NJW

Approved
NJW

Client
Mobile Crush and Recycle

Project
Old Brickworks, Little Mill, Torfaen

Date
September 2008

Scale
NTS

Based on Site Ecological Assessment

Title
Site Plan

Drawing
G/IC331/02



APPENDIX A
Initial Conceptual Site Model

OLD BRICKWORKS, LITTLE MILL, TORFAEN
INITIAL CONCEPTUAL SITE MODEL

SOURCE(S)	POSSIBLE PATHWAY(S)	RECEPTOR(S)	RISK OF LINKAGE L, M, H	BASIS FOR ASSESSMENT
Metals and Metalloids.	Direct contact and ingestion. Inhalation.	End users. Construction Workers.	L-M	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals.
	Direct contact.	Building materials.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals.
	Root uptake.	Vegetation.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals. No landscaping proposed.
	Surface water run-off or shallow percolation (by leaching).	Surface water system and associated abstractors.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals. Nearest surface water feature 125 metres to the west.
	Infiltration (by leaching).	Groundwater and associated abstractors.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals. Site underlain by a Minor Aquifer, no licensed abstractions within 700 metres of the site.

OLD BRICKWORKS, LITTLE MILL, TORFAEN
INITIAL CONCEPTUAL SITE MODEL

13 August 2008

SOURCE(S)	POSSIBLE PATHWAY(S)	RECEPTOR(S)	RISK OF LINKAGE L, M, H	BASIS FOR ASSESSMENT
Petroleum Hydrocarbons (fuel, oil) - VOC's/SVOC's (solvents, etc.). PAH's.	Direct contact and ingestion. Inhalation of dust and vapours.	End users. Construction Workers.	L-M	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals.
	Direct contact.	Building materials/services.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals.
	Surface water run-off or shallow percolation (by leaching or free product).	Surface water system and associated abstractors.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals. Nearest surface water feature 125 metres to the west.
	Infiltration (by leaching or free product).	Groundwater and associated abstractors.	L	Site comprises infilled clay pits, with potential significant thickness of Made Ground of unknown ground chemistry; possible presence of (bagged) asbestos fibres. No significant disturbance of ground in association with development proposals. Site underlain by a Minor Aquifer, no licensed abstractions within 700 metres.
Sulphates, Sulphides and Sulphur.	Direct contact - soil/groundwater.	Buried concrete.	L	Potentially elevated sulphates; no significant buried concrete proposed.
Landfill Gasses.	Inhalation of on-site gasses.	End users.	L-M	Potentially deep Made Ground on and adjacent to the site of unknown nature; potential for ground gas generation. Proposed site use comprises operation in "open air" environment with little or no "below ground" construction.

OLD BRICKWORKS, LITTLE MILL, TORFAEN
INITIAL CONCEPTUAL SITE MODEL

13 August 2008

SOURCE(S)	POSSIBLE PATHWAY(S)	RECEPTOR(S)	RISK OF LINKAGE L, M, H	BASIS FOR ASSESSMENT
Landfill Gasses.	Inhalation of on-site gasses.	Construction Workers.	L	Potentially deep Made Ground on and adjacent to the site of unknown nature; potential for ground gas generation. Proposed site use comprises operation in "open air" environment with little or no "below ground" construction.
	Migration onto site from external source - inhalation.	End users.	L-M	Similar ground conditions anticipated adjacent to site. Potentially deep Made Ground on and adjacent to the site of unknown nature; potential for ground gas generation. Proposed site use comprises operation in "open air" environment with little or no "below ground" construction.
	Migration onto site from external source - inhalation.	Construction Workers.	L	Similar ground conditions anticipated adjacent to site. Potentially deep Made Ground on and adjacent to the site of unknown nature; potential for ground gas generation. Proposed site use comprises operation in "open air" environment with little or no "below ground" construction.
	Migration off-site - inhalation.	Neighbouring land users.	L	Potential for landfill gas generation on-site and surrounding area; however proposed development is unlikely to alter the current "status quo".
Radon.	Inhalation.	End users.	L	BGS radon report indicates no precautions are required in relation to formal (residential) development.
Asbestos.	Inhalation.	End Users/Construction Workers.	L-M	Possibility of (bagged) asbestos waste in backfill to clay pit; potential for asbestos fibres release on disturbance of sub-soil; however minimal disturbance/below ground construction proposed.



APPENDIX B

GroundSure - Environmental Data Report

GroundSure Environmental Data Report

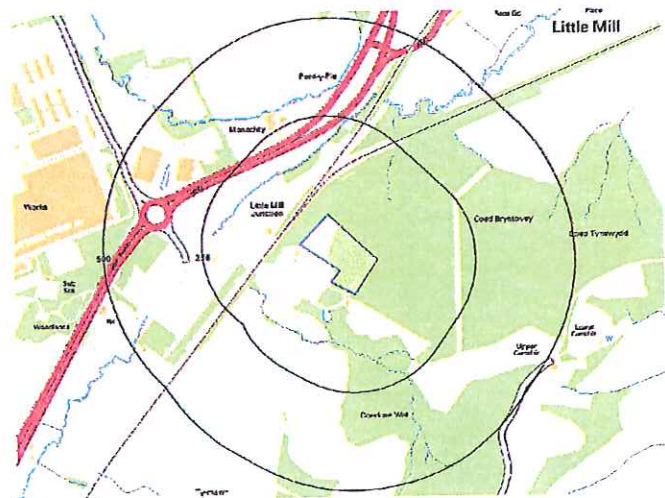
Address: Oldbrickworks, Little Mill

Date: Aug 8, 2008

GroundSure Reference: CMAPS-CM-18129-5583-080808EDR

Your Reference: 5583

Client: Centremaps



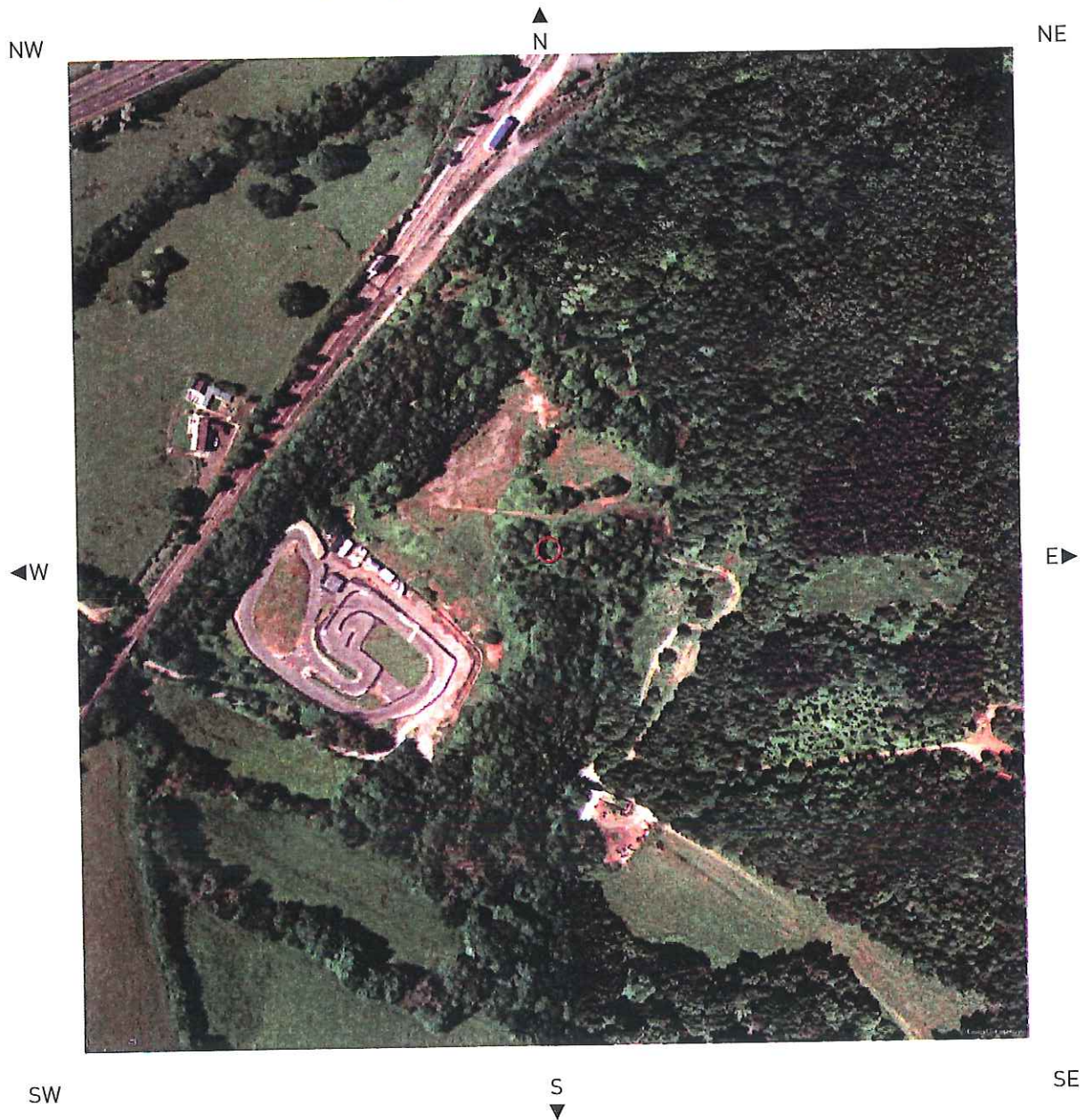
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Report Reference: CMAPS-CM-18129-5583-080808EDR

