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Phase 1 Geo-environmental Report

ON

PROPOSED RESIDENTIAL DEVELOPMENT

AT

**WAKEFIELD ROAD/MILL HILL ROAD,
PONTEFRACT**

FOR

Mr Duffy, Mr Duffy and Mr Davies

JULY 2013

E13/5816/R001A

Prepared by

M.Huddleston MEng

1.0 INTRODUCTION

- 1.1 This report is commissioned to examine the risk of contamination for the above site in line with the recommendations of Part II of the Environmental Protection Act 1990 PPS 23. It is based on information provided by both the client and statutory bodies in both written and verbal format. It is assumed that all information given is correct and factual at the time of writing this report. No liabilities can be accepted for information provided by third parties and subsequently found to be in error.

2.0 THE SITE

- 2.1 The site is located to the south of Wakefield Road, Pontefract and is situated around Ordnance Survey grid reference 445279, 421457. A site location plan is included in Appendix A.
- 2.2 The site is L-shaped, with one leg connecting onto Wakefield Road to the North. The other leg extends to the west behind properties fronting onto Wakefield Road. There are residential properties to the south, north and east, while to the west is allotments. The site area is approximately 1.1ha.
- 2.3 Adjacent Wakefield Road in the north of the site is the dilapidated remains of a two storey brick building with a surrounding tarmac area. In the west of the site there were several brick and wood built garages/shed, some with asbestos sheet roofing and an unmade access track.
- 2.4 A boarded up opening was noted on site to the south of The Priory, this has been marked on the site location plan. This could be an adit/shaft used to access the Basal Permean Sand workings to the south of the site.
- 2.5 The remainder of the site was heavily overgrown, with mature tree growth throughout the site. There were exposed sandstone outcrops from the former quarrying works on site up to 8m in height. There was evidence of fly tipping throughout the site, and at the time of the site visit there was a small unsupervised bonfire alight toward the west of the site. The location of this has been indicated on the site survey in Appendix A.

- 2.6 The site generally falls from the south-west to the north-east. The site is terraced from the former quarrying works. A high point of 74.70m is located in the south western corner of the site and a low point of 59.50m on the northern boundary.

3.0 SITE HISTORY

A number of historical Ordnance Survey plans from 1854-2012 have been consulted. These are contained for reference within Appendix C to the rear of the report. Below is a brief description outlining the significant developments that may effect future construction of the site.

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
1854	i). Large building labelled The Priory in the north of the site adjacent Wakefield Road. ii) Southern portion of the site labelled as Priory Wood.	i). Wakefield Road forms the northernmost boundary of the site. ii) Open field to the south and west. iii) Buildings shown to the north and east.	i). Edge of Pontefract approximately 200m to the north east.
1890-1892	i). Quarrying shown encroaching on the south eastern corner of the site.	i). Rope Walk shown 10m to the north. ii) Well shown 30m to the west. iii) Old quarry shown 50m to the north. iv) Sand pits 75m to the east. v) Mills 90m to the north west. vi) Unlabelled workings 90m to the south	i). Railway line 500m to the east.
1905-1907	i). Building shown adjacent the north western corner of the site	i). Residential development immediately to the north west and east of the site. ii). Sandpits no longer labelled to the east.	i). Quarries 100m to the east.
1922	i). Evidence of workings in the south west of the site.	i). Mills 90m to the north west labelled as malting mills.	ii) 100m to the east now labelled as old quarries
1931-1933	i). Building no longer shown in north western corner of site.	i). Possible mill buildings immediately to the north west.	i). Box works 300m to the north west of the site.
1938	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). Residential development 100m to the west.
1948	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site
1950-1953	i) Works shown in the centre of the site. ii) Four buildings shown in north western corner of site.	i) Garage to the north east and north west of the site. ii) Mill no longer labelled 90m to the north west of the site.	i) No significant developments further than 100m from the site
1956	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
1959-1970	i). Nine buildings shown in the north western corner of the site. Presumed to be garages.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site
1973-1978	i). Workings only shown in south western corner of site.	i). Former mills to the northwest demolished and buildings now labelled as garages.	i). The features further than 100m from the site are similar to the previous sheet.
1981-1982	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site
1991-1995	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site.
2002	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site.
2012	i). only six buildings/garages now shown in the north west of the site.	i). Large unlabelled building immediately to the south west of the site.	i). The features further than 100m from the site are similar to the previous sheet.

4.0 SITE GEOLOGY & MINING

- 4.1 The BGS Digital Geological Map of Great Britain at 1:50,000 scale has been consulted and we would report as follows:-
- 4.2 No made or infilled ground is shown within 1000m of the site. However, there are several areas of unspecified ground workings, pits and quarries located in the southern half of the site and just to the south of the site associated with sandstone and silica sand workings. It is possible that these have been infilled historically.
- 4.3 The majority of the site is shown to be underlain by Newstead Rock consisting of sandstone. The south west corner of the site is underlain by the Cadeby Formation consisting of dolostone, and the south east corner of the site is underlain by the Yellow Sands Formation consisting of sandstone.
- 4.4 There is a low possibility of running sands in the south of the site.
- 4.5 The nearest fault line is shown starting on the eastern boundary and heading to the east.
- 4.6 The property is in the likely zone of influence from workings in 2 seams of coal at 420m to 650m depth, and last worked in 1985. Any ground movement from these coal workings should have stopped by now.
- 4.7 The property is not in an area that is likely to be affected at the surface from any planned future workings.
However, reserves of coal exist in the local area which could be worked at some time in the future.
- 4.8 There are two coal mining subsidence claims 20m to the north of the site
- 4.9 There are no known coal mine entries within, or within 20m, of the site boundary.
- 4.10 In addition to the coal mining, there has been Basal Permian Sand mining immediately to the south of the site. It is highly likely there is underground workings located on site.

- 4.11 BGS surveys confirm exposed Basal Permean Sand adjacent the southern site boundary, and there are two known adits located to the south east of the site. The site walkover identified a possible adit/shaft on site. This has been indicated on the site survey in Appendix A.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 Radon

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

No Radon Protective Measures are necessary.

5.2 Landfill Sites

There are no recorded historical or current landfill sites within 250m of the site.

