

ANNEX D Groundsure Data (GS2825848)



Groundsure

LOCATION INTELLIGENCE

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

Groundsure Reference: GS-2825848
Your Reference: WPD_Llanfighangel
Report Date: 16 Mar 2016
Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: WESTERN POWER DISTRIBUTION, B4459, PENCADER, SA39 9HT

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.

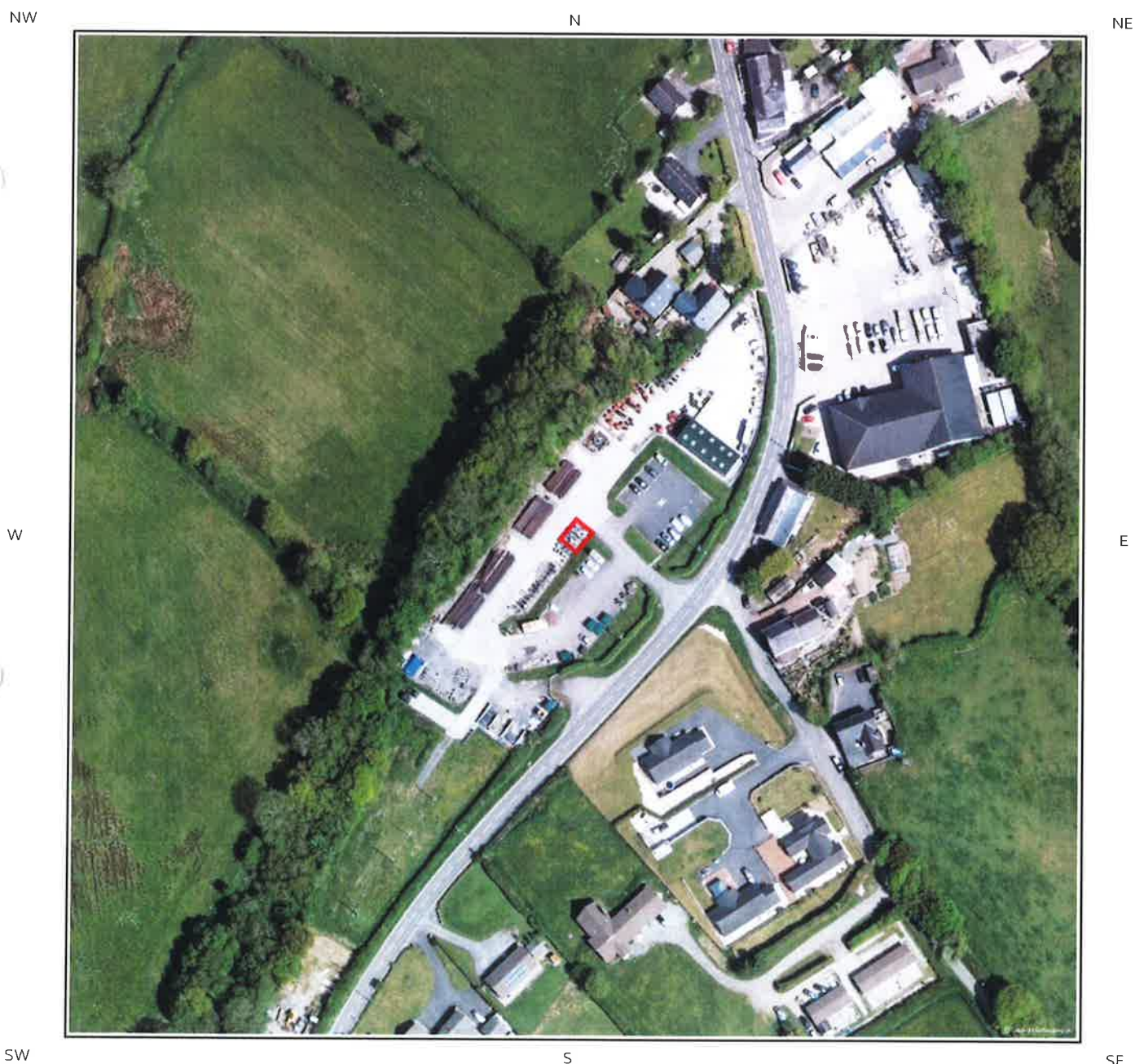
Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: WESTERN POWER DISTRIBUTION, B4459, PENCADER, SA39 9HT
Date: 16 Mar 2016
Reference: GS-2825848
Client: Paul Downing Ltd



Aerial Photograph Capture date: 04-Jun-2013
Grid Reference: 245577,239626
Site Size: 0.01ha

Report Reference: GS-2825848
Client Reference: WPD_Llanfighangel

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	13
1.3 Additional Information – Historical Energy Features Database	13
1.4 Additional Information – Historical Petrol and Fuel Site Database	13
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	13
1.6 Potentially Infilled Land	14
2. Environmental Permits, Incidents and Registers Map	15
2. Environmental Permits, Incidents and Registers	16
2.1 Industrial Sites Holding Licences and/or Authorisations	16
2.1.1 Records of historic IPC Authorisations within 500m of the study site	16
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site	16
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site	16
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site	16
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site	16
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site	17
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	17
2.1.8 Records of Licensed Discharge Consents within 500m of the study site	17
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site	17
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	18
2.2 Dangerous or Hazardous Sites	18
2.3 Environment Agency Recorded Pollution Incidents	18
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site	18
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site	18
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	18
3. Landfill and Other Waste Sites Map	19
3. Landfill and Other Waste Sites	20
3.1 Landfill Sites	20
3.1.1 Records from Environment Agency landfill data within 1000m of the study site	20
3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site	20
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site	20
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site	20
3.2 Other Waste Sites	20
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site	20
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site	21
4. Current Land Use Map	22
4. Current Land Uses	23
4.1 Current Industrial Data	23
4.2 Petrol and Fuel Sites	23
4.3 National Grid High Voltage Underground Electricity Transmission Cables	23
4.4 National Grid High Pressure Gas Transmission Pipelines	24
5. Geology	25
5.1 Artificial Ground and Made Ground	25

5.2 Superficial Ground and Drift Geology	25
5.3 Bedrock and Solid Geology	25
6 Hydrogeology and Hydrology	26
6a. Aquifer Within Superficial Geology	26
6b. Aquifer Within Bedrock Geology and Abstraction Licenses	27
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses	28
6d. Hydrogeology – Source Protection Zones within confined aquifer	29
6e. Hydrology – Detailed River Network and River Quality	30
6. Hydrogeology and Hydrology	31
6.1 Aquifer within Superficial Deposits.....	31
6.2 Aquifer within Bedrock Deposits.....	31
6.3 Groundwater Abstraction Licences.....	32
6.4 Surface Water Abstraction Licences.....	33
6.5 Potable Water Abstraction Licences.....	33
6.6 Source Protection Zones.....	33
6.7 Source Protection Zones within Confined Aquifer.....	34
6.8 Groundwater Vulnerability and Soil Leaching Potential.....	34
6.9 River Quality.....	34
6.9.1 Biological Quality.....	35
6.9.2 Chemical Quality.....	35
6.10 Detailed River Network.....	36
6.11 Surface Water Features.....	36
7a. Environment Agency Flood Map for Planning (from rivers and the sea)	37
7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map	38
7 Flooding	39
7.1 River and Coastal Zone 2 Flooding.....	39
7.2 River and Coastal Zone 3 Flooding.....	39
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating.....	39
7.4 Flood Defences.....	39
7.5 Areas benefiting from Flood Defences.....	39
7.6 Areas benefiting from Flood Storage.....	40
7.7 Groundwater Flooding Susceptibility Areas.....	40
7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes.....	40
7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?.....	40
7.8 Groundwater Flooding Confidence Areas.....	40
8. Designated Environmentally Sensitive Sites Map	41
8. Designated Environmentally Sensitive Sites	42
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	42
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	42
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	42
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	42
8.5 Records of Ramsar sites within 2000m of the study site:.....	43
8.6 Records of Ancient Woodland within 2000m of the study site:	44
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	47
8.8 Records of World Heritage Sites within 2000m of the study site:.....	47
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	48
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	48
8.11 Records of National Parks (NP) within 2000m of the study site:	48
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	48
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	48

8.14 Records of Green Belt land within 2000m of the study site:.....	48
9. Natural Hazards Findings	49
9.1 Detailed BGS GeoSure Data.....	49
9.1.1 Shrink Swell.....	49
9.1.2 Landslides.....	49
9.1.3 Soluble Rocks.....	49
9.1.4 Compressible Ground.....	50
9.1.5 Collapsible Rocks.....	50
9.1.6 Running Sand.....	50
9.2 Radon.....	50
9.2.1 Radon Affected Areas.....	50
9.2.2 Radon Protection.....	51
10. Mining	52
10.1 Coal Mining.....	52
10.2 Non-Coal Mining.....	52
10.3 Brine Affected Areas	52
Contact Details	53
Standard Terms and Conditions	55

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	0	9	30
1.2 Additional Information – Historical Tank Database	0	0	0	4
1.3 Additional Information – Historical Energy Features Database	0	0	0	0
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	0	0	0
1.6 Potentially Infilled Land	0	0	8	16
Section 2: Environmental Permits, Incidents and Registers				
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations	On-site	0-50m	51-250	251-500
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	0	0
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	2
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	1	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	0	0	0	0	0
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	0

Section 4: Current Land Use

	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	2	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology

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

Section 6: Hydrogeology and Hydrology

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
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		
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	3	2
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
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)	0	1	0	2	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	No	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	3	4	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	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?	High

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	1	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	1	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	3	35	31
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
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?