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GroundSure on (T) 01273 819700, (F) 01273 377902, email: info@groundsure.com

Aerial Photograph of Study Site



Site Name: Oldbrickworks, Little Mill
Grid Reference: 331603, 202238

Aerial photography supplied by Getmapping PLC.
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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.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Authorisations, Incidents and Registers						
1.1 Industrial Sites Holding Licenses and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	0	-
Records of IPPC Authorisations	0	0	0	0	0	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPC (LAPC) Authorisations	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites						
2.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	0
Landfill Data - Operational Landfill Sites	0	0	0	0	0	0
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data - Non-Operational Landfill Sites	0	0	0	0	0	0
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	0	0
3. Current Land Uses						
3.1 Current Industrial Sites Data	0	0	3	5	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

Report Reference: [CMAPS-CM-18129-5583-080808EDR](#)

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4. Geology	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
Source: Scale: 1:50,000 BGS Sheet 232	

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000*
5.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Minor Aquifer (within 200m)	Yes	No	No	-	-	-
Major Aquifer (within 200m)	No	No	No	-	-	-
Soil Classification (within 200m)	Yes	No	No	-	-	-
5.2 Groundwater Abstraction Licences (within 2000m of the study site).	0	0	0	0	1	3
5.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	1	2	-
5.4 Source Protection Zones						
Source Protection Zones within 500m of the study site.	0	0	0	0	-	-
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	3
5.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	Yes	No	Yes	No	-	-
5.7 Main Rivers						
Main Rivers within 500m of the study site.	0	0	0	0	-	-

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

7. Ecological Designated Sites	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI):	0	0	0	0	0	-
7.2 Records of National Nature Reserves (NNR) :	0	0	0	0	0	-
7.3 Records of Local Nature Reserves (LNR):	0	0	0	0	0	-
7.4 Records of Special Areas of Conservation (SAC):	0	0	0	0	0	-
7.5 Records of Special Protection Areas (SPA):	0	0	0	0	0	-
7.6 Records of Ramsar sites:	0	0	0	0	0	-
7.7 Records of World Heritage Sites:	0	0	0	0	0	-

8. Natural Hazards

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

9. Mining

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

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

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. Authorisations, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by the Environment Agency, and sites determined as Contaminated Land. This search is conducted using radii up to 1000m.

2. Landfills and Other Waste Sites

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

3. Current Land Uses

Provides information on artificial and superficial deposits and bedrock beneath the study site. These searches are conducted onsite and includes a 50m buffer zone.

4. Geology

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

5. Hydrogeology and Hydrology

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

6. Flooding

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

7. Ecological Designated 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) and World Heritage Sites. These searches are conducted using radii of up to 1000m.

8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These searches are conducted using radii of up to 75m.

9. Mining

Provides information on areas of coal and shallow mining. These searches are conducted using radii of up to 150m.

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10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (01273 819700) for further information and guidance.

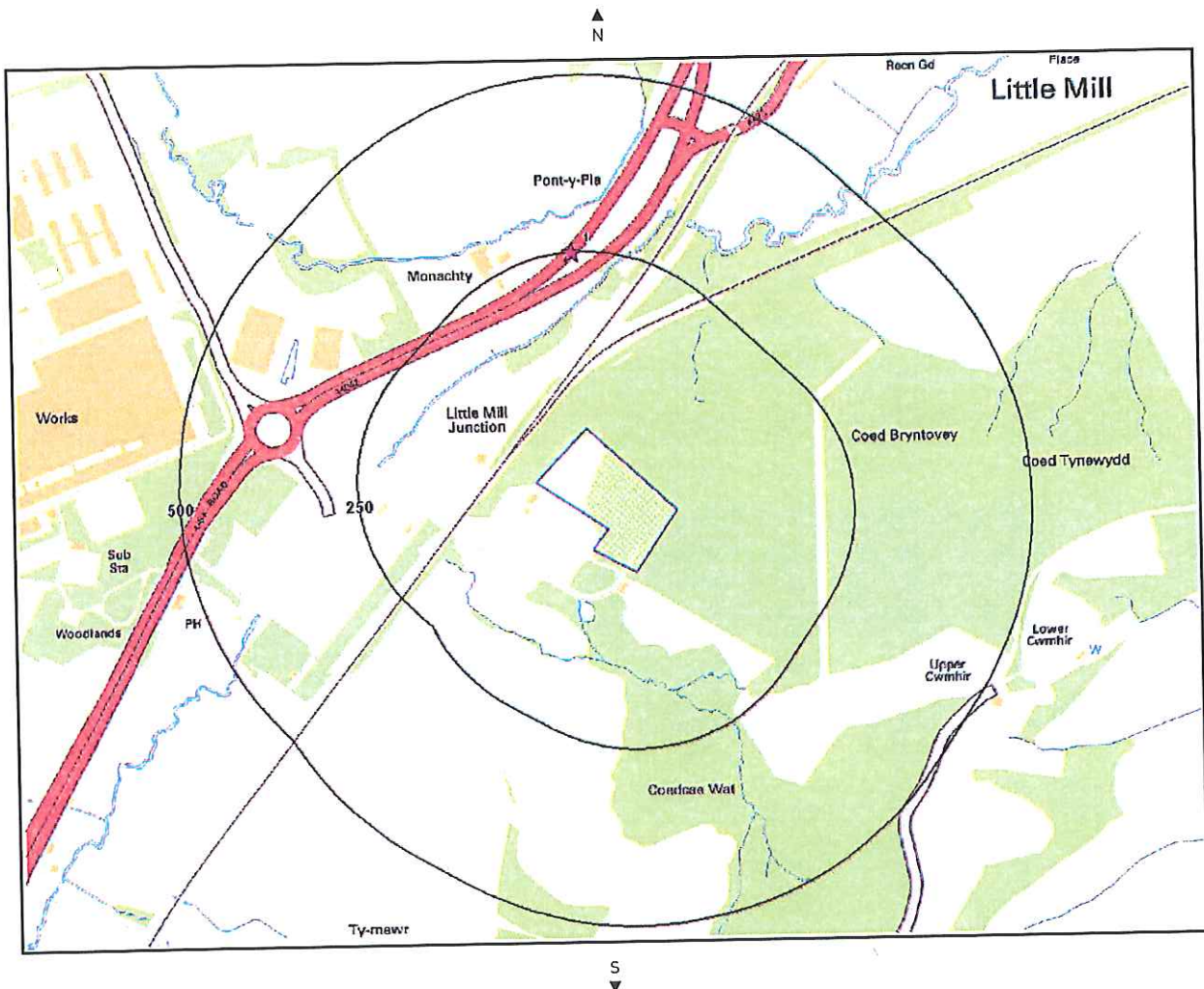
Note: Maps

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. Authorisations, Incidents and Registers Map