However, there are five recorded pollution incidents to the land on site. Four of these involved general biodegradeable materials and wastes and the fifth was inert materials and wastes. Four of them were classed as Category 2 (Significant) incidents, while the fifth was Category 3 (Minor). These are believed to be the result of fly-tipping.

5.3 Flood Risk

The site does not lie within a currently designated Environment Agency flood zone.

A flood risk assessment may be requested by the planning authority to determine the impact that any new surface water discharge from the new development may have on the existing surrounding properties, and indication of possible flood routes.

5.4 Groundwater

The majority of the bedrock underlying the site is classified as a Secondary (A) Aquifers. 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.

Immediately to the south of the site, and encroaching onto the southern boundary, the bedrock is classified as a Primary Aquifer. This is geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

There are no groundwater abstraction licences recorded within 250m of the site.

There are no recorded discharge consents within 250m of the site.

There are no recorded surface water abstractions within 250m of the site.

There are no recorded pollution incidents in controlled waters within 250m of the site.

The site is not in a source protection zone.

The nearest open surface water feature is Wash Dike watercourse located 244m to the north east. This is classified as a primary river.

6.0 **PRELIMINARY CONCEPTUAL SITE MODEL**

- 6.1 The initial stage in assessing the risks posed from contaminated land during the redevelopment of a site is to prepare a conceptual model. A generalised conceptual model can be developed highlighting the main pollutant linkages through a contaminant ► pathway ► receptor model for a residential development. In order to prepare the conceptual model for a particular site the following parameters need to be reviewed as discussed below.
- 6.2 Contamination of existing land can be caused by a number of factors, including:-
- i) Possible historical/current industrial activities.
 - ii) Disposal of waste materials.
 - iii) Storage of materials.
 - iv) A number of natural processes can also lead to hazardous gases and elevated heavy metals.
- 6.3 Potential pathways can include ground and surface water, permeable strata, existing services providing a conduit and voided ground. Potential receptors can include human health, ecosystems, controlled waters and building structures. There are a number of ways that a receptor can be exposed to the contaminant these include, inhalation, direct contact, ingestion, dermal contact and uptake.
- 6.4 Sources of potential contamination, that could affect the proposed development, from either on or off site activities would include the following:-
- i) Possible fill material to former works/quarrying on site.
 - ii) Possible shallow ground contamination from fly tipping and bonfires
 - iii) Possible ground gases from any infilled quarries/pits on site.
 - iv) Asbestos sheet roofing on existing sheds noted on site
 - v) Possible fuel spillage associated with vehicles using existing garages.
 - vi) Possible contamination from buildings in north west corner of site.
- Based on the above activities the potential for some contamination to exist on site is considered to be low.
- 6.5 Considering the proposed residential end use, there will be two possible human receptor groups exposed to the existing onsite contamination:-
- a) Site operatives during development.
 - b) End users, future site residents (the critical receptor is 0-6year-old child).

- 6.6 Human receptors may be exposed to site contamination by a number of possible pathways. These pathways are summarised in Table 1 below.

Table 1- Potential Human Exposure Pathways

<u>Human Exposure Pathway</u>	<u>Site Residents</u>	<u>Construction Workers</u>
Soil Ingestion	YES	YES
Consumption of Home Grown Vegetables	YES	NO
Dermal Contact	YES	YES
Dust Inhalation	YES	YES
Gases/Vapours	YES	NO

- 6.7 The construction workers will come into contact with any contaminated soil to a far greater extent than future residents. The exposure pathways are generally through dermal contact and indirect ingestion. However their exposure will be for a limited time and the provision and correct use of personnel protective equipment and adequate welfare facilities during construction should restrict their risks to acceptable levels
- 6.8 The risk of pollution to controlled waters by existing contamination is considered low. The site is underlain by strata that are classified as Primary and Secondary (A) aquifers. There are no licensed ground water abstractions within 250m of the development.
- 6.9 No specific areas of ecological importance have been identified in the initial desk top study. Therefore the site is considered to be in a low risk environmental setting. The potential for phototoxic materials to exist at shallow depth should be considered, these could pose a potential risk to new planting and soft landscaping areas within the proposed development.
- 6.10 The proposed planning drawings indicate residential properties to be constructed. The presence of elevated sulphates and hydrocarbons could affect the long term integrity of buried concrete structures, including foundations and drainage pipes. Plastic water supply pipes can also be damaged by the presence of hydrocarbon contamination.

7.0 CONCLUSIONS

- 7.1 There has been little historical development in the immediate vicinity of the site. The surrounding land is a mixture of residential and allotments. However, there has been quarrying and mining works both on the site and to the south. The site walkover confirmed that there has been fly tipping on site, as well as burning of materials. In addition to this, an adit/shaft was found on site, believed to be related to Basal Permean Sand workings. Asbestos was also noted on site. We therefore believe the site has a moderate risk of ground contamination being present.
- 7.2 We would recommend that a Stage II Ground Investigation is undertaken. This will enable the underlying strata to be confirmed and foundations for the new development to be specified.
- 7.3 Trial pits and soil sampling should be undertaken across the site to confirm the presence of any contaminants within any made ground on site and the fly tipping noted on site.
- 7.4 In addition to this, we would propose that a minimum of two days of initial bore hole investigation should be undertaken on site to confirm the depth and presence of any shallow sand workings. However, it is possible that there will be a requirement to proof drill on a plot by plot basis. In addition to this, the requirements for proof drilling beneath the adoptable highway should be agreed with the local authority.
- 7.5 There is also a risk of ground gas migration from fill material to the quarries/pits historically located on site and the former shallow mine workings. We would propose that in this instance gas monitoring is undertaken.
- 7.6 Soil samples from any made ground present or areas showing visual/olfactory signs of contamination should be taken for contamination testing for the normal ICRCL, asbestos and total TPH in the parking areas. If any contamination is found, a site remediation report should outline the most effective method of dealing with the contamination and any validation requirements.

Prepared by

A handwritten signature in black ink, appearing to read 'M. Huddleston'.

M. Huddleston. MEng

Checked by

A handwritten signature in black ink, appearing to read 'T. Haigh'.

T. Haigh. BSc.,C.Eng.M.I.C.E.

July 2013

This report is subject to the provisions of the Copyright Acts and is for the sole benefit of Mr Duffy, Mr Duffy & Mr Davies in respect of the proposals described.

