

ANNEX A Figures

Figure 1 Site Boundary and Location

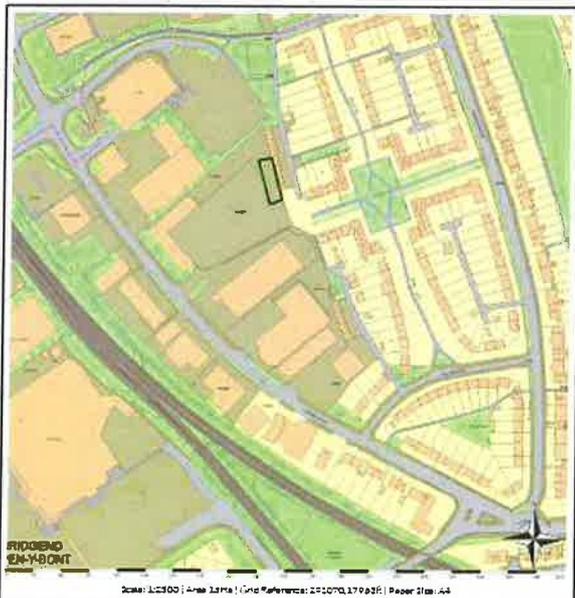
Figure 2 Bridgend Depot Environmental Management Map

Figure 3 Potentially Infilled Land

Figure 4 Surface Water Features

Figure 5 Environmental Designations

Figure 6 Landfills and Other Waste Sites

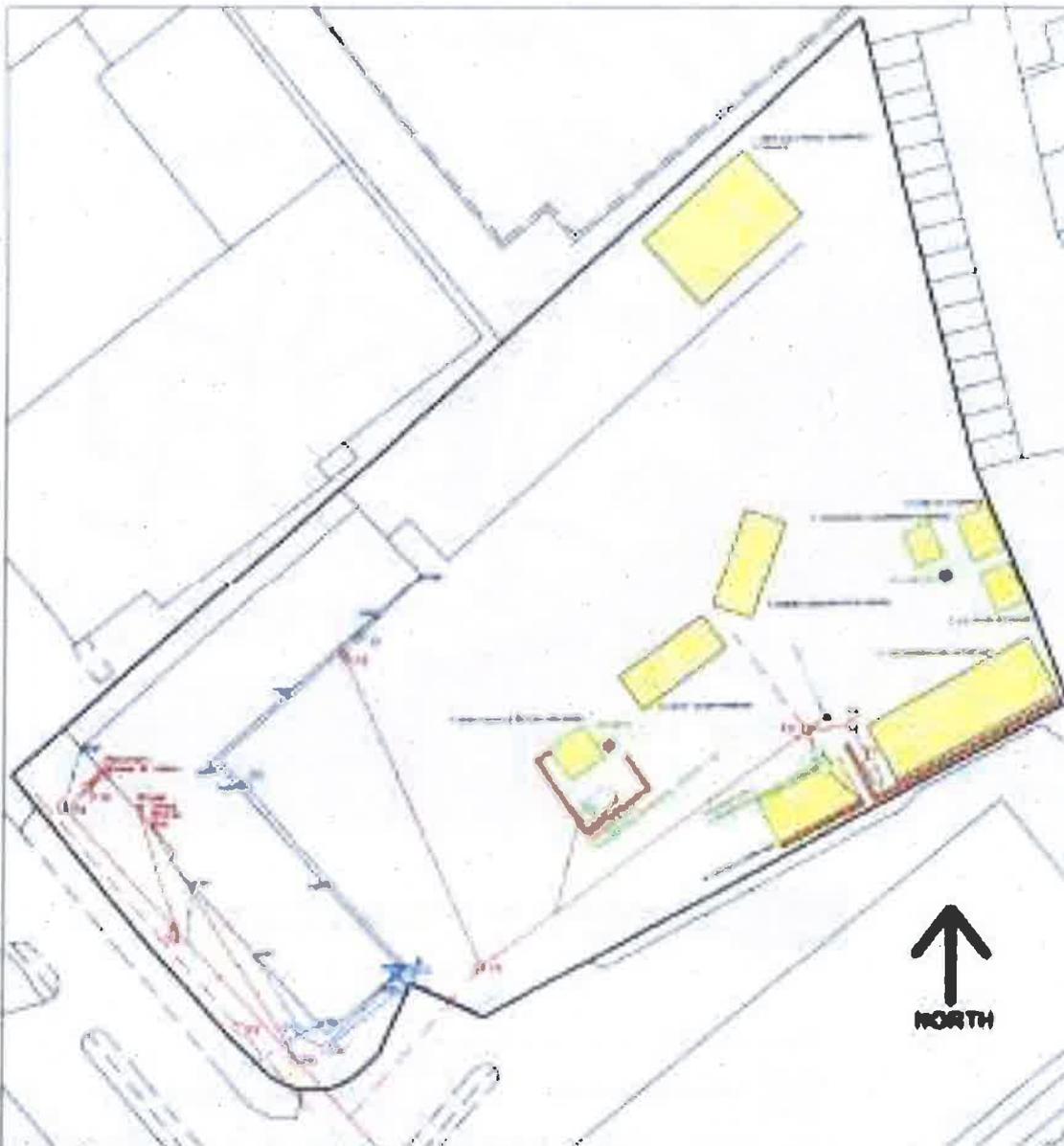


Paul Downing & ASSOCIATES LTD

Figure 1 Site Location

Western Power Distribution
Tremains Road, Bridgend,
Wales, CF31 1TZ

Reference: GS2911368



DRAWING REVISION

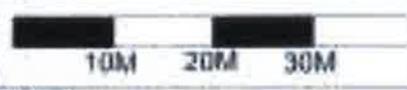
DRAWN BY:	P.W.
CHECKED BY:	W.A.
DATE:	21.08.2010
DRAWING REF:	INSBRACK1
ISSUE:	01
NOTES:	

NATURAL SOLUTIONS SOUTH WALES LTD
 2 - 4 Village Court, Village Farm Industrial Estate,
 Pyle, Bridgend, South Wales, CF31 0EJ

TEL: 01499 281 760 FAX: 01499 760 670
 WEB: www.naturalsolutions.co.uk
 EMAIL: enquiries@naturalsolutions.co.uk



**WESTERN POWER DISTRIBUTION
 WPD BRACKLA DEPOT
 ENVIRONMENTAL MANAGEMENT MAP**



MANHOLE SCHEDULE

STORM DRAINAGE

1	Manhole 1000mm dia	1000mm dia	1000mm dia
2	Manhole 1000mm dia	1000mm dia	1000mm dia
3	Manhole 1000mm dia	1000mm dia	1000mm dia
4	Manhole 1000mm dia	1000mm dia	1000mm dia
5	Manhole 1000mm dia	1000mm dia	1000mm dia
6	Manhole 1000mm dia	1000mm dia	1000mm dia
7	Manhole 1000mm dia	1000mm dia	1000mm dia
8	Manhole 1000mm dia	1000mm dia	1000mm dia
9	Manhole 1000mm dia	1000mm dia	1000mm dia
10	Manhole 1000mm dia	1000mm dia	1000mm dia

FUEL STORAGE

11	1000mm dia	1000mm dia	1000mm dia
12	1000mm dia	1000mm dia	1000mm dia
13	1000mm dia	1000mm dia	1000mm dia
14	1000mm dia	1000mm dia	1000mm dia
15	1000mm dia	1000mm dia	1000mm dia
16	1000mm dia	1000mm dia	1000mm dia
17	1000mm dia	1000mm dia	1000mm dia
18	1000mm dia	1000mm dia	1000mm dia
19	1000mm dia	1000mm dia	1000mm dia
20	1000mm dia	1000mm dia	1000mm dia

MAP KEY

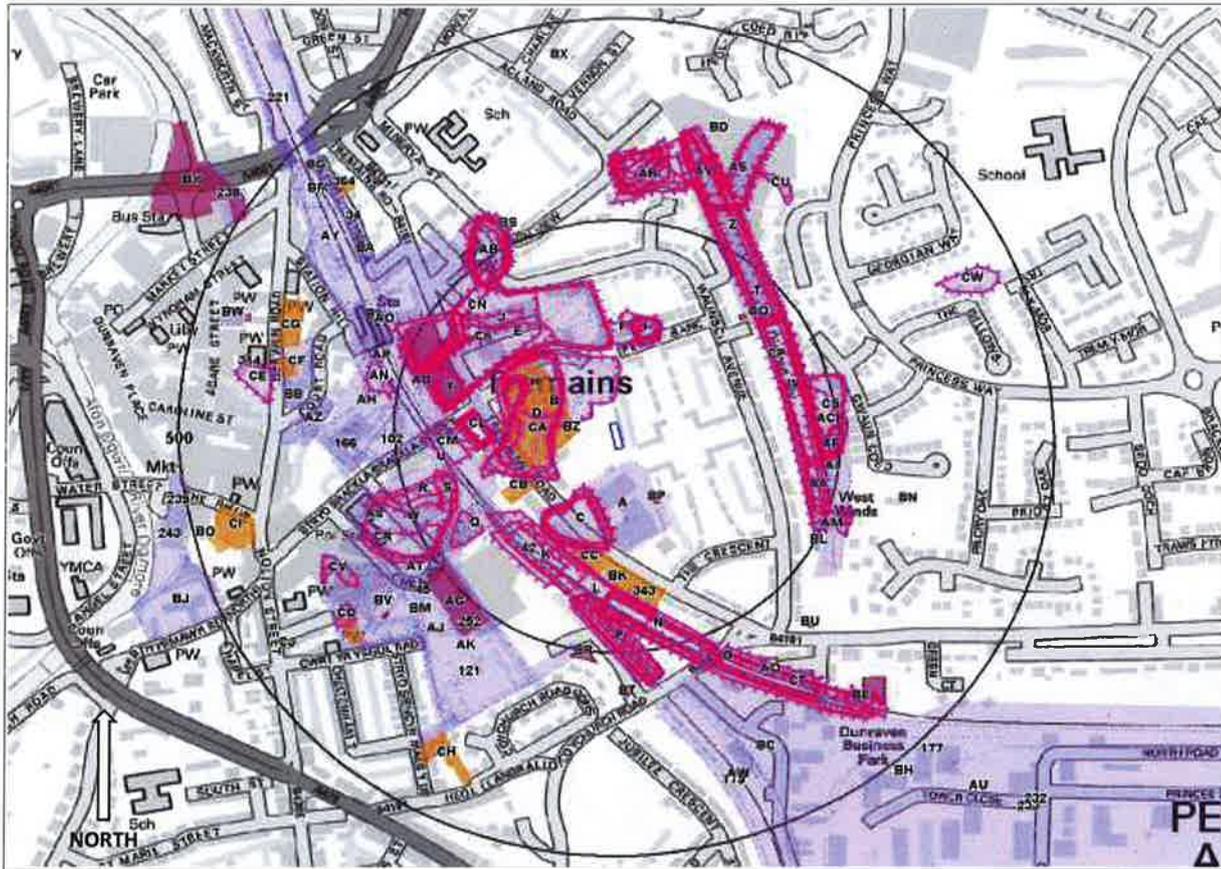
	1000mm dia manhole
	1500mm dia manhole
	2000mm dia manhole
	3000mm dia manhole
	4000mm dia manhole
	5000mm dia manhole
	6000mm dia manhole
	7000mm dia manhole
	8000mm dia manhole
	9000mm dia manhole
	10000mm dia manhole
	11000mm dia manhole
	12000mm dia manhole
	13000mm dia manhole
	14000mm dia manhole
	15000mm dia manhole
	16000mm dia manhole
	17000mm dia manhole
	18000mm dia manhole
	19000mm dia manhole
	20000mm dia manhole

Paul Downing & ASSOCIATES LTD

Figure 2 WPD Environmental Management Plan

Western Power Distribution
 Tremains Road, Bridgend,
 Wales, CF31 1TZ

Reference WPD



Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.



Paul Downing & Associates Ltd

Figure 3 Potentially Infilled Land

Western Power Distribution
Tremains Road, Bridgend,
Wales, CF31 1TZ

Reference: GS2911368



Mapping sourced from



© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

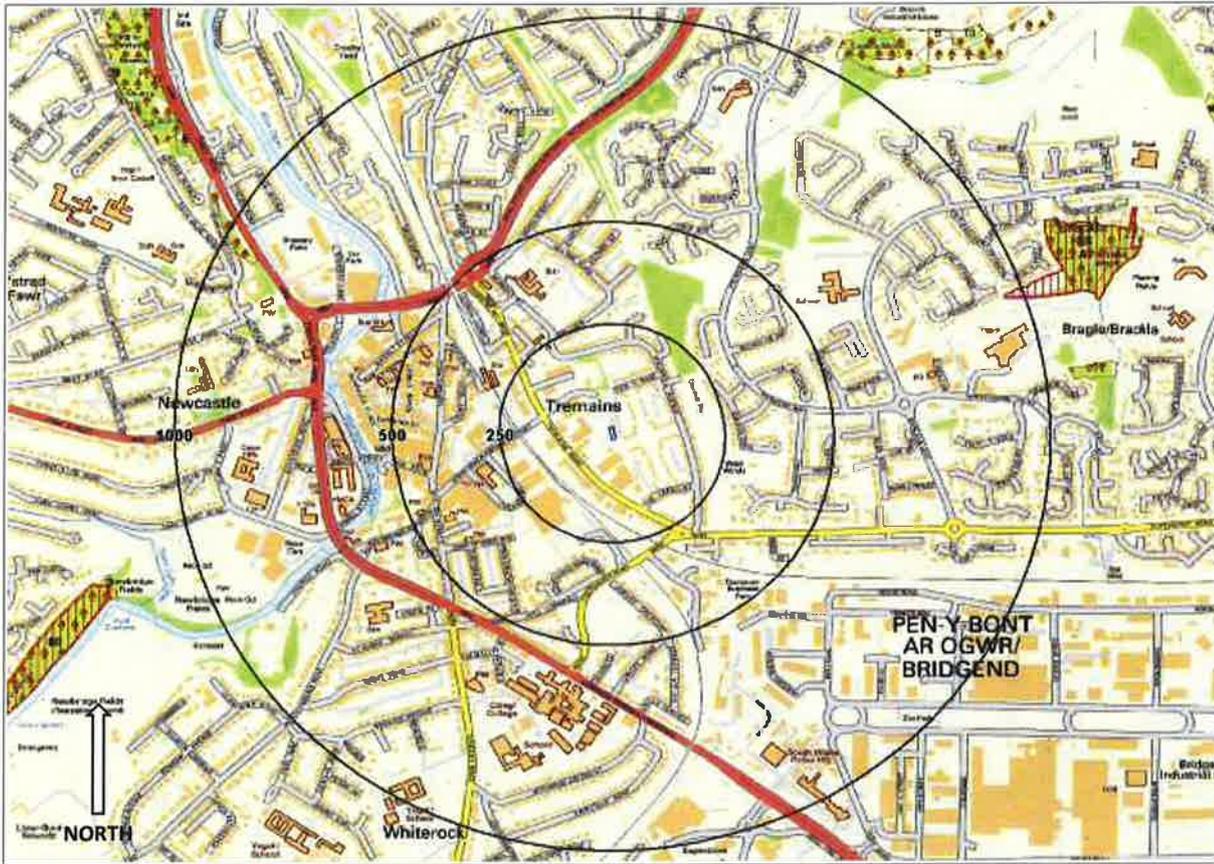
- | | | |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline | Primary River | Canal |
| Search Buffers (m) | Secondary River | Canal Tunnel |
| 250 | Tertiary River | Culvert |
| 500 | Lake/Reservoir | Multiple Channel Culvert |
| | Underground River (Inferred) | Underground River (Potential Sewer) |
| | General Quality Assessment: Biology | Underground River (local knowledge) |
| | General Quality Assessment: Chemistry | |

