



CENTREMAPS

Open Space, Upper Interfields,
Worcester, WR14 1UT

Groundsure Reference: CMAPS-CM-531862-12823-
250516EDR

Your Reference: 12823

Report Date 25 May 2016

Report Delivery Method: Email - pdf

Groundsure Enviro Insight

Address: SWWR Baglan Bay,

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
Groundsure Enviroinsight

Groundsure Enviro Insight

Address: SWWR Baglan Bay,
Date: 25 May 2016
Reference: CMAPS-CM-531862-12823-250516EDR
Client: CENTREMAPS



Aerial Photograph Capture date: 23-Jul-2014
Grid Reference: 273683,192504
Site Size: 6.08ha

Report Reference: CMAPS-CM-531862-12823-250516EDR
Client Reference: 12823

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 | 20 |
| 1.4 Additional Information – Historical Petrol and Fuel Site Database | 21 |
| 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database | 21 |
| 1.6 Potentially Infilled Land | 22 |
| 2. Environmental Permits, Incidents and Registers Map | 24 |
| 2. Environmental Permits, Incidents and Registers | 25 |
| 2.1 Industrial Sites Holding Licences and/or Authorisations | 25 |
| 2.1.1 Records of historic IPC Authorisations within 500m of the study site | 25 |
| 2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site | 25 |
| 2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site | 28 |
| 2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site | 28 |
| 2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site | 28 |
| 2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site | 28 |
| 2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations | 28 |
| 2.1.8 Records of Licensed Discharge Consents within 500m of the study site | 29 |
| 2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site | 29 |
| 2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site | 29 |
| 2.2 Dangerous or Hazardous Sites | 30 |
| 2.3 Environment Agency Recorded Pollution Incidents | 30 |
| 2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site | 30 |
| 2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site | 31 |
| 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990 | 31 |
| 3. Landfill and Other Waste Sites Map | 32 |
| 3. Landfill and Other Waste Sites | 33 |
| 3.1 Landfill Sites | 33 |
| 3.1.1 Records from Environment Agency landfill data within 1000m of the study site | 33 |
| 3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site | 33 |
| 3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site | 33 |
| 3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site | 34 |
| 3.2 Other Waste Sites | 34 |
| 3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site | 34 |
| 3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site | 34 |
| 4. Current Land Use Map | 39 |
| 4. Current Land Uses | 40 |
| 4.1 Current Industrial Data | 40 |
| 4.2 Petrol and Fuel Sites | 42 |
| 4.3 National Grid High Voltage Underground Electricity Transmission Cables | 42 |
| 4.4 National Grid High Pressure Gas Transmission Pipelines | 42 |
| 5. Geology | 43 |
| 5.1 Artificial Ground and Made Ground | 43 |

| | |
|--|----|
| 5.2 Superficial Ground and Drift Geology | 43 |
| 5.3 Bedrock and Solid Geology | 43 |
| 6 Hydrogeology and Hydrology | 44 |
| 6a. Aquifer Within Superficial Geology | 44 |
| 6b. Aquifer Within Bedrock Geology and Abstraction Licenses | 45 |
| 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses | 46 |
| 6d. Hydrogeology – Source Protection Zones within confined aquifer | 47 |
| 6e. Hydrology – Detailed River Network and River Quality | 48 |
| 6. Hydrogeology and Hydrology | 49 |
| 6.1 Aquifer within Superficial Deposits..... | 49 |
| 6.2 Aquifer within Bedrock Deposits..... | 49 |
| 6.3 Groundwater Abstraction Licences..... | 49 |
| 6.4 Surface Water Abstraction Licences..... | 50 |
| 6.5 Potable Water Abstraction Licences..... | 50 |
| 6.6 Source Protection Zones..... | 50 |
| 6.7 Source Protection Zones within Confined Aquifer..... | 50 |
| 6.8 Groundwater Vulnerability and Soil Leaching Potential..... | 51 |
| 6.9 River Quality..... | 51 |
| 6.9.1 Biological Quality:..... | 51 |
| 6.9.2 Chemical Quality:..... | 51 |
| 6.10 Detailed River Network..... | 51 |
| 6.11 Surface Water Features..... | 52 |
| 7a. Environment Agency Flood Map for Planning (from rivers and the sea) | 53 |
| 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map | 54 |
| 7 Flooding | 55 |
| 7.1 River and Coastal Zone 2 Flooding..... | 55 |
| 7.2 River and Coastal Zone 3 Flooding..... | 55 |
| 7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating..... | 55 |
| 7.4 Flood Defences..... | 56 |
| 7.5 Areas benefiting from Flood Defences..... | 56 |
| 7.6 Areas benefiting from Flood Storage..... | 56 |
| 7.7 Groundwater Flooding Susceptibility Areas..... | 56 |
| 7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes..... | 56 |
| 7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?..... | 56 |
| 7.8 Groundwater Flooding Confidence Areas..... | 56 |
| 8. Designated Environmentally Sensitive Sites Map | 57 |
| 8. Designated Environmentally Sensitive Sites | 58 |
| 8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:..... | 58 |
| 8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:..... | 58 |
| 8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:..... | 58 |
| 8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:..... | 59 |
| 8.5 Records of Ramsar sites within 2000m of the study site:..... | 59 |
| 8.6 Records of Ancient Woodland within 2000m of the study site: | 60 |
| 8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:..... | 63 |
| 8.8 Records of World Heritage Sites within 2000m of the study site:..... | 64 |
| 8.9 Records of Environmentally Sensitive Areas within 2000m of the study site: | 64 |
| 8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: | 64 |
| 8.11 Records of National Parks (NP) within 2000m of the study site: | 64 |
| 8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:..... | 64 |
| 8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:..... | 64 |



| | |
|--|-----------|
| 8.14 Records of Green Belt land within 2000m of the study site:..... | 64 |
| 9. Natural Hazards Findings | 65 |
| 9.1 Detailed BGS GeoSure Data..... | 65 |
| 9.1.1 Shrink Swell..... | 65 |
| 9.1.2 Landslides..... | 65 |
| 9.1.3 Soluble Rocks..... | 65 |
| 9.1.4 Compressible Ground..... | 66 |
| 9.1.5 Collapsible Rocks..... | 66 |
| 9.1.6 Running Sand..... | 66 |
| 9.2 Radon..... | 66 |
| 9.2.1 Radon Affected Areas..... | 66 |
| 9.2.2 Radon Protection..... | 67 |
| 10. Mining | 68 |
| 10.1 Coal Mining..... | 68 |
| 10.2 Non-Coal Mining..... | 68 |
| 10.3 Brine Affected Areas | 68 |
| Contact Details | 69 |
| Standard Terms and Conditions | 71 |

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 | 9 | 0 | 23 | 35 |
| 1.2 Additional Information – Historical Tank Database | 26 | 14 | 128 | 141 |
| 1.3 Additional Information – Historical Energy Features Database | 2 | 2 | 4 | 10 |
| 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 | 27 | 11 |

| Section 2: Environmental Permits, Incidents and Registers | On-site | 0-50m | 51-250 | 251-500 |
|--|---------|-------|--------|---------|
| 2.1 Industrial Sites Holding Environmental Permits and/or Authorisations | | | | |
| 2.1.1 Records of historic IPC Authorisations | 0 | 0 | 0 | 0 |
| 2.1.2 Records of Part A(1) and IPPC Authorised Activities | 0 | 0 | 7 | 10 |
| 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 | 1 | 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 | 0 |
| 2.1.9 Records of Water Industry Referrals | 0 | 0 | 0 | 0 |
| 2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site | 0 | 0 | 0 | 4 |
| 2.2 Records of COMAH and NIHHS sites | 2 | 0 | 0 | 0 |
| 2.3 Environment Agency Recorded Pollution Incidents | | | | |
| 2.3.1 National Incidents Recording System, List 2 | 0 | 0 | 2 | 1 |
| 2.3.2 National Incidents Recording System, List 1 | 0 | 0 | 1 | 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 | 1 | 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 | 1 | 3 | 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 | 11 | 9 |

| Section 4: Current Land Use | On-site | 0-50m | 51-250 | 251-500 |
|--|---------|-------|--------|--------------|
| 4.1 Current Industrial Sites Data | 3 | 3 | 32 | Not searched |
| 4.2 Records of Petrol and Fuel Sites | 0 | 0 | 0 | 1 |
| 4.3 National Grid Underground Electricity Cables | 0 | 0 | 1 | 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? | Yes |
| 5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? | Yes |
| 5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section. | |

| Section 6: Hydrogeology and Hydrology | 0-500m | | | | | |
|--|---------|-------|--------|---------|--------------|--------------|
| 6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site? | Yes | | | | | |
| 6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site? | Yes | | | | | |
| | On-site | 0-50m | 51-250 | 251-500 | 501-1000 | 1000-2000 |
| 6.3 Groundwater Abstraction Licences (within 2000m of the study site) | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 0 |
| 6.6 Source Protection Zones (within 500m of the study site) | 0 | 0 | 0 | 0 | Not searched | Not searched |
| 6.7 Source Protection Zones within Confined Aquifer | 0 | 0 | 0 | 0 | Not searched | Not searched |
| 6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site) | 1 | 0 | 0 | 0 | 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 | No |
| 6.10 Detailed River Network entries within 500m of the site | 0 | 0 | 0 | 1 | Not searched | Not searched |
| 6.11 Surface water features within 250m of the study site | No | No | Yes | Not searched | Not searched | Not searched |

Section 7: Flooding

| | |
|---|----------------------|
| 7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site? | Yes |
| 7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site | 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? | Yes |
| 7.6 Are there any areas used for Flood Storage within 250m of the study site? | No |
| 7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site? | Potential at Surface |
| 7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas? | Moderate |

Section 8: Designated Environmentally Sensitive Sites

| | On-site | 0-50m | 51-250 | 251-500 | 501-1000 | 1000-2000 |
|--|---------|-------|--------|---------|----------|-----------|
| 8.1 Records of Sites of Special Scientific Interest (SSSI) | 0 | 0 | 0 | 0 | 0 | 6 |
| 8.2 Records of National Nature Reserves (NNR) | 0 | 0 | 0 | 0 | 0 | 0 |
| 8.3 Records of Special Areas of Conservation (SAC) | 0 | 0 | 0 | 0 | 0 | 0 |
| 8.4 Records of Special Protection Areas (SPA) | 0 | 0 | 0 | 0 | 0 | 0 |
| 8.5 Records of Ramsar sites | 0 | 0 | 0 | 0 | 0 | 0 |
| 8.6 Records of Ancient Woodlands | 0 | 0 | 0 | 0 | 4 | 73 |
| 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?

Very Low

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

Negligible

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 3 and 5% 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?

Yes

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.

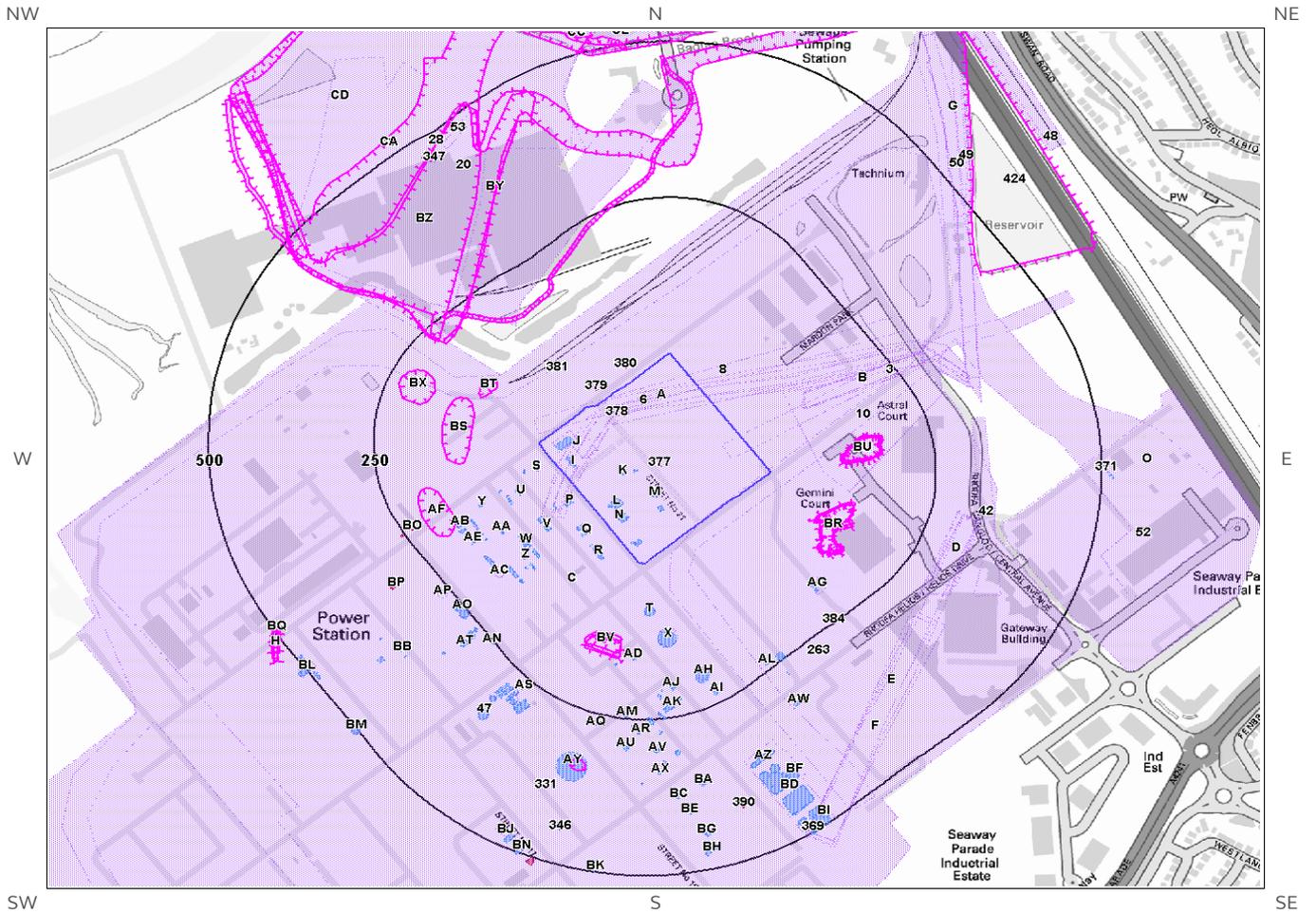
Note: Maps

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: 67

| ID | Distance [m] | Direction | Use | Date |
|------|--------------|-----------|-----------------------------|------|
| 1O | 0 | On Site | Railway Sidings | 1978 |
| 2C | 0 | On Site | Unspecified Works | 1978 |
| 3 | 0 | On Site | Rifle Range | 1877 |
| 4J | 0 | On Site | Unspecified Tanks | 1978 |
| 5A | 0 | On Site | Tramway Sidings | 1914 |
| 6 | 0 | On Site | Tramway Sidings | 1921 |
| 7A | 0 | On Site | Tramway Sidings | 1938 |
| 8 | 0 | On Site | Rifle Range | 1897 |
| 9A | 0 | On Site | Tramway Sidings | 1914 |
| 10 | 72 | NE | Rifle Ranges | 1897 |
| 11B | 102 | NE | Rifle Range | 1938 |
| 12B | 103 | NE | Rifle Range | 1914 |
| 13B | 103 | NE | Rifle Range | 1921 |
| 14BS | 104 | W | Unspecified Heaps | 1897 |
| 15B | 106 | NE | Rifle Range | 1914 |
| 16X | 107 | S | Unspecified Tanks | 1978 |
| 17BT | 108 | NW | Unspecified Heap | 1897 |
| 18AB | 169 | SW | Unspecified Tanks | 1978 |
| 19AC | 169 | SW | Chimney | 1978 |
| 20 | 170 | NW | Railway Sidings | 1978 |
| 21AF | 171 | SW | Unspecified Heap | 1897 |
| 22AG | 173 | SE | Unspecified Tank | 1978 |
| 23BW | 175 | NW | Unspecified Ground Workings | 1978 |
| 24BX | 177 | NW | Unspecified Heap | 1897 |
| 25AH | 186 | SE | Unspecified Tanks | 1978 |
| 26BY | 212 | NW | Refuse Heap | 1948 |
| 27BZ | 218 | NW | Refuse Heap | 1962 |
| 28 | 222 | NW | Railway Sidings | 1962 |
| 29CA | 224 | NW | Dock | 1948 |
| 30 | 224 | NW | Railway Sidings | 1948 |
| 31AI | 226 | SE | Unspecified Tanks | 1978 |
| 32AO | 248 | SW | Unspecified Tanks | 1978 |
| 33AP | 256 | SW | Chimney | 1978 |