APPENDIX A

LOCATION PLAN

SITE SURVEY

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: MILL HILL ROAD, PONTEFRACT, WF8 4HR

Grid Reference: 445279,421457

Size of Site: 1.42 ha

● APPROXIMATE LOCATION OF ADIT/SHAFT ON SITE

Report Reference: GS-815659

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

APPENDIX B

MINING REPORT

GEOLOGICAL REPORT

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

HAIGH HUDDLESTON & ASSOCIATES
99-101 LEEDS ROAD
DEWSBURY
WEST YORKSHIRE
WF12 7BU

Our reference:	51000300804001
Your reference:	5816 5849
Date of your enquiry:	17 May 2013
Date we received your enquiry:	17 May 2013
Date of issue:	17 May 2013

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

MILL HILL ROAD, PONTEFRAC, WEST YORKSHIRE,

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 2 seams of coal at 420m to 650m depth, and last worked in 1985.

Any ground movement from these coal workings should have stopped by now.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is in an area for which a licence to remove or otherwise work coal using underground methods was granted in October 1994.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

There are 2 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the attached plan.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is in an area for which a notice of entitlement to withdraw support was published in 1977.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is in an area for which the Pontefract Order dated 1936 has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

Where development proposals are being considered, technical advice should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

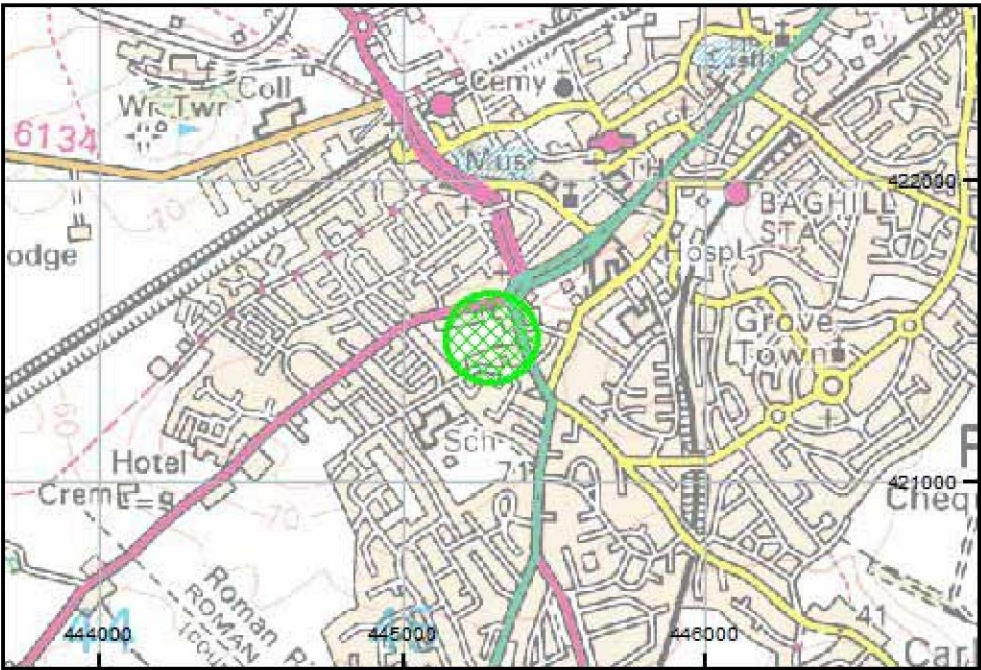
This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	17 May 2013
Issued to:	HAIGH HUDDLESTON & ASSOCIATES 99-101 LEEDS ROAD DEWSBURY WEST YORKSHIRE WF12 7BU
Property Search for:	MILL HILL ROAD, PONTEFRACT, WEST YORKSHIRE,
Reference Number:	51000300804001
Date of Issue:	17 May 2013
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

Location map



Approximate position of property



Enquiry boundary

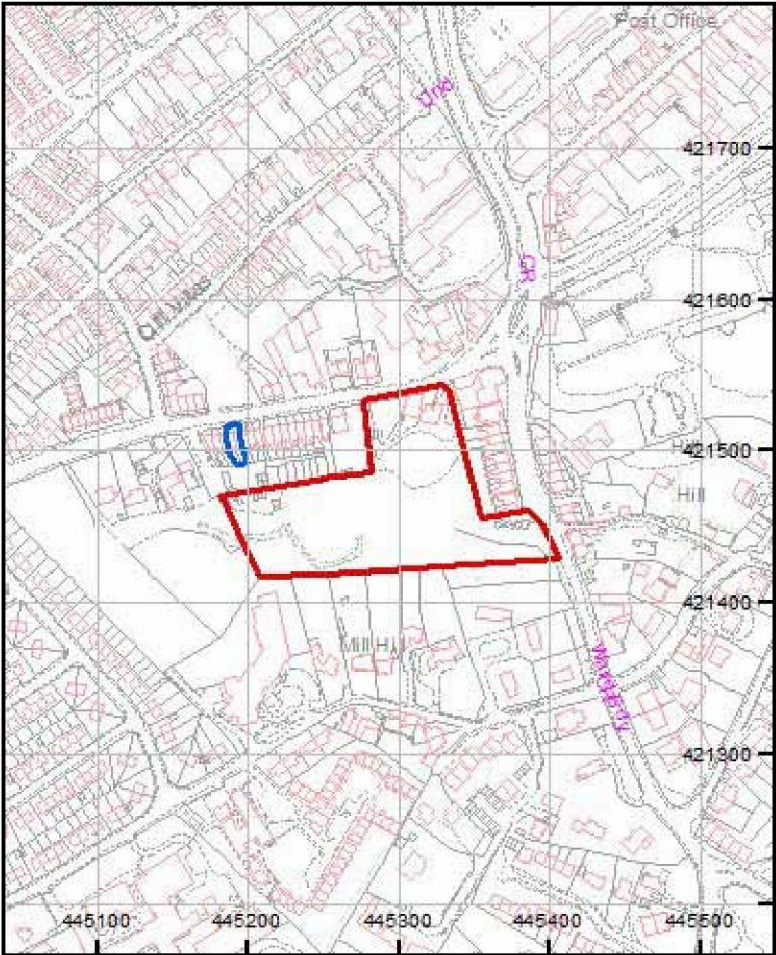
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number: 100020315

Key

Approximate position of enquiry boundary shown



Coal Claims





Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference:	GS-815660
Your Reference:	5816 5849
Report Date	17 May 2013
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

Address: MILL HILL ROAD,PONTEFRACT, WF8 4HR

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

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

Yours faithfully,

A handwritten signature in black ink, appearing to be 'D. Huddleston', followed by a small circular mark.