Incidents and Registers Legend

- | | | |
|---|---|---|
|  Site Outline |  Recorded Pollution Incident |  RAS 3 & 4 Authorisations |
|  Dangerous Substances (List 1) |  IPPC & IPC Authorisations |  LAPPC Authorisations |
|  Dangerous Substances (List 2) |  COMAH / NIHHS Sites |  Sites Determined as Contaminated Land |
|  Water Industry Referrals |  Licenced Discharge Consents | |
|  Red List Discharge Consents | | |



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1. Authorisations, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of Part A Licences (IPC Processes) within 1000m of the study site: 0
Database searched and no data found.

Records of Part A Licences (IPPC Processes) within 1000m of the study site: 0
Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0
Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0
Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0
Database searched and no data found.

Records of LAPPC (LAPC) Authorisations within 500m of the study site: 0
Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0
Database searched and no data found.

Records of Licenced Discharge Consents within 500m of the study site: 0
Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0
Database searched and no data found.

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1.3 Environment Agency Recorded Pollution Incidents

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

1

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

ID	Distance	Direction	NGR	Details		
1	250.0	N	331560,202590	Incident Date: 2-7-2002	Water Impact: Category 2 (Significant)	
				Incident Identification: 88828	Land Impact: Category 4 (No Impact)	
				Pollutant: Agricultural Materials and Wastes	Air Impact: Category 3 (Minor)	
				Pollutant Description: Slurry and Dilute Slurry		

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

0

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

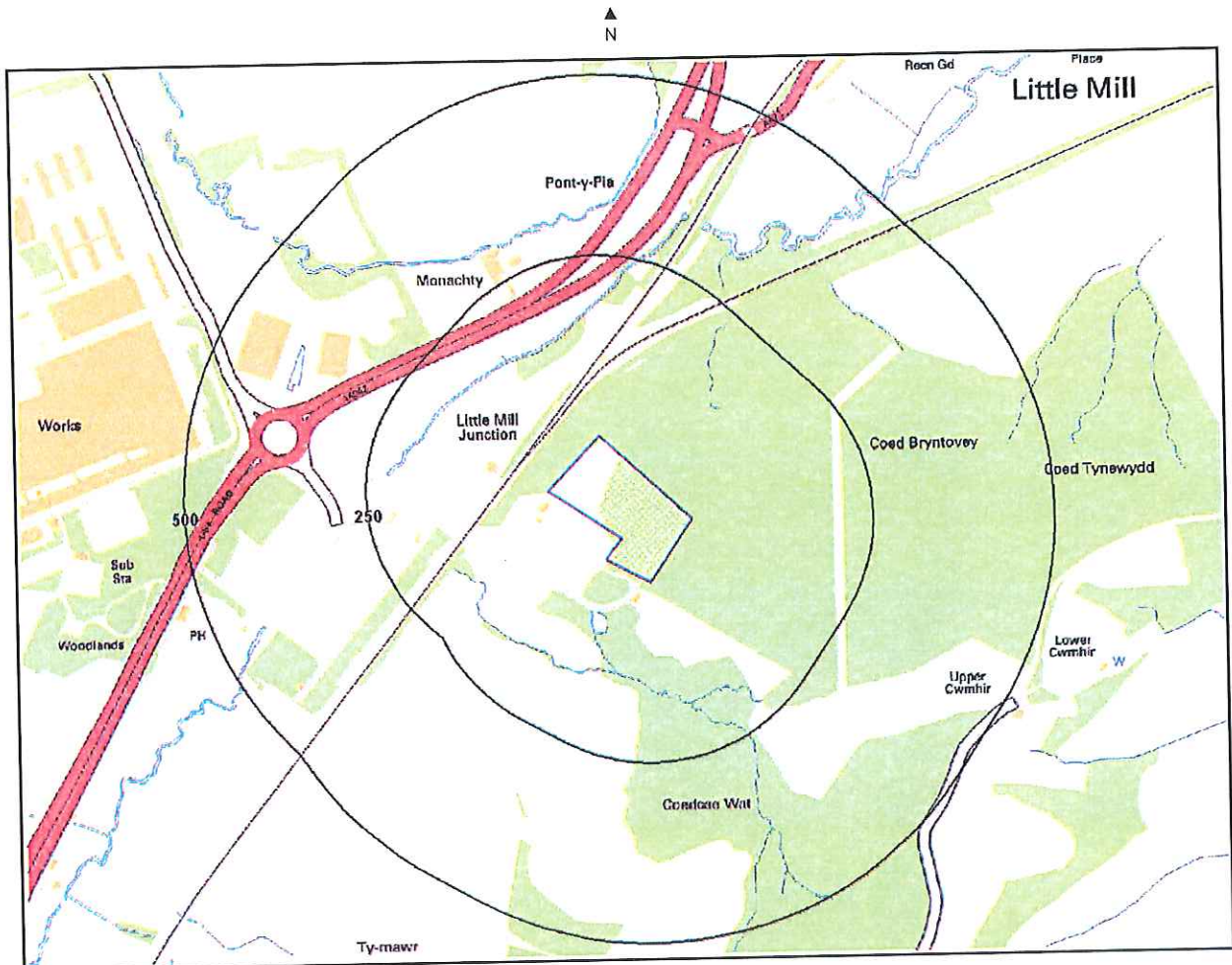
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.














2. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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

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2. Landfill and Other Waste Sites

2.1 Landfill Sites¹

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

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

Records of non-operational landfill sites sourced from Landmark within 1500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

2.2 Other Waste Sites²

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency (REGIS) waste sites within 1500m of the study site: 0

Database searched and no data found.

¹This information is gathered from a wide range of sources including, the Environment Agency (Agency), The British Geological Survey (BGS) and under licence from Landmark Information Group Limited®. Data supplied by Landmark Information Group Limited® and the Agency refers to waste management licences required (under either the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990) by anyone involved in waste disposal. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites that were not subject to legislation. Environment Agency data on historic waste / landfill sites is still being updated by the Agency as part of an ongoing project. GroundSure use this data because more accurate data is not yet publicly available and will use enhanced Environment Agency data when it is released.