Very Low

9.1.2 What is the maximum Landslides hazard rating identified on the study site?

Low

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

Negligible

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

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?

Very Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is in a Radon Affected Area, as between 5 and 10% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

Basic radon protective measures are necessary.

Section 10: Mining

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

No

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

Yes

10.3 Are there any brine affected areas within 75m of the study site?

No

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

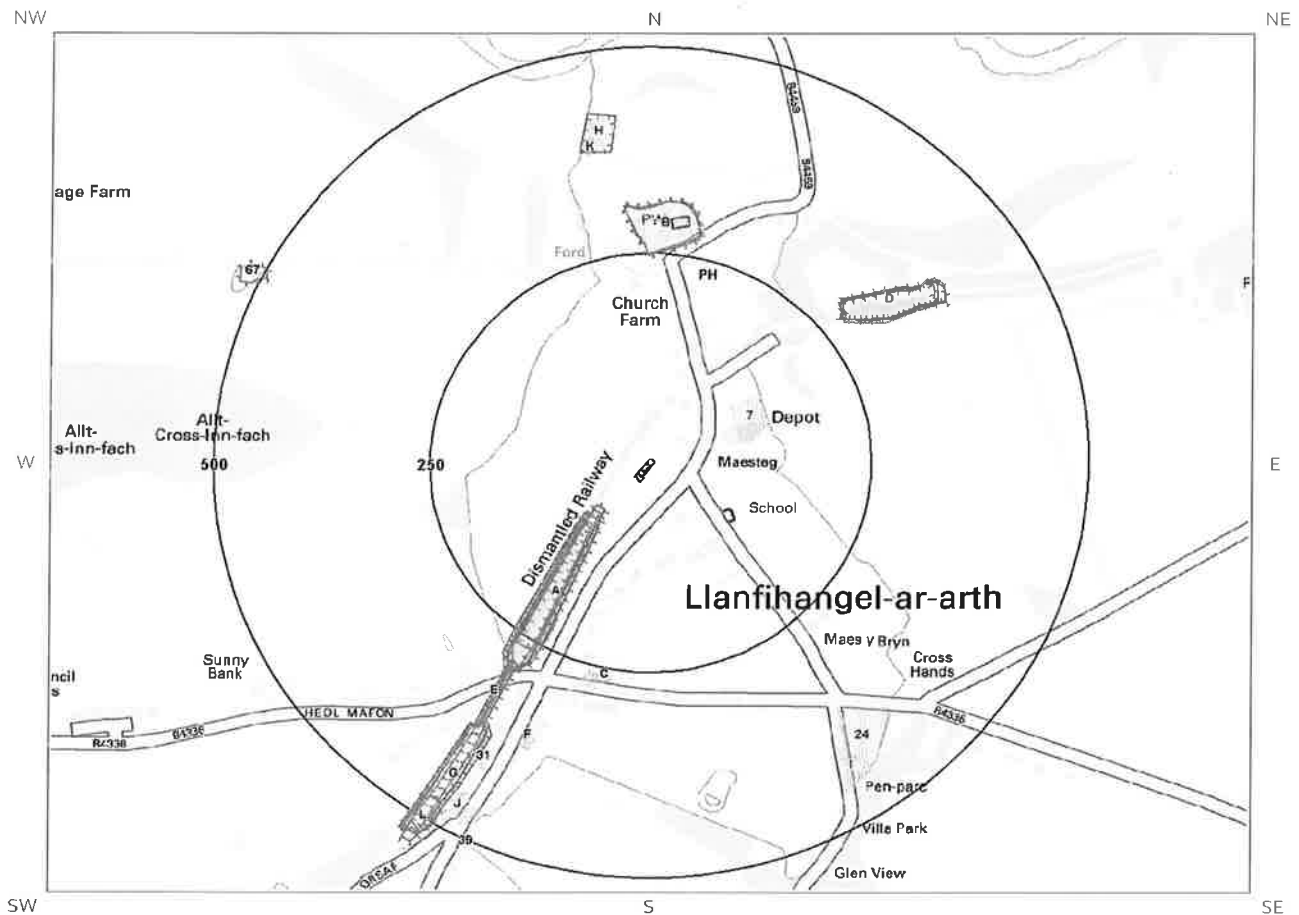
Note: Maps

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

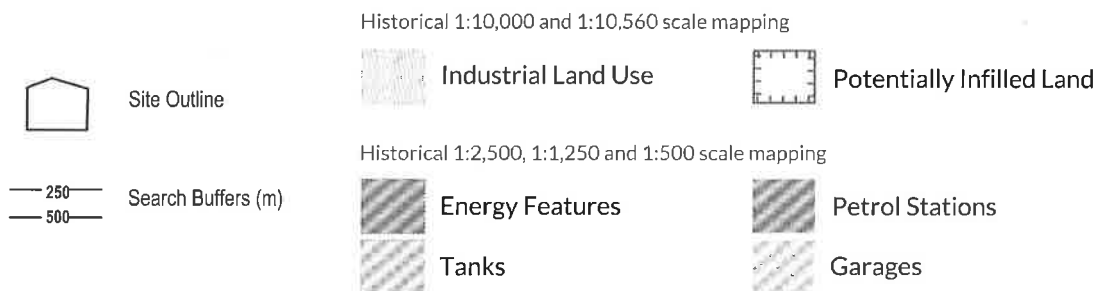
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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

1. Historical Land Use



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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: 39

ID	Distance [m]	Direction	Use	Date
1A	73	SW	Cuttings	1888
2A	79	SW	Cuttings	1887
3A	87	SW	Cuttings	1906
4A	88	SW	Cuttings	1948
5A	96	SW	Cuttings	1980
6A	96	SW	Cuttings	1948
7	101	E	Unspecified Depot	1980
8B	248	N	Grave Yard	1888
9B	249	N	Grave Yard	1887
10C	257	S	Smithy	1948
11C	257	S	Smithy	1906
12C	258	S	Smithy	1948
13D	275	NE	Cuttings	1948
14D	275	NE	Cuttings	1906
15D	276	NE	Cuttings	1948
16D	276	NE	Cuttings	1980
17D	280	NE	Cuttings	1887
18E	283	SW	Tunnel	1948
19E	290	SW	Tunnel	1948
20E	290	SW	Tunnel	1906
21F	353	SW	Smithy	1888
22F	355	SW	Smithy	1887
23G	362	SW	Cuttings	1887
24	363	SE	Woollen Factory	1887
25G	365	SW	Cuttings	1906
26G	365	SW	Cuttings	1948
27G	368	SW	Cuttings	1948
28G	368	SW	Cuttings	1980
29H	375	N	Sewage Works	1975
30H	382	N	Unspecified Tank	1975
31	393	SW	Railway Building	1948
32I	404	SE	Pen Factory	1906
33I	427	SE	Woollen Factory	1888
34J	449	SW	Railway Buildings	1906

35J	452	SW	Railway Buildings	1948
36J	459	SW	Smithy	1906
37J	462	SW	Smithy	1948
38L	472	SW	Cuttings	1888
39	499	SW	Smithy	1948

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: 4

ID	Distance (m)	Direction	Use	Date
40K	376	N	Unspecified Tank	1972
41K	377	N	Unspecified Tank	1996
42K	377	N	Unspecified Tank	1995
43H	393	N	Unspecified Tank	1972

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: 0

Database searched and no data found.

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.

35J	452	SW	Railway Buildings	1948
36J	459	SW	Smithy	1906
37J	462	SW	Smithy	1948
38L	472	SW	Cuttings	1888
39	499	SW	Smithy	1948

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: 4

ID	Distance (m)	Direction	Use	Date
40K	376	N	Unspecified Tank	1972
41K	377	N	Unspecified Tank	1996
42K	377	N	Unspecified Tank	1995
43H	393	N	Unspecified Tank	1972

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.

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Database searched and no data found.

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: 0

Database searched and no data found.