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight

Aerial Photograph of Study Site



Site Name: MILL HILL ROAD,PONTEFRACT, WF8 4HR
Grid Reference: 445279,421457
Size of Site: 1.42 ha

Aerial photography supplied by Getmapping PLC.
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Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

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

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	No
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	No
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	No
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.3.4 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

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

Source:Scale 1:50,000 BGS Sheet No:078

Report Reference: GS-815660

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	11	4	7	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	6
2.3 Current Ground Workings	1	3	11	3	5

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	6
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining*	7	1	1	3	3
3.5 Non-Coal Mining Cavities	0	1	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

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

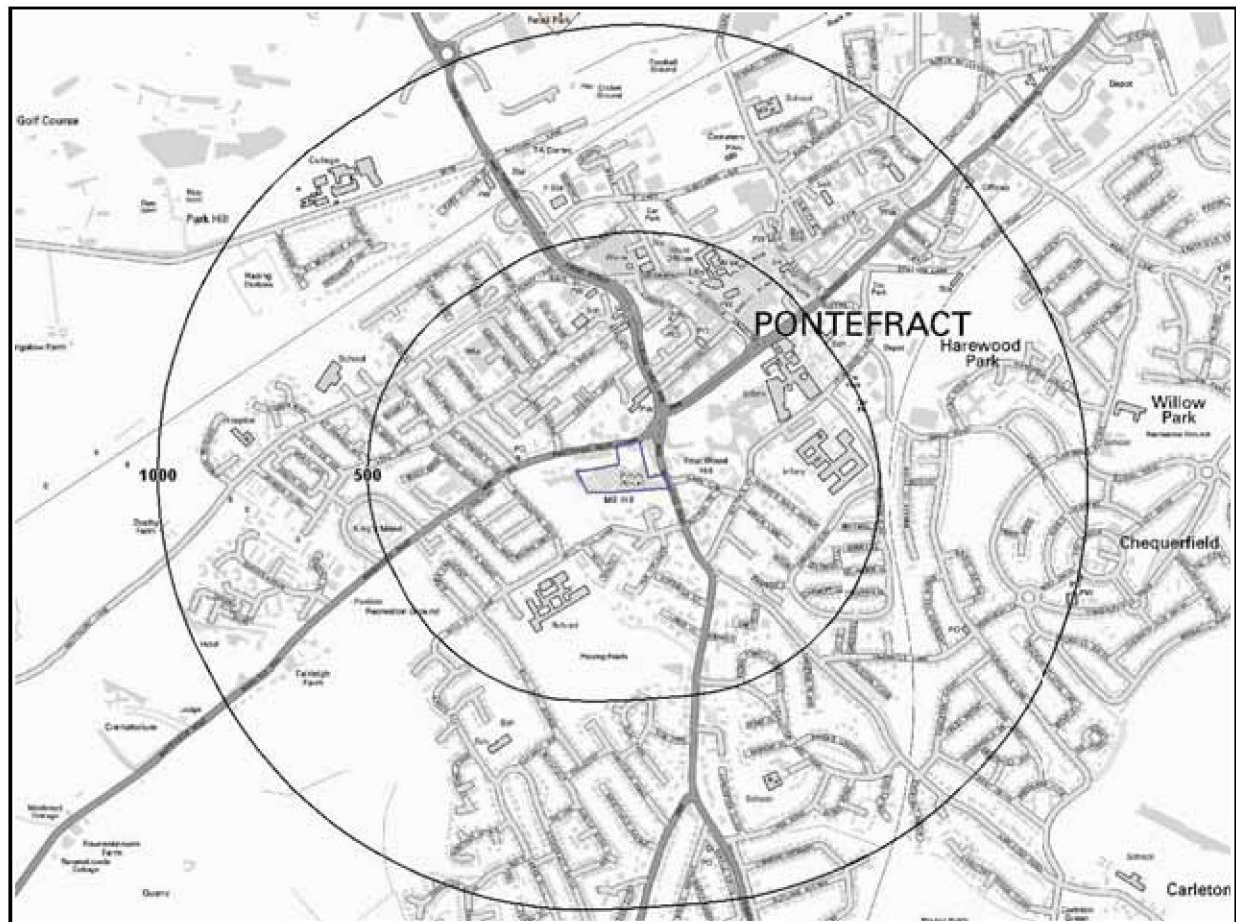
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Negligible	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Very Low	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	9	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	3	2	0	-	-

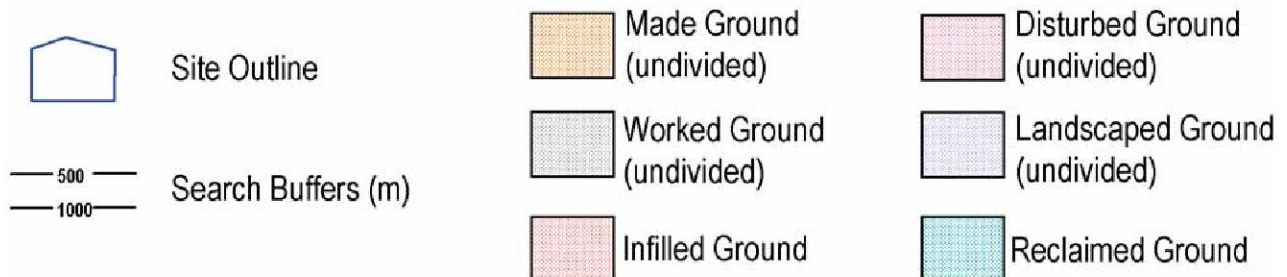
1.1 Artificial Ground Map



Artificial Ground Legend



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Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

Report Reference: GS-815660

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:078

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? **No**

Database searched and no data found.