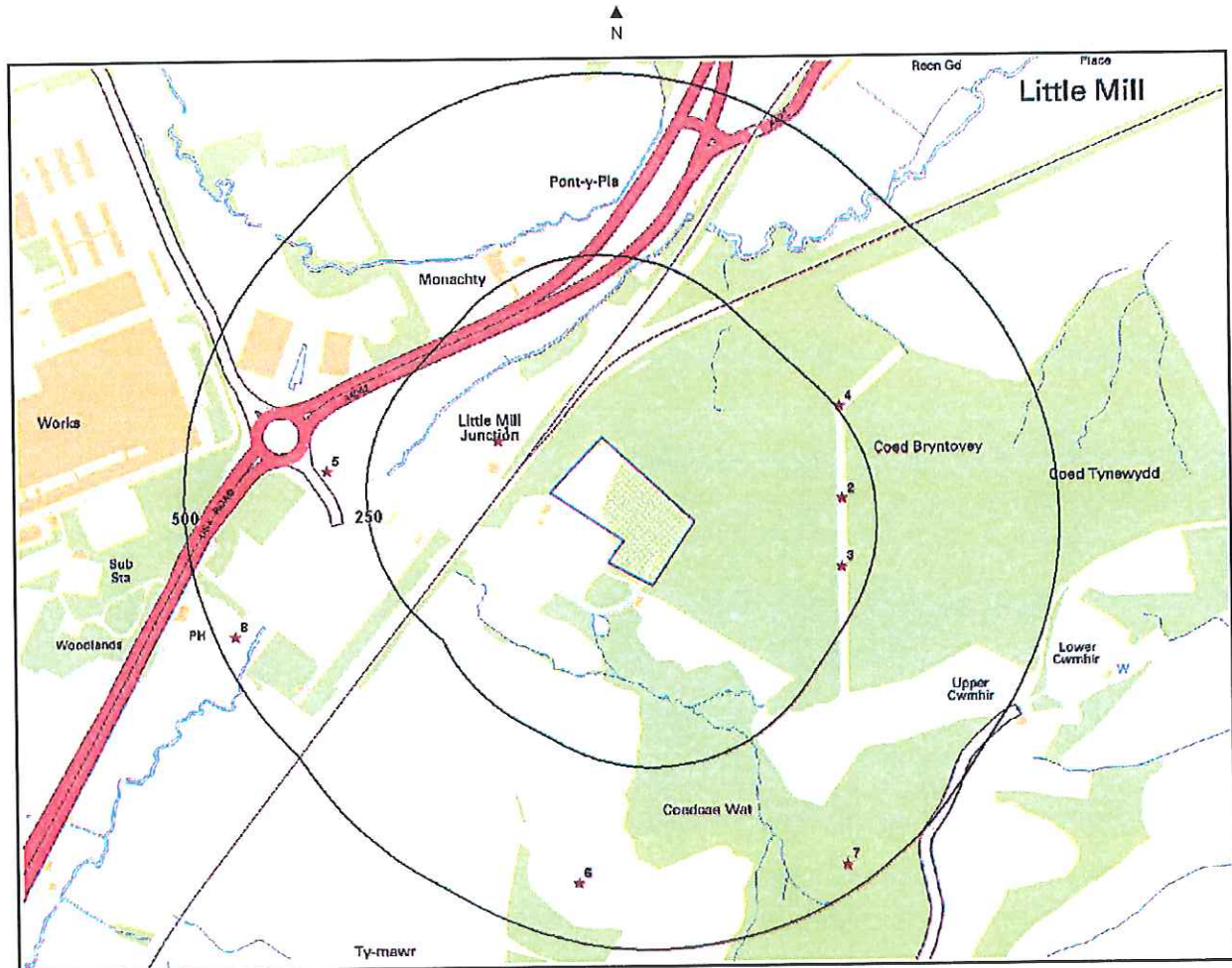
²This information is gathered from a wide range of sources including, the Environment Agency (Agency), The British Geological Survey (BGS) and under licence from Landmark Information Group Limited®. Data supplied by Landmark Information Group Limited® and the Agency refers to waste management licences required (under either the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990) by anyone involved in waste disposal. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites that were not subject to legislation. Environment Agency data on historic waste / landfill sites is still being updated by the Agency as part of an ongoing project. GroundSure use this data because more accurate data is not yet publicly available and will use enhanced Environment Agency data when it is released.

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3. Current Land Use Map



Current Land Use Legend



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- | | | | |
|---|--------------------|---|--|
|  | Site Outline |  | Current Industrial Sites |
|  | Search Buffers (m) |  | Petrol & Fuel Sites |
| | |  | Underground High Pressure Oil & Fuel Pipelines |

Report Reference: [CMAPS-CM-18129-5583-080808EDR](#)

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3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 500m of the study site:

8

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

ID	Distance	Direction	Company	Address	Activity	Category
1	101.0	NW	Little Mill Junction	-	Railway Stations, Junctions and Halts	Transport Access Points
2	204.0	E	Electricity Transmission Line	-	Electrical Features	Infrastructure And Facilities
3	210.0	E	Pylon	-	Electrical Features	Infrastructure And Facilities
4	255.0	NE	Pylon	-	Electrical Features	Infrastructure And Facilities
5	307.0	W	Gas Governor Station	-	Gas Features	Infrastructure And Facilities
6	420.0	S	Electricity Transmission Line	-	Electrical Features	Infrastructure And Facilities
7	465.0	SE	Pylon	-	Electrical Features	Infrastructure And Facilities
8	475.0	SW	Pumping Station	-	Water Pumping Stations	Industrial Features

3.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

3.3 Underground High Pressure Oil and Gas Pipelines

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

0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

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

Distance (m)	Direction	LEX Code	Description	Rock Type
0.0	On Site	MGR-MGRD	Made Ground (undivided)	Artificial Deposit

[Derived from the BGS 1:50,000 Digital Geological Map of Great Britain]

4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

4.3 Bedrock and Solid Geology

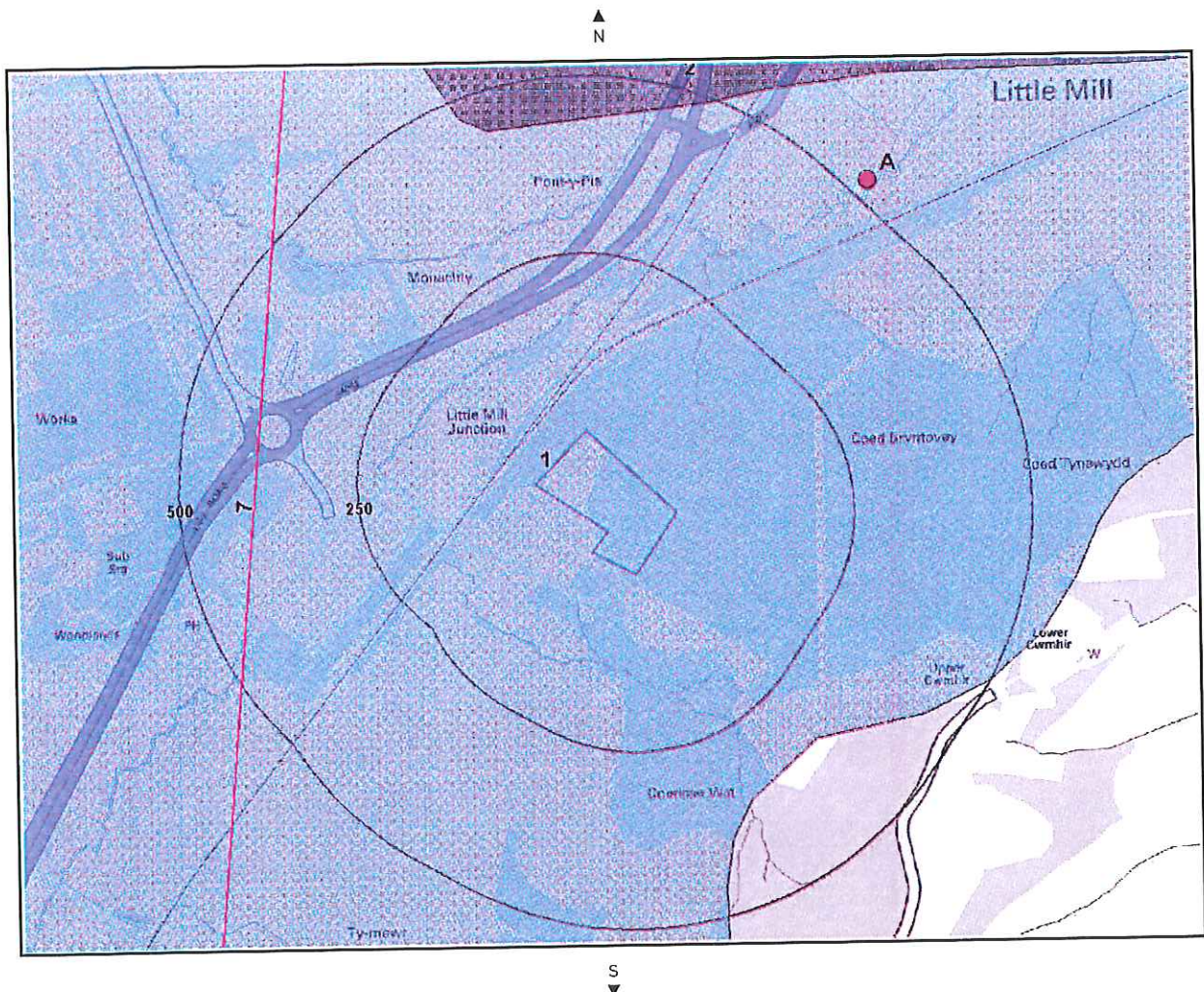
The database has been searched on site, including a 50m buffer.