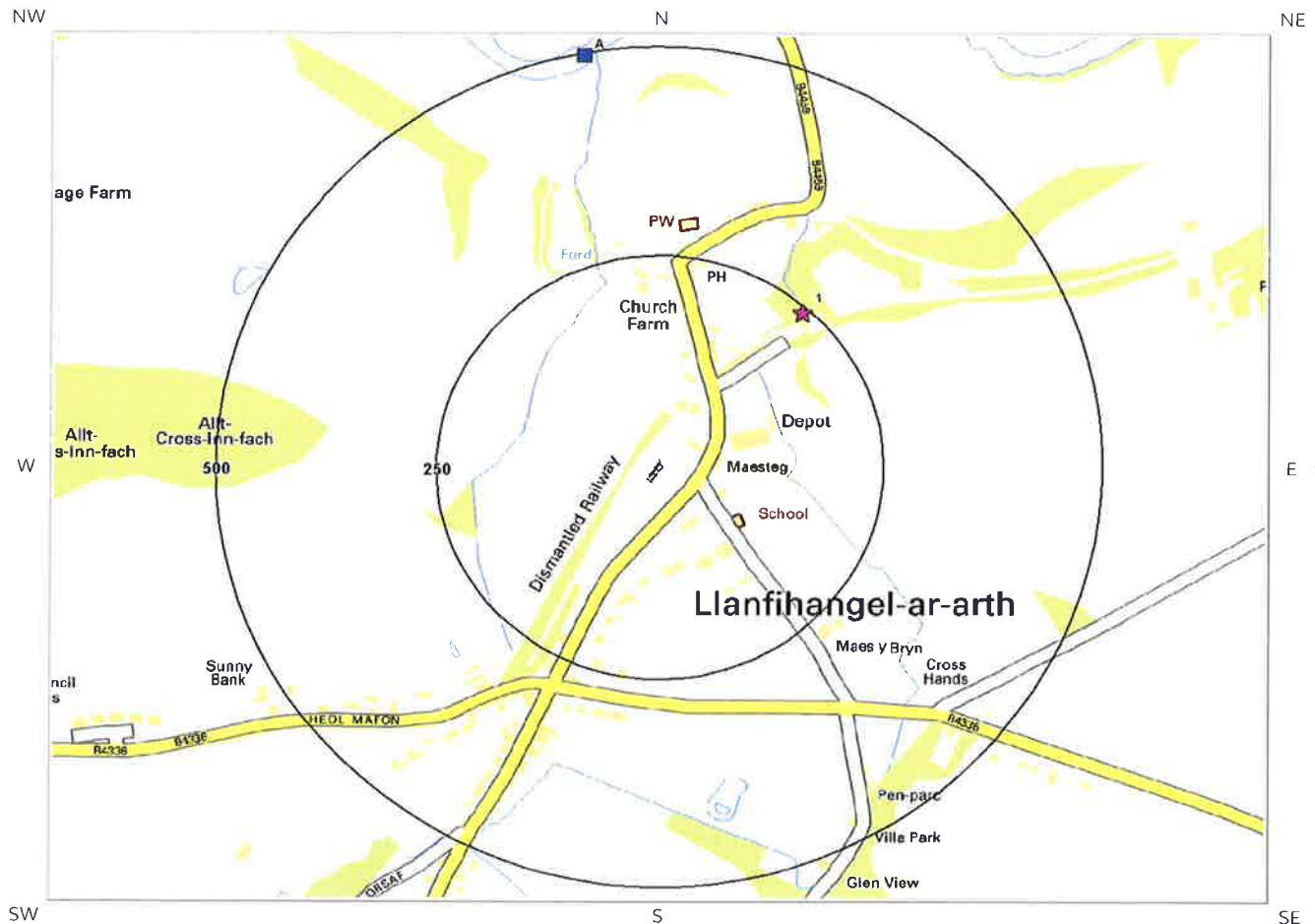
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 24

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

ID	Distance(m)	Direction	Use	Date
44A	73	SW	Cuttings	1888
45A	79	SW	Cuttings	1887
46A	87	SW	Cuttings	1906
47A	88	SW	Cuttings	1948
48A	96	SW	Cuttings	1980
49A	96	SW	Cuttings	1948
50B	248	N	Grave Yard	1888
51B	249	N	Grave Yard	1887
52D	275	NE	Cuttings	1948
53D	275	NE	Cuttings	1906
54D	276	NE	Cuttings	1980
55D	276	NE	Cuttings	1948
56D	280	NE	Cuttings	1887
57E	283	SW	Tunnel	1948
58E	290	SW	Tunnel	1948
59E	290	SW	Tunnel	1906
60G	362	SW	Cuttings	1887
61G	365	SW	Cuttings	1906
62G	365	SW	Cuttings	1948
63G	368	SW	Cuttings	1980
64G	368	SW	Cuttings	1948
65H	375	N	Sewage Works	1975
66L	472	SW	Cuttings	1888
67	494	NW	Pond	1887

2. Environmental Permits, Incidents and Registers Map



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

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:

0

Database searched and no data found.

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:

2

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

ID	Distance (m)	Direction	NGR	Details
2A	497	N	245490 240120	<p>Address: LLANFIHANGEL-AR-ARTH STW, LLANFIHANGEL-AR-ARTH STW, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY</p> <p>Permit Number: BN0020802 Permit Version: 1</p> <p>Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 12/02/1982 Effective Date: 12-Feb-1982 Revocation Date: 31/12/2009</p>
3A	497	N	245490 240120	<p>Address: LLANFIHANGEL-AR-ARTH STW, LLANFIHANGEL-AR-ARTH STW, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY</p> <p>Permit Number: BN0020802 Permit Version: 2</p> <p>Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 24/09/2009 Effective Date: 01-Jan-2010 Revocation Date: -</p>

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

0

Database searched and no data found.

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

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:

1

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

ID	Distance (m)	Direction	NGR	Details	
1	243	NE	245739 239813	Incident Date: 17-Nov-2003 Incident Identification: 202007 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

0

Database searched and no data found.

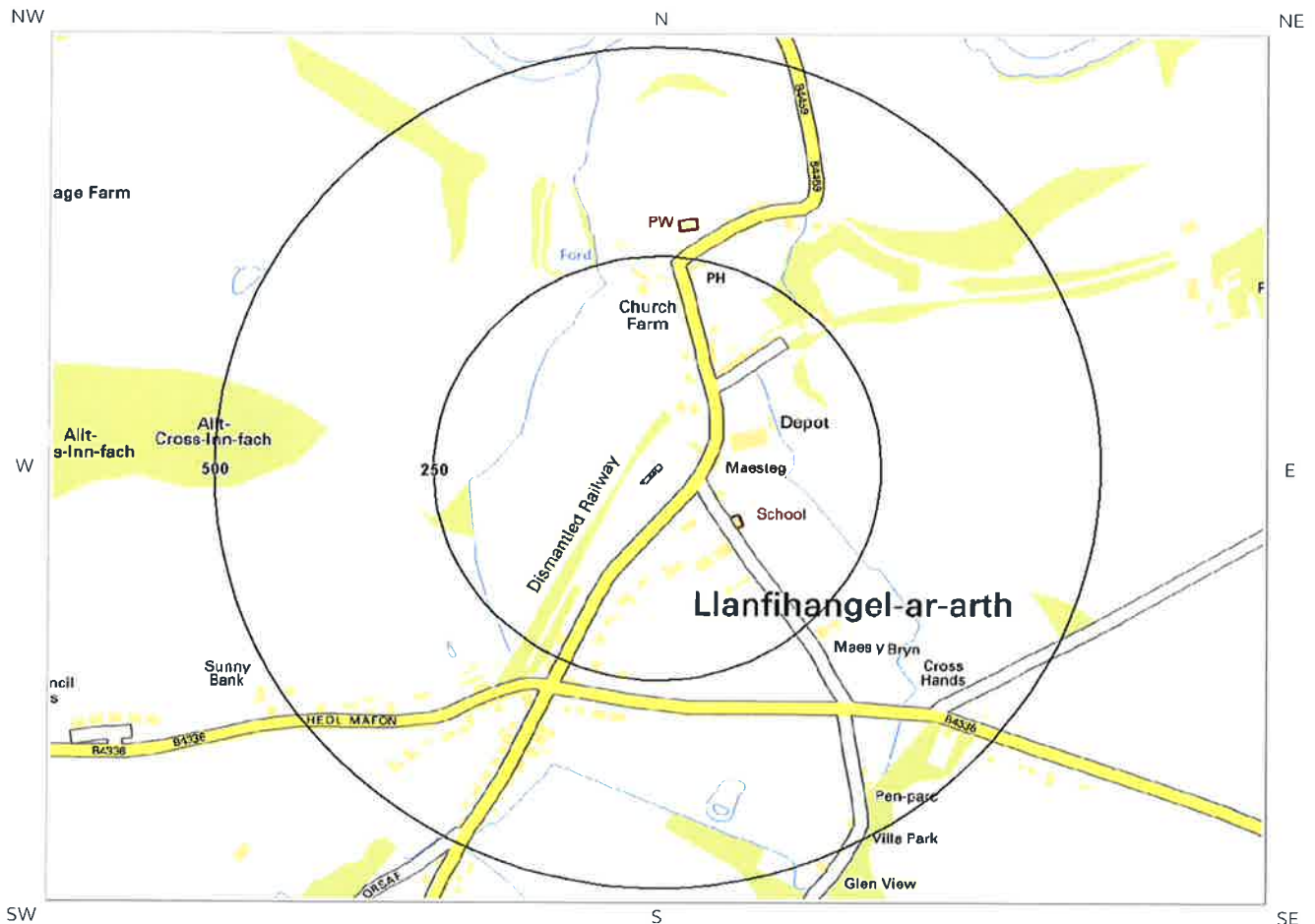
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

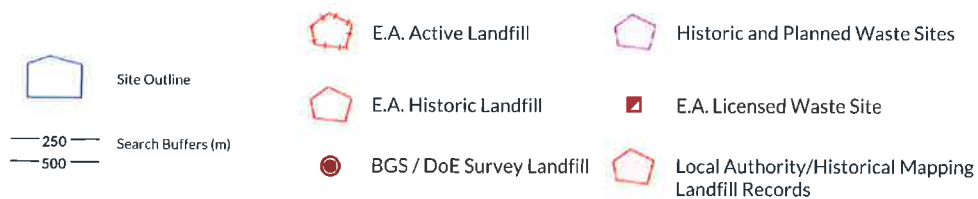
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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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:

0

Database searched and no data found.