| | | | | |
|------|-----|----|-----------------------------|------|
| 34C | 283 | SW | Unspecified Tanks | 1978 |
| 35E | 285 | SE | Rifle Range | 1921 |
| 36D | 287 | E | Rifle Range | 1938 |
| 37D | 290 | SE | Rifle Range | 1914 |
| 38D | 290 | SE | Rifle Range | 1948 |
| 39D | 293 | SE | Rifle Range | 1914 |
| 40E | 297 | SE | Rifle Range | 1962 |
| 41C | 300 | SW | Unspecified Tanks | 1978 |
| 42 | 310 | E | Railway Sidings | 1948 |
| 43F | 316 | SE | Rifle Range | 1914 |
| 44F | 316 | SE | Rifle Range | 1914 |
| 45F | 317 | SE | Rifle Range | 1947 |
| 46F | 317 | SE | Rifle Range | 1914 |
| 47 | 328 | SW | Unspecified Tanks | 1978 |
| 48 | 328 | NE | Railway Sidings | 1914 |
| 49 | 332 | NE | Railway Sidings | 1938 |
| 50 | 334 | NE | Railway Sidings | 1921 |
| 51BD | 342 | SE | Unspecified Tanks | 1978 |
| 52 | 357 | E | Unspecified Works | 1978 |
| 53 | 464 | NW | Railway Buildings | 1978 |
| 54CB | 465 | NW | Unspecified Ground Workings | 1978 |
| 55BJ | 469 | SW | Abattoir | 1978 |
| 56G | 479 | NE | Railway Sidings | 1897 |
| 57G | 479 | NE | Railway Sidings | 1948 |
| 58BL | 486 | SW | Unspecified Tanks | 1978 |
| 59G | 491 | NE | Railway Sidings | 1914 |
| 60BM | 492 | SW | Unspecified Tank | 1978 |
| 61H | 493 | SW | Unspecified Ground Workings | 1914 |
| 62H | 493 | SW | Unspecified Ground Workings | 1947 |
| 63H | 493 | SW | Unspecified Ground Workings | 1897 |
| 64CC | 493 | N | Unspecified Ground Workings | 1948 |
| 65H | 494 | SW | Unspecified Ground Workings | 1921 |
| 66CD | 496 | NW | Refuse Heap | 1978 |
| 67CE | 498 | N | Disused Dock | 1978 |

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:

309

| ID | Distance (m) | Direction | Use | Date |
|------|--------------|-----------|------------------|------|
| 68I | 0 | On Site | Tanks | 1989 |
| 69I | 0 | On Site | Tanks | 1995 |
| 70I | 0 | On Site | Tanks | 1995 |
| 71J | 0 | On Site | Unspecified Tank | 1978 |
| 72J | 0 | On Site | Tanks | 1978 |
| 73J | 0 | On Site | Tanks | 1995 |
| 74K | 0 | On Site | Tanks | 1989 |
| 75K | 0 | On Site | Unspecified Tank | 1989 |
| 76K | 0 | On Site | Unspecified Tank | 1995 |
| 77L | 0 | On Site | Tanks | 1995 |
| 78L | 0 | On Site | Tanks | 1989 |
| 79M | 0 | On Site | Tanks | 1995 |
| 80M | 0 | On Site | Tanks | 1989 |
| 81M | 0 | On Site | Tanks | 1995 |
| 82M | 0 | On Site | Tanks | 1989 |
| 83L | 0 | On Site | Tanks | 1995 |
| 84N | 0 | On Site | Tanks | 1995 |
| 85N | 0 | On Site | Tanks | 1989 |
| 86N | 0 | On Site | Tanks | 1995 |
| 87N | 0 | On Site | Tanks | 1995 |
| 88M | 0 | On Site | Tanks | 1995 |
| 89M | 0 | On Site | Tanks | 1989 |
| 90O | 0 | On Site | Tanks | 1989 |
| 91O | 0 | On Site | Tanks | 1989 |
| 92O | 0 | On Site | Tanks | 1995 |
| 93O | 0 | On Site | Tanks | 1989 |
| 94P | 18 | SW | Unspecified Tank | 1995 |
| 95P | 18 | SW | Unspecified Tank | 1989 |
| 96Q | 23 | SW | Tanks | 1995 |
| 97Q | 24 | SW | Tanks | 1989 |
| 98Q | 25 | SW | Tanks | 1995 |
| 99Q | 25 | SW | Tanks | 1989 |
| 100S | 26 | SW | Tanks | 1989 |
| 101R | 37 | SW | Tanks | 1989 |
| 102R | 37 | SW | Tanks | 1995 |
| 103Q | 38 | SW | Unspecified Tank | 1989 |
| 104Q | 38 | SW | Unspecified Tank | 1995 |
| 105S | 42 | SW | Unspecified Tank | 1980 |
| 106S | 42 | SW | Unspecified Tank | 1989 |
| 107P | 42 | SW | Tanks | 1989 |
| 108T | 68 | S | Unspecified Tank | 1995 |

| | | | | |
|------|-----|----|------------------|------|
| 109T | 68 | S | Unspecified Tank | 1995 |
| 110U | 68 | SW | Tanks | 1980 |
| 111U | 68 | SW | Tanks | 1995 |
| 112U | 69 | SW | Tanks | 1995 |
| 113V | 69 | SW | Tanks | 1995 |
| 114V | 69 | SW | Tanks | 1989 |
| 115V | 69 | SW | Tanks | 1989 |
| 116V | 70 | SW | Tanks | 1995 |
| 117V | 70 | SW | Tanks | 1980 |
| 118U | 71 | SW | Tanks | 1995 |
| 119U | 71 | SW | Tanks | 1980 |
| 120U | 71 | SW | Tanks | 1995 |
| 121U | 87 | SW | Tanks | 1980 |
| 122U | 87 | SW | Unspecified Tank | 1995 |
| 123U | 88 | SW | Unspecified Tank | 1980 |
| 124U | 88 | SW | Tanks | 1980 |
| 125U | 88 | SW | Tanks | 1980 |
| 126U | 89 | SW | Tanks | 1995 |
| 127U | 91 | SW | Tanks | 1989 |
| 128U | 91 | SW | Unspecified Tank | 1995 |
| 129U | 92 | SW | Unspecified Tank | 1995 |
| 130W | 110 | SW | Tanks | 1980 |
| 131W | 110 | SW | Tanks | 1995 |
| 132W | 110 | SW | Tanks | 1980 |
| 133W | 110 | SW | Tanks | 1989 |
| 134W | 110 | SW | Unspecified Tank | 1995 |
| 135W | 110 | SW | Tanks | 1995 |
| 136W | 110 | SW | Tanks | 1995 |
| 137W | 110 | SW | Tanks | 1980 |
| 138W | 110 | SW | Tanks | 1995 |
| 139W | 111 | SW | Unspecified Tank | 1995 |
| 140W | 111 | SW | Tanks | 1980 |
| 141X | 111 | S | Unspecified Tank | 1980 |
| 142X | 111 | S | Unspecified Tank | 1980 |
| 143W | 111 | SW | Tanks | 1995 |
| 144W | 111 | SW | Tanks | 1989 |
| 145W | 111 | SW | Tanks | 1995 |
| 146W | 111 | SW | Tanks | 1995 |
| 147W | 112 | SW | Unspecified Tank | 1995 |
| 148W | 113 | SW | Unspecified Tank | 1980 |
| 149W | 113 | SW | Unspecified Tank | 1995 |
| 150Y | 125 | SW | Unspecified Tank | 1995 |
| 151Y | 125 | SW | Unspecified Tank | 1980 |
| 152Y | 125 | SW | Unspecified Tank | 1995 |
| 153Z | 127 | SW | Unspecified Tank | 1980 |
| 154Z | 128 | SW | Unspecified Tank | 1995 |

| | | | | |
|-------|-----|----|------------------|------|
| 155Z | 128 | SW | Unspecified Tank | 1980 |
| 156Z | 128 | SW | Unspecified Tank | 1980 |
| 157Z | 128 | SW | Unspecified Tank | 1995 |
| 158Z | 128 | SW | Unspecified Tank | 1980 |
| 159Z | 128 | SW | Unspecified Tank | 1995 |
| 160Z | 129 | SW | Unspecified Tank | 1995 |
| 161AA | 129 | SW | Tanks | 1995 |
| 162AA | 129 | SW | Tanks | 1980 |
| 163AA | 129 | SW | Tanks | 1995 |
| 164Z | 137 | SW | Unspecified Tank | 1989 |
| 165AD | 144 | S | Tanks | 1995 |
| 166AB | 154 | SW | Tanks | 1980 |
| 167AB | 155 | SW | Tanks | 1995 |
| 168AB | 155 | SW | Tanks | 1980 |
| 169AC | 155 | SW | Tanks | 1995 |
| 170AC | 155 | SW | Tanks | 1995 |
| 171AC | 155 | SW | Tanks | 1980 |
| 172AC | 156 | SW | Unspecified Tank | 1995 |
| 173AA | 156 | SW | Unspecified Tank | 1980 |
| 174AC | 156 | SW | Tanks | 1980 |
| 175AA | 156 | SW | Unspecified Tank | 1995 |
| 176AC | 156 | SW | Unspecified Tank | 1980 |
| 177AC | 156 | SW | Unspecified Tank | 1980 |
| 178AA | 156 | SW | Tanks | 1995 |
| 179AA | 156 | SW | Unspecified Tank | 1980 |
| 180AA | 156 | SW | Tanks | 1995 |
| 181AA | 156 | SW | Tanks | 1989 |
| 182AA | 156 | SW | Unspecified Tank | 1989 |
| 183AA | 157 | SW | Tanks | 1995 |
| 184AA | 157 | SW | Unspecified Tank | 1989 |
| 185AD | 165 | S | Unspecified Tank | 1995 |
| 186AD | 165 | S | Unspecified Tank | 1989 |
| 187AB | 171 | SW | Tanks | 1995 |
| 188AB | 171 | SW | Tanks | 1989 |
| 189AB | 171 | SW | Tanks | 1995 |
| 190AC | 172 | SW | Tanks | 1989 |
| 191AC | 172 | SW | Tanks | 1995 |
| 192AC | 172 | SW | Tanks | 1995 |
| 193AB | 173 | SW | Tanks | 1989 |
| 194AB | 173 | SW | Tanks | 1995 |
| 195AB | 173 | SW | Tanks | 1989 |
| 196AB | 173 | SW | Tanks | 1995 |
| 197AB | 173 | SW | Tanks | 1989 |
| 198AB | 173 | SW | Tanks | 1989 |
| 199AE | 174 | SW | Tanks | 1995 |
| 200AE | 174 | SW | Tanks | 1989 |

| | | | | |
|-------|-----|----|------------------|------|
| 201AE | 174 | SW | Tanks | 1995 |
| 202AE | 174 | SW | Tanks | 1989 |
| 203AE | 174 | SW | Tanks | 1995 |
| 204AE | 174 | SW | Tanks | 1995 |
| 205AE | 174 | SW | Tanks | 1989 |
| 206AE | 174 | SW | Tanks | 1989 |
| 207AF | 175 | SW | Unspecified Tank | 1980 |
| 208AF | 175 | SW | Unspecified Tank | 1995 |
| 209AF | 175 | SW | Unspecified Tank | 1995 |
| 210AG | 181 | SE | Unspecified Tank | 1995 |
| 211AH | 190 | SE | Unspecified Tank | 1980 |
| 212AI | 191 | SE | Unspecified Tank | 1980 |
| 213AJ | 192 | S | Unspecified Tank | 1995 |
| 214AJ | 192 | S | Unspecified Tank | 1995 |
| 215AJ | 203 | S | Unspecified Tank | 1980 |
| 216AJ | 203 | S | Unspecified Tank | 1989 |
| 217AJ | 210 | S | Unspecified Tank | 1995 |
| 218AJ | 211 | S | Unspecified Tank | 1995 |
| 219AJ | 220 | S | Unspecified Tank | 1980 |
| 220AJ | 221 | S | Unspecified Tank | 1995 |
| 221AK | 226 | S | Tanks | 1995 |
| 222AK | 226 | S | Tanks | 1989 |
| 223AI | 230 | SE | Unspecified Tank | 1989 |
| 224AI | 231 | SE | Unspecified Tank | 1995 |
| 225AK | 232 | S | Tanks | 1989 |
| 226AL | 235 | SE | Unspecified Tank | 1989 |
| 227AL | 238 | SE | Tanks | 1995 |
| 228AK | 238 | S | Tanks | 1989 |
| 229AK | 239 | S | Tanks | 1980 |
| 230AM | 240 | S | Unspecified Tank | 1980 |
| 231AM | 241 | S | Unspecified Tank | 1995 |
| 232AK | 246 | S | Unspecified Tank | 1995 |
| 233AM | 246 | S | Tanks | 1980 |
| 234AK | 246 | S | Unspecified Tank | 1995 |
| 235AM | 247 | S | Tanks | 1980 |
| 236AN | 251 | SW | Tanks | 1995 |
| 237AN | 251 | SW | Tanks | 1980 |
| 238AN | 251 | SW | Tanks | 1995 |
| 239AO | 251 | SW | Unspecified Tank | 1995 |
| 240AP | 251 | SW | Unspecified Tank | 1995 |
| 241AO | 251 | SW | Unspecified Tank | 1980 |
| 242AO | 251 | SW | Unspecified Tank | 1989 |
| 243AO | 252 | SW | Unspecified Tank | 1995 |
| 244AO | 252 | SW | Unspecified Tank | 1989 |
| 245AM | 257 | S | Tanks | 1995 |
| 246AN | 257 | SW | Tanks | 1995 |