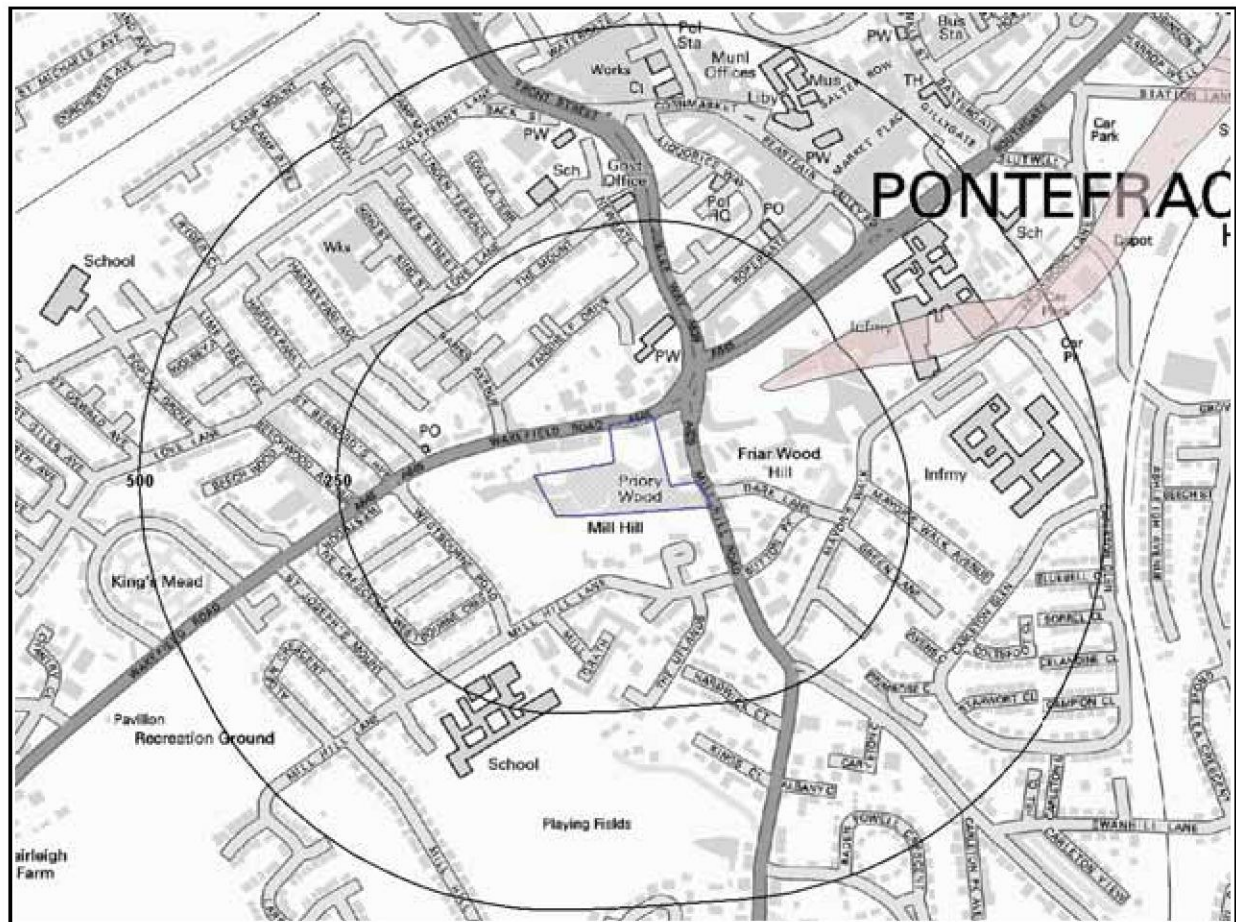
1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site* boundary? **No**

Database searched and no data found.

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

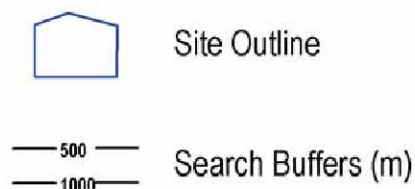
1.2 Superficial Deposits and Landslips Map



Superficial and Landslips Legend



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Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	141.0	E	HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary? No

Database searched and no data found.

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

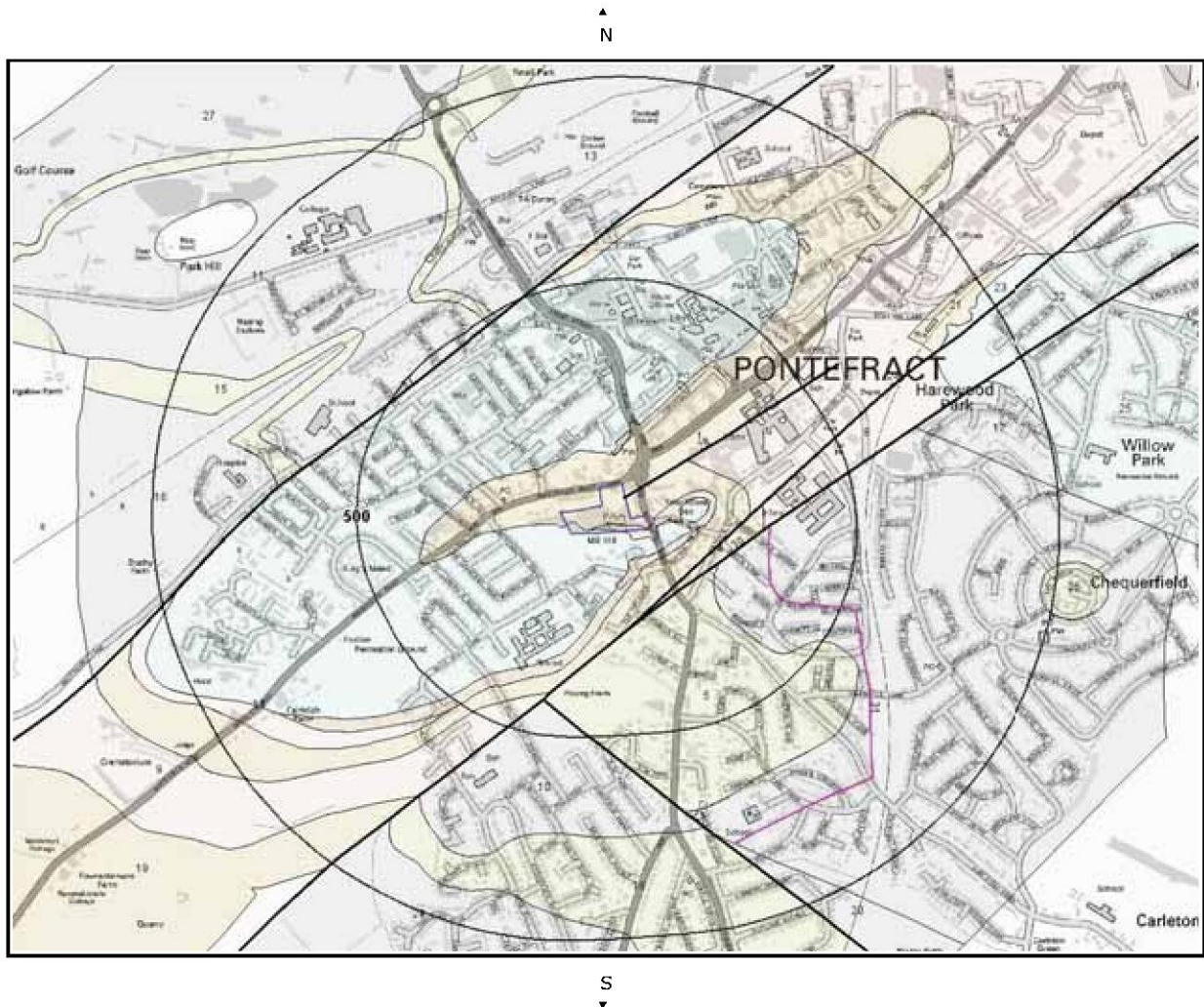
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