Paul Downing & ASSOCIATES⁴¹²

Figure 4 Hydrology

Western Power Distribution
Tremains Road, Bridgend,
Wales, CF31 1TZ

Reference: GS2911368



Mapping sourced from

OS Ordnance Survey

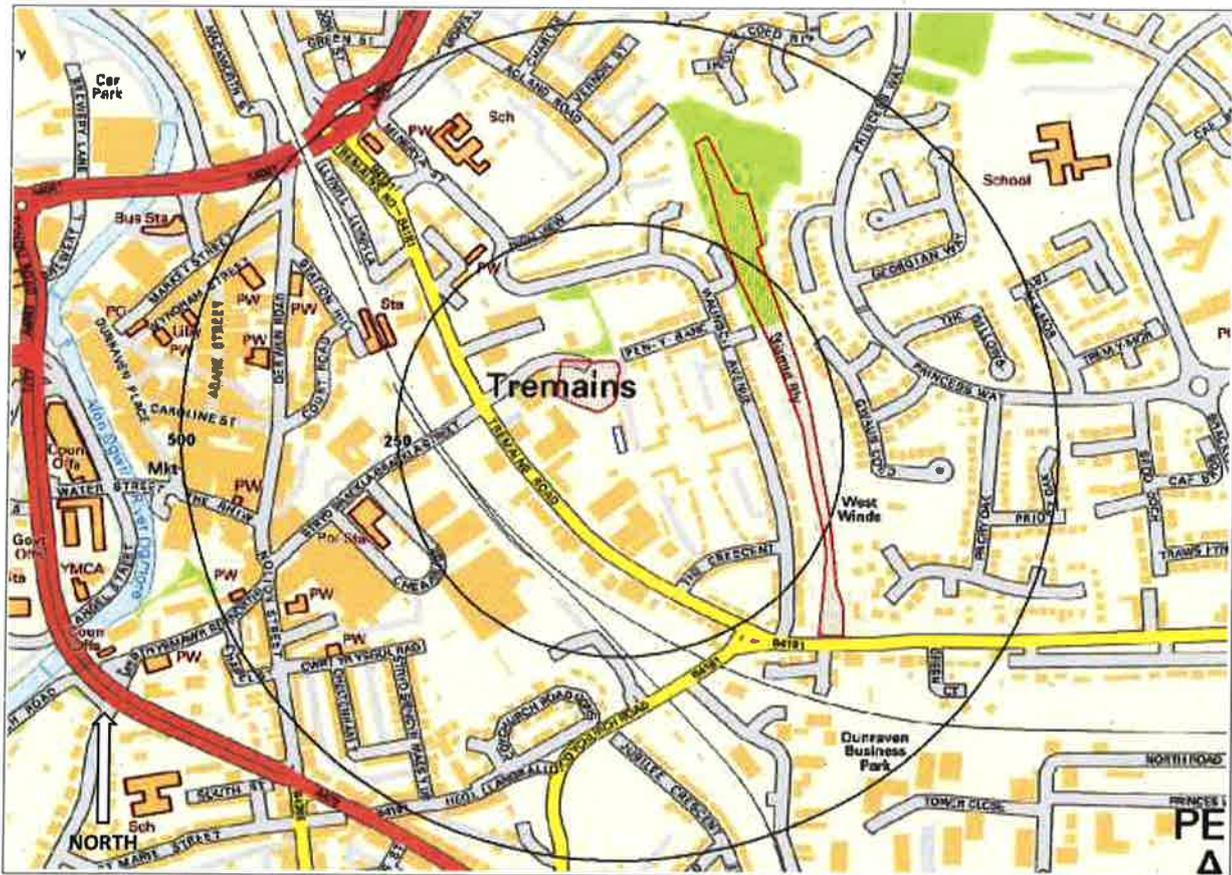
© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.



Paul Downing & ASSOCIATES LTD

Figure 5 Environmental Designations
Western Power Distribution
Tremaies Road, Bridgend,
Wales, CF31 1TZ

Reference: GS2911368



Mapping
sourced from

OS Ordnance
Survey

© Crown copyright and database rights 2015
Ordnance Survey license 100035207.

- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | E.A. Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | E.A. Historic Landfill |  | E.A. Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

Paul Downing
& ASSOCIATES LTD

Figure 6 Landfill and Waste
Sites

Western Power Distribution
Tremain's Road, Bridgend,
Wales, CF31 1TZ

Reference: GS2911368

ANNEX B Photolog



Photograph 1: Oil drum store

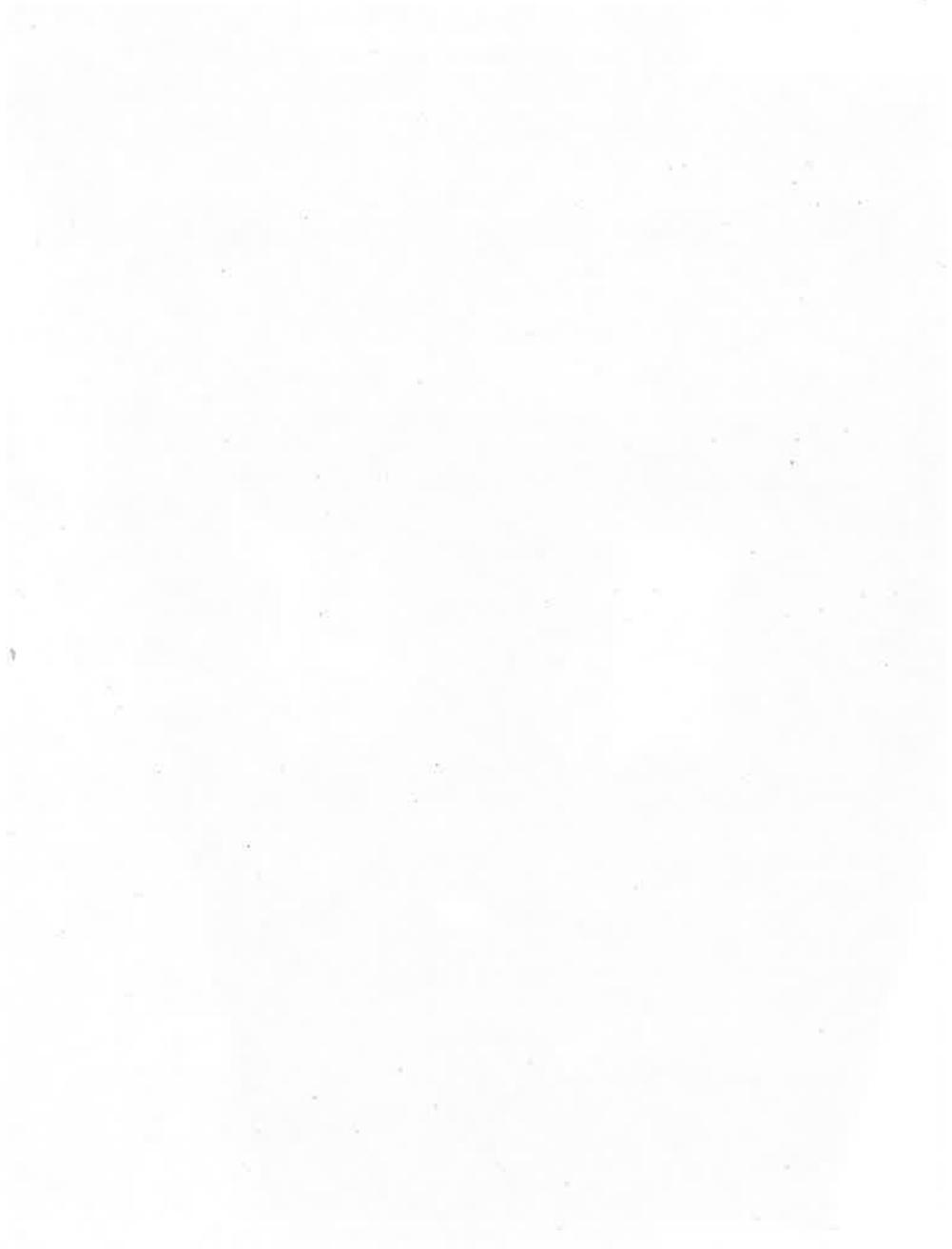
**Paul Downing
& ASSOCIATES LTD**

Photo Log

Western Power Distribution
Tremains Road, Bridgend, Wales,
CF31 1TZ

Reference: Site Walkover

ANNEX C Planning Applications & Historical Maps



Back to Search page	Application	Proposal
A/15/17/ADV	SINCLAIR VOLKSWAGEN TREMAINS ROAD BRIDGEND CF31 1TZ	NEW SIGNAGE TO REPLACE EXISTING SIGNS
A/15/13/ADV	BRIDGEND SERVICE STATION TREMAINS ROAD BRIDGEND CF31 1TZ	VARIOUS ILLUMINATED & NON-ILLUMINATED FASCIA SIGNS AND ILLUMINATED POLE SIGN
P/14/581/FUL	1-19 TREMAINS ROAD BRIDGEND CF31 1TZ	INSTALL WOODEN FENCING AROUND FLATS, NEW HARDSTANDING TO SITE CONTAINER, RENEW EXT TARMAC & INSTALL PATHWAY
P/14/389/BCB	CELTIC COURT TREMAINS ROAD BRIDGEND CF31 1TZ	INTERNAL & EXTERNAL REFURB OF EXISTING OFFICE BUILDING TO INCLUDE TWO STOREY EXTENSION FOR STAIRCASE & LIFT
P/13/836/RLX	LAND AT JCT TREMAINS RD/BRACKA ST BRIDGEND CF31 1TZ	RELAX CONDITIONS 2 & 5 OF P/13/204/FUL RELATING TO HIGHWAYS
P/13/722/RLX	TREMAINS COURT TREMAINS ROAD BRIDGEND CF31 1TZ	RELAX OF CONDITION OF P/08/817/FUL TO EXTEND IMPLEMENTATION DATE FOR FURTHER 3 YEARS
P/13/642/FUL	YORK HOUSE TREMAINS ROAD BRIDGEND CF31 1TZ	INSTALLATION OF CCTV
P/13/410/FUL	2 TREMAINS ROAD BRIDGEND CF31 1TZ	SINGLE STOREY REAR EXTENSION TO PROVIDE EN-SUITE SHOWER ROOM WITH NEW EXTERNAL RAMPED ACCESS
A/13/33/ADV	LAND AT TREMAINS ROAD BRIDGEND CF31 1TZ	FOUR NEW NON-ILLUMINATED FASCIA SIGNS
P/13/111/BCB	CELTIC COURT TREMAINS ROAD BRIDGEND CF31 1TZ	CHANGE OF USE TO INCLUDE CLASS D1
P/12/412/FUL	CASTLE LEISURE LTD TREMAINS ROAD BRIDGEND CF31 1TZ	PROPOSED EXTERNAL COURTYARD SHELTER AREA TO REAR OF EXISTING UNIT
P/12/104/FUL	THE FAT SAUSAGE O/S CCS CAR PARK TREMAINS ROAD BRIDGEND CF31 1TZ	RETENTION OF MOBILE BURGER VAN
P/11/758/FUL	OLD JOINERY WORKS TREMAINS ROAD BRIDGEND CF31 1TZ	ERECT 2 NO. TWO-BED SELF CONTAINED FLATS & 4 NO. ONE-BED SELF CONTAINED FLATS
P/11/226/RLX	DOMINOS PIZZA TREMAINS ROAD BRIDGEND CF31 1TZ	EXTENSION OF OPENING HOURS TO ACCORD WITH PREMISES LICENCE
A/10/37/ADV	CASTLE BINGO TREMAINS ROAD BRIDGEND CF31 1TZ	2 ILLUMINATED EXTERNAL SIGNS
A/09/36/ADV	TREMAINS TEXACO (STAR) TREMAINS ROAD BRIDGEND CF31 1TZ	REBRANDING OF EXISTING TEXACO ILLUMINATED IMAGE ON THE FORECOURT CANOPY
A/09/33/ADV	TREMAINS TEXACO (STAR) TREMAINS ROAD BRIDGEND CF31 1TZ	REBRANDING OF EXISTING ILLUMINATED IMAGE ON FORECOURT CANOPY TO REAR ELEVATION
A/09/32/ADV	SOMERFIELD STORES TREMAINS ROAD BRIDGEND CF31 1TZ	5NO. FASCIA SIGNS AND 2NO. DIRECTIONAL SIGNS
A/09/24/ADV	TEXACO (STAR) TREMAINS ROAD BRIDGEND CF31 1TZ	PROPOSED NEW SIGNAGE
P/09/201/FUL	WESTERN POWER TREMAINS ROAD BRIDGEND CF31 1TZ	PERMANENT RETENTION OF FOUR EXISTING PORTABLE BUILDINGS
P/09/170/FUL	WESTERN POWER DISTRIBUTION TREMAINS ROAD BRIDGEND CF31 1TZ	REPLACE 27M OF 2M HIGH FENCING WITH 2.4M & ERECT 50M OF 2.4M FENCING ON BOUNDARY WITH FORMER GARAGES
A/08/51/ADV	FORMER VIDEO SHOP TREMAINS ROAD BRIDGEND CF31 1TZ	4NO. ILLUMINATED SIGNS
P/08/892/FUL	FORMER VIDEO SHOP TREMAINS ROAD BRIDGEND CF31 1TZ	CHANGE OF USE TO A3
P/08/817/FUL	LAND OFF TREMAINS ROAD BRIDGEND CF31 1TZ	THREE STOREY OFFICE DEVELOPMENT AND CAR PARKING FRONTING TREMAINS ROAD
A/08/22/ADV	SINCLAIR AUDI TREMAINS ROAD BRIDGEND CF31 1TZ	NON-ILLUMINATED HOARDING
P/08/459/FUL	WESTERN POWER DISTRIBUTION BRACKLA DEPOT TREMAINS ROAD CF31 1TZ	ERECT VEHICLE JETWASH FACILITY INC PROTECTION SCREENS FOR CLEANING BUSINESS VEHICLES
P/07/94/FUL	CASTLE BINGO TREMAINS ROAD BRIDGEND CF31 1TZ	ERECTION OF TWO EXTERNAL CANOPIES
P/05/1580/FUL	CARMAX CAR SALES YORK HOUSE TREMAINS ROAD CF31 1TZ	ALT. & EXTENSION TO EXISTING 2nd HAND CAR SALES & CONSTRUCTION OF 3 STOREY LINK & NEW OFFICE BLOCK
P/05/1040/FUL	TREMAINS COURT TREMAINS ROAD BRIDGEND CF31 1TZ	NEW BUILD ONE STOREY RETAIL UNIT WITH TWO WAY ACCESS CAR PARKING AREA (AMENDED PLANS)