| | | | | |
|-------|-----|----|------------------|------|
| 247AN | 257 | SW | Tanks | 1989 |
| 248AN | 257 | SW | Tanks | 1980 |
| 249AM | 258 | S | Tanks | 1995 |
| 250AS | 262 | SW | Tanks | 1989 |
| 251AN | 264 | SW | Tanks | 1995 |
| 252AN | 264 | SW | Tanks | 1989 |
| 253AN | 265 | SW | Tanks | 1980 |
| 254AQ | 266 | S | Unspecified Tank | 1995 |
| 255AR | 266 | S | Tanks | 1968 |
| 256AQ | 267 | S | Unspecified Tank | 1995 |
| 257AR | 267 | S | Tanks | 1980 |
| 258AR | 269 | S | Unspecified Tank | 1989 |
| 259AR | 269 | S | Unspecified Tank | 1993 |
| 260AL | 271 | SE | Unspecified Tank | 1968 |
| 261AS | 275 | SW | Tanks | 1968 |
| 262AS | 275 | SW | Tanks | 1966 |
| 263 | 275 | SE | Unspecified Tank | 1995 |
| 264AS | 275 | SW | Tanks | 1968 |
| 265AS | 276 | SW | Tanks | 1989 |
| 266AS | 276 | SW | Tanks | 1966 |
| 267AS | 276 | SW | Tanks | 1968 |
| 268AS | 276 | SW | Tanks | 1966 |
| 269AS | 276 | SW | Tanks | 1980 |
| 270AS | 276 | SW | Tanks | 1995 |
| 271C | 278 | SW | Tanks | 1995 |
| 272C | 279 | SW | Tanks | 1995 |
| 273C | 279 | SW | Tanks | 1968 |
| 274AT | 280 | SW | Tanks | 1968 |
| 275AT | 280 | SW | Tanks | 1966 |
| 276AT | 280 | SW | Tanks | 1989 |
| 277C | 281 | SW | Tanks | 1966 |
| 278AS | 288 | SW | Unspecified Tank | 1993 |
| 279AS | 288 | SW | Unspecified Tank | 1966 |
| 280AU | 288 | S | Unspecified Tank | 1968 |
| 281C | 288 | SW | Unspecified Tank | 1968 |
| 282AU | 289 | S | Unspecified Tank | 1995 |
| 283AV | 295 | S | Tanks | 1966 |
| 284AV | 296 | S | Tanks | 1989 |
| 285AV | 303 | S | Unspecified Tank | 1993 |
| 286C | 304 | SW | Unspecified Tank | 1995 |
| 287C | 304 | SW | Unspecified Tank | 1993 |
| 288AV | 305 | S | Unspecified Tank | 1995 |
| 289C | 305 | SW | Unspecified Tank | 1980 |
| 290AW | 316 | SE | Tanks | 1968 |
| 291AW | 316 | SE | Tanks | 1966 |
| 292AV | 317 | S | Unspecified Tank | 1968 |

| | | | | |
|-------|-----|----|------------------|------|
| 293AV | 317 | S | Unspecified Tank | 1968 |
| 294AT | 319 | SW | Unspecified Tank | 1995 |
| 295AT | 319 | SW | Unspecified Tank | 1989 |
| 296AT | 319 | SW | Unspecified Tank | 1968 |
| 297AY | 320 | S | Unspecified Tank | 1993 |
| 298C | 331 | SW | Unspecified Tank | 1966 |
| 299C | 331 | SW | Unspecified Tank | 1968 |
| 300C | 332 | SW | Unspecified Tank | 1966 |
| 301AX | 334 | S | Unspecified Tank | 1993 |
| 302AX | 336 | S | Unspecified Tank | 1978 |
| 303AY | 345 | S | Unspecified Tank | 1968 |
| 304AX | 351 | S | Unspecified Tank | 1966 |
| 305AX | 352 | S | Unspecified Tank | 1968 |
| 306AZ | 353 | SE | Tanks | 1966 |
| 307AZ | 354 | SE | Tanks | 1993 |
| 308AZ | 354 | SE | Tanks | 1968 |
| 309AZ | 354 | SE | Tanks | 1966 |
| 310BA | 355 | S | Tanks | 1968 |
| 311BA | 356 | S | Tanks | 1993 |
| 312BB | 365 | SW | Unspecified Tank | 1968 |
| 313BB | 365 | SW | Unspecified Tank | 1979 |
| 314BB | 365 | SW | Unspecified Tank | 1966 |
| 315BB | 368 | SW | Unspecified Tank | 1979 |
| 316AZ | 375 | SE | Tanks | 1968 |
| 317AZ | 375 | SE | Unspecified Tank | 1993 |
| 318BC | 376 | S | Unspecified Tank | 1966 |
| 319AZ | 376 | SE | Unspecified Tank | 1980 |
| 320AZ | 376 | SE | Tanks | 1980 |
| 321BC | 376 | S | Unspecified Tank | 1968 |
| 322BC | 378 | S | Unspecified Tank | 1980 |
| 323BD | 378 | SE | Tanks | 1995 |
| 324AZ | 378 | SE | Unspecified Tank | 1980 |
| 325BD | 378 | SE | Unspecified Tank | 1968 |
| 326AZ | 378 | SE | Tanks | 1979 |
| 327AZ | 379 | SE | Unspecified Tank | 1966 |
| 328AZ | 379 | SE | Tanks | |
| 329BD | 379 | SE | Tanks | |
| 330BB | 379 | SW | Unspecified Tank | |
| 331 | 386 | S | Unspecified Tank | |
| 332BB | 398 | SW | Tanks | |
| 333BB | 398 | SW | Tanks | |
| 334BB | 398 | SW | Tanks | |
| 335BE | 399 | S | Tanks | |
| 336BE | 400 | S | Tanks | |
| 337BF | 400 | SE | Unspecified Tank | |
| 338BD | 401 | SE | Tanks | |

| | | | |
|-------|-----|----|------------------|
| 339BF | 401 | SE | Tanks |
| 340BF | 402 | SE | Tanks |
| 341BD | 427 | SE | Tanks |
| 342BD | 428 | SE | Tanks |
| 343BD | 428 | SE | Tanks |
| 344BG | 431 | S | Tanks |
| 345BG | 431 | S | Tanks |
| 346 | 441 | S | Unspecified Tank |
| 347 | 457 | NW | Unspecified Tank |
| 348BH | 462 | S | Unspecified Tank |
| 349BH | 465 | S | Unspecified Tank |
| 350BI | 467 | SE | Tanks |
| 351BI | 467 | SE | Tanks |
| 352BI | 468 | SE | Tanks |
| 353BI | 469 | SE | Tanks |
| 354BI | 472 | SE | Tanks |
| 355BI | 473 | SE | Tanks |
| 356BI | 475 | SE | Tanks |
| 357BJ | 477 | SW | Tanks |
| 358BJ | 478 | SW | Tanks |
| 359BJ | 478 | SW | Tanks |
| 360BN | 489 | S | Tanks |
| 361BK | 490 | S | Unspecified Tank |
| 362BI | 490 | SE | Tanks |
| 363BK | 491 | S | Unspecified Tank |
| 364BL | 491 | SW | Tanks |
| 365BL | 491 | SW | Tanks |
| 366BL | 492 | SW | Tanks |
| 367BL | 492 | SW | Tanks |
| 368BL | 492 | SW | Tanks |
| 369 | 492 | SE | Unspecified Tank |
| 370BL | 492 | SW | Tanks |
| 371 | 496 | E | Unspecified Tank |
| 372BM | 496 | SW | Unspecified Tank |
| 373BM | 497 | SW | Unspecified Tank |
| 374BN | 498 | S | Unspecified Tank |
| 375BN | 498 | S | Unspecified Tank |
| 376BN | 498 | S | Unspecified Tank |

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:

18

| ID | Distance (m) | Direction | Use | Date |
|-------|--------------|-----------|-------------------------|------|
| 377 | 0 | On Site | Electricity Substation | 1989 |
| 378 | 0 | On Site | Electricity Substation | 1978 |
| 379 | 19 | NW | Electricity Substation | 1978 |
| 380 | 23 | NW | Electricity Substation | 1978 |
| 381 | 73 | NW | Electricity Substation | 1978 |
| 382BO | 234 | SW | Electricity Substations | 1980 |
| 383BO | 235 | SW | Electricity Substation | 1989 |
| 384 | 247 | SE | Electricity Substation | 1980 |
| 385BO | 253 | SW | Electricity Substations | 1980 |
| 386BO | 253 | SW | Electricity Substation | 1995 |
| 387BP | 308 | SW | Electricity Substation | 1993 |
| 388BP | 308 | SW | Electricity Substation | 1980 |
| 389BP | 308 | SW | Electricity Substation | 1979 |
| 390 | 414 | S | Electricity Substation | 1993 |
| 391BQ | 495 | SW | Electricity Substation | |
| 392BQ | 496 | SW | Electricity Substation | |
| 393BN | 499 | S | Electricity Substation | |
| 394BN | 499 | S | Electricity Substation | |

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

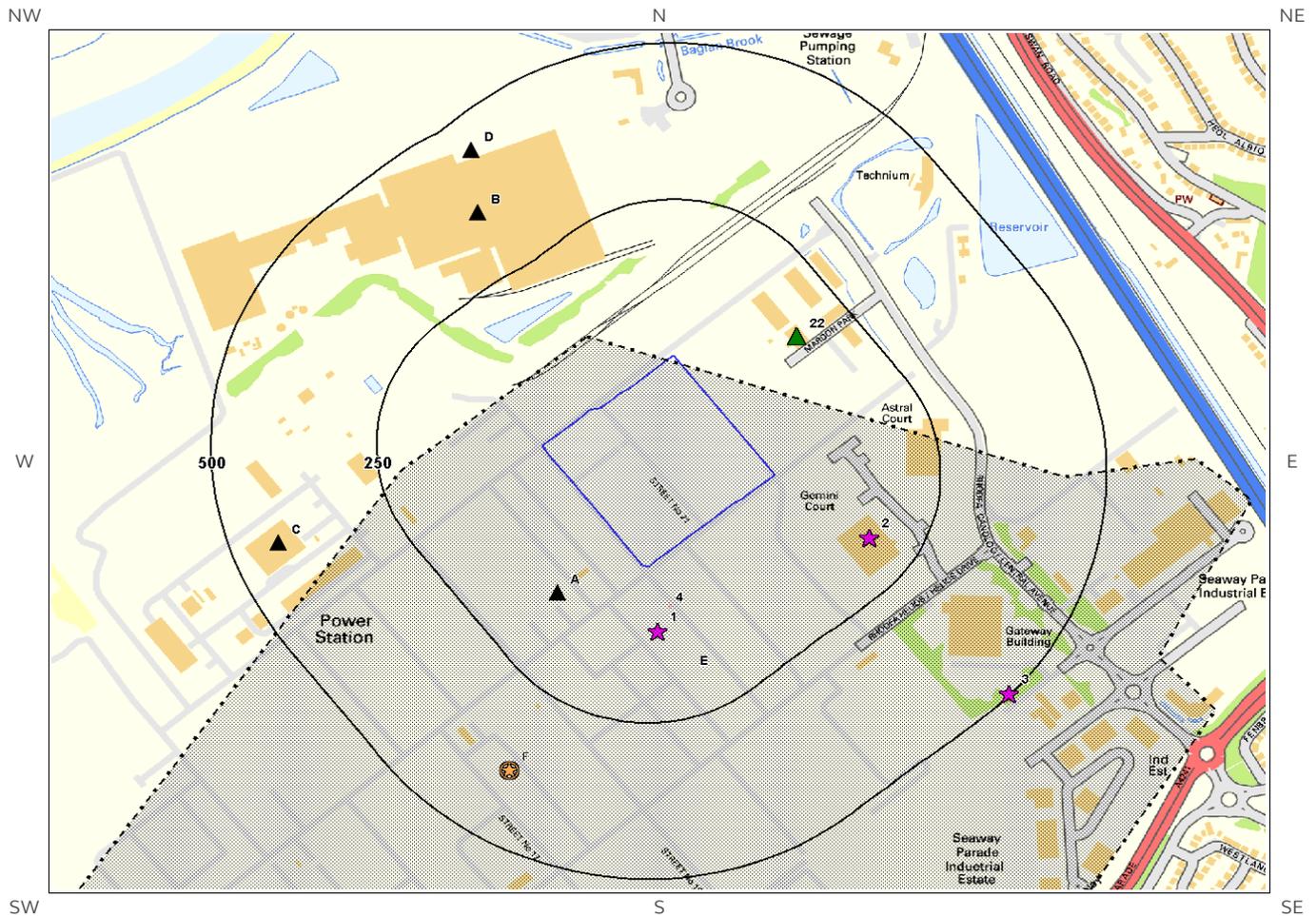
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 38

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

| ID | Distance(m) | Direction | Use | Date |
|-------|-------------|-----------|-----------------------------|------|
| 395BR | 100 | SE | Pond | 1914 |
| 396BR | 100 | SE | Pond | 1914 |
| 397BR | 100 | SE | Pond | 1921 |
| 398BR | 100 | SE | Pond | 1948 |
| 399BR | 101 | SE | Pond | 1962 |
| 400BR | 102 | SE | Pond | 1938 |
| 401BS | 104 | W | Unspecified Heaps | 1897 |
| 402BT | 108 | NW | Unspecified Heap | 1897 |
| 403BU | 108 | E | Pond | 1914 |
| 404BU | 110 | E | Pond | 1897 |
| 405BU | 111 | E | Pond | 1914 |
| 406BU | 111 | E | Pond | 1948 |
| 407BU | 111 | E | Pond | 1921 |
| 408BU | 111 | E | Pond | 1938 |
| 409BU | 113 | E | Pond | 1962 |
| 410BV | 121 | S | Pond | 1921 |
| 411BV | 121 | S | Pond | 1947 |
| 412BV | 121 | S | Pond | 1914 |
| 413BV | 128 | S | Pond | 1962 |
| 414BV | 129 | S | Pond | 1914 |
| 415BV | 129 | S | Pond | 1914 |
| 416AB | 171 | SW | Unspecified Heap | 1897 |
| 417BW | 175 | NW | Unspecified Ground Workings | 1978 |
| 418BX | 177 | NW | Unspecified Heap | 1897 |
| 419BY | 212 | NW | Refuse Heap | 1948 |
| 420BZ | 218 | NW | Refuse Heap | 1962 |
| 421CA | 224 | NW | Dock | 1948 |
| 422AY | 327 | S | Pond | 1947 |
| 423AY | 327 | S | Pond | 1914 |
| 424 | 448 | NE | Reservoir | 1978 |
| 425CB | 465 | NW | Unspecified Ground Workings | 1978 |
| 426H | 493 | SW | Unspecified Ground Workings | 1947 |
| 427H | 493 | SW | Unspecified Ground Workings | 1914 |
| 428H | 493 | SW | Unspecified Ground Workings | 1897 |

| | | | | |
|-------|-----|----|-----------------------------|------|
| 429CC | 493 | N | Unspecified Ground Workings | 1948 |
| 430H | 494 | SW | Unspecified Ground Workings | 1921 |
| 431CD | 496 | NW | Refuse Heap | 1978 |
| 432CE | 498 | N | Disused Dock | 1978 |

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|-------------------------------|---|--|---|---|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |  | Part A(2) and Part B Authorised Processes |
|  | Dangerous Substances (List 2) |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
|  | Licensed 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:

17

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

| ID | Distance (m) | Direction | NGR | Details | |
|-----|--------------|-----------|------------------|--|---|
| 29A | 130 | SW | 273530 192290 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: EP3834GA Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 30/1/2009 Effective Date: 30/1/2009 Last date noted as effective: 2015-10-01 Status: Superseded |
| 30A | 130 | SW | 273530 192290 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BR8026IZ Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 12/6/2002 Effective Date: 12/6/2002 Last date noted as effective: 2015-10-01 Status: Superseded |
| 31A | 130 | SW | 273530 192290 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BX8823IF Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 3/8/2004 Effective Date: 3/8/2004 Last date noted as effective: 2015-10-01 Status: Superseded |

| ID | Distance (m) | Direction | NGR | Details | |
|-----|--------------|-----------|------------------|--|--|
| 32A | 130 | SW | 273530 192290 | Operator: Baglan Operations Ltd Installation Name: - Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BJ7891 Original Permit Number: BJ7891 EPR Reference: - Issue Date: 31-12-2001 Effective Date: 31-12-2001 Last date noted as effective: 2005-10-03 Status: Superseded By Variation |
| 33A | 130 | SW | 273530 192290 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: MP3937LE Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 31/10/2006 Effective Date: 31/10/2006 Last date noted as effective: 2015-10-01 Status: Superseded |
| 34A | 130 | SW | 273530 192290 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: AP3430BW Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 4/11/2004 Effective Date: 8/11/2004 Last date noted as effective: 2015-10-01 Status: Superseded |
| 35A | 130 | SW | 273530 192290 | Operator: Baglan Operations Ltd Installation Name: - Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BR8026 Original Permit Number: BJ7891 EPR Reference: - Issue Date: 12-6-2002 Effective Date: 12-6-2002 Last date noted as effective: 2004-10-01 Status: Superseded By Pas |
| 36B | 358 | NW | 273410 192900 | Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: FP3631UQ Original Permit Number: BU2489IT EPR Reference: - Issue Date: 22/8/2007 Effective Date: 22/8/2007 Last date noted as effective: 2015-10-01 Status: Superseded |
| 37B | 358 | NW | 273410 192900 | Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: MP3337KS Original Permit Number: BU2489IT EPR Reference: - Issue Date: 22/2/2010 Effective Date: 22/2/2010 Last date noted as effective: 2015-10-01 Status: Superseded |
| 38B | 358 | NW | 273410 192900 | Operator: Intertissue Limited Installation Name: Intertissue Neath Epr/bu2489it Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: WP3230FE Original Permit Number: BU2489IT EPR Reference: - Issue Date: 11/1/2012 Effective Date: 11/1/2012 Last date noted as effective: 2015-10-01 Status: Effective |
| 39B | 358 | NW | 273410 192900 | Operator: Intertissue Limited Installation Name: Intertissue Limited Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: GP3636XZ Original Permit Number: BU2489IT EPR Reference: - Issue Date: 8/5/2008 Effective Date: 8/5/2008 Last date noted as effective: 2015-10-01 Status: Superseded |

| ID | Distance (m) | Direction | NGR | Details | |
|-----|--------------|-----------|------------------|---|--|
| 40C | 430 | W | 273110 192370 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Ea/epr/bj7891it/v006 Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BJ7891IT Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 31/12/2001 Effective Date: 31/12/2001 Last date noted as effective: 2015-10-01 Status: Superseded |
| 41C | 430 | W | 273110 192370 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Epr/bj7891it Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: BP3932ZK Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 11/3/2013 Effective Date: 11/3/2013 Last date noted as effective: 2015-10-01 Status: Effective |
| 42C | 430 | W | 273110 192370 | Operator: Baglan Operations Limited Installation Name: Baglan Power Station Process: COMBUSTION; ANY FUEL =>50MW | Permit Number: VP3331HD Original Permit Number: BJ7891IT EPR Reference: - Issue Date: 16/6/2011 Effective Date: 16/6/2011 Last date noted as effective: 2015-10-01 Status: Superseded |
| 43D | 446 | NW | 273400 193000 | Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: DP3931LA Original Permit Number: BU2489IT EPR Reference: - Issue Date: 13/9/2006 Effective Date: 13/9/2006 Last date noted as effective: 2015-10-01 Status: Superseded |
| 44D | 446 | NW | 273400 193000 | Operator: Intertissue Ltd Installation Name: - Process: PAPER, PULP & BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: BU2489 Original Permit Number: BU2489 EPR Reference: - Issue Date: 30-1-2004 Effective Date: 30-1-2004 Last date noted as effective: 2004-10-01 Status: Superseded By Pas |
| 45D | 446 | NW | 273400 193000 | Operator: Intertissue Limited Installation Name: Baglan Paper Mill Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D | Permit Number: BU2489IT Original Permit Number: BU2489IT EPR Reference: - Issue Date: 30/1/2004 Effective Date: 30/1/2004 Last date noted as effective: 2015-10-01 Status: Superseded |

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:

1

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

| ID | Distance (m) | Direction | NGR | Details |
|----|--------------|-----------|------------------|---|
| 22 | 161 | NE | 273890 192701 | Address: South Wales Industrial Equipment Limited, Unit 23, Mardon Estate, Baglan Energy Park, SA12 7AX Process: Waste oil burners, less than 0.4 MW Net Rated Thermal Input Status: Current Permit Permit Type: Part B Enforcement: No enforcements issued Date of Enforcement: No enforcements issued Comment: No enforcements issued |

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

4

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

| ID | Distance (m) | Direction | Application Reference Number | NGR | Application Status | Application Date | Address | Details | Details of Enforcement Action |
|-----|--------------|-----------|------------------------------|------------------|--------------------|------------------|---|----------------------------------|---|
| 46F | 385 | SW | 96/1213 | 273458 192008 | Historical Consent | 04/02/1997 | B.P. Chemicals, Baglan Bay, Port Talbot, Neath, Wales, SA12 7BP | Storage of hazardous substances. | Enforcement: No enforcements issued Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified |
| 47F | 385 | SW | 99/0498 | 273458 192008 | Historical Consent | 19/06/1999 | B.P. Chemicals, Baglan Bay, Port Talbot, Neath, Wales, SA12 7BP | Revised quantities. | Enforcement: No enforcements issued Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified |
| 48F | 385 | SW | 92/8972 | 273458 192008 | Historical Consent | 01/01/1992 | BP, Baglan Bay Works, Port Talbot, SA12 7BR | Storage of hazardous substances. | Enforcement: No enforcements issued Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified |
| 49F | 385 | SW | 17899 | 273458 192008 | Refused | 06/04/2006 | BP Chemicals, Port Talbot, West Glamorgan, SA12 7BP | Additional storage. | Enforcement: No enforcements issued Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified |

2.2 Dangerous or Hazardous Sites

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

2

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

| ID | Distance (m) | Direction | Company | Address | Operational Status | Tier |
|-----|--------------|-----------|------------------|--|-----------------------|------|
| 23E | 0 | On Site | Bp Chemicals Ltd | Bp Chemicals Ltd, Baglan Bay Wks, Seaway Parade, Port Talbot, SA12 7BP | Historical COMAH Site | - |
| 24E | 0 | On Site | Bp Oil (uk) Ltd | Bp Oil (uk) Ltd, Seaway Parade, Port Talbot, SA12 7BP | Historical COMAH Site | - |

2.3 Environment Agency Recorded Pollution Incidents

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

3

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 | 105 | S | 273680 192230 | Incident Date: 29-Jul-2002 Incident Identification: 95398 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor) |
| 2 | 175 | SE | 274000 192380 | Incident Date: 19-Jan-2003 Incident Identification: 131915 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Steam Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor) |
| 3 | 498 | SE | 274210 192130 | Incident Date: 13-Nov-2002 Incident Identification: 120619 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor) |

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

1

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

| ID | Distance(m) | Direction | NGR | Details |
|----|-------------|-----------|-----|---|
| 4 | 72 | SE | | Incident Date: 10-Sep-1999 Incident Identification: 6038.0 Catchments Name: RIVER USK Water Description: RIVER STRETCH (FRESHWATER) Water Course: RIVER USK Incident Substantiated: Yes Priority Description: No attendance Waste Description: Not Available Water Impact: No Impact Land Impact: No Impact Air Impact: Significant Impact Action Taken: Not Available |

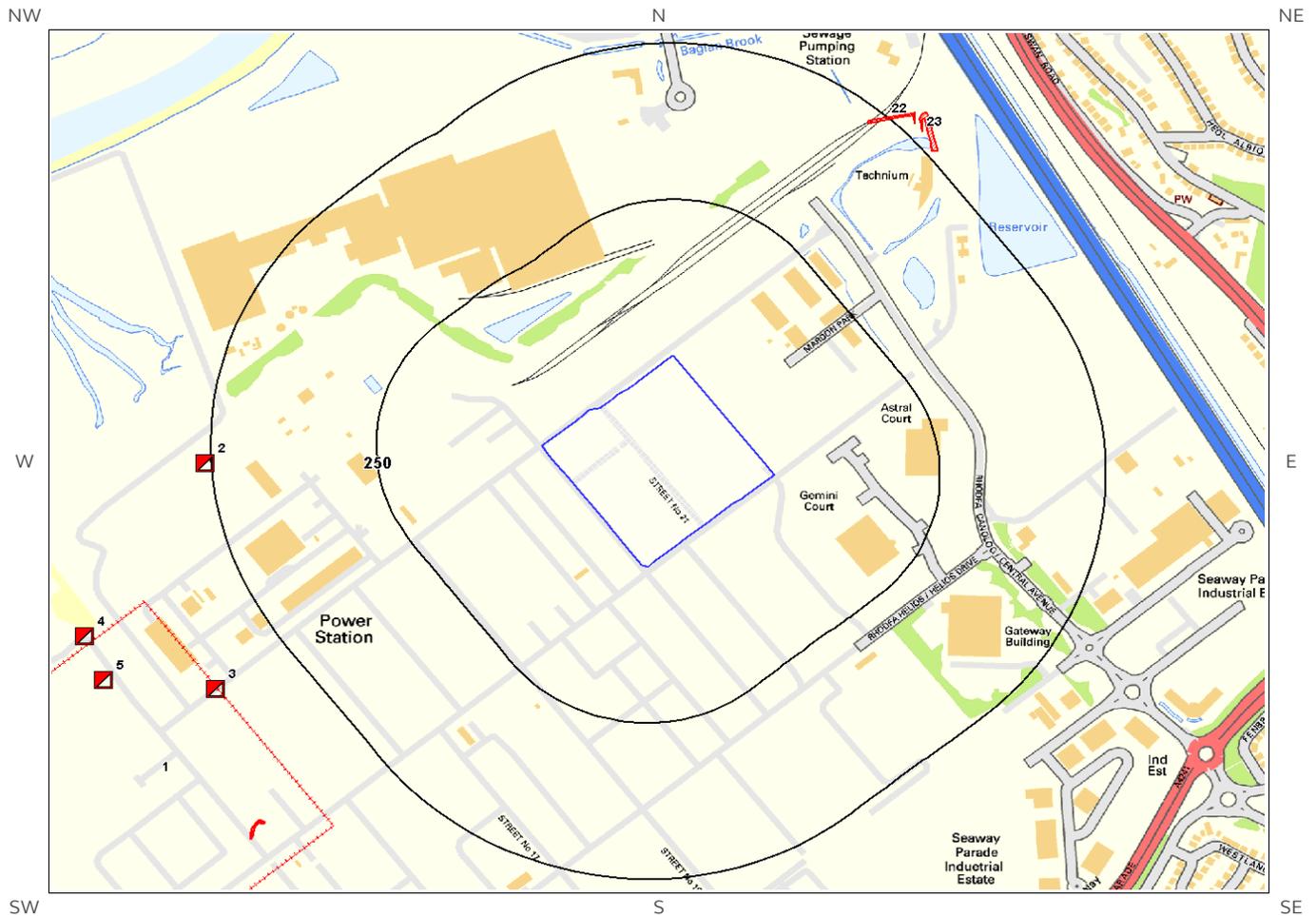
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

1

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

| ID | Distance (m) | Direction | NGR | Details | |
|----|--------------|-----------|------------------|--|--|
| 1 | 623 | SW | 273016 192139 | Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP Landfill Reference: 34001.0 Environmental Permitting Regulations (Waste) Reference: MOD012 Landfill Type: A7 : Industrial Waste Landfill (Factory curtilage) | Operator: St Modwen Developments Ltd Status: Transferred IPPC Reference: EPR Reference: |

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:

4

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

| ID | Distance (m) | Direction | NGR | Site Address | Source | Data Type |
|-----|--------------|-----------|------------------|--------------|--------------|-----------|
| 22 | 474 | NE | 274035 193053 | Refuse Tip | 1963 mapping | Polygon |
| 23 | 509 | NE | 274091 193031 | Refuse Tip | 1963 mapping | Polygon |
| 24A | 700 | SW | 273073 191914 | Refuse Tip | 1968 mapping | Polygon |
| 25A | 702 | SW | 273073 191913 | Refuse Tip | 1965 mapping | Polygon |

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:

20

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

| ID | Distance (m) | Direction | NGR | Details |
|----|--------------|-----------|------------------|---|
| 2 | 510 | W | 273000 192500 | <p>Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, SA12 7BP Type: Industrial Waste Landfill (Factory curtilage) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BPC001 EPR reference: - Operator: B P Chemicals Ltd Waste Management licence No: 34001 Annual Tonnage: 0.0</p> <p>Issue Date: 20/02/1977 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure Site Name: B P Chemicals Ltd Correspondence Address: -, Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA</p> |