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

1.3 Bedrock and Faults Map



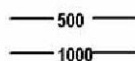
Bedrock & Faults Deposits Legend



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Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

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1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:078

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	NEWR-SDST	Newstead Rock - Sandstone	Bolsovian (westphalian C)
2	0.0	On Site	CDF-DOLO	Cadeby Formation - Dolostone	Late Permian
3	0.0	On Site	YWS-SDST	Yellow Sands Formation - Sandstone	Early Permian
4	141.0	SE	NEWR-SDST	Newstead Rock - Sandstone	Bolsovian (westphalian C)
5	162.0	SE	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
6	171.0	E	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D / Bolsovian (westphalian C)
7	184.0	SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
8	270.0	E	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D / Bolsovian (westphalian C)
9	393.0	S	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D / Bolsovian (westphalian C)
10	413.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
11	471.0	NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
12	481.0	NW	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
13	484.0	NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	High	Moderate
0.0	On Site	Fracture	Very High	High
0.0	On Site	Mixed	High	High

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
28	0.0	On Site	FAULT	Normal fault, inferred
29	141.0	SE	FAULT	Normal fault, inferred
30	162.0	SE	FAULT	Normal fault, inferred
31	286.0	E	FOSSIL_HORIZON	Fossil horizon, marine band
32	413.0	S	FAULT	Normal fault, inferred
33	471.0	NW	FAULT	Normal fault, inferred

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

Report Reference: GS-815660

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3.4 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.3.5 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?

No radon protective measures are necessary

2. Ground Workings Map



Ground Workings Legend



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- | | | | |
|--|--------------------|--|----------------------------------|
| | Site Outline | | Historic Surface Ground Workings |
| | Search Buffers (m) | | Historic Underground Workings |
| | | | Current Ground Workings |

2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **Yes**

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	0.0	On Site	445176,421456	Unspecified Ground Workings	1940
2A	0.0	On Site	445187,421452	Unspecified Quarry	1948
3B	0.0	On Site	445193,421446	Unspecified Ground Workings	1968
4B	0.0	On Site	445193,421446	Unspecified Ground Workings	1956
5B	0.0	On Site	445195,421447	Unspecified Ground Workings	1950
6	0.0	On Site	445299,421461	Unspecified Pit	1940
7C	0.0	On Site	445362,421425	Unspecified Quarry	1940
8C	0.0	On Site	445366,421420	Unspecified Pit	1948
9C	0.0	On Site	445366,421420	Unspecified Pit	1905
10D	0.0	On Site	445377,421423	Unspecified Pit	1956
11D	0.0	On Site	445377,421423	Unspecified Pit	1950
12C	3.0	S	445371,421417	Unspecified Pit	1968
13E	46.0	S	445394,421360	Unspecified Quarry	1940
14E	48.0	S	445395,421359	Unspecified Quarry	1950
15E	48.0	S	445395,421359	Unspecified Pit	1956
16E	54.0	S	445402,421369	Unspecified Pit	1968
17G	65.0	S	445389,421347	Unspecified Quarry	1905
18	85.0	NE	445489,421500	Unspecified Pit	1905
19F	161.0	E	445570,421491	Unspecified Quarry	1940
20F	162.0	E	445574,421491	Unspecified Quarry	1950
21F	163.0	E	445575,421491	Unspecified Quarry	1956
22	247.0	S	445177,421116	Unspecified Ground Workings	1940

2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? **Yes**

The following Historical Underground Working Features are provided by GroundSure:

Report Reference: GS-815660

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ID	Distance (m)	Direction	NGR	Use	Date
Not shown	951.0	N	445282,422793	Colliery	1975
Not shown	976.0	N	445281,422773	Colliery	1982
Not shown	991.0	N	445283,422783	Colliery	1968
Not shown	993.0	N	445093,422873	Collieries	1938
Not shown	1000.0	N	445275,422774	Colliery	1950
Not shown	1000.0	N	445275,422774	Colliery	1956

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary?