ANNEX D Groundsure Data (GS2911368)



Groundsure

LOCATION INTELLIGENCE

Paul Downing Ltd
23, Carlton Road,
Headley Down, GU35 8JW

Groundsure Reference: GS-2911368
Your Reference: WPD_Bridgend

Report Date 19 Apr 2016

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: BRACKLA DEPOT, WPD, TREMAINS ROAD, BRIDGEND, CF31 1TZ

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: BRACKLA DEPOT, WPD, TREMAINS ROAD, BRIDGEND, CF31 1TZ
Date: 19 Apr 2016
Reference: GS-2911368
Client: Paul Downing Ltd



Aerial Photograph Capture date: 14-Jul-2013
Grid Reference: 291058,179717
Site Size: 0.03ha

Report Reference: GS-2911368
Client Reference: WPD_Bridgend

Contents Page

Contents Page	3
Overview of Findings	6
Using this report	10
1. Historical Land Use	11
1. Historical Industrial Sites	12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping	12
1.2 Additional Information – Historical Tank Database	17
1.3 Additional Information – Historical Energy Features Database	18
1.4 Additional Information – Historical Petrol and Fuel Site Database	20
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	20
1.6 Potentially Infilled Land	21
2. Environmental Permits, Incidents and Registers Map	25
2. Environmental Permits, Incidents and Registers	26
2.1 Industrial Sites Holding Licences and/or Authorisations	26
2.1.1 Records of historic IPC Authorisations within 500m of the study site	26
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site	26
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site	26
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site	26
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site	26
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site	27
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	27
2.1.8 Records of Licensed Discharge Consents within 500m of the study site	28
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site	28
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	28
2.2 Dangerous or Hazardous Sites	28
2.3 Environment Agency Recorded Pollution Incidents	28
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site	28
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site	28
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	29
3. Landfill and Other Waste Sites Map	30
3. Landfill and Other Waste Sites	31
3.1 Landfill Sites	31
3.1.1 Records from Environment Agency landfill data within 1000m of the study site	31
3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site	31
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site	31
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site	32
3.2 Other Waste Sites	32
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site	32
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site	32
4. Current Land Use Map	34
4. Current Land Uses	35
4.1 Current Industrial Data	35
4.2 Petrol and Fuel Sites	36
4.3 National Grid High Voltage Underground Electricity Transmission Cables	36
4.4 National Grid High Pressure Gas Transmission Pipelines	37
5. Geology	38
5.1 Artificial Ground and Made Ground	38

5.2 Superficial Ground and Drift Geology	38
5.3 Bedrock and Solid Geology	38
6 Hydrogeology and Hydrology	39
6a. Aquifer Within Superficial Geology	39
6b. Aquifer Within Bedrock Geology and Abstraction Licenses	40
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses	41
6d. Hydrogeology – Source Protection Zones within confined aquifer	42
6e. Hydrology – Detailed River Network and River Quality	43
6. Hydrogeology and Hydrology	44
6.1 Aquifer within Superficial Deposits.....	44
6.2 Aquifer within Bedrock Deposits.....	44
6.3 Groundwater Abstraction Licences.....	45
6.4 Surface Water Abstraction Licences.....	45
6.5 Potable Water Abstraction Licences.....	45
6.6 Source Protection Zones.....	45
6.7 Source Protection Zones within Confined Aquifer.....	46
6.8 Groundwater Vulnerability and Soil Leaching Potential.....	46
6.9 River Quality.....	47
6.9.1 Biological Quality:.....	47
6.9.2 Chemical Quality:.....	48
6.10 Detailed River Network.....	48
6.11 Surface Water Features.....	49
7a. Environment Agency Flood Map for Planning (from rivers and the sea)	50
7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map	51
7 Flooding	52
7.1 River and Coastal Zone 2 Flooding.....	52
7.2 River and Coastal Zone 3 Flooding.....	52
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating.....	52
7.4 Flood Defences.....	52
7.5 Areas benefiting from Flood Defences.....	52
7.6 Areas benefiting from Flood Storage.....	53
7.7 Groundwater Flooding Susceptibility Areas.....	53
7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes.....	53
7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?.....	53
7.8 Groundwater Flooding Confidence Areas.....	53
8. Designated Environmentally Sensitive Sites Map	54
8. Designated Environmentally Sensitive Sites	55
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	55
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	55
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	55
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	55
8.5 Records of Ramsar sites within 2000m of the study site:.....	55
8.6 Records of Ancient Woodland within 2000m of the study site:	56
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	59
8.8 Records of World Heritage Sites within 2000m of the study site:.....	59
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	59
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	59
8.11 Records of National Parks (NP) within 2000m of the study site:	59
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	59
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	60

8.14 Records of Green Belt land within 2000m of the study site:.....	60
9. Natural Hazards Findings	61
9.1 Detailed BGS GeoSure Data.....	61
9.1.1 Shrink Swell.....	61
9.1.2 Landslides.....	61
9.1.3 Soluble Rocks.....	61
9.1.4 Compressible Ground.....	62
9.1.5 Collapsible Rocks.....	62
9.1.6 Running Sand.....	62
9.2 Radon.....	62
9.2.1 Radon Affected Areas.....	62
9.2.2 Radon Protection.....	63
10. Mining	64
10.1 Coal Mining.....	64
10.2 Non-Coal Mining.....	64
10.3 Brine Affected Areas	64
Contact Details	65
Standard Terms and Conditions	67

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	0	6	123	114
1.2 Additional Information – Historical Tank Database	0	0	7	12
1.3 Additional Information – Historical Energy Features Database	0	0	22	38
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	10	11	30
1.6 Potentially Infilled Land	0	1	78	27

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	0
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	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	3	2
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	0	0	0
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	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
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	1	1	0	0	1
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	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	5

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	20	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	2	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	0-500m
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?	None
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	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
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	5	1	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	No	Yes	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	1	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	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?	No
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
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?	Limited potential
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

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	0
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	0	0	0	0	1	48
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	1	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	0
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?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Negligible
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Very Low
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
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?	Negligible
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?	No
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.

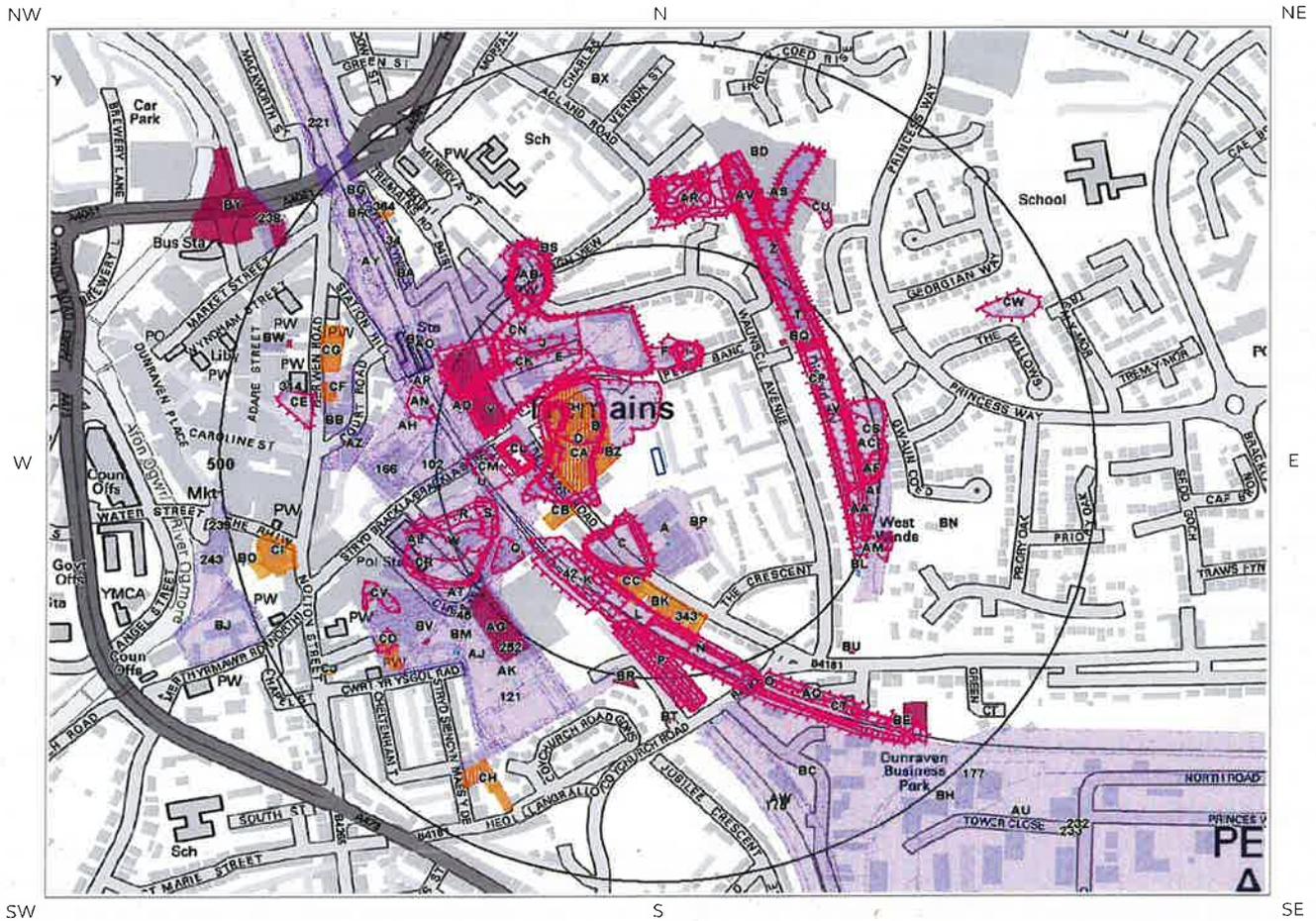
Note: Maps

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).

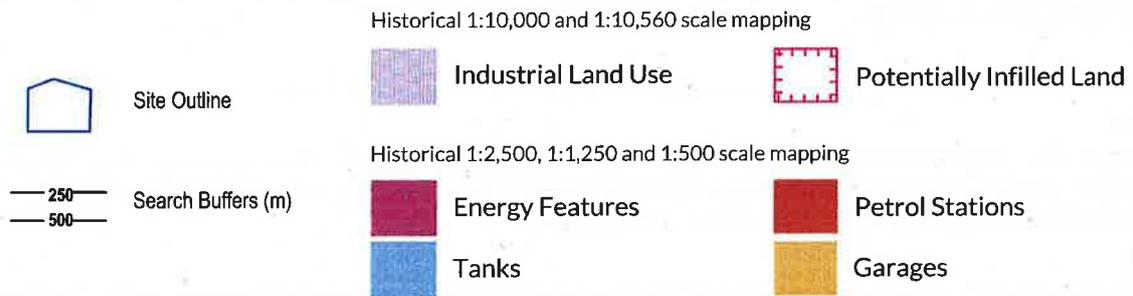
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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



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



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: 243

ID	Distance [m]	Direction	Use	Date
1A	19	SE	Unspecified Depot	1973
2A	19	SE	Unspecified Commercial/Industrial	1981
3A	19	SE	Unspecified Commercial/Industrial	1993
4B	22	NW	Unspecified Quarry	1948
5B	42	NW	Railway Sidings	1948
6D	47	NW	Railway Sidings	1948
7C	58	SW	Unspecified Heap	1948
8C	58	SW	Unspecified Heap	1914
9D	59	NW	Unspecified Quarries	1914
10D	61	W	Unspecified Quarries	1921
11C	62	SW	Unspecified Heap	1948
12D	62	W	Railway Sidings	1914
13H	62	W	Unspecified Quarry	1938
14C	63	SW	Unspecified Heap	1938
15C	63	SW	Unspecified Heap	1938
16C	67	SW	Unspecified Heap	1921
17D	71	W	Railway Sidings	1938
18D	72	W	Railway Sidings	1921
19G	83	W	Railway Sidings	1897
20E	92	N	Unspecified Quarry	1914
21E	92	N	Unspecified Quarry	1948
22CN	94	N	Engine Works	1878
23J	96	N	Unspecified Quarries	1938
24F	98	N	Unspecified Quarry	1878
25F	99	N	Unspecified Quarry	1921
26G	104	W	Unspecified Ground Workings	1897
27H	105	W	Unspecified Heap	1948
28I	106	N	Unspecified Quarry	1914
29I	109	N	Unspecified Quarry	1897
30I	110	N	Unspecified Quarries	1938
31E	112	NW	Tramway Sidings	1921
32CK	119	NW	Unspecified Ground Workings	1897

33J	128	N	Tramway Sidings	1938
34	130	NW	Railway Sidings	1914
35L	130	SW	Cuttings	1938
36M	134	NW	Railway Sidings	1897
37K	135	SW	Cuttings	1914
38K	135	SW	Cuttings	1948
39L	137	SW	Cuttings	1878
40M	139	NW	Refuse Heap	1948
41AE	143	W	Railway Sidings	1938
42	144	SW	Cuttings	1921
43BI	144	W	Railway Sidings	1878
44CO	147	SW	Railway Sidings	1973
45	158	SW	Railway Sidings	1914
46AG	158	SW	Railway Sidings	1948
47CM	167	W	Cuttings	1878
48J	167	NW	Unspecified Ground Workings	1948
49Q	170	SW	Sawmill	1878
50Y	173	W	Unspecified Quarry	1921
51N	174	S	Cuttings	1948
52N	174	S	Cuttings	1914
53O	175	S	Cuttings	1948
54	175	SW	Railway Sidings	1948
55O	181	S	Cuttings	1921
56P	181	S	Cuttings	1914
57P	181	S	Cuttings	1948
58AT	181	W	Railway Sidings	1897
59P	182	S	Cuttings	1948
60Q	183	SW	Unspecified Ground Workings	1897
61R	187	W	Unspecified Commercial/Industrial	1993
62R	187	W	Unspecified Depot	1981
63BM	188	W	Railway Sidings	1921
64P	189	S	Cuttings	1921
65S	190	W	Unspecified Old Quarry	1938
66S	191	W	Lime Kiln	1878
67W	191	W	Unspecified Old Quarry	1914
68BQ	193	E	Cuttings	1921
69T	193	E	Cuttings	1981
70CP	193	E	Cuttings	1948
71T	193	E	Cuttings	1973
72AX	194	W	Railway Sidings	1948
73U	195	W	Railway Building	1914
74U	195	W	Railway Building	1948
75V	197	E	Cuttings	1914
76V	197	E	Cuttings	1948