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

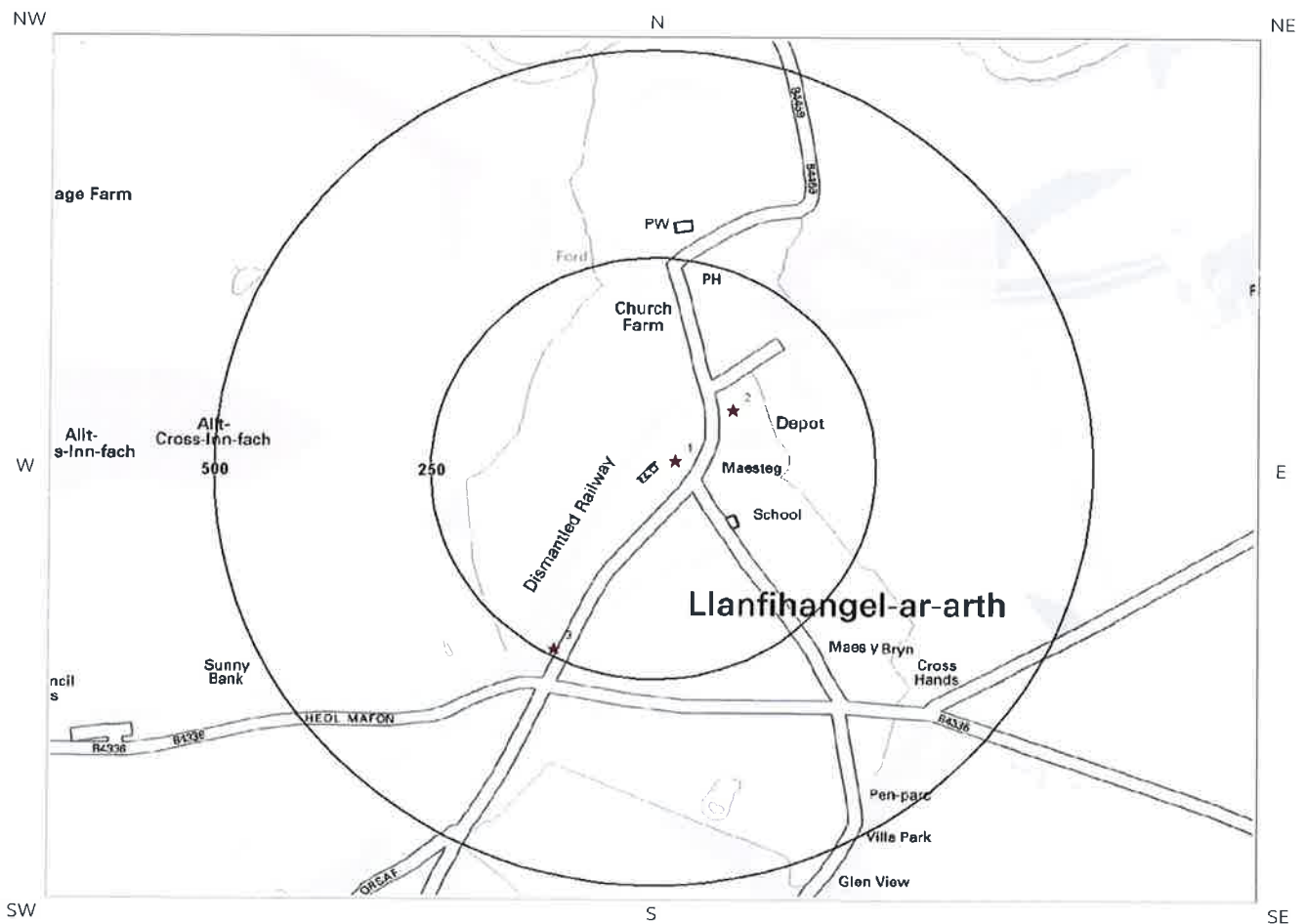
Database searched and no data found.

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

0

Database searched and no data found.

4. Current Land Use Map



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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:

3

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	22	NE	Depot	245602 239637	SA39	Container and Storage	Transport, Storage and Delivery
2	110	NE	Depot	245666 239698	SA39	Container and Storage	Transport, Storage and Delivery
3	240	SW	Depot	245464 239409	SA39	Container and Storage	Transport, Storage and Delivery

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TILDW	TILL, DEVENSIAN (WELSH ICE)	DIAMICTON
GFCDW	GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN (WELSH ICE)	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

5.3 Bedrock and Solid Geology

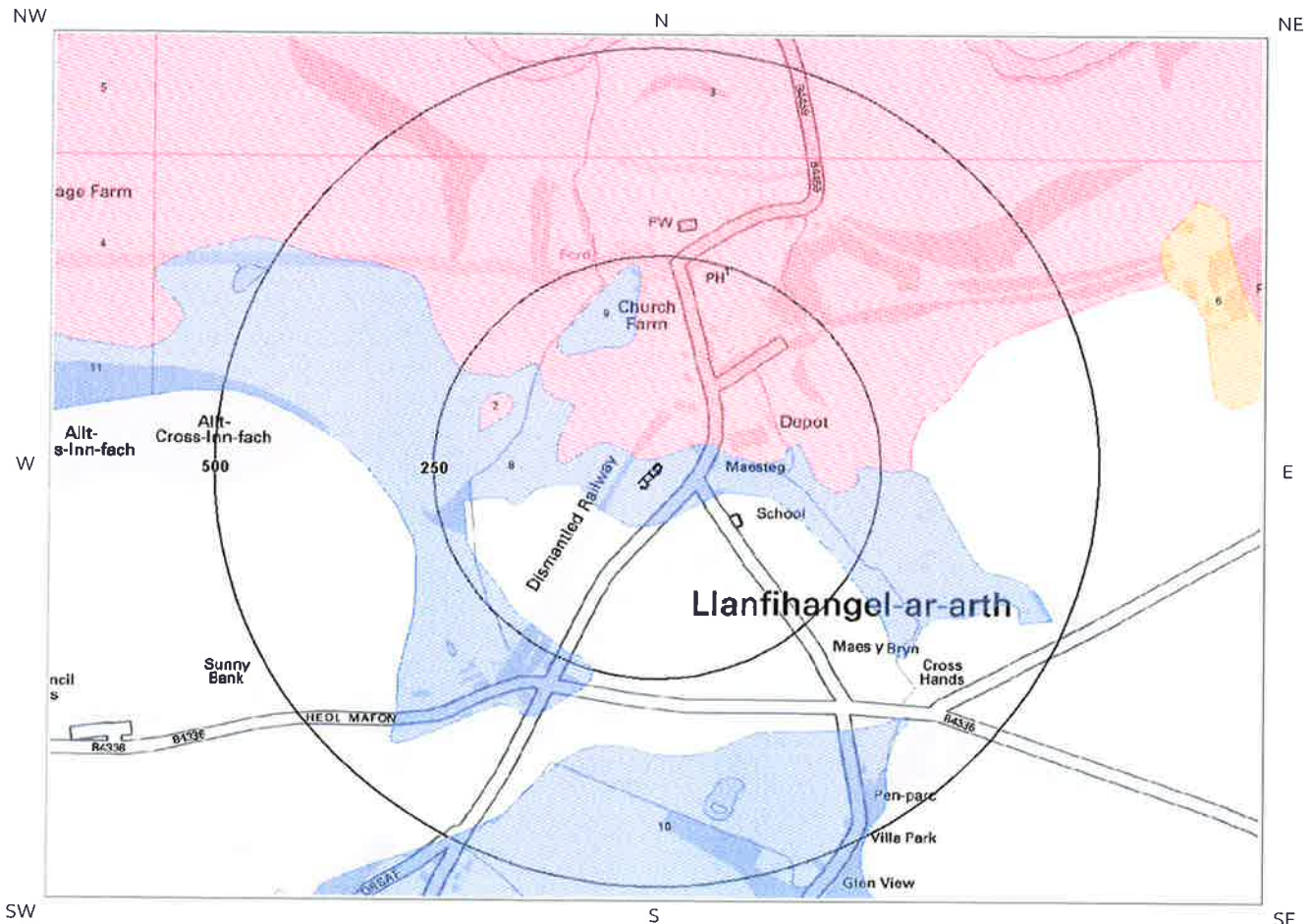
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
RLAN-MDSA	RHYDDLAN FORMATION	MUDSTONE AND SANDSTONE, INTERBEDDED
CMR-MHLM	CWMERE FORMATION	MUDSTONE AND LAMINATED HEMIPELAGIC MUDSTONE, INTERBEDDED

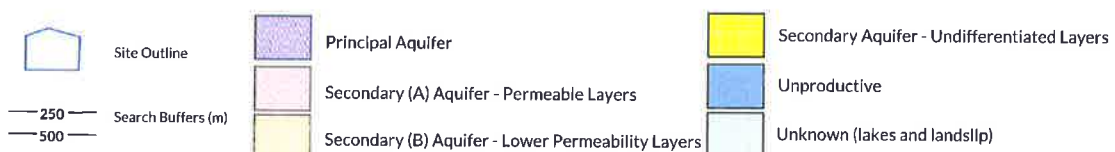
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