Yes

The following Current Ground Workings information is provided by British Geological Society:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
29	0.0	On Site	4452 50,42 1445	Sandstone	Priory Wood Quarries	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
30C	1.0	S	4453 46,42 1425	Silica Sand	Mill Hill Sand Mine	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
31C	2.0	S	4453 65,42 1425	Silica Sand	Mill Hill Sand Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
32	38.0	W	4451 45,42 1480	Sandstone	Priory Wood Quarries	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
33	64.0	N	4452 85,42 1600	Sandstone	Leng's Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
34	72.0	E	4454 78,42 1432	Dolomite	Dark Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
35G	82.0	S	4453 75,42 1345	Silica Sand	Mill Hill Sand Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

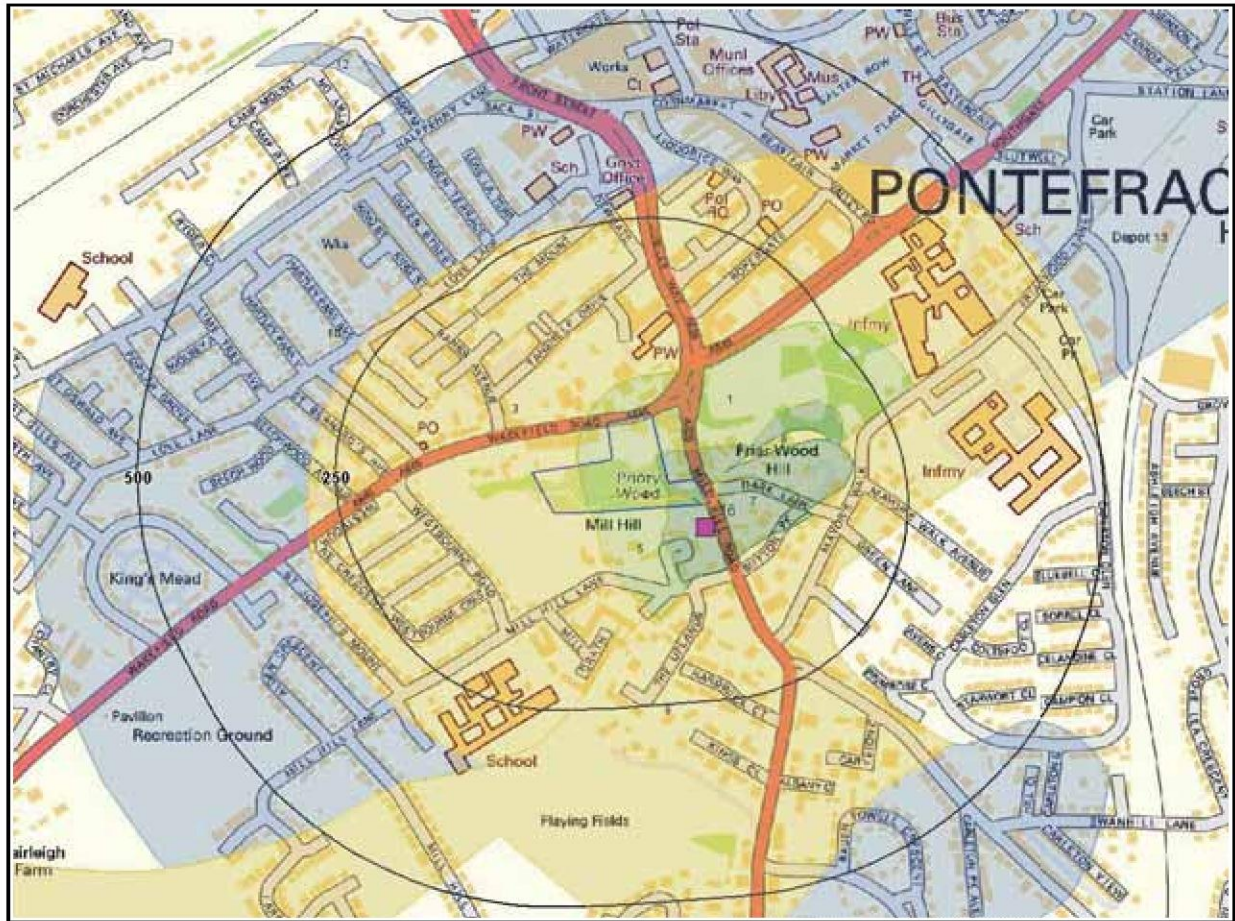
36	84.0	NE	4454 70,42 1490	Silica Sand	Friar Wood Hill Sand Mine	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
37H	86.0	E	4454 90,42 1450	Silica Sand	Dark Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
38H	86.0	E	4454 90,42 1450	Dolomite	Dark Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
39	87.0	NW	4452 20,42 1600	Sandstone	Moxon's Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
40	88.0	NE	4454 65,42 1505	Silica Sand	Friar Wood Hill Sand Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
41	109.0	NE	4454 59,42 1542	Sandstone	Friar Wood House	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
42F	169.0	E	4455 63,42 1492	Sandstone	Friar Wood Hill	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
43F	169.0	E	4455 63,42 1492	Silica Sand	Friar Wood Hill	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	429.0	NW	4450 80,42 1915	Dolomite	Love Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	436.0	NW	4450 39,42 1899	Dolomite	Halfpenny Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	443.0	SW	4447 95,42 1255	Dolomite	Wakefield Road	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	707.0	SW	4445 80,42 1095	Dolomite	Fairleigh	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	791.0	SW	4444 85,42 1095	Dolomite	Marl Pit Hills	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	824.0	W	4443 65,42 1360	Dolomite	Pontefract	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	949.0	NE	4462 19,42 1923	Sandstone	Bone Mill	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

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Not shown	966.0	SW	4442 90,42 1100	Dolomite	Marl Pit Hills	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
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3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities
Legend

Mapping sourced from
Ordnance Survey

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3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary?

Yes

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
Not shown	951.0	N	445282,422 793	Colliery	1975
Not shown	976.0	N	445281,422 773	Colliery	1982
Not shown	991.0	N	445283,422 783	Colliery	1968
Not shown	993.0	N	445093,422 873	Collieries	1938
Not shown	1000.0	N	445275,422 774	Colliery	1956
Not shown	1000.0	N	445275,422 774	Colliery	1950

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary?

Yes

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

Distance (m)	Direction	Details
0.0	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.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary?