77X	197	NW	Unspecified Quarry	1914
78W	198	W	Unspecified Old Quarry	1921
79T	198	E	Cuttings	1938
80V	198	E	Cuttings	1897
81X	199	NW	Unspecified Quarry	1921
82Y	199	W	Lime Kiln	1878
83X	199	NW	Unspecified Heap	1878
84Z	207	NE	Cuttings	1948
85Z	207	NE	Cuttings	1914
86Z	211	NE	Cuttings	1897
87CQ	212	W	Unspecified Ground Workings	1897
88AA	213	E	Cuttings	1914
89AA	213	E	Cuttings	1948
90AJ	219	SW	Electricity Works	1938
91AD	220	W	Railway Building	1938
92AB	220	NW	Unspecified Heap	1948
93AC	221	E	Unspecified Disused Quarry	1973
94AB	221	NW	Unspecified Heap	1921
95AC	221	E	Unspecified Quarry	1948
96AB	222	NW	Tramway Sidings	1914
97AB	223	NW	Unspecified Heap	1948
98AD	223	W	Railway Building	1921
99AE	225	SW	Unspecified Pit	1938
100AE	225	SW	Unspecified Pit	1938
101CS	225	E	Unspecified Quarry	1948
102	225	W	Tannery	1921
103AA	227	E	Railway Sidings	1914
104AF	230	E	Unspecified Quarry	1921
105AH	231	W	Railway Sidings	1948
106AB	232	NW	Unspecified Pit	1878
107AB	232	NW	Unspecified Ground Workings	1897
108AF	235	E	Unspecified Quarry	1914
109AA	235	E	Railway Sidings	1938
110AF	235	E	Unspecified Quarry	1938
111AG	235	SW	Sawmill	1938
112AM	236	E	Railway Sidings	1921
113AH	237	W	Railway Sidings	1914
114AI	237	E	Lime Kiln	1948
115AI	237	E	Lime Kiln	1921
116AK	238	SW	Unspecified Commercial/Industrial	1948
117AG	238	SW	Electricity Works	1914
118AG	238	SW	Unspecified Works	1973
119AI	241	E	Lime Kilns	1948

120AI	241	E	Lime Kiln	1914
121	241	S	Wagon Works	1921
122AI	241	E	Lime Kiln	1938
123AJ	242	SW	Unspecified Commercial/Industrial	1948
124AH	243	W	Tannery	1938
125AH	243	W	Railway Sidings	1938
126AH	243	W	Railway Sidings	1921
127AH	245	W	Railway Building	1897
128AG	245	SW	Electricity Works	1921
129AH	247	W	Railway Sidings	1897
130BL	251	SE	Unspecified Tank	1897
131AK	253	SW	Wagon Works	1914
132BV	253	SW	Sawmill	1914
133AN	254	W	Unspecified Pit	1878
134AL	259	SW	Police Station	1981
135AL	259	SW	Police Station	1993
136AM	260	E	Refuse Heap	1921
137AM	263	E	Refuse Heap	1914
138AN	264	W	Railway Building	1948
139AN	265	W	Railway Building	1921
140AR	272	N	Unspecified Old Quarry	1921
141AQ	273	SE	Cuttings	1938
142AO	273	NW	Railway Station	1878
143AO	274	W	Railway Station	1948
144AO	274	W	Railway Station	1914
145AP	274	W	Railway Building	1878
146AO	274	NW	Railway Station	1897
147AO	275	W	Railway Station	1948
148AO	275	NW	Railway Station	1938
149AO	276	W	Railway Station	1921
150AO	277	NW	Railway Station	1993
151AO	277	NW	Railway Station	1973
152AO	277	NW	Railway Station	1981
153AP	278	W	Railway Building	1897
154AQ	279	SE	Cuttings	1878
155AQ	280	SE	Cuttings	1914
156AQ	280	SE	Cuttings	1948
157AR	282	N	Unspecified Old Quarry	1914
158AR	283	N	Unspecified Quarry	1878
159AR	284	N	Unspecified Ground Workings	1897
160AV	284	N	Cuttings	1948
161AS	285	N	Cuttings	1988
162AS	287	N	Cuttings	1984
163AT	287	SW	Railway Building	1897

164AU	287	S	Industrial Estate	1993
165AU	287	S	Industrial Estate	1981
166	287	W	Railway Building	1897
167AL	288	W	Railway Buildings	1878
168CR	289	W	Railway Buildings	1878
169AR	290	N	Unspecified Old Quarry	1938
170AR	293	N	Unspecified Heap	1948
171AR	294	N	Unspecified Ground Workings	1948
172AV	296	N	Cuttings	1974
173AW	299	S	Railway Sidings	1948
174AW	299	S	Railway Sidings	1914
175AL	301	W	Railway Building	1878
176AW	304	S	Railway Sidings	1938
177	306	S	Railway Sidings	1948
178AX	309	NW	Railway Sidings	1938
179	309	S	Railway Sidings	1921
180AS	311	NE	Cuttings	1974
181AY	317	NW	Railway Sidings	1921
182AY	319	NW	Railway Sidings	1897
183AZ	320	W	Hospital	1938
184AZ	322	W	Hospital	1914
185AZ	322	W	Hospital	1948
186AZ	323	W	Hospital	1897
187AZ	324	W	Hospital	1948
188AZ	325	W	Hospital	1921
189CU	333	NE	Unspecified Pit	1948
190CV	339	SW	Unspecified Ground Workings	1897
191BA	346	NW	Railway Building	1914
192BA	346	NW	Railway Building	1948
193BA	347	NW	Railway Building	1921
194CF	348	W	Police Station	1897
195BA	348	NW	Railway Building	1938
196BA	349	NW	Railway Building	1878
197BB	349	W	Police Station	1993
198AY	359	NW	Railway Building	1948
199BB	360	W	Police Station	1981
200AY	360	NW	Railway Building	1948
201AY	360	NW	Railway Building	1914
202AY	361	NW	Railway Building	1921
203AY	361	NW	Railway Building	1938
204CD	362	SW	Unspecified Ground Workings	1897
205AY	365	NW	Railway Building	1897
206AY	366	NW	Railway Building	1878
207BC	373	S	Unspecified Depot	1973

208BC	373	S	Unspecified Depot	1981
209BD	376	N	Unspecified Disused Kiln	1974
210BD	376	N	Unspecified Disused Kiln	1988
211BD	376	N	Unspecified Disused Kiln	1984
212BD	376	N	Unspecified Disused Kiln	1992
213CE	395	W	Burial Ground	1878
214BE	399	SE	Cuttings	1938
215BE	399	SE	Cuttings	1948
216BE	399	SE	Cuttings	1914
217AY	402	NW	Railway Building	1948
218AY	402	NW	Railway Building	1914
219AY	407	NW	Railway Building	1878
220BF	409	NW	Railway Sidings	1974
221	409	NW	Railway Sidings	1948
222CW	411	NE	Unspecified Quarry	1878
223BF	412	NW	Railway Sidings	1984
224BF	412	NW	Railway Sidings	1992
225BF	412	NW	Railway Sidings	1988
226BW	444	W	Police Station	1878
227BG	459	NW	Railway Building	1921
228BF	460	NW	Railway Building	1878
229BG	460	NW	Railway Building	1914
230BG	462	NW	Railway Building	1948
231BG	463	NW	Railway Building	1938
232	472	SE	Unspecified Commercial/Industrial	1948
233	473	SE	Unspecified Commercial/Industrial	1948
234BH	474	SE	Unspecified Depot	1981
235BH	474	SE	Unspecified Depot	1973
236BI	487	NW	Railway Sidings	1921
237BJ	490	W	Hospital	1948
238	492	NW	Gas Works	1878
239	492	W	Tannery	1878
240BJ	493	W	Hospital	1981
241BJ	493	W	Hospital	1973
242BJ	495	W	Hospital	1948
243	498	W	Slaughter House	1938

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:

19

ID	Distance (m)	Direction	Use	Date
244A	83	S	Unspecified Tank	1984
245A	83	S	Unspecified Tank	1992
246D	94	W	Unspecified Tank	1987
247D	95	W	Unspecified Tank	1995
248BK	159	S	Unspecified Tank	1992
249BK	159	S	Unspecified Tank	1984
250AM	243	SE	Unspecified Tank	1919
251BL	254	SE	Unspecified Tank	1899
252	269	SW	Tanks	1919
253AP	289	W	Unspecified Tank	1940
254AL	295	W	Unspecified Tank	1987
255AL	295	W	Unspecified Tank	1995
256BM	312	SW	Tanks	1940
257BN	332	E	Tanks	1964
258BN	332	E	Tanks	1969
259BO	485	W	Unspecified Tank	1970
260BO	485	W	Unspecified Tank	1964
261BO	490	W	Unspecified Tank	1969
262BY	494	NW	Gas Works	1878

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:

60

ID	Distance (m)	Direction	Use	Date
263BP	72	SE	Electricity Substation	1979
264BP	72	SE	Electricity Substation	1979
265BP	72	SE	Electricity Substation	1979
266BP	72	SE	Electricity Substation	1992
267BP	72	SE	Electricity Substation	1984
268Y	168	W	Electricity Transformer	1970
269Y	168	W	Electricity Transformer	1969
270X	169	W	Electricity Board Depot	1984
271Y	169	W	Electricity Substation	1984
272BQ	190	NE	Electricity Substation	1984
273BQ	191	NE	Electricity Substation	1992
274X	217	NW	Electricity Substation	1987

275X	217	NW	Electricity Transformer	1970
276X	218	NW	Electricity Transformer	1969
277X	218	NW	Electricity Substation	1995
278X	219	NW	Electricity Substation	1984
279AG	240	SW	Electricity Works	1919
280BR	245	S	Electricity Substation	1996
281BR	245	S	Electricity Substation	1969
282BR	245	S	Electricity Substation	1985
283BR	245	S	Electricity Substation	1990
284BR	246	S	Electricity Substation	1969
285BS	269	NW	Electricity Substation	1987
286BS	269	NW	Electricity Substation	1984
287BS	270	NW	Electricity Transformer	1970
288BS	270	NW	Electricity Transformer	1969
289BS	270	NW	Electricity Substation	1995
290BT	298	S	Electricity Transformer	1969
291BT	299	S	Electricity Substation	1985
292BT	299	S	Electricity Substation	1990
293BT	299	S	Electricity Transformer	1969
294BT	299	S	Electricity Substation	1996
295BU	303	SE	Electricity Substation	1985
296BU	303	SE	Electricity Substation	1990
297BU	304	SE	Electricity Substation	1996
298BU	304	SE	Electricity Transformer	1969
299BU	304	SE	Electricity Transformer	1969
300BV	331	SW	Electricity Substation	1995
301BV	333	SW	Electricity Substation	1994
302BV	333	SW	Electricity Substation	1987
303BV	333	SW	Electricity Substation	1984
304BV	334	SW	Electricity Substation	1990
305BV	334	SW	Electricity Substation	1992
306AZ	349	W	Electricity Substation	1987
307AZ	349	W	Electricity Substation	1995
308AZ	349	W	Electricity Substation	1984
309BE	397	SE	Electricity Substation	1990
310BE	397	SE	Electricity Substation	1985
311BE	397	SE	Electricity Substation	1996
312BE	398	SE	Electricity Substation	1969
313BE	398	SE	Electricity Substation	1969
314	424	W	Electricity Substation	1987
315BW	437	W	Electricity Substation	1995
316BW	437	W	Electricity Substation	1987
317BX	454	N	Electricity Substation	1985
318BX	454	N	Electricity Substation	1991
319BX	454	N	Electricity Substation	1968
320BX	454	N	Electricity Substation	1969

321BX	457	N	Electricity Substation	1999
322BY	494	NW	Gas Works	1878

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: 0

Database searched and no data found.

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: 51

ID	Distance (m)	Direction	Use	Date
323D	36	W	Garage	1969
324BZ	37	W	Garage	1979
325BZ	37	W	Garage	1979
326BZ	37	W	Garage	1992
327BZ	37	W	Garage	1979
328BZ	37	W	Garage	1984
329CA	47	W	Garage	1984
330D	48	W	Garage	1987
331CA	48	W	Garage	1970
332D	48	W	Garage	1995
333CA	61	W	Garage	1964
334CB	103	SW	Garage	1984
335CB	103	SW	Garage	1995
336CB	110	SW	Garage	1987
337CC	115	S	Garage	1992
338CC	115	S	Garage	1984
339BK	128	S	Garage	1979
340BK	128	S	Garage	1979
341BK	128	S	Garage	1979
342BK	146	S	Garage	1992
343	154	S	Garage	1984
344CD	367	SW	Garage	1969
345CD	367	SW	Garage	1964
346CD	367	SW	Garage	1971

347CE	369	W	Garage	1995
348CF	370	W	Garage	1987
349CF	373	W	Garage	1969
350CF	373	W	Garage	1970
351CF	373	W	Garage	1964
352CF	374	W	Garage	1984
353CG	374	W	Garage	1964
354CG	374	W	Garage	1970
355CG	374	W	Garage	1987
356CG	375	W	Garage	1995
357CG	375	W	Garage	1969
358CG	376	W	Garage	1984
359CH	400	SW	Garage	1964
360CH	401	SW	Garage	1992
361CH	401	SW	Garage	1990
362CH	414	SW	Garage	1971
363CH	415	SW	Garage	1994
364	417	NW	Garage	1999
365CH	422	SW	Garage	1969
366CI	428	W	Garage	1970
367CI	428	W	Garage	1964
368CI	428	W	Garage	1987
369BO	430	W	Garage	1969
370CI	430	W	Garage	1995
371CI	433	W	Garage	1984
372CJ	444	SW	Garage	1969
373CJ	448	SW	Garage	1964

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 106

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
374B	22	NW	Unspecified Quarry	1948
375C	58	SW	Unspecified Heap	1948
376C	58	SW	Unspecified Heap	1914
377CA	59	NW	Unspecified Quarries	1914
378CA	61	W	Unspecified Quarries	1921
379C	62	SW	Unspecified Heap	1948
380H	62	W	Unspecified Quarry	1938
381C	63	SW	Unspecified Heap	1938
382C	63	SW	Unspecified Heap	1938
383C	67	SW	Unspecified Heap	1921
384J	92	N	Unspecified Quarry	1948

385J	92	N	Unspecified Quarry	1914
386J	96	N	Unspecified Quarries	1938
387F	98	N	Unspecified Quarry	1878
388F	99	N	Unspecified Quarry	1921
389G	104	W	Unspecified Ground Workings	1897
390H	105	W	Unspecified Heap	1948
391I	106	N	Unspecified Quarry	1914
392I	109	N	Unspecified Quarry	1897
393I	110	N	Unspecified Quarries	1938
394CK	119	NW	Unspecified Ground Workings	1897
395L	130	SW	Cuttings	1938
396CL	134	W	Reservoir	1921
397CL	134	W	Reservoir	1878
398K	135	SW	Cuttings	1914
399K	135	SW	Cuttings	1948
400CL	135	W	Reservoir	1914
401CL	135	W	Reservoir	1948
402CL	135	W	Reservoir	1938
403CL	137	W	Pond	1948
404L	137	SW	Cuttings	1878
405CL	138	W	Reservoir	1897
406M	139	NW	Refuse Heap	1948
407K	144	SW	Cuttings	1921
408CM	167	W	Cuttings	1878
409CN	167	NW	Unspecified Ground Workings	1948
410Y	173	W	Unspecified Quarry	1921
411N	174	S	Cuttings	1914
412N	174	S	Cuttings	1948
413O	175	S	Cuttings	1948
414O	181	S	Cuttings	1921
415P	181	S	Cuttings	1948
416P	181	S	Cuttings	1914
417P	182	S	Cuttings	1948
418CO	183	SW	Unspecified Ground Workings	1897
419P	189	S	Cuttings	1921
420S	190	W	Unspecified Old Quarry	1938
421W	191	W	Unspecified Old Quarry	1914
422BQ	193	E	Cuttings	1921
423T	193	E	Cuttings	1981
424CP	193	E	Cuttings	1948
425T	193	E	Cuttings	1973
426V	197	E	Cuttings	1948
427V	197	E	Cuttings	1914