Distance (m)	Direction	LEX Code	Description	Rock Type
0.0	On Site	RG-SIMD	Raglan Mudstone Formation	Siltstone and Mudstone, Interbedded

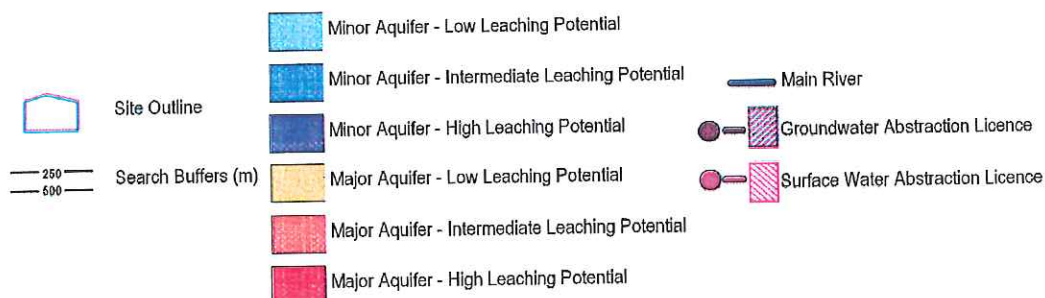
[Derived from the BGS 1:50,000 Digital Geological Map of Great Britain]

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

5. Hydrogeology and Hydrology: - Aquifer and Abstraction Licence Map



Hydrogeology and Hydrology Legend



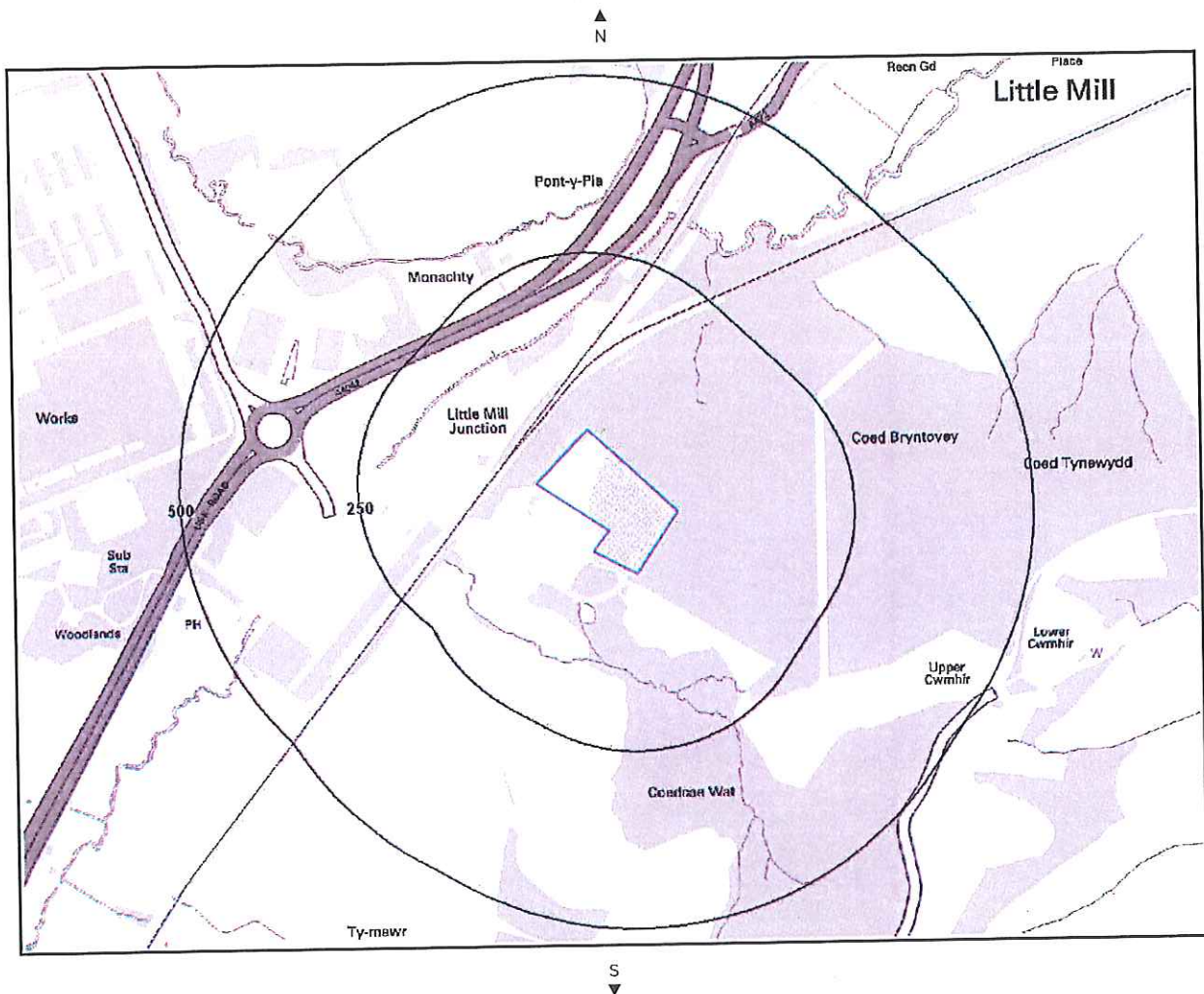
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5b. Hydrogeology and Hydrology: - SPZ and Potable Water Abstraction Map



Hydrogeology and Hydrology Legend



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

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5. Hydrogeology and Hydrology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

Yes

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Minor Aquifer/Intermediate Leaching Potential

5.2 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 and Abstraction Licence Map:

ID	Distance	Direction	NGR	Details	
Not shown	775.0	NW	331110,202960	Licence No: 20/56/22/0014 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well At Tilbach Farm Data Type: Point	Original Application No: - Original Start Date: 15/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 15/11/1965 Version End Date: -
Not shown	1861.0	SE	332390,200430	Licence No: 20/56/13/0023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Borehole At Maesmawr Data Type: Point	Original Application No: - Original Start Date: 18/1/1994 Expiry Date: - Issue No: 100 Version Start Date: 18/1/1994 Version End Date: -
Not shown	1861.0	SE	332390,200430	Licence No: 20/56/13/0023 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Maesmawr Data Type: Point	Original Application No: - Original Start Date: 18/1/1994 Expiry Date: - Issue No: 100 Version Start Date: 18/1/1994 Version End Date: -
Not shown	1958.0	S	331530,200180	Licence No: 20/56/13/0022 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Upper Trostra Farm Data Type: Point	Original Application No: - Original Start Date: 7/3/1994 Expiry Date: - Issue No: 100 Version Start Date: 7/3/1994 Version End Date: -