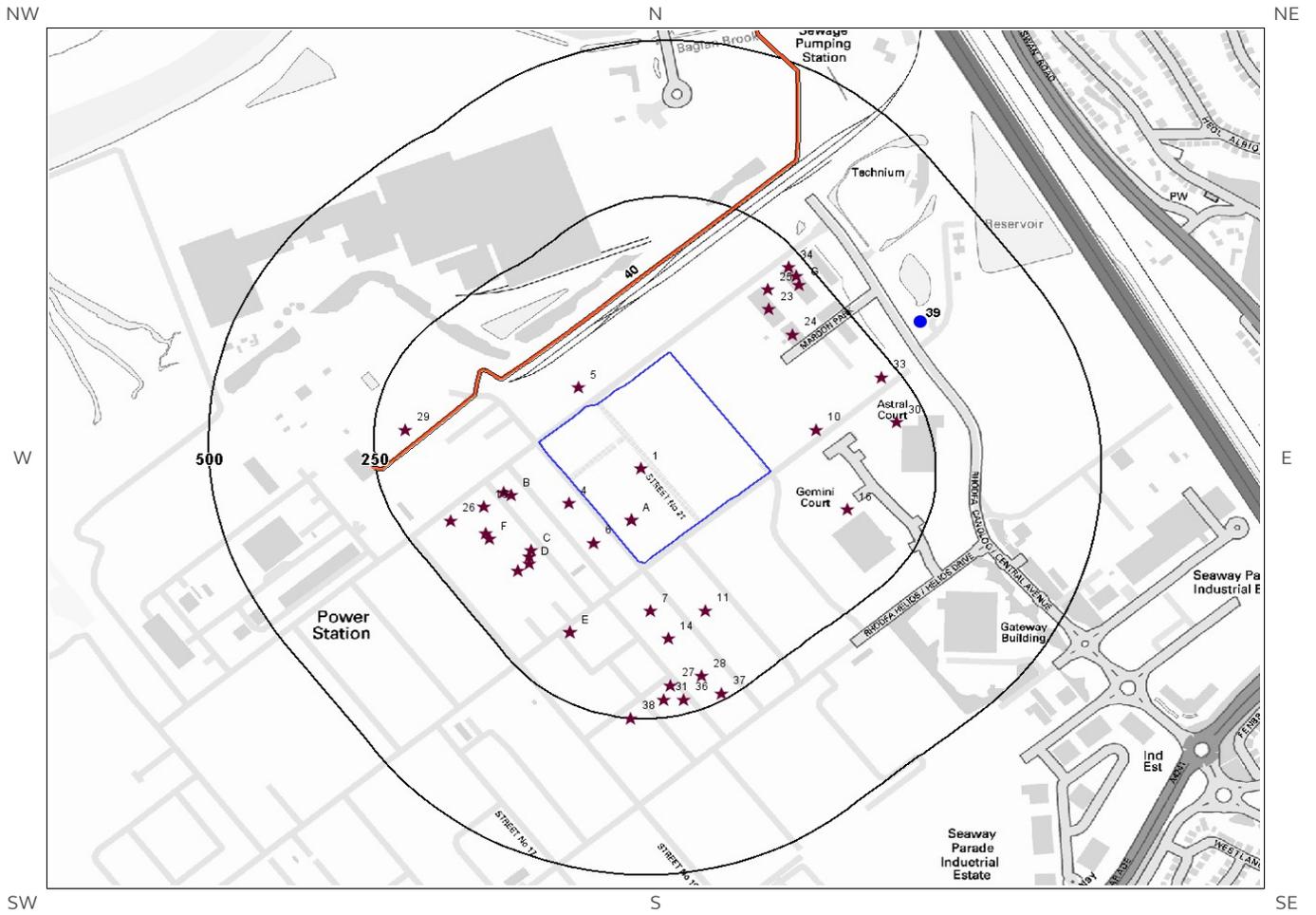
| ID | Distance (m) | Direction | NGR | Details |
|-----------|--------------|-----------|------------------|--|
| 3 | 627 | SW | 273016 192139 | <p>Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP</p> <p>Type: Industrial Waste Landfill (Factory curtilage)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MOD012</p> <p>EPR reference: CP3494VU/T001</p> <p>Operator: St Modwen Developments Ltd</p> <p>Waste Management licence No: 34001</p> <p>Annual Tonnage: 6768.0</p> <p>Issue Date: 20/02/1977</p> <p>Effective Date: 20/11/2009</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Baglan Bay Works</p> <p>Correspondence Address: -, -</p> |
| 4 | 755 | SW | 272819 192223 | <p>Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP</p> <p>Type: Industrial Waste Landfill (Factory curtilage)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BPC001</p> <p>EPR reference: -</p> <p>Operator: BP Chemicals Ltd</p> <p>Waste Management licence No: 34001</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 20/02/1977</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Closure</p> <p>Site Name: Bp Chemicals Ltd</p> <p>Correspondence Address: -, Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA</p> |
| 5 | 761 | SW | 272847 192154 | <p>Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, N P T, SA12 7BP</p> <p>Type: Industrial Waste Landfill (Factory curtilage)</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BPC001</p> <p>EPR reference: -</p> <p>Operator: BP Chemicals Ltd</p> <p>Waste Management licence No: 34001</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 20/02/1977</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Closure</p> <p>Site Name: BP Chemicals Ltd</p> <p>Correspondence Address: -, Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA</p> |
| Not shown | 827 | N | 273700 193500 | <p>Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TR001</p> <p>EPR reference: -</p> <p>Operator: Triple e Recycling Limited</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 14/09/1993</p> <p>Effective Date: 02/04/2005</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Triple E Recycling Limited</p> <p>Correspondence Address: Mark Wolle, Unit 2, Baglan Energy Park Phase I I, Neath, SA11 2HZ</p> |
| Not shown | 827 | N | 273700 193500 | <p>Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: PRE001</p> <p>EPR reference: -</p> <p>Operator: Precious Metals Industries (Wales) Ltd</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 14/09/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Precious Metals Industries Wales Ltd</p> <p>Correspondence Address: -, Unit 1 / 3, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ</p> |

| ID | Distance (m) | Direction | NGR | Details | |
|-----------|--------------|-----------|------------------|---|---|
| Not shown | 827 | N | 273700 193500 | <p>Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TR001</p> <p>EPR reference: -</p> <p>Operator: Triple "e" Recycling Limited</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 4999.0</p> | <p>Issue Date: 14/09/1993</p> <p>Effective Date: 02/04/2005</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Triple " E " Recycling Limited</p> <p>Correspondence Address: -, Unit 2, Baglan Energy Park Phase li, Neath, SA11 2HZ</p> |
| Not shown | 827 | N | 273700 193500 | <p>Site Address: Unit 1, Briton Ferry Industrial Estate, Briton Ferry, Neath, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ALP001</p> <p>EPR reference: -</p> <p>Operator: Alpha International Systems Ltd</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 0.0</p> | <p>Issue Date: 14/09/1993</p> <p>Effective Date: 11/11/2003</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Precious Metals Industries (wales) Ltd</p> <p>Correspondence Address: -, Unit 2, Briton Ferry Industrial Estate, Briton Ferry, Neath, Swansea, SA11 2H2</p> |
| Not shown | 919 | N | 273839 193582 | <p>Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: E3R001</p> <p>EPR reference: QB3493HQ/T001</p> <p>Operator: E3 Recycling Limited</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 4999.0</p> | <p>Issue Date: 14/09/1993</p> <p>Effective Date: 09/06/2015</p> <p>Modified: 18/12/2012</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: E3 Recycling Limited</p> <p>Correspondence Address: -, -</p> |
| Not shown | 919 | N | 273839 193582 | <p>Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ</p> <p>Type: -</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TRI001</p> <p>EPR reference: EA/EPR/MP3098FQ/T002</p> <p>Operator: Triple E Recycling Ltd</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 4999.0</p> | <p>Issue Date: 14/09/1993</p> <p>Effective Date: 02/04/2005</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Triple E Recycling Limited</p> <p>Correspondence Address: -, -</p> |
| Not shown | 919 | N | 273839 193582 | <p>Site Address: Unit 2, Baglan Energy Park Phase 2, Briton Ferry, Neath, N P T, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: TRI001</p> <p>EPR reference: MP3098FQ/V005</p> <p>Operator: Triple E Recycling Ltd</p> <p>Waste Management licence No: 34075</p> <p>Annual Tonnage: 4999.0</p> | <p>Issue Date: 14/09/1993</p> <p>Effective Date: 02/04/2005</p> <p>Modified: 18/12/2012</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Triple E Recycling Limited</p> <p>Correspondence Address: -, -</p> |
| Not shown | 1015 | N | 273583 193681 | <p>Site Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: STI001</p> <p>EPR reference: MP3698FF/A001</p> <p>Operator: Stillman Kerry V</p> <p>Waste Management licence No: 34082</p> <p>Annual Tonnage: 74999.0</p> | <p>Issue Date: 16/11/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Revoked</p> <p>Site Name: Stillman Brothers</p> <p>Correspondence Address: -, -</p> |

| ID | Distance (m) | Direction | NGR | Details | |
|-----------|--------------|-----------|------------------|--|---|
| Not shown | 1015 | N | 273583 193681 | <p>Site Address: Dock Side Yard, Briton Ferry, Neath, N P T, SA11 2HZ</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: STI001</p> <p>EPR reference: EA/EPR/MP3698FF/A001</p> <p>Operator: Stillman Kerry V</p> <p>Waste Management licence No: 34082</p> <p>Annual Tonnage: 74999.0</p> | <p>Issue Date: 16/11/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Revoked</p> <p>Site Name: Stillman Brothers</p> <p>Correspondence Address: -, -</p> |
| Not shown | 1241 | N | 273928 193894 | <p>Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Est, Brtion Ferry, N P T, SA11 2HZ</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ENV004</p> <p>EPR reference: -</p> <p>Operator: Environmental Waste Controls Plc</p> <p>Waste Management licence No: 34267</p> <p>Annual Tonnage: 24999.0</p> | <p>Issue Date: 18/04/2005</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Briton Ferry Civic Amenity Site</p> <p>Correspondence Address: -, E W C House, 298, Hale Road, Widnes, Cheshire, WA8 8XP</p> |
| Not shown | 1272 | SW | 272768 191428 | <p>Site Address: Former Bp Baglan Site, (off) Seaway Parade Ind., Estate, Port Talbot, West Glam, SA12 7BP</p> <p>Type: Biological Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: HYD018</p> <p>EPR reference: HB3197TM/A001</p> <p>Operator: Hydrock Ltd</p> <p>Waste Management licence No: 900016</p> <p>Annual Tonnage: 31025.0</p> | <p>Issue Date: 18/12/2013</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Former Bp Baglan Site</p> <p>Correspondence Address: -, -</p> |
| Not shown | 1303 | N | 273841 193969 | <p>Site Address: Briton Ferry Industrial Estate, Brtion Ferry, Neath</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: EWC001</p> <p>EPR reference: -</p> <p>Operator: Environmental Waste Controls Ltd</p> <p>Waste Management licence No: 34267</p> <p>Annual Tonnage: 0.0</p> | <p>Issue Date: 18/04/2005</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Briton Ferry Civic Amenity Site</p> <p>Correspondence Address: Pat Kirwan, Ewc House, 298, Hale Road, Widnes, Cheshire, WA8 8XP</p> |
| Not shown | 1303 | N | 273841 193969 | <p>Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Est, Brtion Ferry, N P T</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ENV004</p> <p>EPR reference: -</p> <p>Operator: Environmental Waste Controls Ltd</p> <p>Waste Management licence No: 34267</p> <p>Annual Tonnage: 0.0</p> | <p>Issue Date: 18/04/2005</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Briton Ferry Civic Amenity Site</p> <p>Correspondence Address: -, Ewc House, 298, Hale Road, Widnes, Cheshire, WA8 8XP</p> |

| ID | Distance (m) | Direction | NGR | Details |
|-----------|--------------|-----------|------------------|---|
| Not shown | 1331 | N | 273600 194000 | <p>Site Address: Briton Ferry H W R C, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WRG025 EPR reference: FB3539AZ/V002 Operator: F C C Waste Services (U K) Limited Waste Management licence No: 34267 Annual Tonnage: 24999.0</p> <p>Issue Date: 18/04/2005 Effective Date: 22/03/2012 Modified: 10/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Briton Ferry Household Waste Recycling Centre Correspondence Address: -, -</p> |
| Not shown | 1331 | N | 273600 194000 | <p>Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ENV004 EPR reference: EA/EPR/YP3098FF/V003 Operator: Environmental Waste Controls Plc Waste Management licence No: 34267 Annual Tonnage: 24999.0</p> <p>Issue Date: 18/04/2005 Effective Date: - Modified: 29/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Briton Ferry Civic Amenity Site Correspondence Address: -, -</p> |
| Not shown | 1331 | N | 273600 194000 | <p>Site Address: Briton Ferry Civic Amenity Site, Briton Ferry Ind Estate, Briton Ferry, Neath Pt Talbot, SA11 2HZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WRG025 EPR reference: EA/EPR/FB3539AZ/T001 Operator: W R G Waste Services Limited Waste Management licence No: 34267 Annual Tonnage: 24999.0</p> <p>Issue Date: 18/04/2005 Effective Date: 22/03/2012 Modified: 29/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Briton Ferry Civic Amenity Site Correspondence Address: -, -</p> |

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:

38

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

| ID | Distance (m) | Direction | Company | NGR | Address | Activity | Category |
|-----|--------------|-----------|-------------------------|------------------|---------|--------------------------------|-------------------------------|
| 1 | 0 | On Site | Tank | 273662 192487 | SA11 | Tanks (Generic) | Industrial Features |
| 2A | 0 | On Site | Tanks | 273648 192404 | SA12 | Tanks (Generic) | Industrial Features |
| 3A | 0 | On Site | Tank | 273648 192404 | SA12 | Tanks (Generic) | Industrial Features |
| 4 | 24 | SW | Tank | 273554 192431 | SA12 | Tanks (Generic) | Industrial Features |
| 5 | 34 | N | Pylon | 273568 192617 | SA11 | Electrical Features | Infrastructure and Facilities |
| 6 | 34 | SW | Tank | 273591 192367 | SA12 | Tanks (Generic) | Industrial Features |
| 7 | 76 | S | Tank | 273676 192258 | SA12 | Tanks (Generic) | Industrial Features |
| 8B | 84 | SW | Tank | 273466 192444 | SA12 | Tanks (Generic) | Industrial Features |
| 9B | 90 | SW | Tank | 273455 192449 | SA12 | Tanks (Generic) | Industrial Features |
| 10 | 95 | NE | Electricity Sub Station | 273926 192549 | SA12 | Electrical Features | Infrastructure and Facilities |
| 11 | 116 | SE | Works | 273759 192259 | SA12 | Unspecified Works Or Factories | Industrial Features |
| 12C | 116 | SW | Tank | 273496 192355 | SA12 | Tanks (Generic) | Industrial Features |
| 13C | 125 | SW | Tank | 273493 192345 | SA12 | Tanks (Generic) | Industrial Features |
| 14 | 125 | S | Tank | 273704 192214 | SA12 | Tanks (Generic) | Industrial Features |
| 15 | 128 | SW | Tank | 273425 192425 | SA12 | Tanks (Generic) | Industrial Features |
| 16 | 131 | SE | Electricity Sub Station | 273974 192421 | SA12 | Electrical Features | Infrastructure and Facilities |
| 17D | 132 | SW | Tank | 273493 192334 | SA12 | Tanks (Generic) | Industrial Features |
| 18D | 152 | SW | Tank | 273476 192323 | SA12 | Tanks (Generic) | Industrial Features |
| 19F | 153 | SW | Tank | 273434 192374 | SA12 | Tanks (Generic) | Industrial Features |

| ID | Distance (m) | Direction | Company | NGR | Address | Activity | Category |
|-----|--------------|-----------|-------------------------|------------------|--|--|----------------------------------|
| 20E | 153 | SW | C G L Services | 273554 192223 | Unit 9 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Building and Component Suppliers | Construction Services |
| 21E | 153 | SW | Celtic Fasteners | 273554 192223 | Unit 1 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | General Construction Supplies | Industrial Products |
| 22F | 154 | SW | Tank | 273427 192382 | SA12 | Tanks (Generic) | Industrial Features |
| 23 | 160 | NE | Blackbox - A V | 273855 192742 | Unit 13 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Electronic Equipment | Industrial Products |
| 24 | 162 | NE | Swie-lift | 273890 192701 | Unit 23 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Vehicle Repair, Testing and Servicing | Repair and Servicing |
| 25 | 179 | NE | Electricity Sub Station | 273854 192774 | SA12 | Electrical Features | Infrastructure and Facilities |
| 26 | 181 | SW | Tank | 273375 192403 | SA12 | Tanks (Generic) | Industrial Features |
| 27 | 199 | S | Tank | 273707 192139 | SA12 | Tanks (Generic) | Industrial Features |
| 28 | 199 | SE | Tank | 273754 192154 | SA12 | Tanks (Generic) | Industrial Features |
| 29 | 204 | W | Pylon | 273306 192549 | SA12 | Electrical Features | Infrastructure and Facilities |
| 30 | 206 | NE | Electricity Sub Station | 274048 192561 | SA12 | Electrical Features | Infrastructure and Facilities |
| 31 | 220 | S | Tank | 273696 192116 | SA12 | Tanks (Generic) | Industrial Features |
| 32G | 220 | NE | Ministry of Furniture | 273900 192782 | Unit 8 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Educational Equipment and Supplies | Industrial Products |
| 33 | 225 | NE | Electricity Sub Station | 274025 192633 | SA12 | Electrical Features | Infrastructure and Facilities |
| 34 | 225 | NE | La Creme Patisserie | 273884 192809 | Unit 6 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Baking and Confectionery | Foodstuffs |
| 35G | 225 | NE | Gem Automatics | 273896 192796 | Unit 7 Mardon Park, Central Avenue, Baglan, Port Talbot, SA12 7AX | Hobby, Sports and Pastime Products | Consumer Products |
| 36 | 226 | S | Tank | 273727 192116 | SA12 | Tanks (Generic) | Industrial Features |
| 37 | 238 | SE | Tank | 273783 192126 | SA12 | Tanks (Generic) | Industrial Features |
| 38 | 249 | S | Tank | 273646 192086 | SA12 | Tanks (Generic) | Industrial Features |