428X	197	NW	Unspecified Quarry	1914
429W	198	W	Unspecified Old Quarry	1921
430T	198	E	Cuttings	1938
431V	198	E	Cuttings	1897
432X	199	NW	Unspecified Quarry	1921
433X	199	NW	Unspecified Heap	1878
434Z	207	NE	Cuttings	1948
435Z	207	NE	Cuttings	1914
436Z	211	NE	Cuttings	1897
437CQ	212	W	Unspecified Ground Workings	1897
438AA	213	E	Cuttings	1914
439AA	213	E	Cuttings	1948
440AB	220	NW	Unspecified Heap	1948
441AC	221	E	Unspecified Disused Quarry	1973
442AB	221	NW	Unspecified Heap	1921
443AC	221	E	Unspecified Quarry	1948
444AB	223	NW	Unspecified Heap	1948
445CR	225	SW	Unspecified Pit	1938
446AE	225	SW	Unspecified Pit	1938
447CS	225	E	Unspecified Quarry	1948
448AF	230	E	Unspecified Quarry	1921
449AB	232	NW	Unspecified Pit	1878
450AB	232	NW	Unspecified Ground Workings	1897
451AF	235	E	Unspecified Quarry	1914
452AF	235	E	Unspecified Quarry	1938
453AN	254	W	Unspecified Pit	1878
454AM	260	E	Refuse Heap	1921
455AM	263	E	Refuse Heap	1914
456AR	272	N	Unspecified Old Quarry	1921
457AQ	273	SE	Cuttings	1938
458CT	279	SE	Cuttings	1878
459CT	280	SE	Cuttings	1948
460AQ	280	SE	Cuttings	1914
461AR	282	N	Unspecified Old Quarry	1914
462AR	283	N	Unspecified Quarry	1878
463AR	284	N	Unspecified Ground Workings	1897
464AV	284	N	Cuttings	1948
465AS	285	N	Cuttings	1988
466AS	287	N	Cuttings	1984
467AR	290	N	Unspecified Old Quarry	1938
468AR	293	N	Unspecified Heap	1948
469AR	294	N	Unspecified Ground Workings	1948

470AV	296	N	Cuttings	1974
471AS	311	NE	Cuttings	1974
472CU	333	NE	Unspecified Pit	1948
473CV	339	SW	Unspecified Ground Workings	1897
474CD	362	SW	Unspecified Ground Workings	1897
475CE	395	W	Burial Ground	1878
476BE	399	SE	Cuttings	1938
477BE	399	SE	Cuttings	1914
478BE	399	SE	Cuttings	1948
479CW	411	NE	Unspecified Quarry	1878

2. Environmental Permits, Incidents and Registers Map



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

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

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:

0

Database searched and no data found.

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:

0

Database searched and no data found.

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

5

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
1	103	W	290956 179677	Address: Texaco Star Tremains Service Station, Tremains Road, Bridgend, CF31 1TZ Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
2A	155	S	291065 179547	Address: Star Tremains Service Station, Tremains Road, Bridgend, CF31 1TZ Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
3A	168	S	291073 179535	Address: Somerfield Pendragon Service Station, Pyle, Bridgend, CF33 6RA Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	423	W	290629 179673	Address: Johnson Cleaners, 2 The Rhiw Shopping Centre, Bridgend, CF31 3BL Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	464	NW	290679 180014	Address: Sainburys Service Station, The Derwen, Bridgend, CF32 9ST Process: Unloading of Petrol into Storage at Service Stations Status: Historical 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:

0

Database searched and no data found.

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:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

0

Database searched and no data found.

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

0

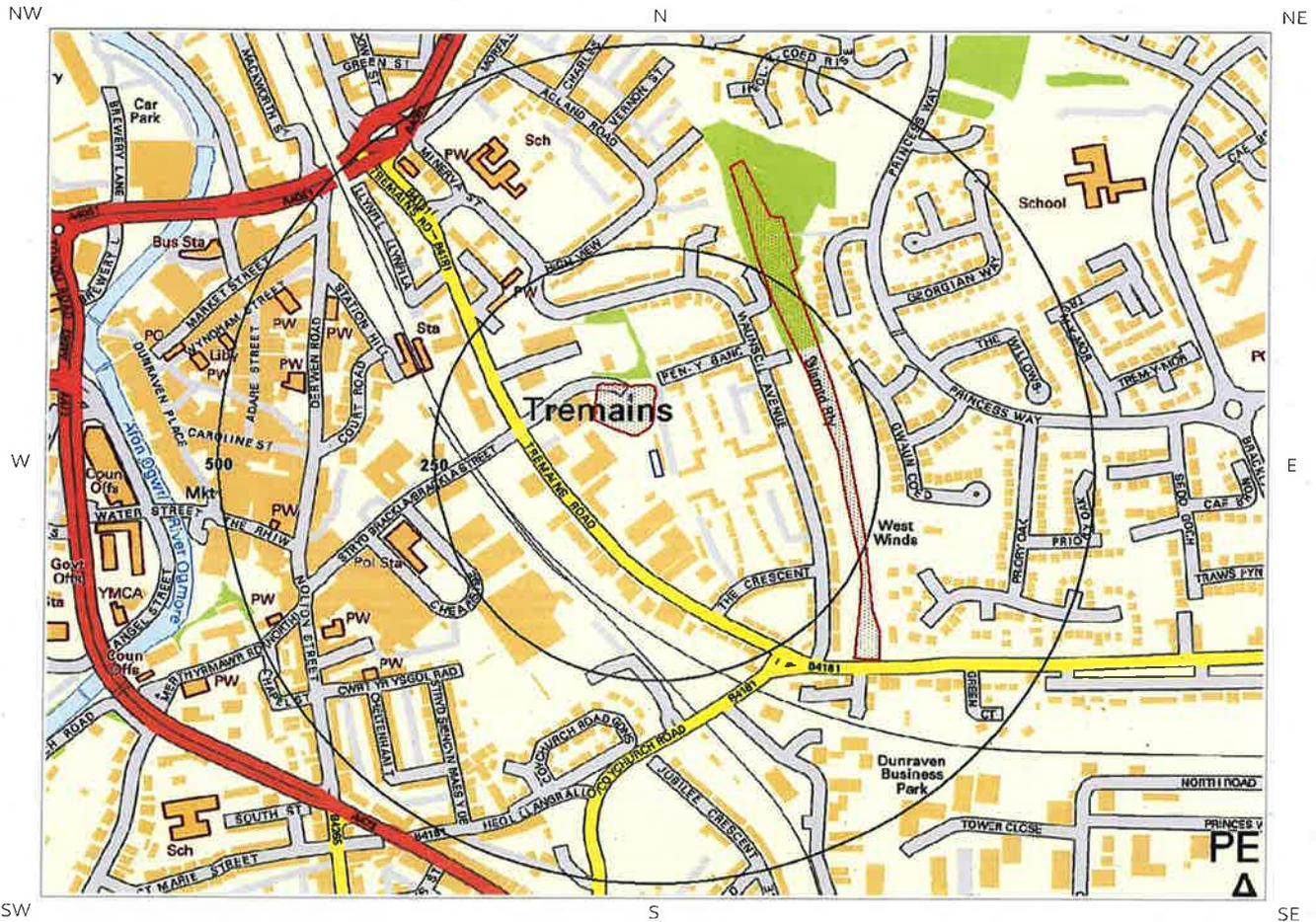
Database searched and no data found.

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



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

- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | E.A. Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | E.A. Historic Landfill |  | E.A. Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

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
1	25	NW	291000 179700	Site Address: Penybanc, Tremains Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1960 Last Recorded: 31-Dec-1974
2	197	E	291200 179800	Site Address: Waunsil Avenue, Bridgend Waste Licence: Yes Site Reference: 6, 6915/0006 Waste Type: Inert, Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21-Mar-1986 Licence Surrendered: 31-Dec-1988 Licence Hold Address: - Operator: - First Recorded: 31-Dec-1985 Last Recorded: 31-Dec-1988
Not shown	1146	SE	292000 179000	Site Address: Tremains Road, Near Bridgend Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1960 Last Recorded: 31-Dec-1960

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:

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

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

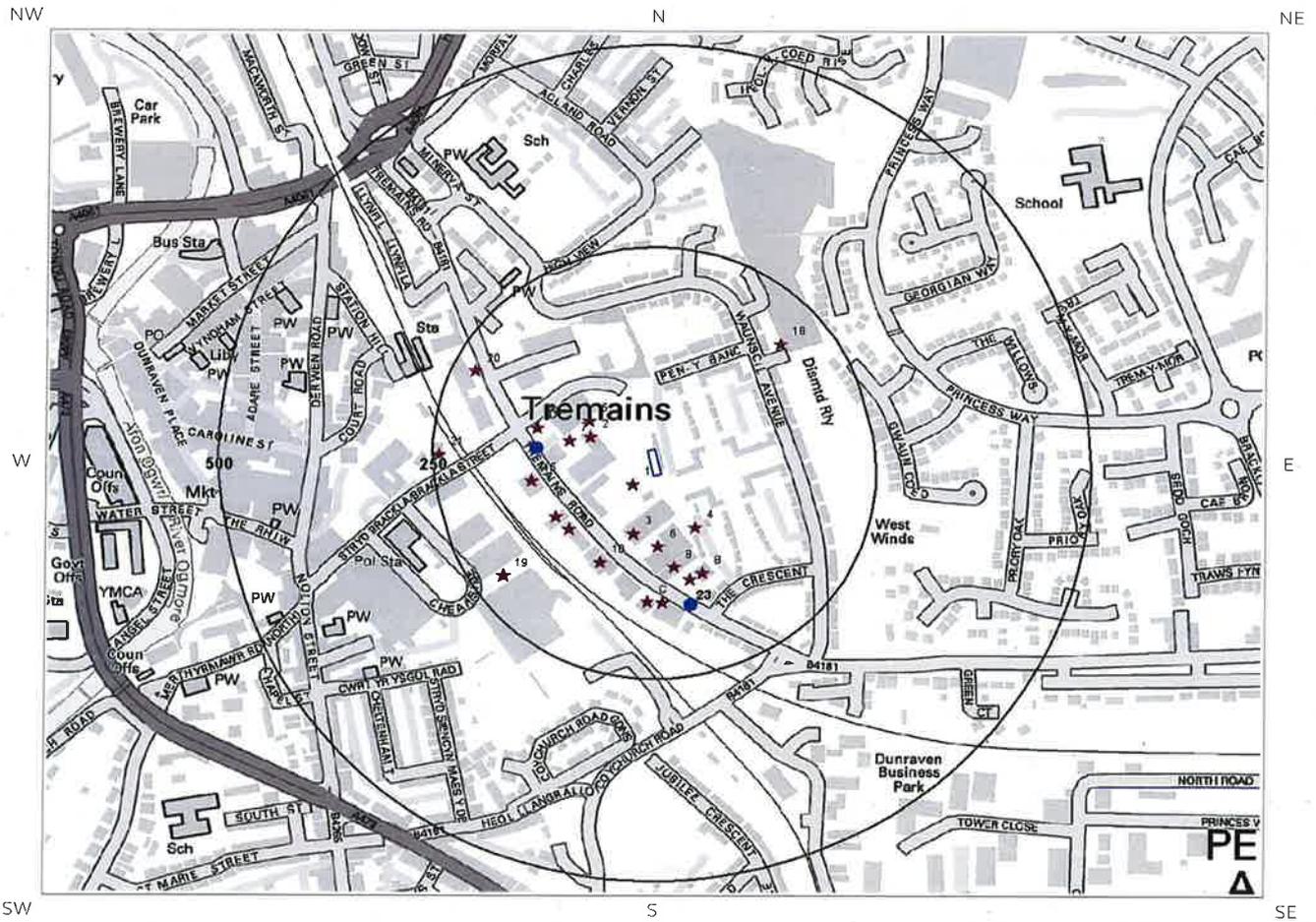
5

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
Not shown	1171	SE	292000 179000	<p>Site Address: 10/11, North Point Western Ave, Bridgend Ind Est, Bridgend, Glamorgan, CF31 3RX Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM004 EPR reference: EA/EPR/QP3798FW/S002 Operator: Cambrian Car Care Ltd Waste Management licence No: 34306 Annual Tonnage: 0.0</p> <p>Issue Date: 20/05/2007 Effective Date: - Modified: - Surrendered Date: 06/06/2012 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Cambrian Car Care Ltd Correspondence Address: -, -</p>
Not shown	1171	SE	292000 179000	<p>Site Address: 10/11, North Point Western Ave, Bridgend Ind Est, Bridgend, Glamorgan, CF31 3RX Type: ELV Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CAM004 EPR reference: QP3798FW/S002 Operator: Cambrian Car Care Ltd Waste Management licence No: 34306 Annual Tonnage: 0.0</p> <p>Issue Date: 20/05/2007 Effective Date: - Modified: - Surrendered Date: 06/06/2012 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Cambrian Car Care Ltd Correspondence Address: -, -</p>
Not shown	1266	N	291000 181000	<p>Site Address: Princess Of Wales Hospital, Coity Road, Bridgend, CF31 1YE Type: Clinical Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BR001 EPR reference: - Operator: Bridgend & District N H S Trust Waste Management licence No: 34059 Annual Tonnage: 0.0</p> <p>Issue Date: 10/03/1993 Effective Date: - Modified: - Surrendered Date: 03/01/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Princess Of Wales Hospital Correspondence Address: -, Princess Of Wales Hospital, Coity Road, Bridgend, CF31 1YE</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1266	N	291000 181000	<p>Site Address: Princess Of Wales Hospital, Coity Road, Bridgend, Glamorgan, CF31 1YE Type: Clinical Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRI001 EPR reference: SP3498FZ/S002 Operator: Bridgend & District NHS Trust Waste Management licence No: 34059 Annual Tonnage: 2855.0</p> <p>Issue Date: 10/03/1993 Effective Date: - Modified: - Surrendered Date: 03/01/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Princess of Wales Hospital Correspondence Address: -, -</p>
Not shown	1320	NE	291849 180791	<p>Site Address: Unit 16, Heol Ffaldau, Brackla Ind Est, Bridgend, Glamorgan, CF31 2AJ Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: THO027 EPR reference: WP3498FW/A001 Operator: Thomas Joyce Waste Management licence No: 34226 Annual Tonnage: 2500.0</p> <p>Issue Date: 01/10/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Jab 93 Correspondence Address: -, -</p>