5.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	NGR	Details	
7	392.0	W	331780,210130	Licence No: 20/56/31/0033 Details: Spray Irrigation - Direct Direct Source: Eaw Surface Water Point: Ochram Brook Data Type: Line	Application No: - Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date: -

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8A	526.0	NE	331977,202687	Licence No: 20/56/22/0069 Details: Milling & Water Power Other Than Electricity Generation Direct Source: Eaw Surface Water Point: Berthin Brook, Little Mill, Pontypool Data Type: Point	Application No: - Original Start Date: - Expiry Date: 31/3/2014 Issue No: 1 Version Start Date: 30/11/2007 Version End Date: -
9A	526.0	NE	331977,202687	Licence No: 20/56/22/0069 Details: Make-Up Or Top Up Water Direct Source: Eaw Surface Water Point: Berthin Brook, Little Mill, Pontypool Data Type: Point	Application No: - Original Start Date: - Expiry Date: 31/3/2014 Issue No: 1 Version Start Date: 30/11/2007 Version End Date: -

5.4 Source Protection Zones

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

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

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

Yes

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

ID	Distance	Direction	NGR	Details	
Not shown	1726.0	W	329790,202450	Licence No: 20/56/22/0025 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Folly Springs Point 2 Data Type: Point	Original Application No: Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date: -
Not shown	1858.0	W	329660,202480	Licence No: 20/56/22/0025 Details: Potable Water Supply - Direct Direct Source: Eaw Surface Water Point: Folly Springs Point 1 Data Type: Point	Original Application No: Original Start Date: 28/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date: -
Not shown	1861.0	SE	332390,200430	Licence No: 20/56/13/0023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Borehole At Maesmawr Data Type: Point	Original Application No: Original Start Date: 18/1/1994 Expiry Date: - Issue No: 100 Version Start Date: Version End Date: -

5.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site?

Yes

The following river quality records are not represented on mapping:

Distance	Direction	River	Reach	Chemical Grade	Biological Grade
174.0	NW	Berthin Brook	Conf.trib.lt.mill-u/s Park Davies Disch.	A	B

5.7 Main Rivers

Are there any Main Rivers within 500m of the study site?

No

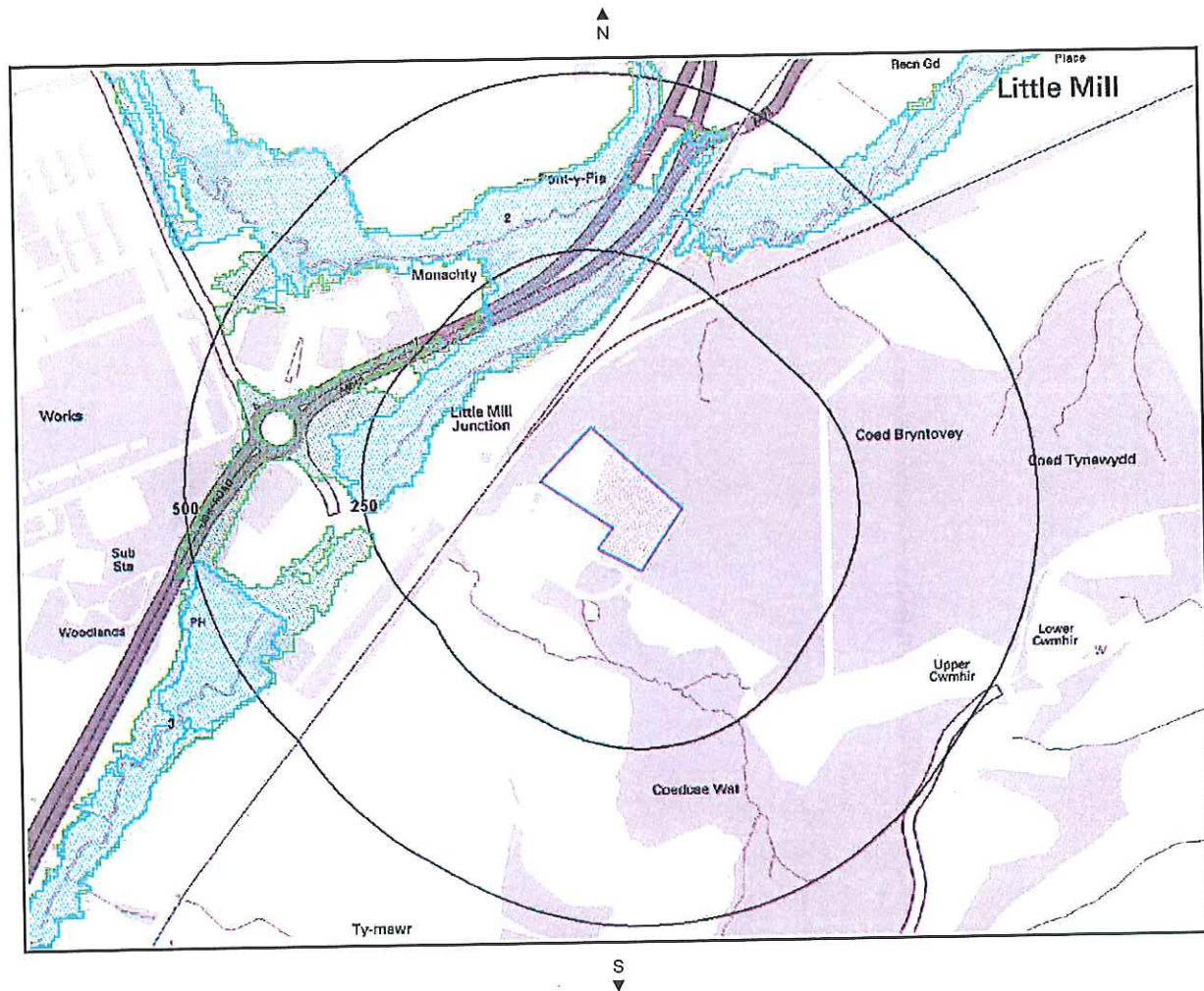
Database searched and no data found.

Report Reference: [CMAPS-CM-18129-5583-080808EDR](#)

If you would like any further assistance regarding this report then please contact GroundSure on (T) 01273 819700, (F) 01273 377902, email: info@groundsure.com

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






6. Surface Water Flood Map



Flood Legend



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

Report Reference: [CMAPS-CM-18129-5583-080808EDR](#)

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6. Flooding

6.1 Zone 2 Flooding

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

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update
1	123.0	N	24-Apr-2008

6.2 Zone 3 Flooding

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

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

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

ID	Distance	Direction	Update
2	128.0	N	24-Apr-2008

6.3 Areas benefiting from Flood Defences

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

6.4 Areas used for Storage Areas

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

6.5. Groundwater Flooding Susceptibility Areas

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

[Report Reference: CMAPS-CM-18129-5583-080808EDR](#)