4.2 Petrol and Fuel Sites

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

1

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

| ID | Distance (m) | Direction | NGR | Company | Address | LPG | Status |
|----|--------------|-----------|------------------|-----------|---|----------------|------------|
| 39 | 326 | NE | 274084 192721 | Unbranded | Hydrogen - University Of Glamorgan, Central Avenue, Central Avenue, Baglan, Canolfan Hydrogen Centre, Port Talbot, West Glamorgan, SA12 7AZ | Not Applicable | Non-Retail |

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:

1

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

| ID | Distance (m) | Direction | Details | |
|----|--------------|-----------|---|---|
| 40 | 113 | NW | Cable Set: - Cable Route: - Cable Make: - | Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: - |

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

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

| Lex Code | Description | Rock Type |
|------------|-------------------------------|------------------------------|
| LSGR-ARTGR | LANDSCAPED GROUND (UNDIVIDED) | ARTIFICIALLY MODIFIED GROUND |
| MGR-MGRD | MADE GROUND (UNDIVIDED) | ARTIFICIAL DEPOSIT |

5.2 Superficial Ground and Drift Geology

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

| Lex Code | Description | Rock Type |
|----------|---------------------|--|
| BSA | BLOWN SAND | SAND [UNLITHIFIED DEPOSITS CODING SCHEME] |
| TFD | TIDAL FLAT DEPOSITS | CLAY, SILT AND SAND [UNLITHIFIED DEPOSITS CODING SCHEME] |

5.3 Bedrock and Solid Geology

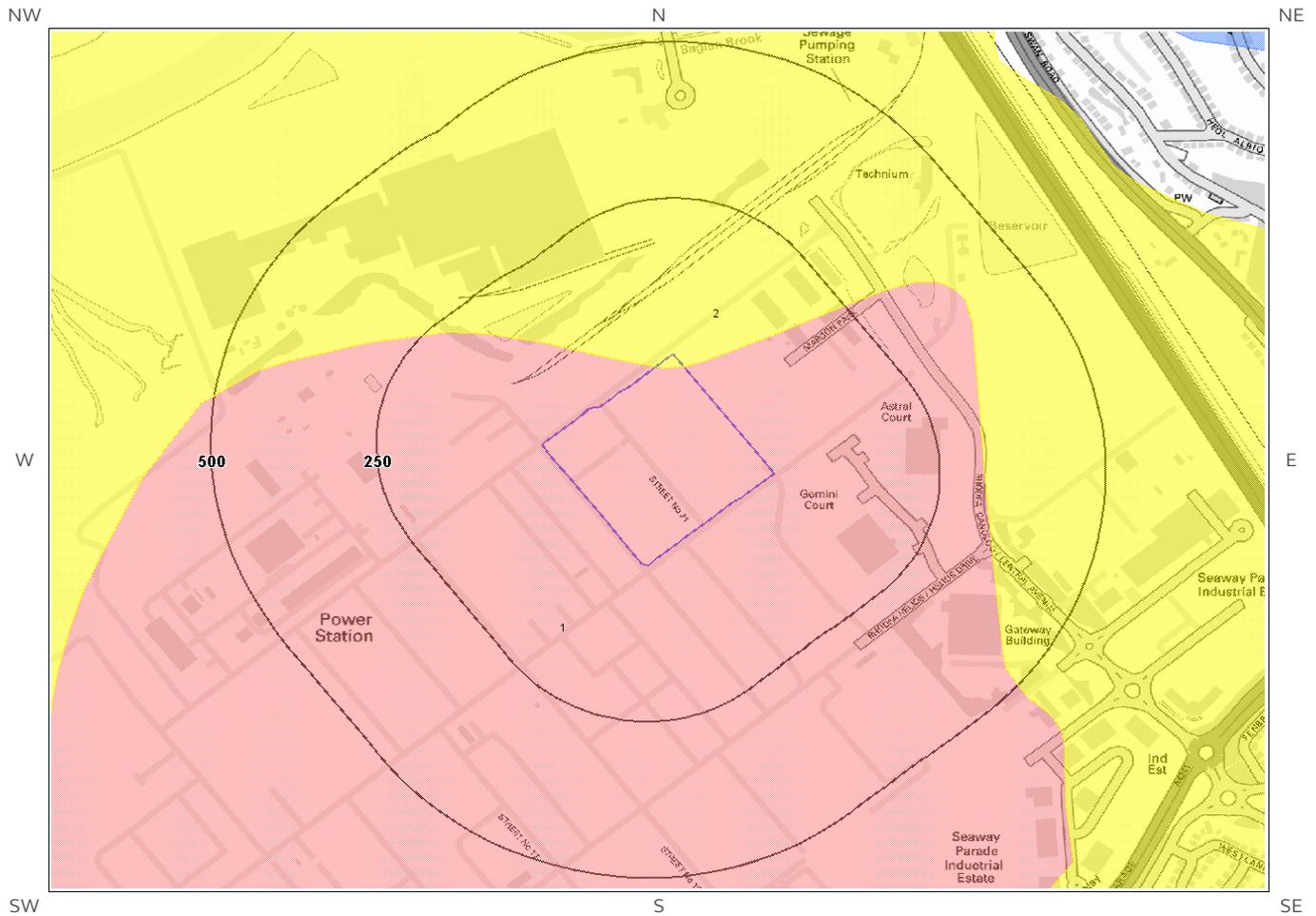
The database has been searched on site, including a 50m buffer.

| Lex Code | Description | Rock Type |
|------------|--|-----------------------------------|
| SWMCM-MDSS | SOUTH WALES MIDDLE COAL MEASURES FORMATION | MUDSTONE, SILTSTONE AND SANDSTONE |
| SWLCM-MDSS | SOUTH WALES LOWER COAL MEASURES FORMATION | MUDSTONE, SILTSTONE AND SANDSTONE |
| SWLCM-MDSS | SOUTH WALES LOWER COAL MEASURES FORMATION | MUDSTONE, SILTSTONE AND SANDSTONE |
| SWMCM-MDSS | SOUTH WALES MIDDLE COAL MEASURES FORMATION | MUDSTONE, SILTSTONE AND SANDSTONE |

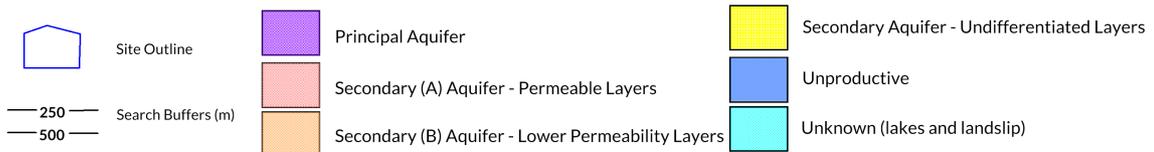
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

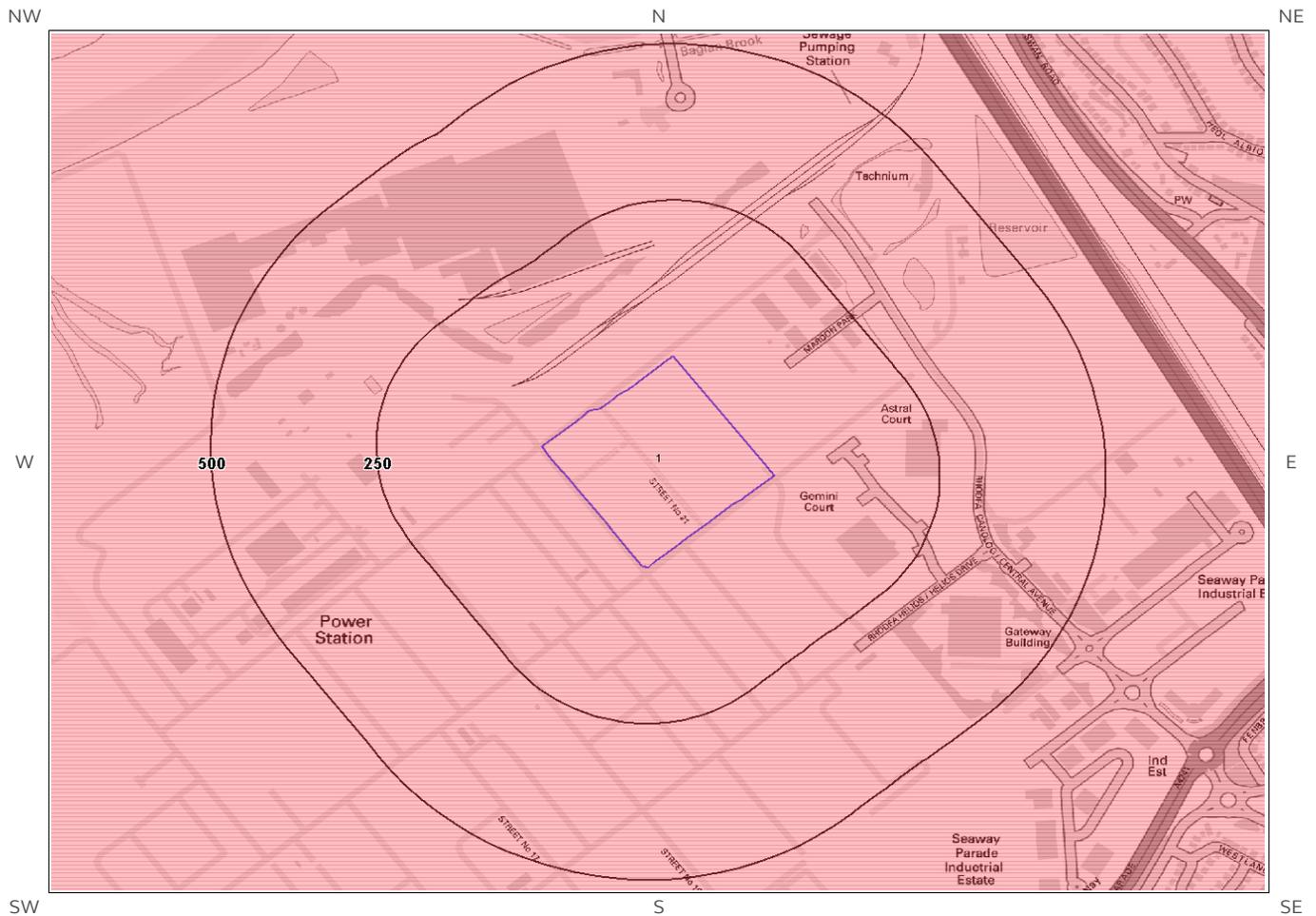
6a. Aquifer Within Superficial Geology



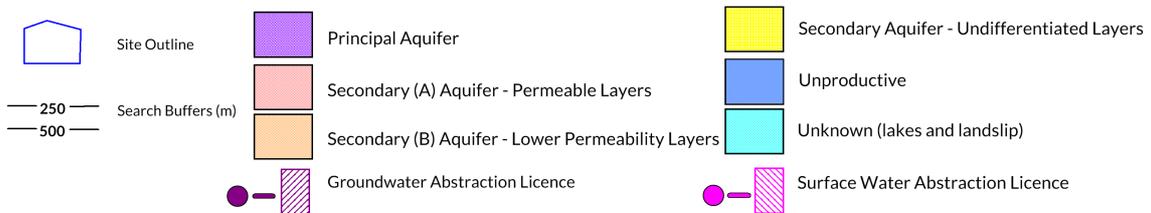
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6b. Aquifer Within Bedrock Geology and Abstraction Licenses

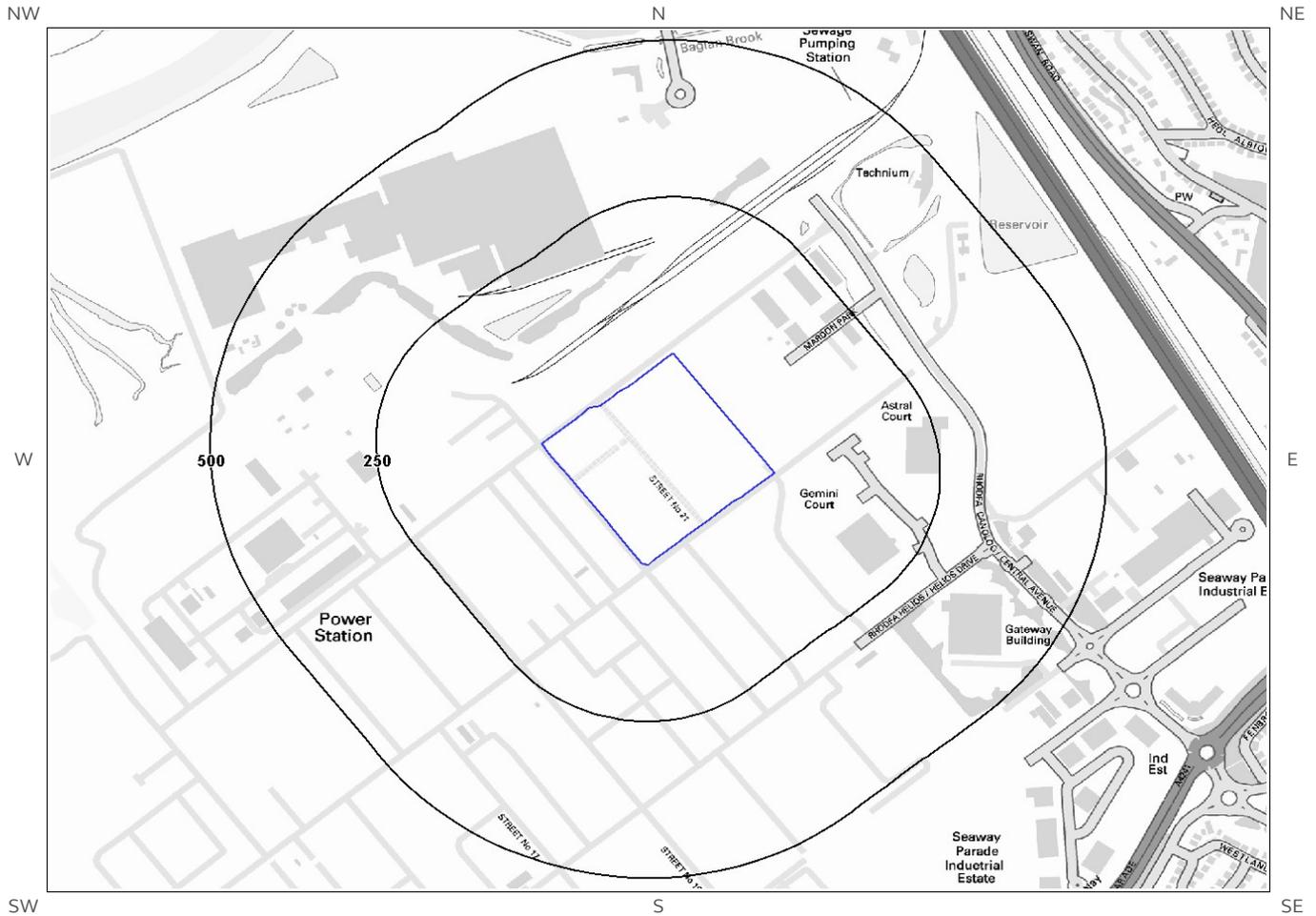


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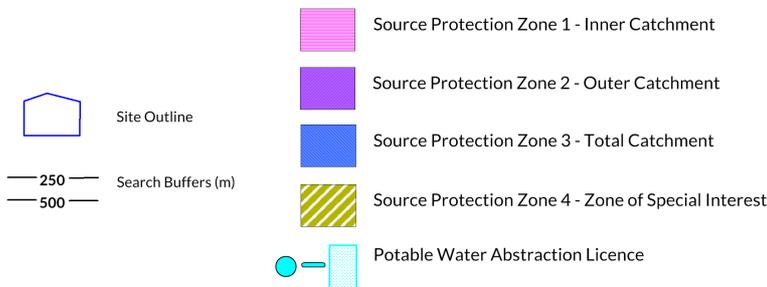