4. Current Land Use Map



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

- | | | | | | |
|---|--------------------|---|--------------------------|---|---------------------------------|
|  | Site Outline |  | Current Industrial Sites |  | Electricity Transmission Cables |
|  | Search Buffers (m) |  | Petrol & Fuel Sites |  | Gas Transmission Pipelines |

4. Current Land Uses

4.1 Current Industrial Data

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

21

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	27	W	Depot	291031 179693	CF31	Container and Storage	Transport, Storage and Delivery
2	69	W	S H G Motorsave	290981 179751	Tremains Road, Bridgend, CF31 1TZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	74	S	Sinclair Garages	291032 179632	Celtic Court, Tremains Road, Bridgend, CF31 1TZ	New Vehicles	Motoring
4	76	SE	Electricity Sub Station	291104 179640	CF31	Electrical Features	Infrastructure and Facilities
5	78	NW	Electricity Sub Station	290980 179771	CF31	Electrical Features	Infrastructure and Facilities
6	86	S	Tank	291061 179616	CF31	Tanks (Generic)	Industrial Features
7	92	W	Tank	290957 179747	CF31	Tanks (Generic)	Industrial Features
8	113	S	Thunder Road Motorcycles Ltd Bridgend	291079 179591	Tremains Road, Bridgend, CF31 1UA	New Vehicles	Motoring
9A	118	SW	Bassetts Honda	290957 179637	Tremains Road, Bridgend, CF31 1TZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	122	SW	Brandon Hire	290993 179596	Tremains Road, Bridgend, CF31 1TZ	Construction and Tool Hire	Hire Services
11A	125	SW	Floors UK	290941 179652	Tremains Road, Bridgend, CF31 1TZ	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
12B	130	S	Bridgend Motor Factors	291112 179583	Tremains Road, Bridgend, CF31 1UA	Vehicle Parts and Accessories	Motoring
13D	131	W	Electricity Sub Station	290920 179762	CF31	Electrical Features	Infrastructure and Facilities
14B	133	S	Depot	291098 179576	CF31	Container and Storage	Transport, Storage and Delivery
15	140	W	Warehouse	290913 179697	CF31	Container and Storage	Transport, Storage and Delivery
16C	154	S	Depot	291049 179548	CF31	Container and Storage	Transport, Storage and Delivery
17C	155	S	Co-Op Tremains Road	291066 179547	Tremains Road, Bridgend, Mid Glamorgan, CF31 1TZ	Petrol and Fuel Stations	Road and Rail
18	195	NE	Electricity Sub Station	291202 179866	CF31	Electrical Features	Infrastructure and Facilities

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
19	213	SW	Electricity Sub Station	290881 179580	CF31	Electrical Features	Infrastructure and Facilities
20	224	NW	Electricity Sub Station	290847 179832	CF31	Electrical Features	Infrastructure and Facilities
21	243	W	Works	290805 179729	CF31	Unspecified Works Or Factories	Industrial Features

4.2 Petrol and Fuel Sites

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

2

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
22D	129	W	290919 179737	Obsolete	Bridgend Service Station, Tremains Road, Tremains Road, Bridgend, Mid Glamorgan, CF31 1TZ	Not Applicable	Obsolete
23	164	S	291100 179544	Unbranded	Tremains Road Service Station, Tremains Road, Tremains Road, Bridgend, Mid Glamorgan, CF31 1TZ	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

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

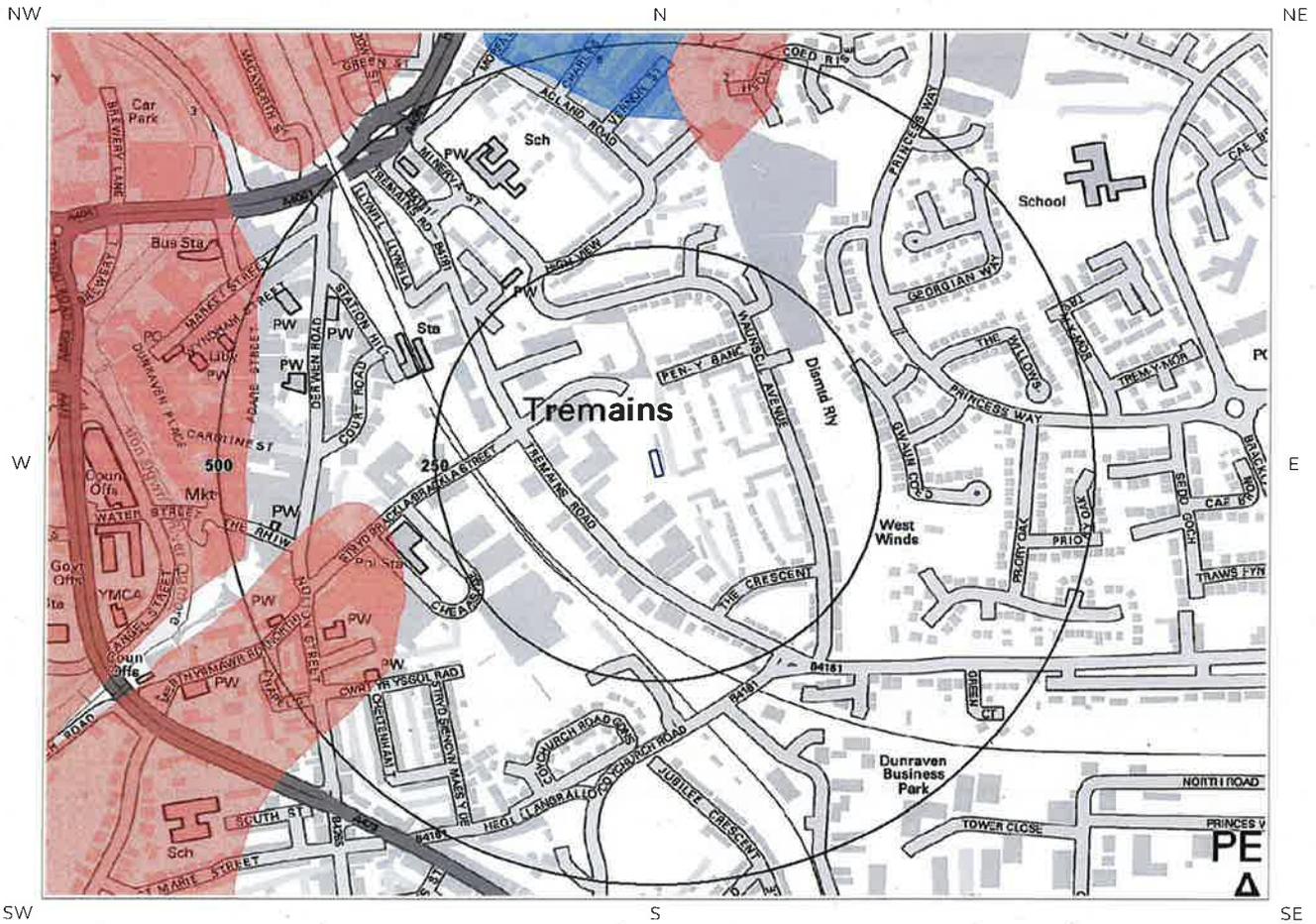
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
MRGF-SHLST	BLUE LIAS FORMATION (MARGINAL FACIES)	SHELL-LIMESTONE

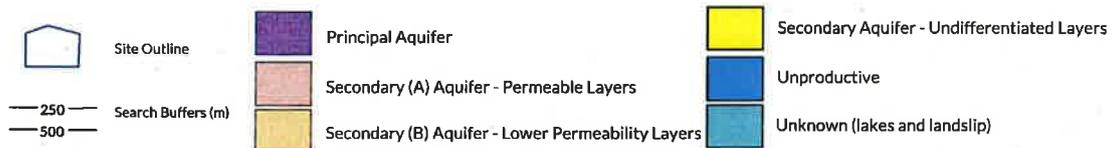
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

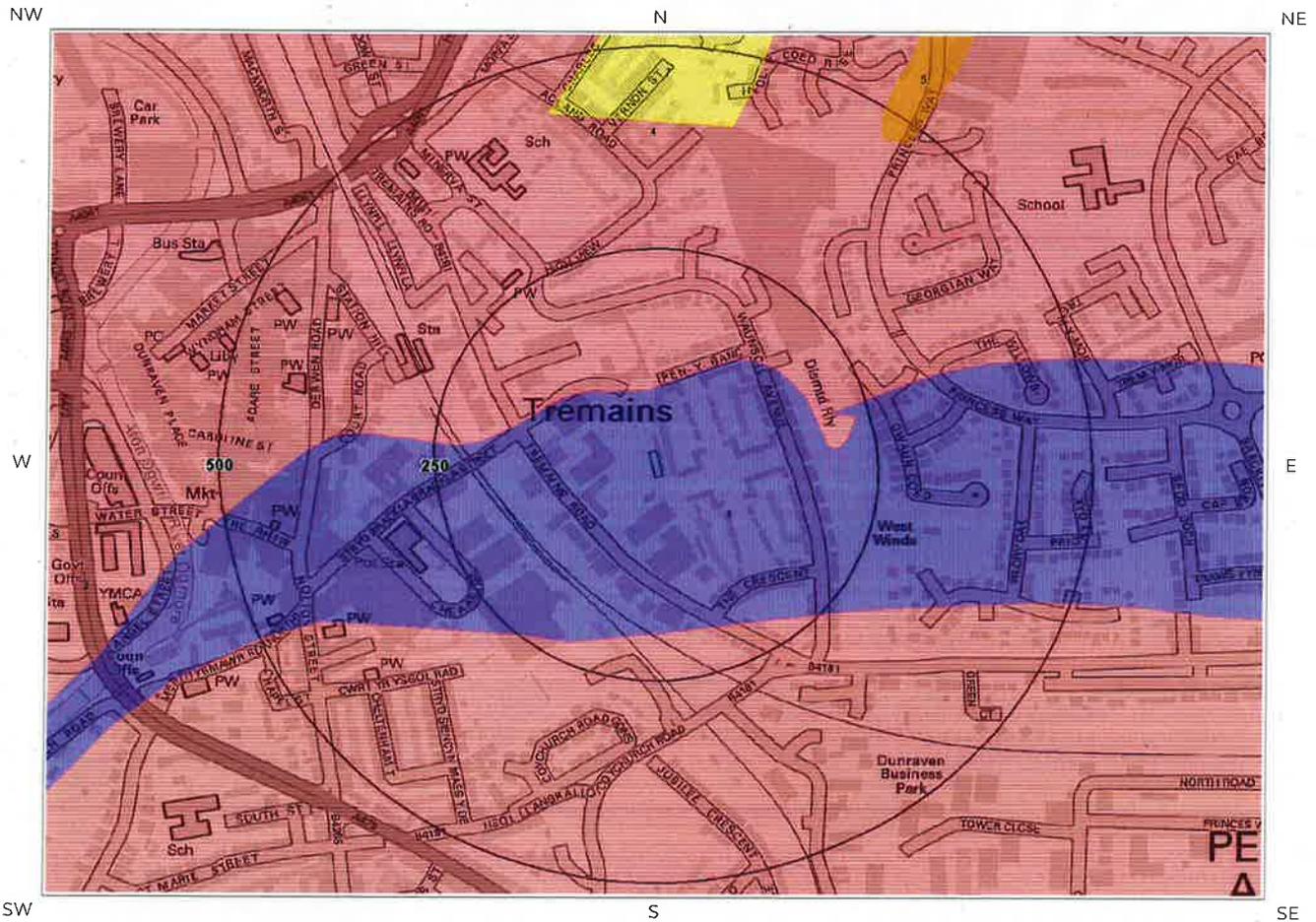
6a. Aquifer Within Superficial Geology



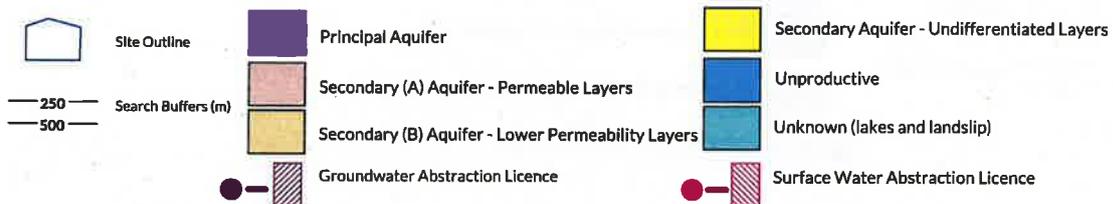
© Crown copyright and database rights 2016
Ordnance Survey license 100035207.



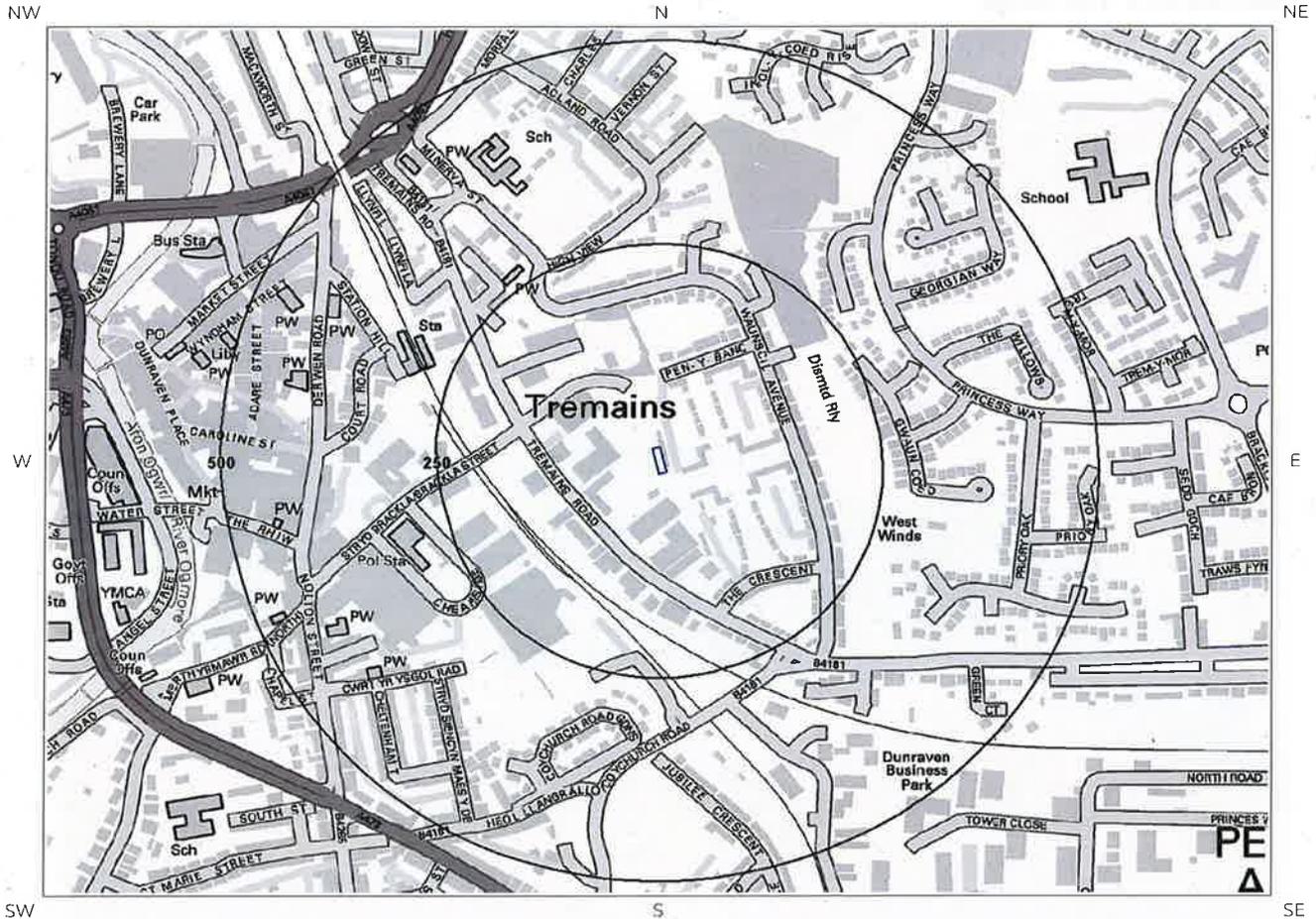
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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