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

Low

6.6 Groundwater Flooding Confidence Areas

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

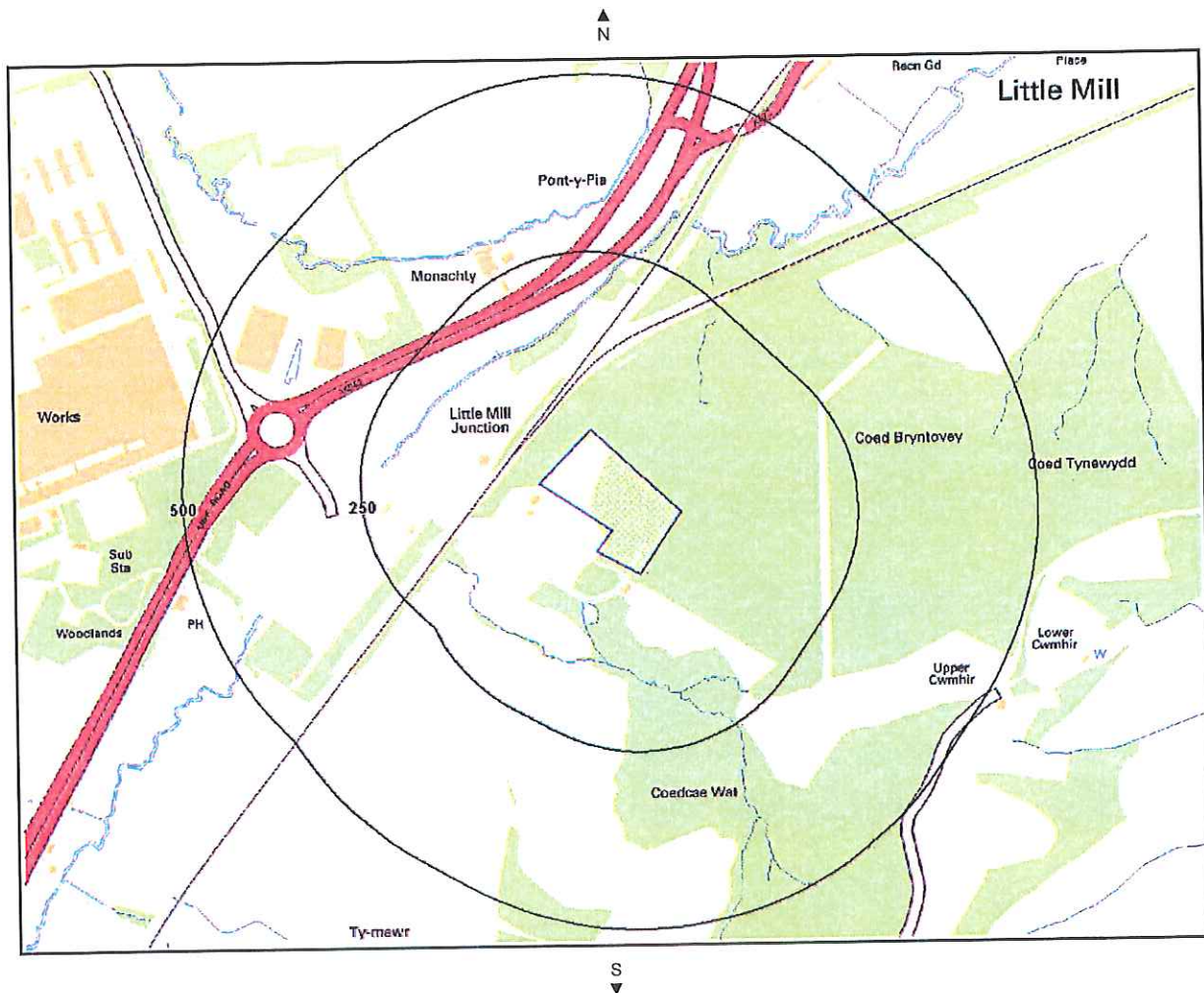
Moderately High

Notes:

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

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

7. Ecological Designated Sites Map



Ecological Designated Sites Legend



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7. Ecological Designated Sites

Presence of sites of ecological value within 1000m of the study site?	No
Records of Sites of Special Scientific Interest (SSSI) within 1000m of the study site:	0
Database searched and no data found.	
Records of National Nature Reserves (NNR) within 1000m of the study site:	0
Database searched and no data found.	
Records of Special Areas of Conservation (SAC) within 1000m of the study site:	0
Database searched and no data found.	
Records of Special Protection Areas (SPA) within 1000m of the study site:	0
Database searched and no data found.	
Records of Ramsar sites within 1000m of the study site:	0
Database searched and no data found.	
Records of Local Nature Reserves (LNR) within 1000m of the study site:	0
Database searched and no data found.	
Records of World Heritage Sites within 1000m of the study site:	0
Database searched and no data found.	

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

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

8.1.1 Shrink Swell

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

8.1.2 Landslides

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

8.1.3 Soluble Rocks

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

8.1.4 Compressible Ground

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

8.1.5 Collapsible Rocks

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

8.1.6 Running Sand

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

9. Mining

9.1 Coal Mining

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

No

Database searched and no data found.

9.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining onsite? (this includes a 150m buffer)

Negligible

10. Contacts

GroundSure Helpline
 Telephone: 01273 819700
 info @ groundsure.com



British Geological Survey (England & Wales)
 Kingsley Dunham Centre
 Keyworth, Nottingham NG12 5GG
 Tel: 0115 936 3143. Fax: 0115 936 3136. www.bgs.ac.uk
 BGS Geological Hazards Reports and general geological enquiries



Environment Agency
 South East
 Rivers house / Plas Yr Afon - St. Mellons Business Park, Fortran
 Road, St. Mellons, Cardiff, CF3 0LT Tel: (01222) 770088
 EA Wales Tel: (02920) 770 088



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



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



Local Authority
 Torfaen County Borough Council Tel: 01495 762200

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



Acknowledgements

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

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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.

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Search Code

GroundSure are committed to providing market leading environmental reports. GroundSure has therefore registered with the Property Codes Compliance Board and is committed to comply with all the regulations and obligations contained within the Search Code of Practice.

Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

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

The Code's main commitments

The Search Code's key commitments say that search organisations will:

Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.

- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of GroundSure failing to keep to the Code.

Contact Details

The Property Codes Compliance Board - please contact:

Telephone: 020 7917 1817

Email: info@propertycodes.org.uk

You can also get more information about the Property Codes Compliance Board from our website at: www.propertycodes.org.uk.

Please contact GroundSure on 01273 819500 or email info@groundsurre.com if you would like a copy of the full Search Code