6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

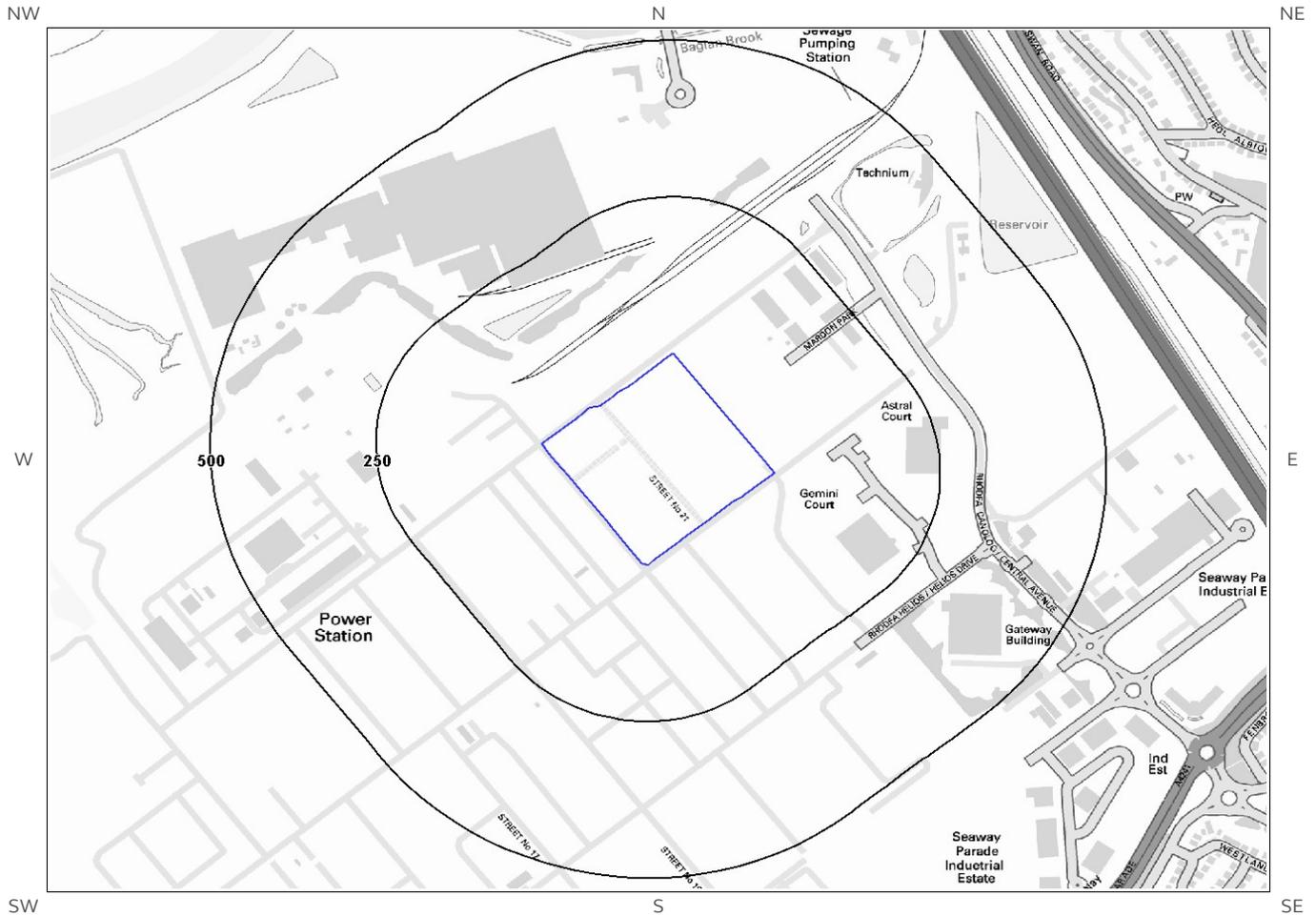


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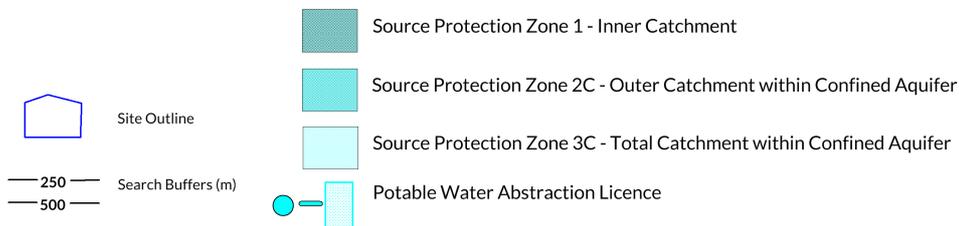




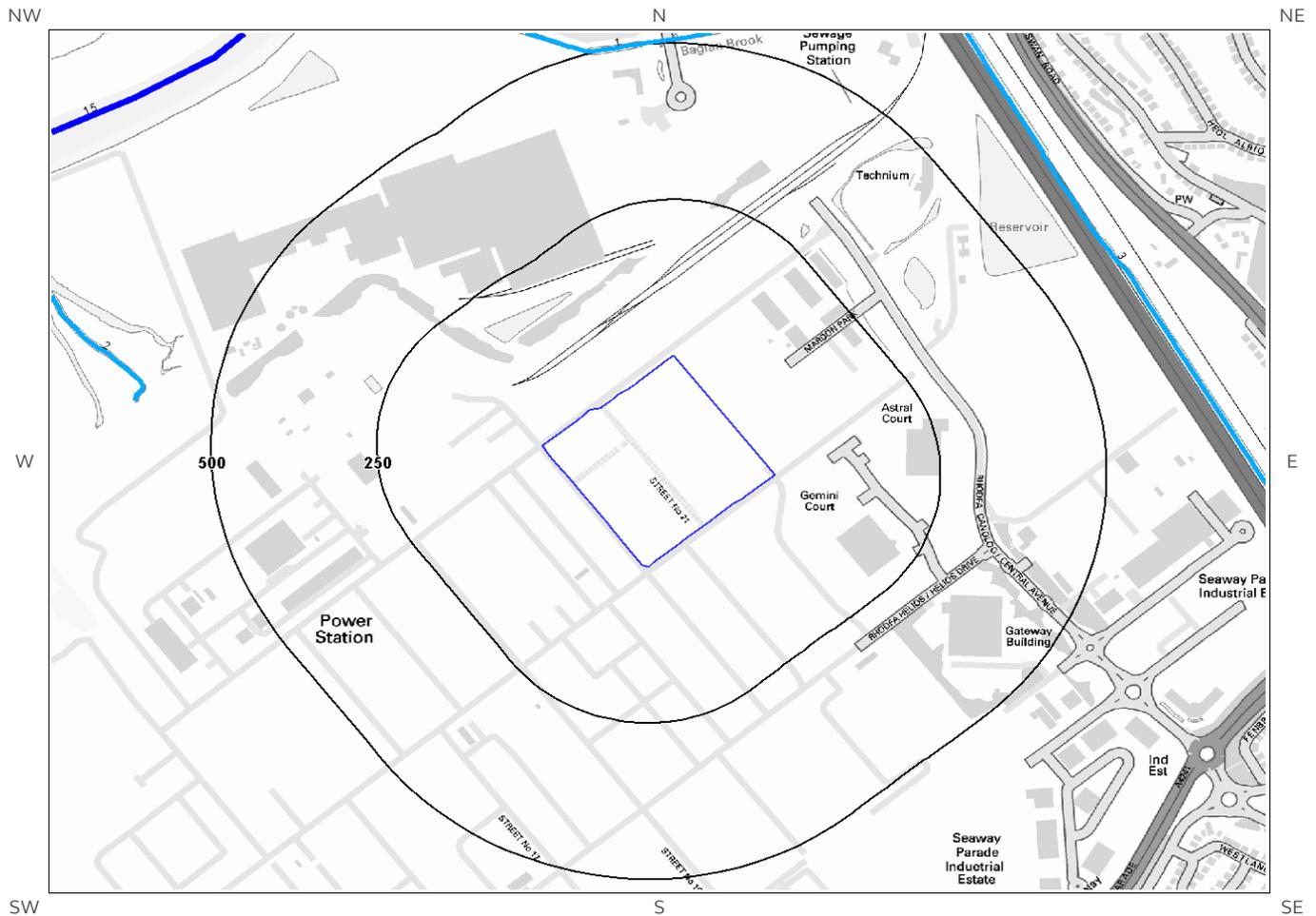
6d. Hydrogeology – Source Protection Zones within confined aquifer



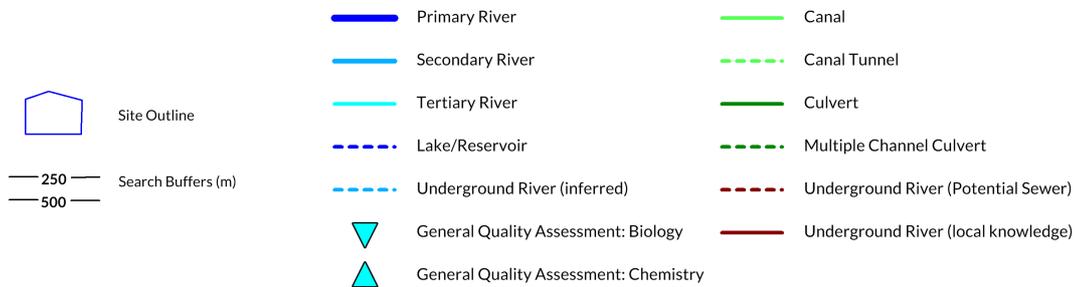
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

| ID | Distance (m) | Direction | Designation | Description |
|----|--------------|-----------|------------------------------|---|
| 1 | 0 | On Site | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |
| 2 | 0 | On Site | Secondary (undifferentiated) | Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type |

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 Enviro Insight User Guide.

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

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

6.3 Groundwater Abstraction Licences

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

Database searched and no data found.

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 | 1448 | N | 273410 194090 | Status: Active Licence No: 21/58/72/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Eaw Surface Water Point: Inland Water The Neath Canal Data Type: Point Name: Hope Construction Materials Limited Annual Volume (m ³): 15000 Max Daily Volume (m ³): 50 Application No: - Original Start Date: 14/8/2008 Expiry Date: 31/3/2017 Issue No: 3 Version Start Date: 9/12/2014 Version End Date: |

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

| Distance (m) | Direction | Classification | Soil Vulnerability Category | Description |
|--------------|-----------|---------------------------------------|-----------------------------|---|
| 0 | On Site | Minor Aquifer/High Leaching Potential | HU | Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information. |

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

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 | 500 | N | River Name: Baglan Brook Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined |

6.11 Surface Water Features

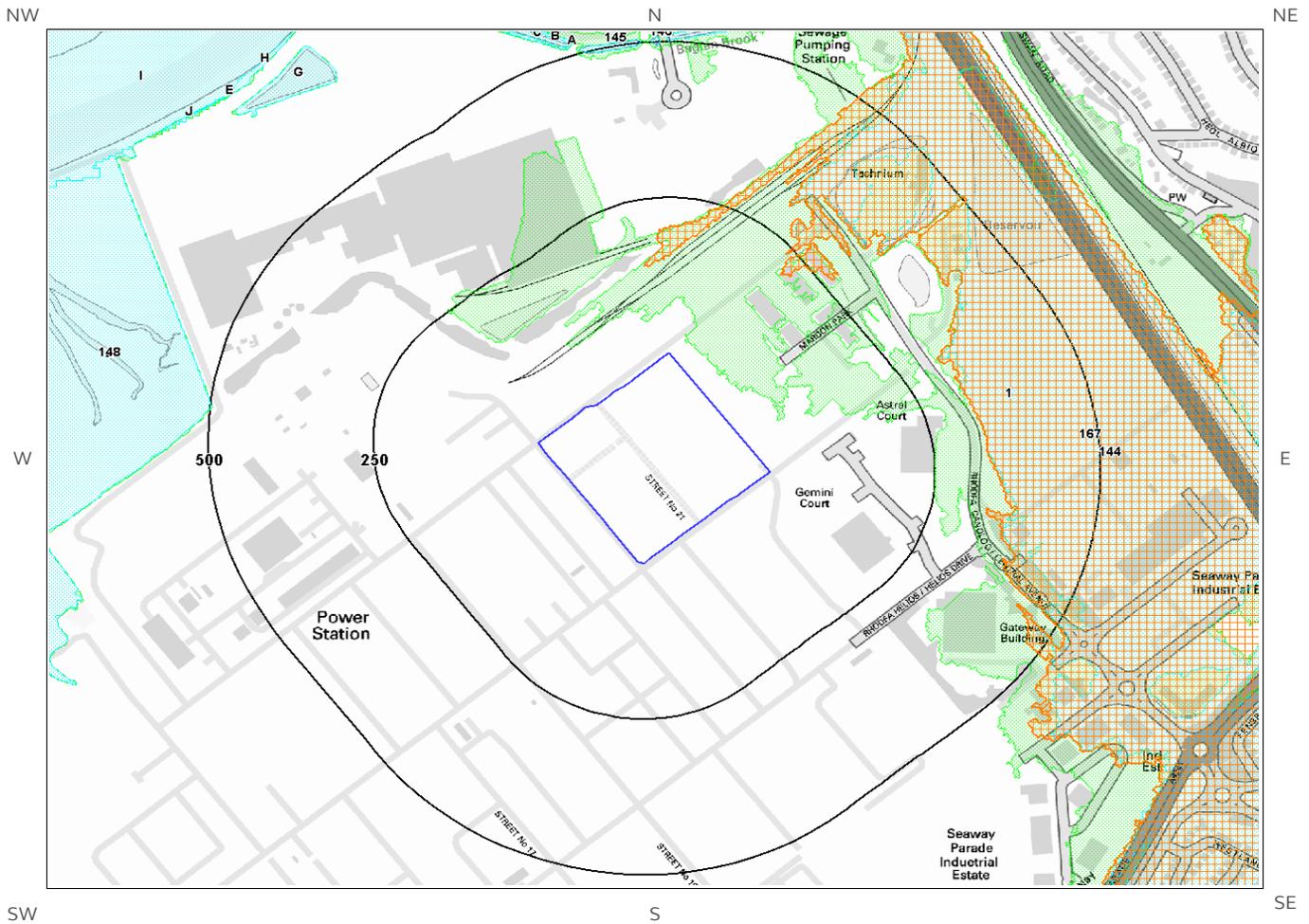
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