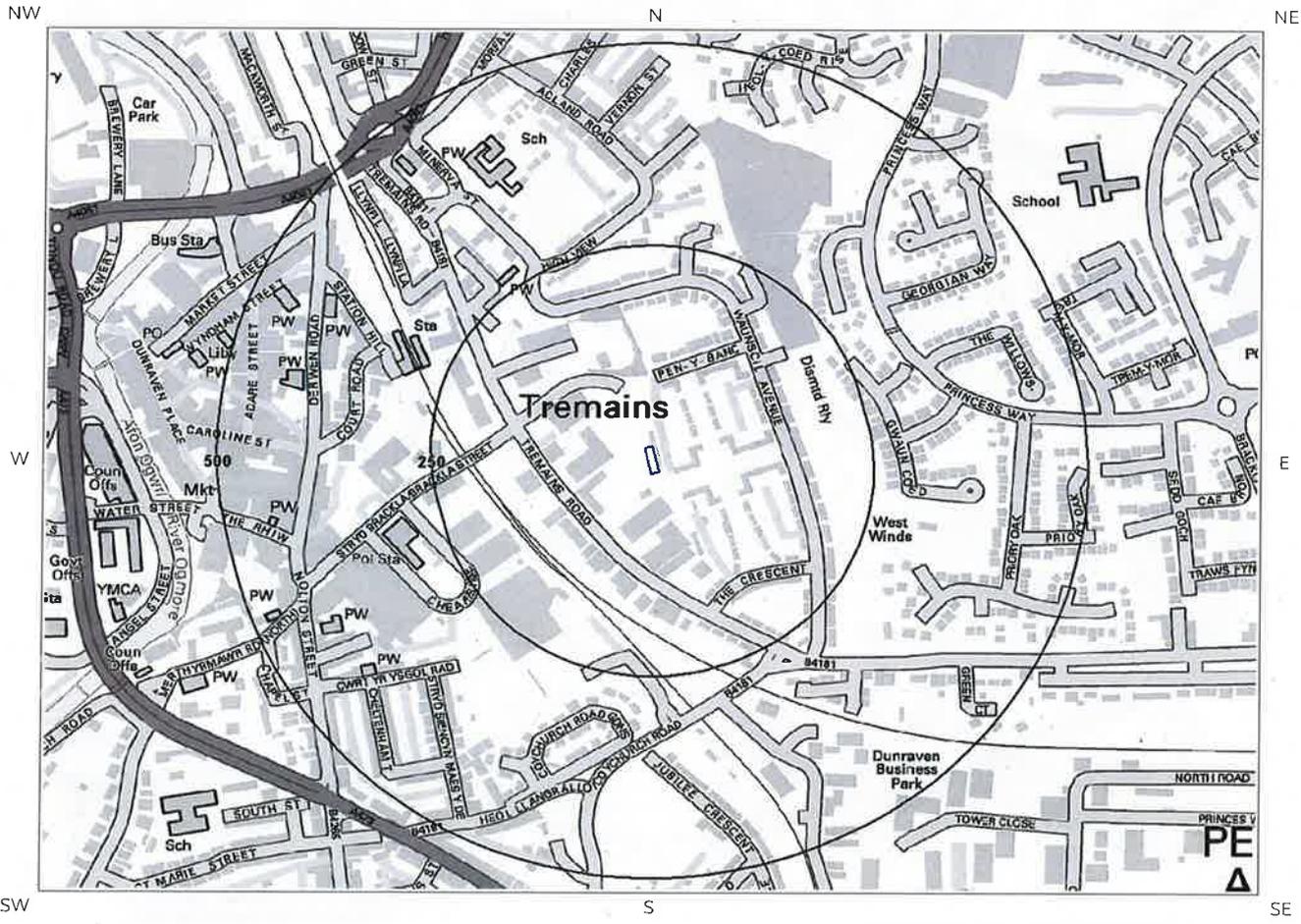
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



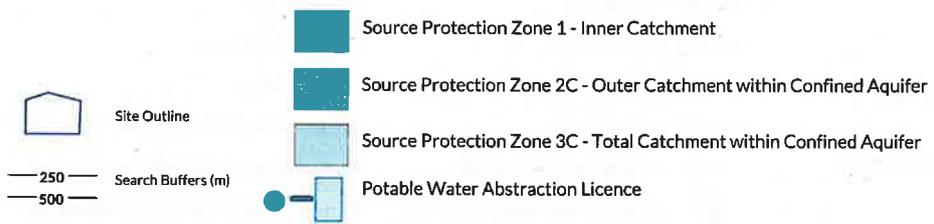
© Crown copyright and database rights 2016
Ordnance Survey license 100035207.



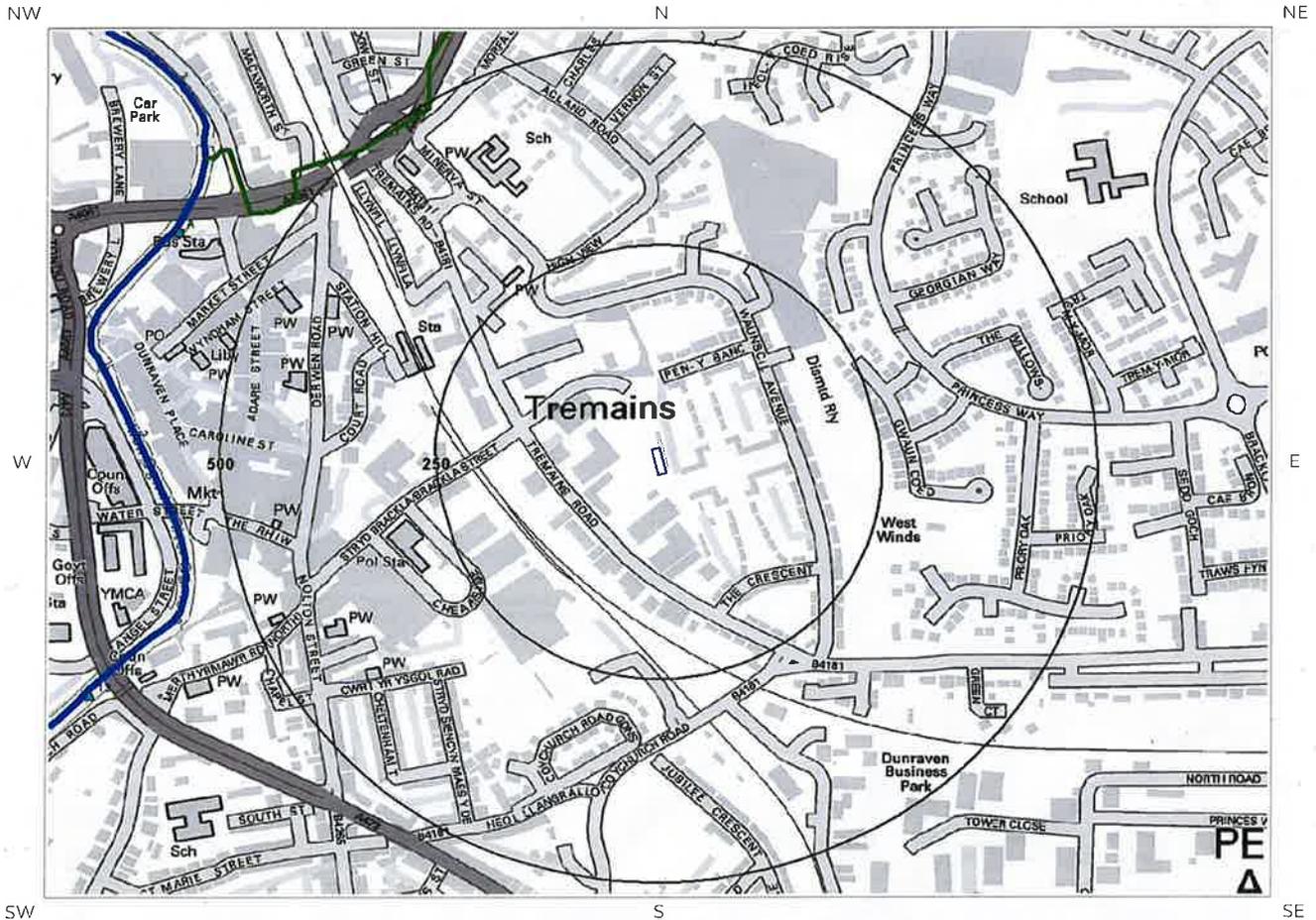
6d. Hydrogeology – Source Protection Zones within confined aquifer



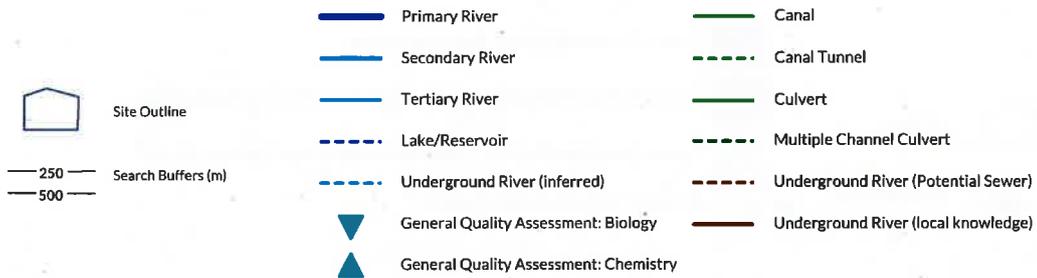
© Crown copyright and database rights 2016
Ordnance Survey license 100035207.



6e. Hydrology – Detailed River Network and River Quality



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



6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	315	W	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	362	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
6	407	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
3	77	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
4	265	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
7	407	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	465	NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-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	1579	SE	292240 178650	Status: Active Licence No: 21/58/44/0005 Details: Potable Water Supply - Direct Direct Source: Eaw Groundwater Point: Well At Bridgend Industrial Estate Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m ³): 1181960 Max Daily Volume (m ³): 4205.05 Original Application No: - Original Start Date: 10/11/1989 Expiry Date: - Issue No: 100 Version Start Date: 10/11/1989 Version End Date:

6.4 Surface Water Abstraction Licences

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

Database searched and no data found.

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	1579	SE	292240 178650	Status: Active Licence No: 21/58/44/0005 Details: Potable Water Supply - Direct Direct Source: Eaw Groundwater Point: Well At Bridgend Industrial Estate Data Type: Point Name: Dwr Cymru Cyfyngedig Annual Volume (m ³): 1181960 Max Daily Volume (m ³): 4205.05 Original Application No: - Original Start Date: 10/11/1989 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	Major 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.
92	N	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.
170	E	Major Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
176	E	Major Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
179	NE	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
179	NE	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
265	N	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

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

6.9.1 Biological Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
9A	610	NW	290500 180000	River Name: Ogmore Reach: Conf.morfa Brook - Conf.nant Ffornwg End/Start of Stretch: End of Stretch NGR	C	C	B	B	B
10A	610	NW	290500 180000	River Name: Ogmore Reach: A48 Road Bridge - Conf.morfa Brook End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (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
11A	610	NW	290500 180000	River Name: Ogmore Reach: A48 Road Bridge - Conf.morfa Brook End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
12A	610	NW	290500 180000	River Name: Ogmore Reach: Conf.morfa Brook - Conf.nant Ffornwg End/Start of Stretch: End of Stretch NGR	A	A	A	A	-
13	712	W	290398 179431	River Name: Ogmore Reach: A48 Road Bridge - Conf.morfa Brook End/Start of Stretch: Sample Point NGR	A	A	A	A	-
Not shown	824	NW	290406 180250	River Name: Ogmore Reach: Conf.morfa Brook - Conf.nant Ffornwg End/Start of Stretch: Sample Point NGR	A	A	A	A	-
Not shown	824	NW	290406 180250	River Name: Ogmore Reach: Conf.nant Ffornwg - Conf.r.llynfi End/Start of Stretch: Sample Point NGR	A	A	A	A	-
Not shown	824	NW	290406 180250	River Name: Ogmore Reach: Conf.r.llynfi - Conf.r.garw End/Start of Stretch: Sample Point NGR	A	A	A	A	-
Not shown	824	NW	290406 180250	River Name: Ogmore Reach: Conf.r.garw - Conf. Ogwr Fawr End/Start of Stretch: Sample Point NGR	A	A	A	A	-

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details
1	493	NW	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined

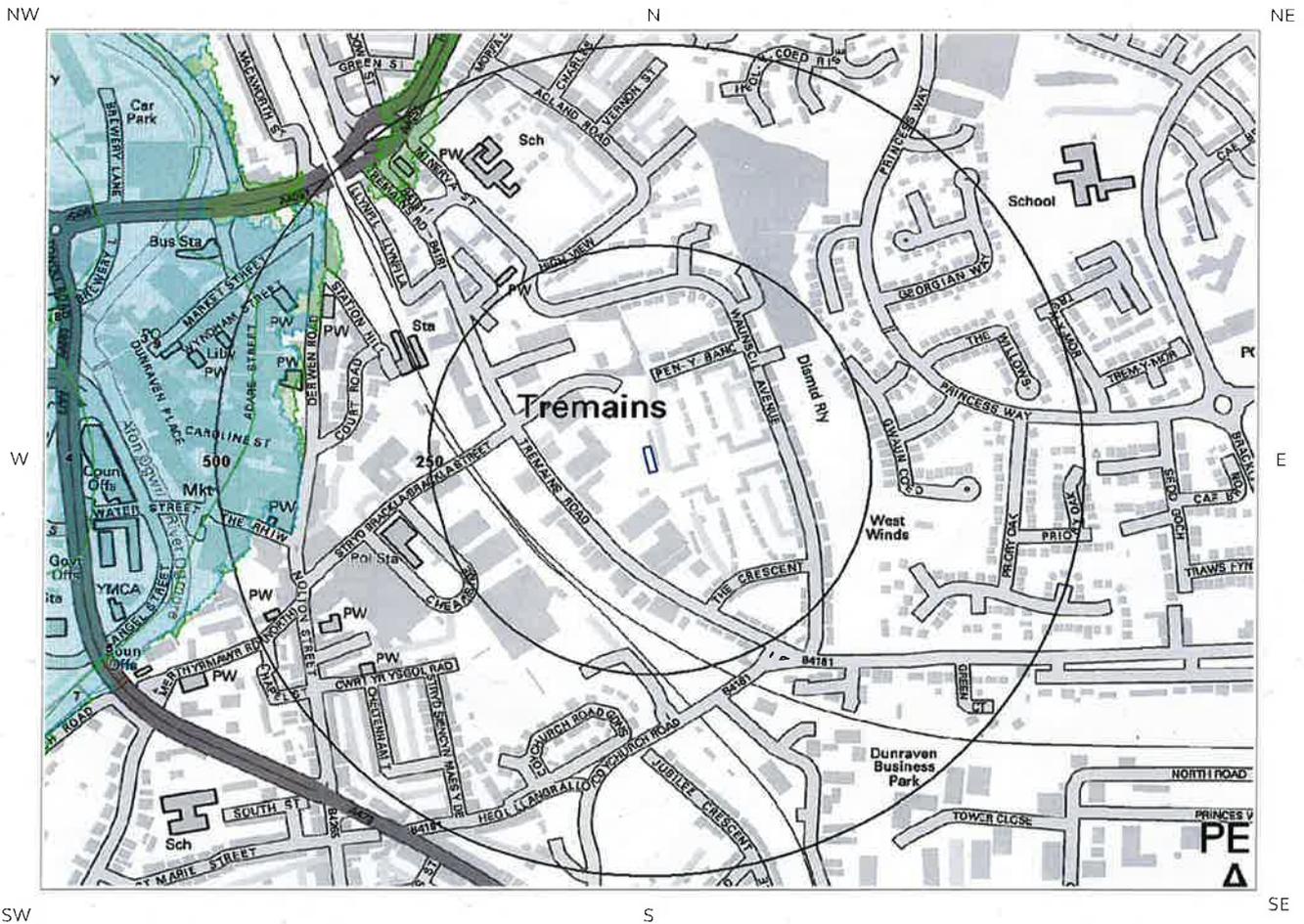
6.11 Surface Water Features

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

No

Database searched and no data found.

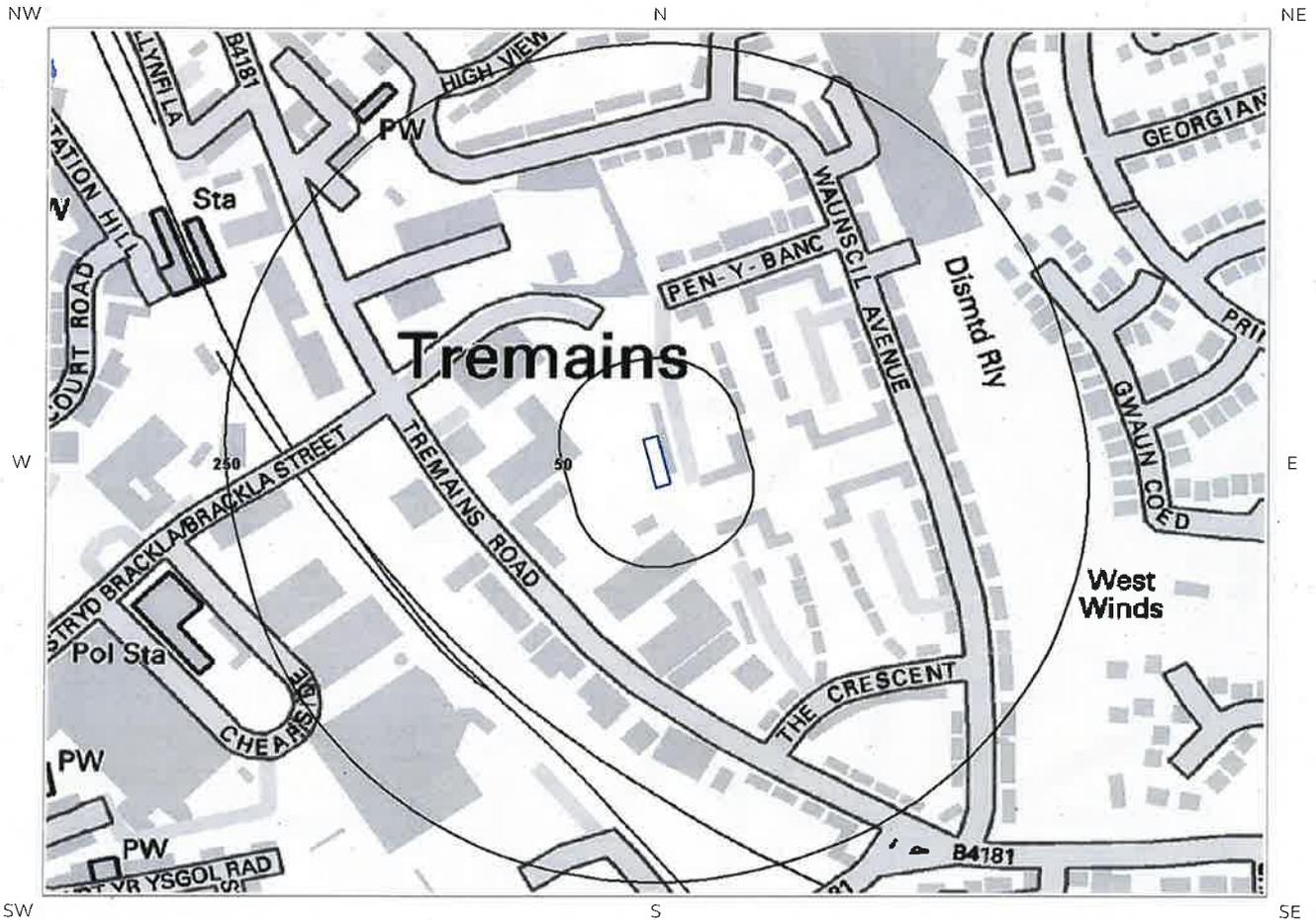
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



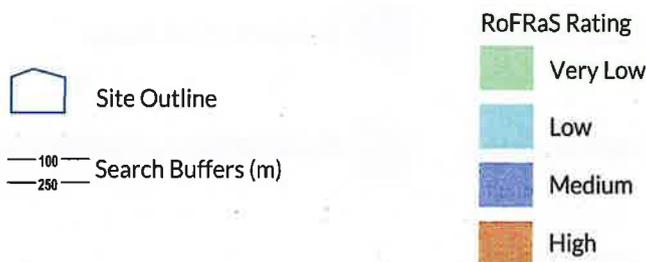
© Crown copyright and database rights 2016.
Ordnance Survey license 100035207.



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



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



7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

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:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

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.

Database searched and no data found.

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

What is the highest risk of flooding onsite? Very Low

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

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

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

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? Clearwater 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?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

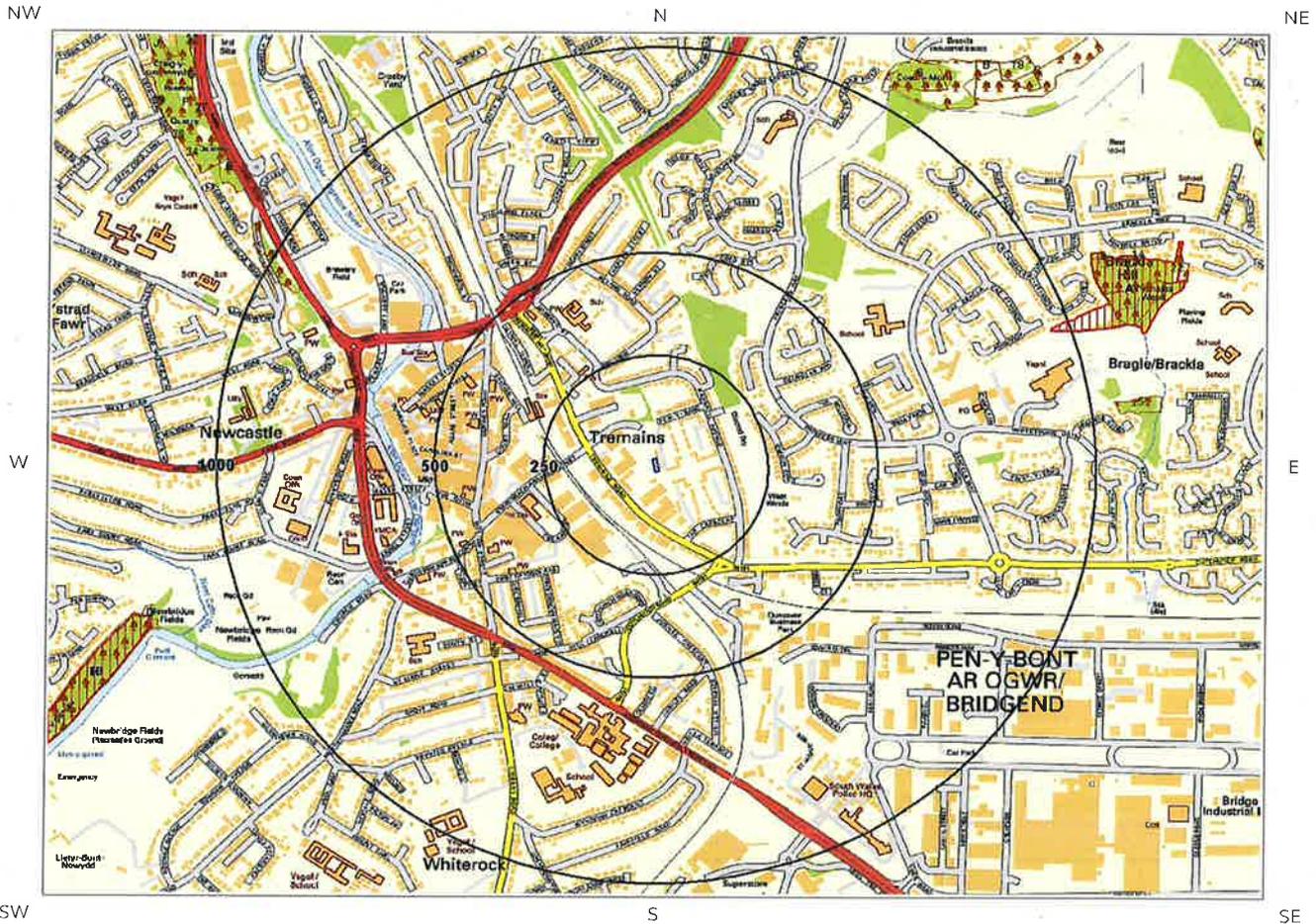
7.8 Groundwater Flooding Confidence Areas

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

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

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

8. Designated Environmentally Sensitive Sites Map



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



8. Designated Environmentally Sensitive Sites

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

49

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
3	906	NW	Unknown	Restored Ancient Woodland Site
4	1031	NE	Unknown	Restored Ancient Woodland Site
5	1055	E	Unknown	Ancient and Semi-Natural Woodland
6	1062	NE	Unknown	Restored Ancient Woodland Site
7	1092	NE	Unknown	Ancient and Semi-Natural Woodland
8A	1100	E	TREMAINS WOOD	Ancient and Semi-Natural Woodland
9	1106	NE	TREMAINS WOOD	Ancient and Semi-Natural Woodland
10C	1137	NE	Unknown	Ancient and Semi-Natural Woodland
11E	1142	NW	Unknown	Restored Ancient Woodland Site
12B	1178	NE	Unknown	Restored Ancient Woodland Site
13	1194	W	Unknown	Ancient and Semi-Natural Woodland
14	1202	NE	TREMAINS WOOD	Ancient and Semi-Natural Woodland
15D	1207	W	CRAIG Y PARCAU	Ancient and Semi-Natural Woodland
16B	1209	NE	Unknown	Ancient and Semi-Natural Woodland
17F	1220	NW	Unknown	Restored Ancient Woodland Site
18	1221	NE	Unknown	Restored Ancient Woodland Site
19C	1224	NE	Unknown	Restored Ancient Woodland Site
20D	1228	W	CRAIG Y PARCAU	Ancient and Semi-Natural Woodland
21E	1231	NW	Unknown	Ancient and Semi-Natural Woodland
22	1240	E	Unknown	Ancient and Semi-Natural Woodland
23	1249	W	Unknown	Ancient and Semi-Natural Woodland
24	1282	NW	Unknown	Ancient and Semi-Natural Woodland
25	1297	W	CRAIG Y PARCAU	Ancient and Semi-Natural Woodland
26	1317	NW	Unknown	Ancient and Semi-Natural Woodland
27	1335	NW	Unknown	Ancient and Semi-Natural Woodland
28F	1381	NW	Unknown	Ancient and Semi-Natural Woodland
29	1400	NW	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
30G	1408	NW	Unknown	Ancient and Semi-Natural Woodland
31G	1417	NW	Unknown	Ancient and Semi-Natural Woodland
32	1417	NW	Unknown	Restored Ancient Woodland Site
33H	1443	SW	CRAIG Y PARCAU	Ancient and Semi-Natural Woodland
34I	1467	NW	Unknown	Ancient and Semi-Natural Woodland
35I	1475	NW	CEFN GLAS WOOD	Ancient Replanted Woodland
36J	1482	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1522	SW	CRAIG Y PARCAU	Ancient and Semi-Natural Woodland
38J	1542	NW	CEFN GLAS WOOD	Ancient Replanted Woodland
Not shown	1548	NW	Unknown	Ancient Replanted Woodland
Not shown	1552	NW	CEFN GLAS WOOD	Ancient Replanted Woodland
41	1567	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1576	NW	CEFN GLAS WOOD	Ancient Replanted Woodland
Not shown	1593	NW	CEFN GLAS WOOD	Ancient Replanted Woodland
Not shown	1624	SW	Unknown	Ancient Replanted Woodland
Not shown	1735	SW	Unknown	Ancient Replanted Woodland
Not shown	1740	S	Unknown	Restored Ancient Woodland Site
Not shown	1761	SW	Unknown	Ancient Replanted Woodland
Not shown	1841	SW	Unknown	Ancient Replanted Woodland
Not shown	1928	S	Unknown	Restored Ancient Woodland Site
Not shown	1934	S	Unknown	Restored Ancient Woodland Site
Not shown	1946	SW	Unknown	Ancient and Semi-Natural Woodland

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

2

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
1A	955	E	TREMAINS WOOD	Natural Resources Wales
2H	1207	W	CRAIG-Y-PARCIAU WOODLAND	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:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

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? Negligible

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

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

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

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

* 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? Negligible

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

Hazard

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

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? Negligible

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

Hazard

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

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? No

Database searched and no data found.

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: Pen-y-bont ar Ogwr - Bridgend County Borough Co
Phone: 01656 643 643
Web: <http://www.bridgend.gov.uk>
Address: Civic Offices, Angel Street, Bridgend, CF31 4WB

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



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.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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