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1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Customer or the client of the Customer for whom the Customer has procured the Services.
- "Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, site investigation, site monitoring and related items.
- "Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "Contract" means the contract between GroundSure and the Customer for the performance of the Services which shall incorporate these conditions, the relevant GroundSure user guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 12.
- "Customer" means the party that submits an Order or commissions GroundSure further to a written proposal for environmental consultancy services.
- "Data Provider" means any third party providing Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "Intellectual Property" means any patent, copyright, registered design rights, service marks, moral rights, data protection rights, know-how, trade mark or other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure;
- "Order" means an order form submitted by or for the Beneficiary requiring Services from GroundSure in respect of a specified site.
- "Report" means a Risk Screening or Data Report for commercial or residential property available from GroundSure relating to a site identified in the Order prepared in accordance with the specifications set out in the relevant user guide.
- "Risk Screening" means one of GroundSure's risk screening reports such as GroundSure Homebuyers; GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.
- "Services" means the provision of any Report, Mapping and Consultancy Services which GroundSure has agreed to carry out for the Customer/Beneficiary on these terms and conditions in respect of a site detailed in the Order.
- 2Scope of Services
- 2.1GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2GroundSure shall exercise all reasonable skill, care and diligence in the performance of the Services.
- 2.3The Customer acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.
- 2.4Terms and conditions appearing on a Customer's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5In the event that a Customer/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.
- 3The Customer's obligations
- 3.1The Customer shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2The Customer shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the site known to the Customer/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a site, facilities and equipment as agreed in the Contract).
- 3.3Where Customer/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4The Customer shall not and shall procure that the Beneficiary shall not, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or in respect of any service or information given by GroundSure. For the avoidance of doubt, the Customer and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.
- 3.5The Customer is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.
- 4Reliance
- 4.1Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Customer and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Customer and those persons listed in conditions 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening, reliance shall be limited to the Customer, Beneficiary and subsequent first purchaser or first tenant of the site including the professional advisers and lenders of each. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 or as legally required because of the Home Information Pack.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Customer, Beneficiary and named parties on the GroundSure proposal and subsequent report.
- 4.4 No party referred to in conditions 4.2 and 4.3 shall assign any rights or obligations under these terms and conditions without the prior written consent of GroundSure. GroundSure reserves the right to charge an assignment fee which will be no higher than 15% of the original fee or £250 whichever is the highest. GroundSure may assign its rights and obligations under these terms.
- 4.5Save as set out in conditions 4.2 and 4.3, unless otherwise agreed in writing with GroundSure, any other party considering the information within a Report, Mapping or proposal and subsequent report in respect of Consultancy Services, including insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.6The Customer shall not and shall procure that any person (including the Beneficiary) who is provided with a copy of any Report shall not: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping save to the extent that the Customer is adding its assessment to the Report or Mapping solely for the purposes of providing its services to the Beneficiary.
- 4.7Without prejudice to any other right or remedy available to GroundSure including without limitation any claim for infringement of copyright, breach of confidence or contract or otherwise howsoever arising if the Customer or a person to whom a Report or Mapping is provided, breaches any of the provisions of this condition 4, the Customer shall fully and effectually indemnify GroundSure and hold it harmless against any claim by any third party who may claim to have sustained injury loss or damage by reason of their reliance upon any report or document which GroundSure may have prepared for the Customer or upon the contents thereof.
- 5Fees and Disbursements
- 5.1GroundSure shall charge the Customer fees at the rate and frequency specified in the Contract together with all proper disbursements made in performing the Services. The Customer shall in addition pay all value added tax or other tax payable on such fees and disbursements in the country concerned in relation to the provision of the Services.
- 5.2Unless GroundSure requires prepayment, the Customer shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such Value Added Tax or equivalent local tax as may be required within 30 days from the date of GroundSure's invoice. GroundSure reserves the right to charge interest which shall accrue on a daily basis from the date of invoice until the date of payment (whether before or after judgment) at the rate of two per cent per month.
- 5.3In the event that the Customer disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Customer shall be deemed to have agreed the amount thereof which shall thereupon be due and payable. As soon as reasonably practicable following receipt of any disputed invoice, a member of the management team at GroundSure shall contact the Customer and the parties shall use all reasonable endeavours to resolve the dispute.
- 6 Intellectual Property
- 6.1Unless expressly agreed in writing to the contrary GroundSure and its Data Providers (where relevant) retain all Intellectual Property rights and proprietary rights in all information, Content and data reproduced in a Report or as part of the Consultancy Services.
- 6.2Data Providers may enforce any breach of condition 6.1 against the Customer or Beneficiary.
- 7 Liability
- 7.1GroundSure shall not be liable to pay compensation to the Customer or any person to whom the Customer provides a copy of the Report, Mapping or results of the Consultancy Services in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
- 7.2GroundSure shall not be liable if the Services are used otherwise than as provided or referred to in these conditions
- 7.3Where any person is engaged whether by the Customer or by GroundSure on the Customer or Beneficiary's behalf in the performance of the Services or any part thereof GroundSure shall not be liable for acts of negligence, default or omission by such person.
- 7.4GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of the Content shall not be liable for any omission, error or inaccuracy in relation thereto.
- 7.5GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- 7.6GroundSure shall not be liable for any indirect losses, loss of profit nor consequential loss caused by the suspension or reduction of activity on the site.
- 7.7 Notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed the amount of GroundSure's insurance as provided for below.
- 7.8GroundSure shall maintain professional indemnity insurance in respect of its liabilities in respect of the Services (provided it is available at reasonable commercial rates) giving cover of not less than £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury. GroundSure shall produce evidence of such insurance if requested by the Customer. A greater level of cover may be available upon request and agreement with the Customer.
- 7.9The Customer shall be liable to indemnify GroundSure where any loss arises as a result of any breach on the part of the Customer of its obligations under these terms and conditions.
- 7.10GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Customer/Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract.
- 7.11Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Customer shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Customer or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.

Report Reference: CMAPS-CM-18129-5583-080808EOR

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- 7.12 The Customer accepts, and shall procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
- 7.13 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
- 7.14 GroundSure accepts no liability for use of any residential Reports or any data or information contained therein for development or other commercial property purposes in respect of which a commercial Report should have been obtained.
- 8 Remediation
- 8.1 For the purpose of this condition 8, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.
- 8.2 This condition 8 shall apply solely to GroundSure Homebuyers and GroundSure Home Environmental with passed rather than failed status.
- 8.3 GroundSure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental protection Act 1990 ("Remediation Notice") on the terms of this condition 8 ("Clean up Award").
- 8.4 The Clean up Award:
- (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of GroundSure Homebuyers.
- 8.5 The Clean up Award will not be paid in respect of any of the following, including without limitation:
- (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of GroundSure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.
- 8.6 In the event the Claimant wishes to apply for a Clean up Award, it shall notify GroundSure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of GroundSure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain GroundSure's prior written consent in respect of estimates for such works GroundSure shall not be required to pay a Clean up Award.
- 8.7 GroundSure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of GroundSure Homebuyers.
- 8.8 The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to GroundSure an excess in respect of its claim of £5,000.
- 8.9 GroundSure reserves the right at any time to withdraw the offer of payment of a Clean up Award.
- 8.10 The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. GroundSure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.
- 9 GroundSure right to suspend or terminate
- 9.1 In the event that GroundSure reasonably believes that the Customer or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 9.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Customer shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; or (ii) the Customer (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 Customer is struck off the Register of Companies or dissolved; or (iii) the Customer 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 Customer shall enter into a composition or arrangement with the Customer's creditors or shall suffer distress or execution to be levied on his goods; or (iv) the Customer breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy then and in any such case GroundSure shall be entitled to a fair and reasonable amount on account of the fees due commensurate with the services performed to the date of such termination and any outstanding expenses or other disbursements that it may have incurred in respect of the Contract including without limitation equipment hire costs for the remainder of any lease, storage costs, transportation costs, labour costs or sub-contractor fees.
- 10 Customer's Right to Terminate and Suspend
- 10.1 Subject to condition 11.2, the Customer may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 10.2 The Customer waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping.
- 11 Consequences of Withdrawal, Termination or Suspension
- 11.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any site with all reasonable speed and shall deliver to the Customer/Beneficiary any property of the Customer/Beneficiary in GroundSure's possession or control.
- 11.2 The Customer shall pay to GroundSure all and any fees as are due in respect of the Services performed up to or in respect of such termination or suspension.
- 12 General
- 12.1 GroundSure and the Customer agree not to rescind or vary these terms and conditions to Ordnance Survey's or its successor's detriment without obtaining Ordnance Survey's or its successor's prior written consent.
- 12.2 Subject to condition 12.1, GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by GroundSure or made in accordance with condition 12.1.
- 12.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 12.4 Save as expressly provided in conditions 6.2 and 12.5, no person other than the Customer, Beneficiary and GroundSure shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of these terms and conditions.
- 12.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 12.1 of these terms and conditions against the Customer in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 12.6 GroundSure shall not be liable to the Customer if the provision of the Services is delayed or prevented by any circumstance which is beyond GroundSure's reasonable control including without limitation one or more of the following circumstances:
- (i) the Customer or Beneficiary's failure to provide facilities, access or information; (ii) fire, storm, flood, tempest or epidemic; (iii) process shutdown; (iv) Acts of God or the public enemy; (v) riot, civil commotion or war; (vi) strikes, labour disputes or industrial action; (vii) acts or regulations of any governmental or other agency; (viii) suspension or delay of services at public registries by Data Providers; or (ix) changes in law.
- 12.7 Any notice provided for 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.
- 12.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 12.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 12.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 12.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 12.12 These terms and conditions were produced on 28 May 2008.