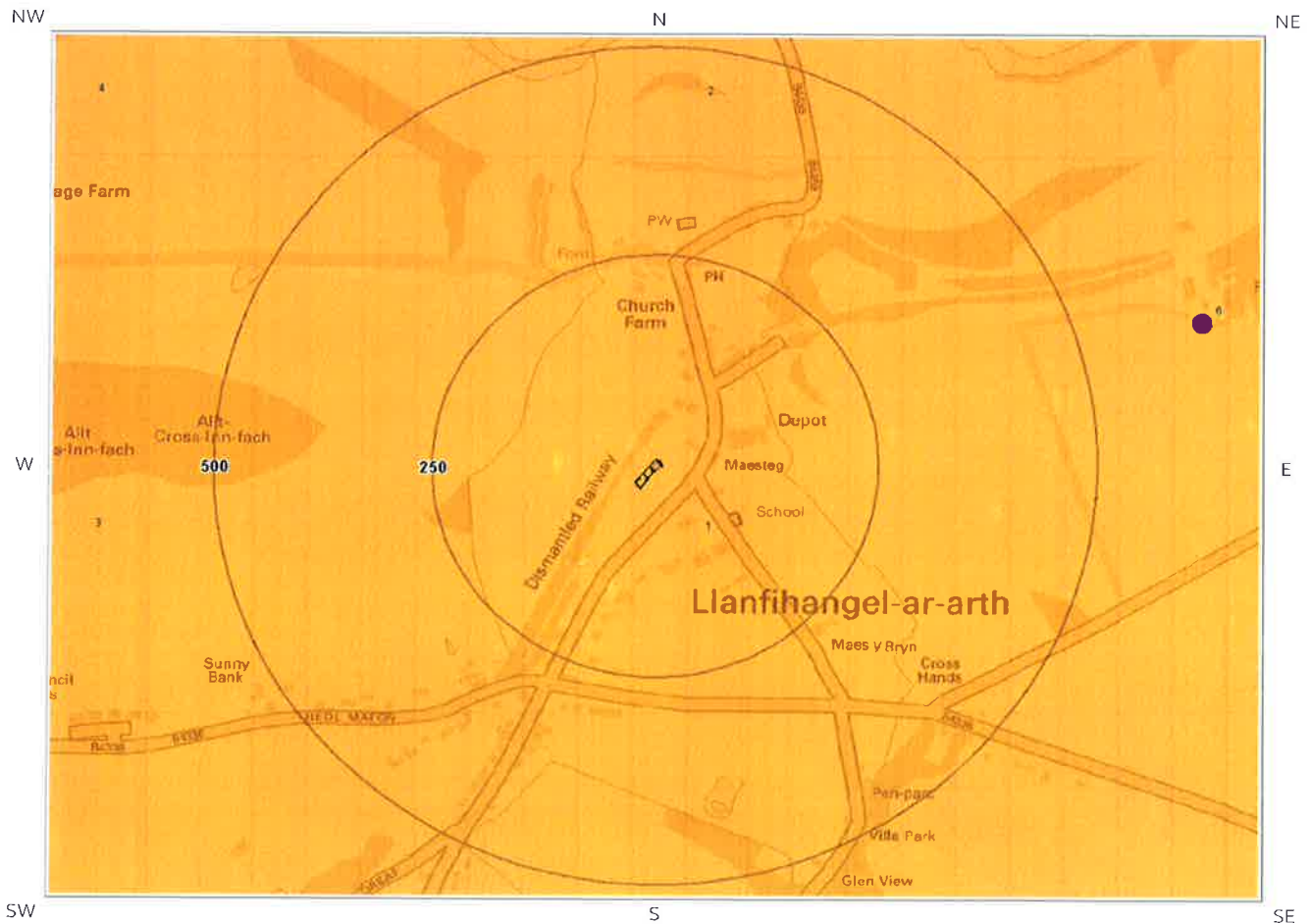
6a. Aquifer Within Superficial Geology



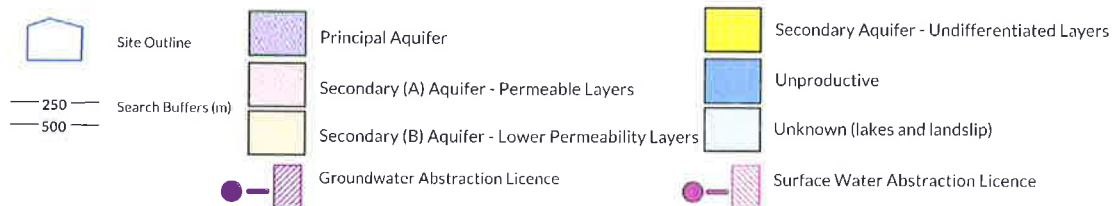
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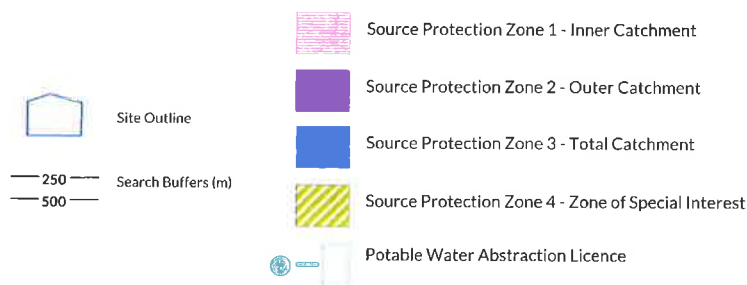


6b. Aquifer Within Bedrock Geology and Abstraction Licenses

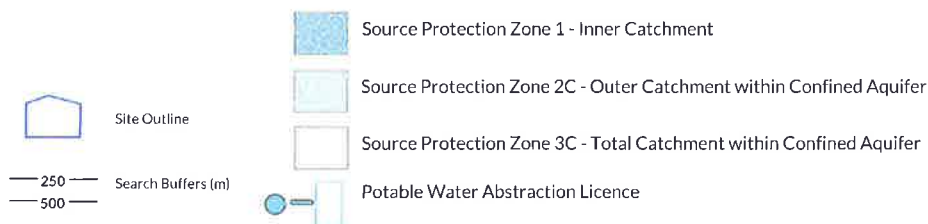
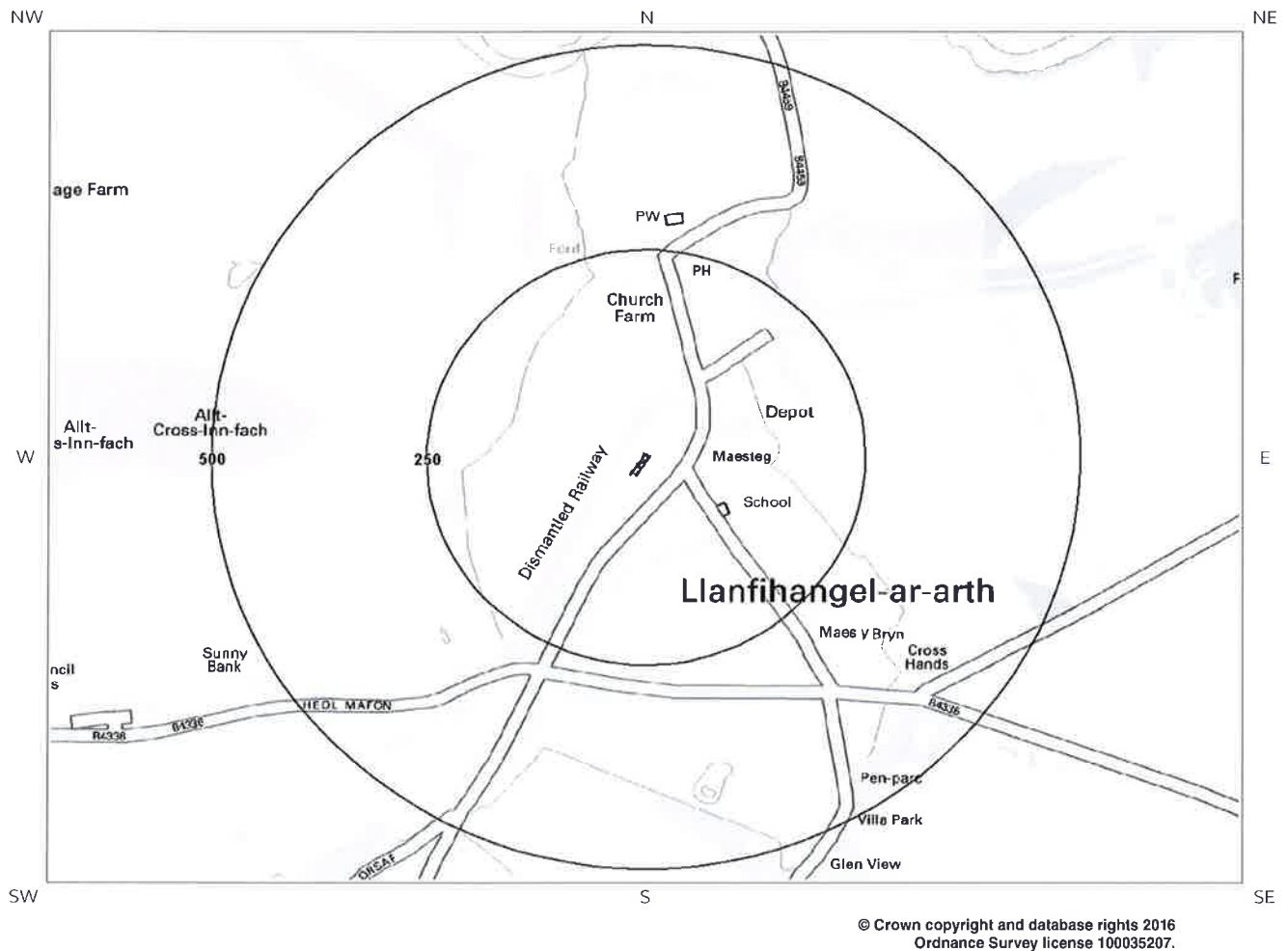