| Distance (m) | Direction |
|--------------|-----------|
| 164 | NW |

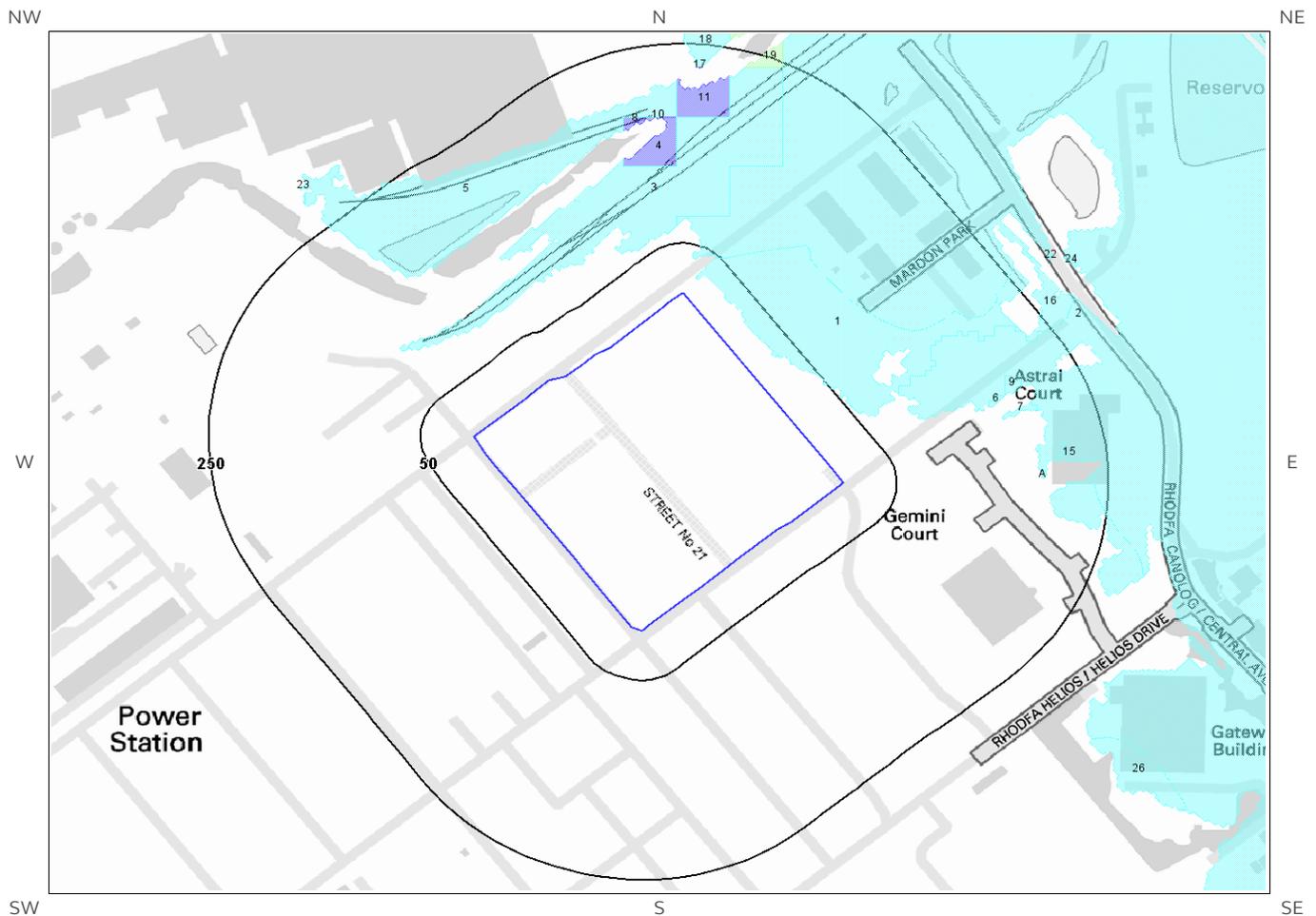
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



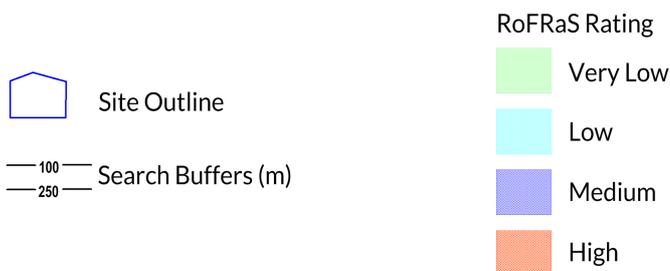
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

| ID | Distance (m) | Direction | Update | Type |
|----|--------------|-----------|-------------|----------------------------------|
| 1 | 30 | NE | 08-Feb-2016 | Zone 2 - (Fluvial /Tidal Models) |

7.2 River and Coastal Zone 3 Flooding

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

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.

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

| ID | Distance (m) | Direction | RoFRaS flood Risk |
|----|--------------|-----------|-------------------|
| 1 | 19.0 | NE | Low |
| 2 | 36.0 | N | Low |

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? Yes

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

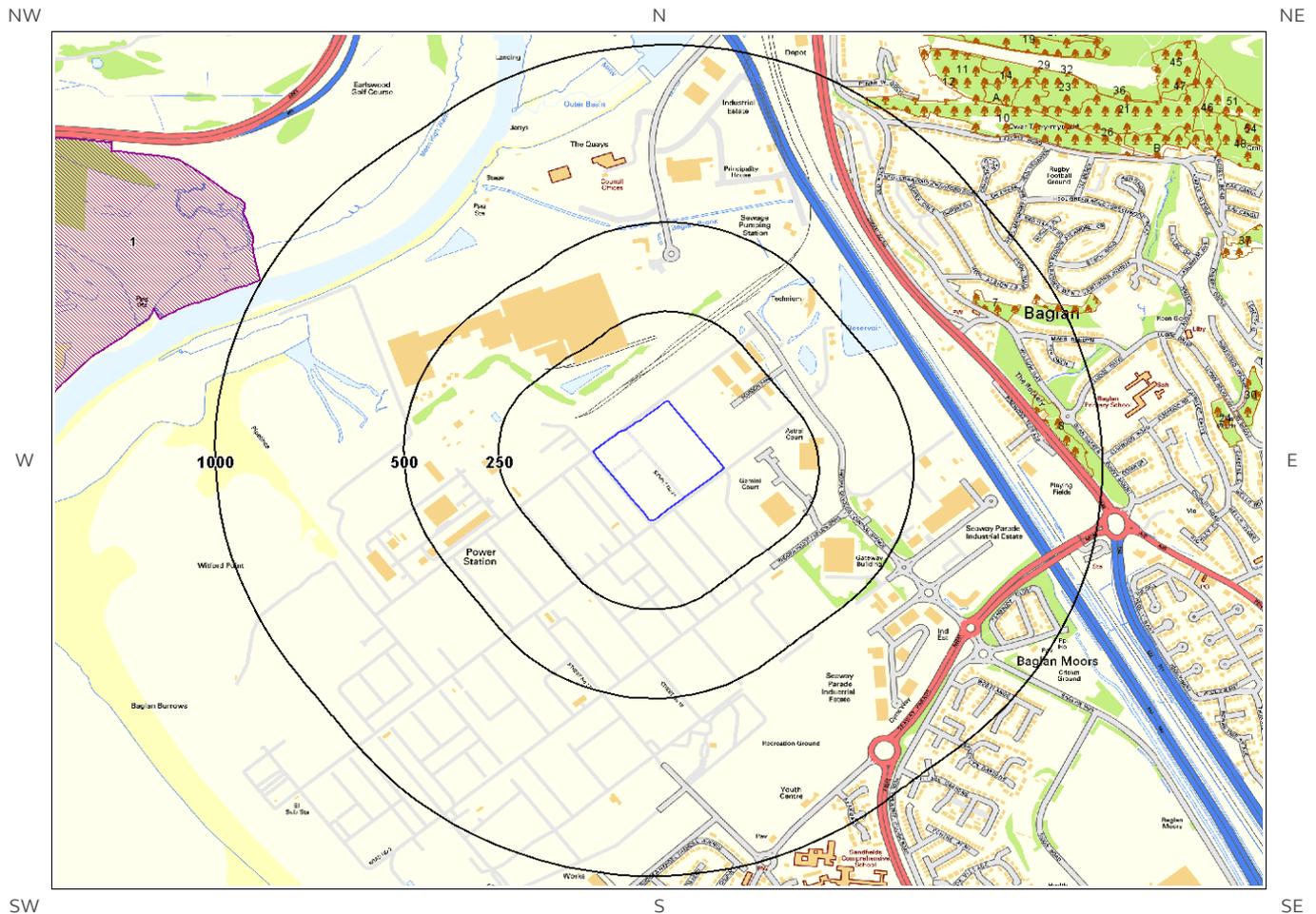
7.8 Groundwater Flooding Confidence Areas

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

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

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

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

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

6

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 |
|-----------|--------------|-----------|---|-------------------------|
| 1 | 1004 | NW | CRYMLYN BURROWS | Natural Resources Wales |
| Not shown | 1399 | NW | EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES | Natural Resources Wales |
| Not shown | 1680 | NW | EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES | Natural Resources Wales |
| Not shown | 1715 | NW | EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES | Natural Resources Wales |
| Not shown | 1756 | NW | EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES | Natural Resources Wales |
| Not shown | 1815 | N | EARLSWOOD ROAD CUTTING AND FERRYBOAT INN QUARRIES | Natural Resources Wales |

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

77

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 |
|-----------|--------------|-----------|-----------------------|-----------------------------------|
| 7 | 802 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 8 | 831 | E | Unknown | Ancient and Semi-Natural Woodland |
| 9 | 936 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 10 | 986 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 11 | 1148 | NE | Unknown | Restored Ancient Woodland Site |
| 12 | 1154 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| 13 | 1170 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 14 | 1190 | NE | Unknown | Ancient Replanted Woodland |
| 15A | 1191 | NE | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1203 | NE | CRAIG Y DAREN WOOD | Ancient and Semi-Natural Woodland |
| 17 | 1209 | NE | Unknown | Ancient Replanted Woodland |
| 18A | 1215 | NE | Unknown | Ancient Replanted Woodland |
| 19 | 1221 | NE | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1229 | NE | CRAIG Y DAREN WOOD | Ancient and Semi-Natural Woodland |
| 21 | 1231 | NE | Unknown | Restored Ancient Woodland Site |
| 22 | 1281 | NE | Unknown | Restored Ancient Woodland Site |
| 23 | 1291 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 24 | 1300 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1312 | NE | Unknown | Ancient Replanted Woodland |
| 26 | 1313 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 27 | 1340 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1346 | NE | Unknown | Ancient Replanted Woodland |
| 29 | 1355 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 30 | 1365 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1377 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 32 | 1379 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| 33B | 1393 | NE | Unknown | Ancient Replanted Woodland |
| 34B | 1394 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1403 | NE | Unknown | Ancient Replanted Woodland |

| ID | Distance (m) | Direction | Ancient Woodland Name | Data Source |
|-----------|--------------|-----------|-----------------------|-----------------------------------|
| 36 | 1413 | NE | Unknown | Restored Ancient Woodland Site |
| 37 | 1444 | NE | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1444 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1451 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 40 | 1452 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1457 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1461 | N | CRAIG Y DAREN WOOD | Ancient and Semi-Natural Woodland |
| 43 | 1507 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1536 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 45 | 1550 | NE | Unknown | Ancient Replanted Woodland |
| 46 | 1552 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| 47 | 1553 | NE | Unknown | Ancient Replanted Woodland |
| 48 | 1574 | NE | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1584 | NE | CRAIG Y DAREN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1591 | NE | Unknown | Ancient and Semi-Natural Woodland |
| 51 | 1615 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1618 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1628 | E | Unknown | Ancient and Semi-Natural Woodland |
| 54 | 1642 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1642 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1654 | N | Unknown | Restored Ancient Woodland Site |
| Not shown | 1665 | NE | Unknown | Restored Ancient Woodland Site |
| Not shown | 1670 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1671 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1672 | N | Unknown | Restored Ancient Woodland Site |
| Not shown | 1679 | N | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1685 | NE | MAES-MADOG WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1720 | E | Unknown | Ancient and Semi-Natural Woodland |

| ID | Distance (m) | Direction | Ancient Woodland Name | Data Source |
|-----------|--------------|-----------|-----------------------|-----------------------------------|
| Not shown | 1723 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1738 | N | Unknown | Ancient Replanted Woodland |
| Not shown | 1742 | NE | Unknown | Restored Ancient Woodland Site |
| Not shown | 1766 | N | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1774 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1775 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1782 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1788 | N | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1799 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1811 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1819 | NE | Unknown | Restored Ancient Woodland Site |
| Not shown | 1820 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1829 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1832 | NE | Unknown | Other Ancient Woodland |
| Not shown | 1836 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1864 | E | PLAS BAGLAN WOOD | Ancient and Semi-Natural Woodland |
| Not shown | 1898 | E | Unknown | Ancient and Semi-Natural Woodland |
| Not shown | 1909 | NE | Unknown | Ancient Replanted Woodland |
| Not shown | 1932 | N | Unknown | Ancient Replanted Woodland |
| Not shown | 1972 | NE | CRAIG Y DAREN WOOD | Ancient and Semi-Natural 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 Geo Insight**, 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 Ö 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? Very Low

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

Hazard

Very low potential for compressible deposits to be present. 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? Negligible

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

Hazard

No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. 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 3 and 5% of properties are above the Action Level.

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



Groundsure

LOCATION INTELLIGENCE

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? Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

| Distance (m) | Direction | Details |
|--------------|-----------|---|
| 0 | On Site | The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848. |

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 | Not available | Iron Ore (Bedded) | Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered |

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

CENTREMAPS

Telephone: 01886 832972
Groundsure@centremaps.co.uk
Open Space, Upper Interfields, Malvern, Worcester, WR14 1UT



British Geological Survey Enquiries

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

Web:www.bgs.ac.uk

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



Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web:www.environment-agency.gov.uk
Email:enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



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



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



Local Authority

Authority: Castell-nedd Port Talbot - Neath Port Talbot Co
Phone: 01639 68 68 68
Web: <http://www.neath-porttalbot.gov.uk>
Address: Port Talbot Civic Centre, Port Talbot, SA13 1PJ

Gemapping PLC

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





Groundsure

LOCATION INTELLIGENCE



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

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client’s obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

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

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

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

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

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

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

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

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

8 Groundsure's right to suspend or terminate

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

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

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

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

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

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

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

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

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

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

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