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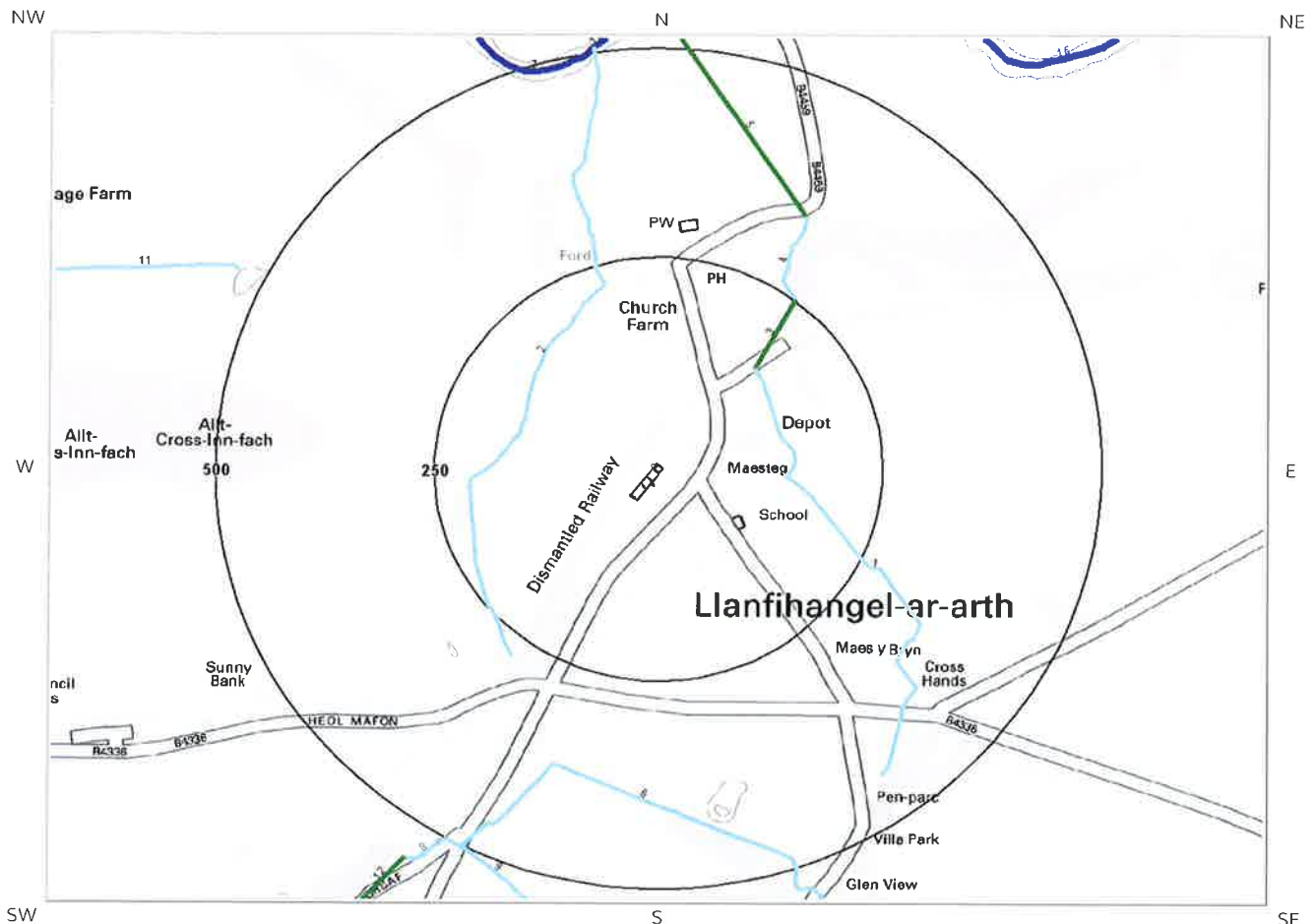




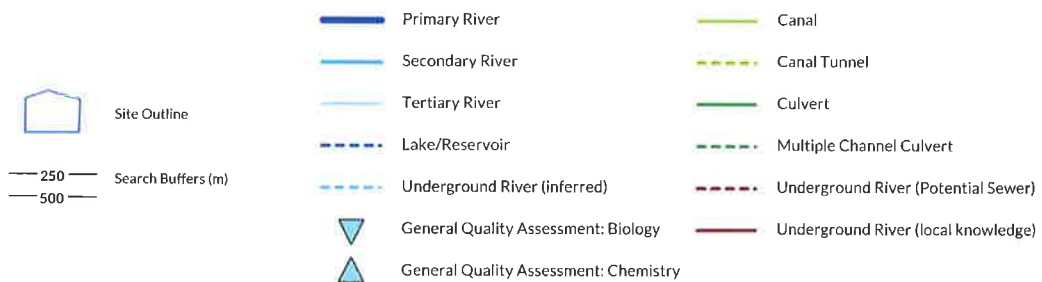
6d. Hydrogeology – Source Protection Zones within confined aquifer



6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
8	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	6	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
9	146	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	176	NW	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
10	332	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	369	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

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary 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
2	369	N	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
6	642	E	246200 239800	<p>Status: Historical Licence No: 22/62/2/0009 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Underground Source In Field No. 1799 At Pantyfen Isaf Data Type: Point Name: Fair</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1021 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:</p>
Not shown	881	NE	245970 240420	<p>Status: Historical Licence No: 22/62/2/0010 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Spring In Field No. 781 At Waunifor Data Type: Point Name: Griffiths</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1343 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:</p>
Not shown	938	N	245710 240560	<p>Status: Historical Licence No: 22/62/2/0010 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Spring In Field No. 679 At Waunifor Data Type: Point Name: Griffiths</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1343 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:</p>
Not shown	1338	NE	246550 240550	<p>Status: Historical Licence No: 22/62/2/0012 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Eaw Groundwater Point: Spring At Glanrhydypysgod Data Type: Point Name: Swain</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1474 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/7/1987 Version End Date:</p>
Not shown	1498	N	245740 241120	<p>Status: Historical Licence No: 22/62/2/0010 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Spring In Field 620 At Waunifor Data Type: Point Name: Griffiths</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1343 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:</p>

6.4 Surface Water Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1792	NW	244730 241210	Status: Active Licence No: 22/62/2/0050 Details: Hydroelectric Power Generation Direct Source: Eaw Surface Water Point: Inland Water, Afon Clettwr, Llandysul Data Type: Point Name: Faux Annual Volume (m³): 18000000 Max Daily Volume (m³): 50000 Application No: WR678 Original Start Date: 23/9/1994 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2007 Version End Date:

6.5 Potable Water Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1338	NE	246550 240550	Status: Historical Licence No: 22/62/2/0012 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Eaw Groundwater Point: Spring At Glanrhydypysgod Data Type: Point Name: Swain Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR5/1474 Original Start Date: - 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
1	NW	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.
275	E	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
392	N	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

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

6.9.1 Biological Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1323	NW	244500 240400	River Name: Teifi Reach: Conf.afon Tyweli-conf.afon Clettwr End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1323	NW	244500 240400	River Name: Teifi Reach: Conf.afon Clettwr - Conf. Afon Cledlyn End/Start of Stretch: End of Stretch NGR	B	B	B	B	B
Not shown	1323	NW	244500 240400	River Name: Teifi Clettwr Reach: Conf. Afon Teifi - Conf.einion End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

6.9.2 Chemical Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1323	NW	244500 240400	River Name: Teifi Reach: Conf.afon Clettwr - Conf. Afon Cledlyn End/Start of Stretch: End of Stretch NGR	A	A	B	B	-
Not shown	1323	NW	244500 240400	River Name: Clettwr Reach: Conf. Afon Teifi - Conf.einion End/Start of Stretch: End of Stretch NGR	A	A	A	A	-
Not shown	1323	NW	244500 240400	River Name: Teifi Reach: Conf.afon Tyweli-conf.afon Clettwr End/Start of Stretch: Start of Stretch 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	139	E	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2	158	W	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
3	159	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
4	252	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
5	342	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
6	369	S	River Name: Nant Fylchog Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
7	491	N	River Name: Afon Teifi Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined

6.11 Surface Water Features

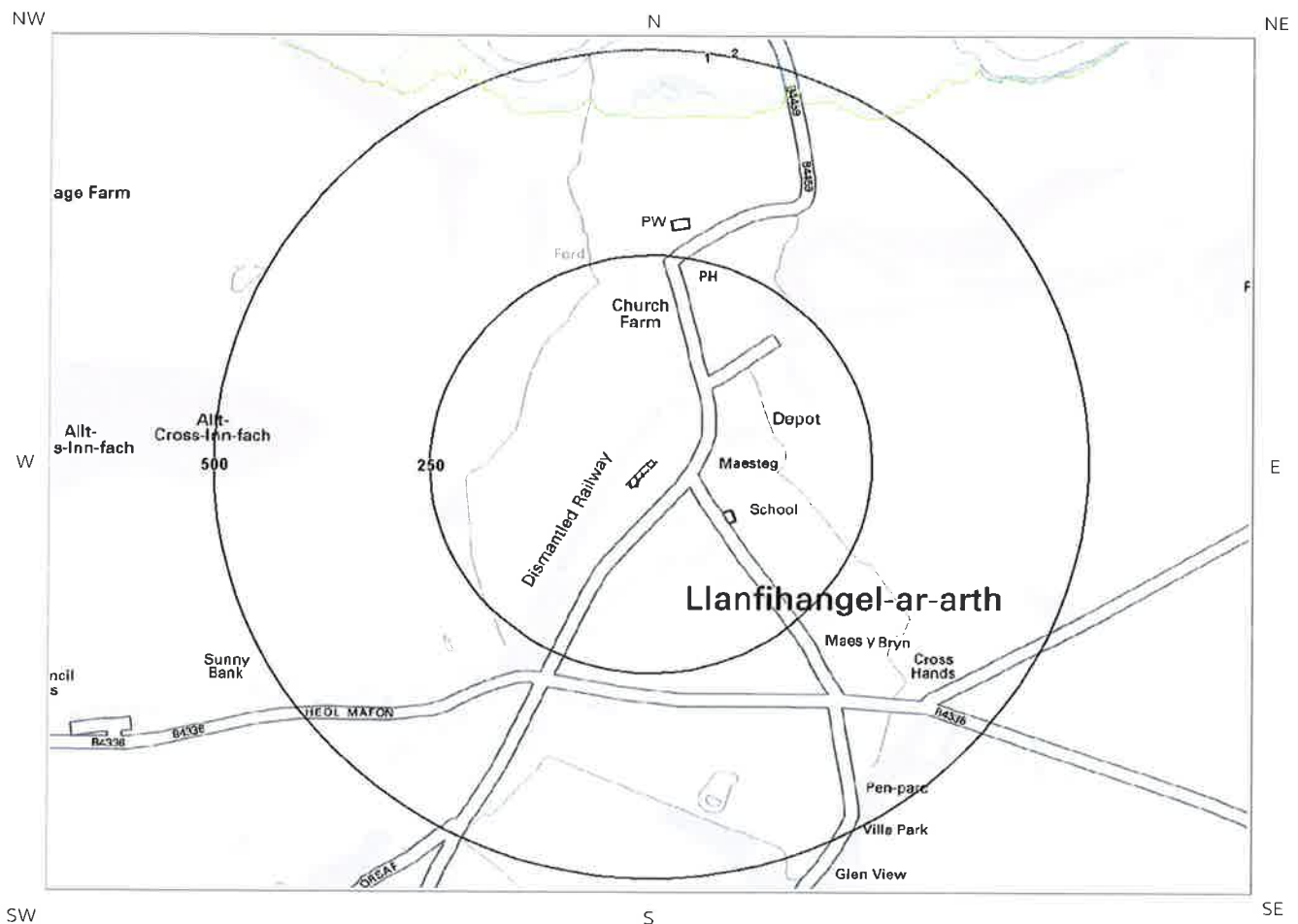
Are there any surface water features within 250m of the study site?

Yes

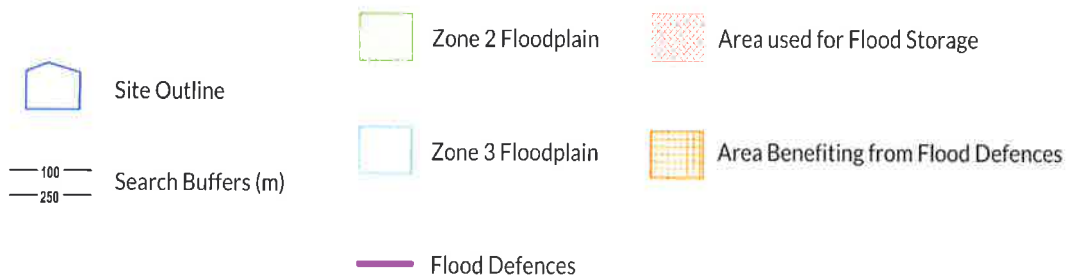
The following surface water records are not represented on mapping:

Distance (m)	Direction
139	E
158	W
248	N

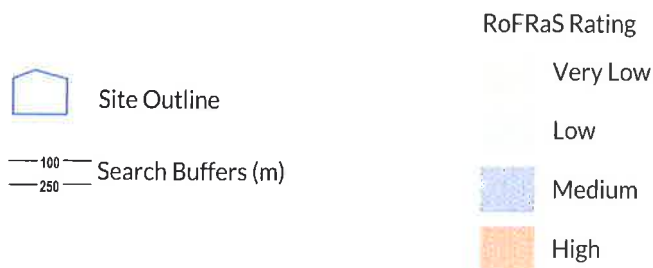
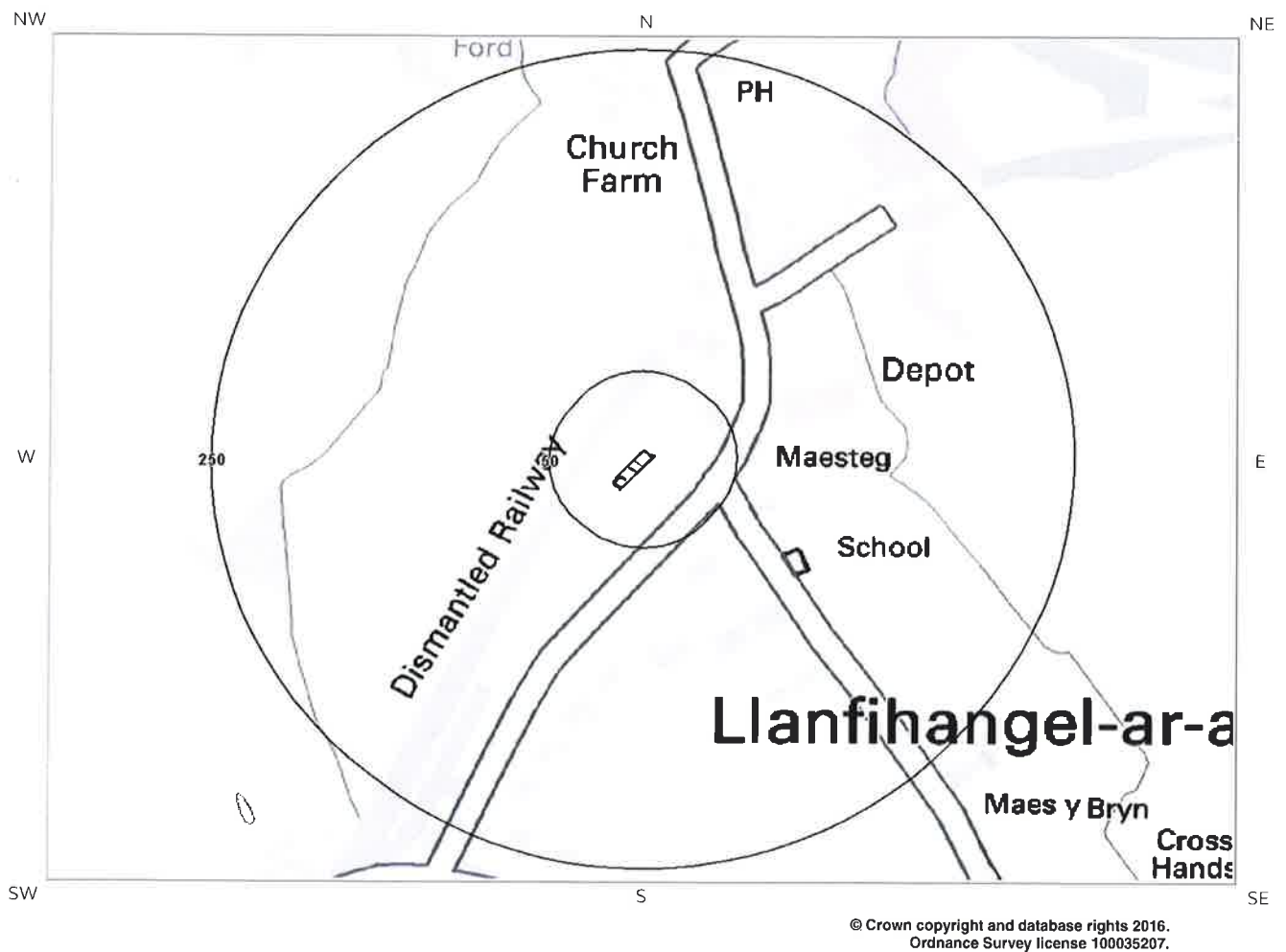
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



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



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? Superficial Deposits Flooding

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

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

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

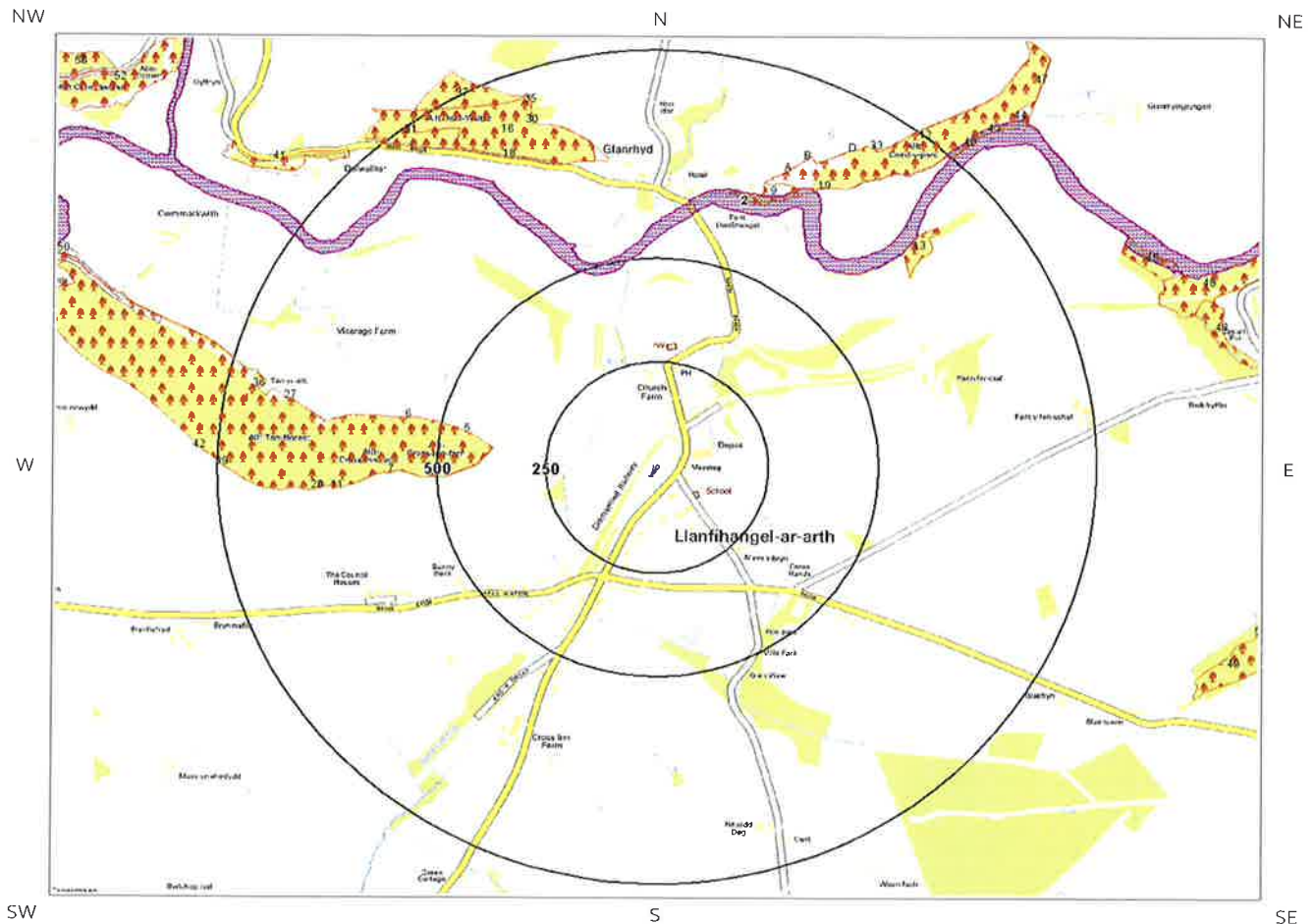
What is the British Geological Survey confidence rating in this result?

High

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

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

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

Yes

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

1

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

ID	Distance (m)	Direction	SSSI Name	Data Source
2	477	N	AFON TEIFI	Natural Resources Wales

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

0

Database searched and no data found.

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

1

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1	477	N	Afon Teifi / River Teifi	Natural Resources Wales

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:

69

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	373	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
4	374	W	Unknown	Restored Ancient Woodland Site
5	435	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
6	567	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
7	592	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
8	636	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
9	671	N	Unknown	Restored Ancient Woodland Site
10	679	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
11	722	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
12	723	N	Unknown	Restored Ancient Woodland Site
13	732	NE	Unknown	Ancient and Semi-Natural Woodland
14	736	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
15	743	N	ALLT DDOL-WALTER	Ancient and Semi-Natural Woodland
16	747	N	Unknown	Ancient and Semi-Natural Woodland
17A	749	N	Unknown	Ancient and Semi-Natural Woodland
18	756	N	Unknown	Ancient and Semi-Natural Woodland
19	756	NE	Unknown	Ancient and Semi-Natural Woodland
20	768	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
21	794	NE	Unknown	Ancient and Semi-Natural Woodland
22A	800	NE	Unknown	Ancient and Semi-Natural Woodland
23B	810	NE	Unknown	Ancient and Semi-Natural Woodland
24B	814	NE	Unknown	Ancient and Semi-Natural Woodland
25C	817	NE	Unknown	Ancient and Semi-Natural Woodland
26B	819	NE	Unknown	Ancient and Semi-Natural Woodland
27	843	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
28C	845	NE	Unknown	Ancient and Semi-Natural Woodland
29D	874	NE	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
30	874	N	ALLT DDOL-WALTER	Ancient and Semi-Natural Woodland
31	890	NW	Unknown	Ancient and Semi-Natural Woodland
32D	902	NE	Unknown	Ancient and Semi-Natural Woodland
33	907	NE	Unknown	Ancient and Semi-Natural Woodland
34	907	NE	Unknown	Restored Ancient Woodland Site
35	910	N	ALLT DDOL-WALTER	Ancient and Semi-Natural Woodland
36	927	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
37	937	N	Unknown	Ancient and Semi-Natural Woodland
38	967	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
39	986	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
40	996	NE	Unknown	Ancient and Semi-Natural Woodland
41	1027	NW	Unknown	Ancient and Semi-Natural Woodland
42	1028	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
43	1105	NE	Unknown	Ancient and Semi-Natural Woodland
44	1119	NE	Unknown	Restored Ancient Woodland Site
45	1174	NE	Unknown	Ancient and Semi-Natural Woodland
46	1207	E	Unknown	Restored Ancient Woodland Site
47	1228	NE	Unknown	Ancient and Semi-Natural Woodland
48	1277	E	Unknown	Ancient and Semi-Natural Woodland
49	1328	SE	Unknown	Ancient and Semi-Natural Woodland
50	1417	W	Unknown	Restored Ancient Woodland Site
51	1423	E	Unknown	Other Ancient Woodland
52	1455	NW	Unknown	Restored Ancient Woodland Site
Not shown	1498	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
Not shown	1510	NW	Unknown	Restored Ancient Woodland Site
Not shown	1528	W	ALLT TAN-FFOREST	Ancient and Semi-Natural Woodland
56	1558	NW	Unknown	Restored Ancient Woodland Site

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1627	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1725	N	Unknown	Restored Ancient Woodland Site
Not shown	1772	N	ALLT Y GOG	Ancient and Semi-Natural Woodland
Not shown	1817	N	ALLT Y GOG	Ancient and Semi-Natural Woodland
Not shown	1825	SE	Unknown	Restored Ancient Woodland Site
Not shown	1839	NW	ALLT LLANFAIR	Ancient Replanted Woodland
Not shown	1848	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1863	NW	Unknown	Ancient Replanted Woodland
Not shown	1884	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1887	E	Unknown	Restored Ancient Woodland Site
Not shown	1909	N	ALLT Y GOG	Ancient and Semi-Natural Woodland
Not shown	1935	NW	ALLT LLANFAIR	Ancient Replanted Woodland
Not shown	1965	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1986	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1995	NW	ALLT LLANFAIR	Ancient Replanted Woodland

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

0

Database searched and no data found.

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? Very Low

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

Hazard

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

9.1.2 Landslides

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

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

Hazard

Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property unlikely to be affected. No significant increase in insurance risk due to natural slope instability problems.

9.1.3 Soluble Rocks

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

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

Hazard

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

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

9.1.4 Compressible Ground

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

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

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. 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? Yes

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Berwyn Hills	Vein Mineral	Rare and localised small scale mining may have occurred.

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

10.3 Brine Affected Areas

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

Contact Details

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



British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:
Web: www.bgs.ac.uk



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

Environment Agency
National Customer Contact Centre, PO Box 544
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Tel: 08708 506 506
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200 Lichfield Lane
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www.coal.gov.uk



The Coal Authority

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



Local Authority
Authority: Sir Gaerfyrddin - Carmarthenshire County Council
Phone: 01267 234 567
Web: <http://www.carmarthenshire.gov.uk>
Address: County Hall, Carmarthen, Carmarthenshir, SA31 1JP

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

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

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

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

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

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

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

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

subcontractors;

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

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

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

7.4 Groundsure shall not be liable for

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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

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