No

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

3.4 Non – Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary?

Yes

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Sandstone	Likely - Underground mining known or suspected within or close to the area.
2	0.0	On Site	Not available	Sand	Unlikely - Some small scale mining may have occurred but restricted in extent.
3	0.0	On Site	Not available	Sandstone	Unlikely - Some small scale mining may have occurred but restricted in extent.
4	0.0	On Site	Not available	Sand	Unlikely - Some small scale mining may have occurred but restricted in extent.
5	0.0	On Site	Not available	Sand	Likely - Underground mining known or suspected within or close to the area.
6	0.0	On Site	Not available	Sandstone	Highly likely - Underground mining known within or very close to the area.
7	0.0	On Site	Not available	Sand	Highly likely - Underground mining known within or very close to the area.
8	42.0	NE	Not available	Sand	Unlikely - Some small scale mining may have occurred but restricted in extent.
9	75.0	SE	Not available	Sand	Unlikely - Some small scale mining may have occurred but restricted in extent.
10	253.0	N	Not available	Sandstone	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
11	423.0	SE	Not available	Sand	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
12	481.0	NW	Not available	Vein Mineral/Sandstone	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
13	518.0	NE	Not available	Sand	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	738.0	S	Not available	Sand	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	910.0	NE	Not available	Sandstone	Unlikely - Some small scale mining may have occurred but restricted in extent.

3.5 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary?

Yes

The following Non-Coal Mining Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Address	Superficial Deposits	Bedrock Deposits	Extracted Mineral
----	--------------	-----------	-----	---------	----------------------	------------------	-------------------

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16	29.0	S	445400, 421400	Mill Hill Sand Mine, West Yorkshire	-	-	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone
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3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? **No**

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

Are there any Tin Mining areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.10 Clay Mining

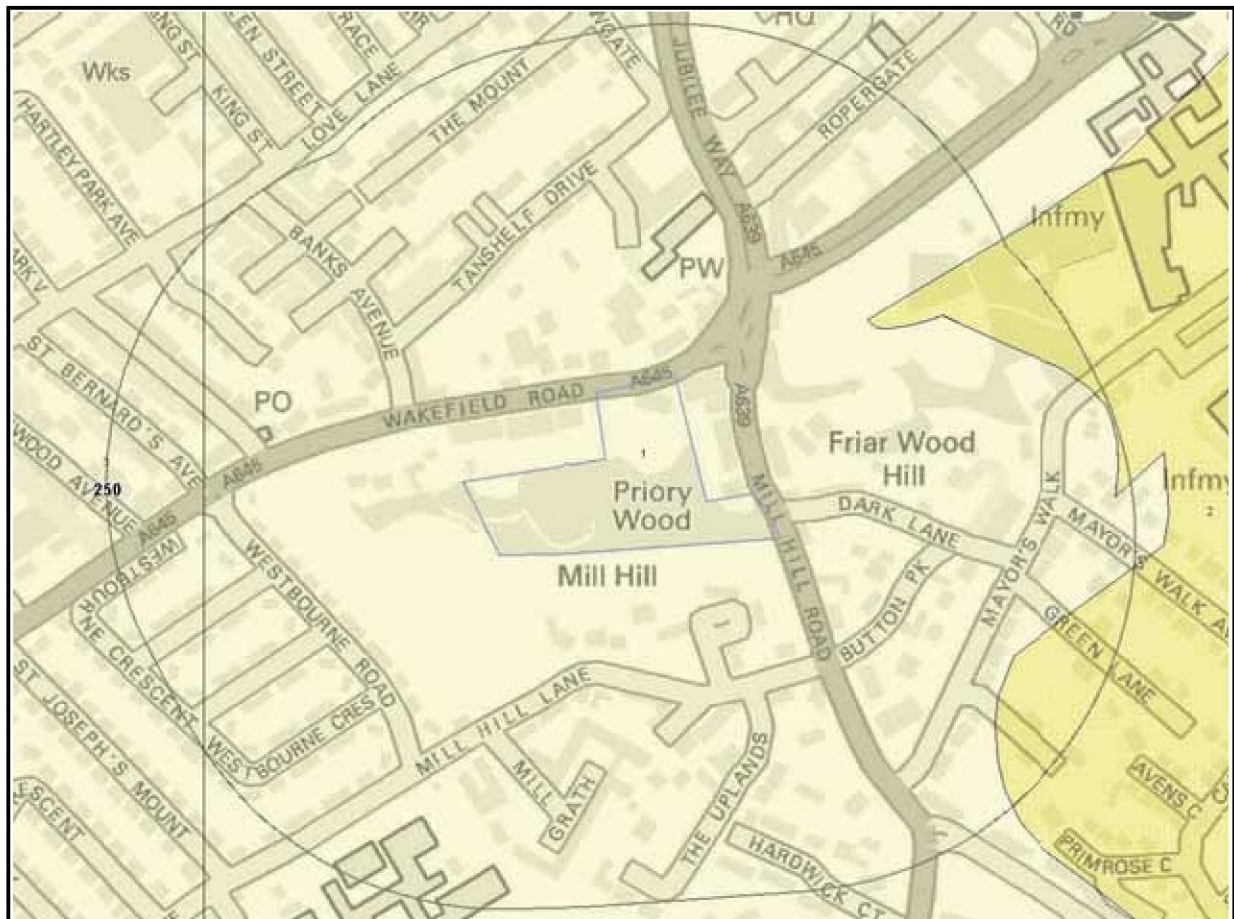
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? **No**

Database searched and no data found.

4. Natural Ground Subsidence

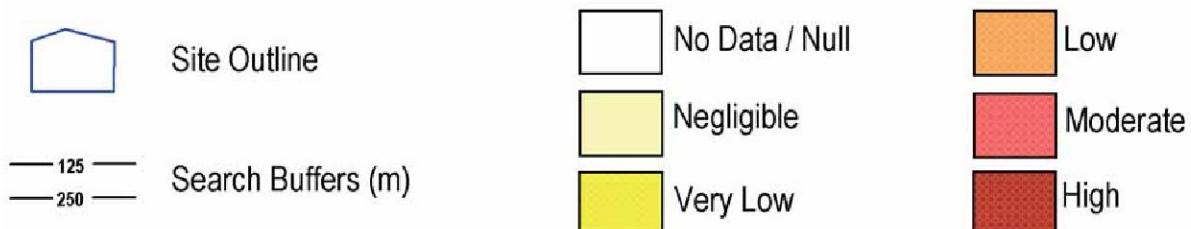
4.1 Shrink-Swell Clay Map



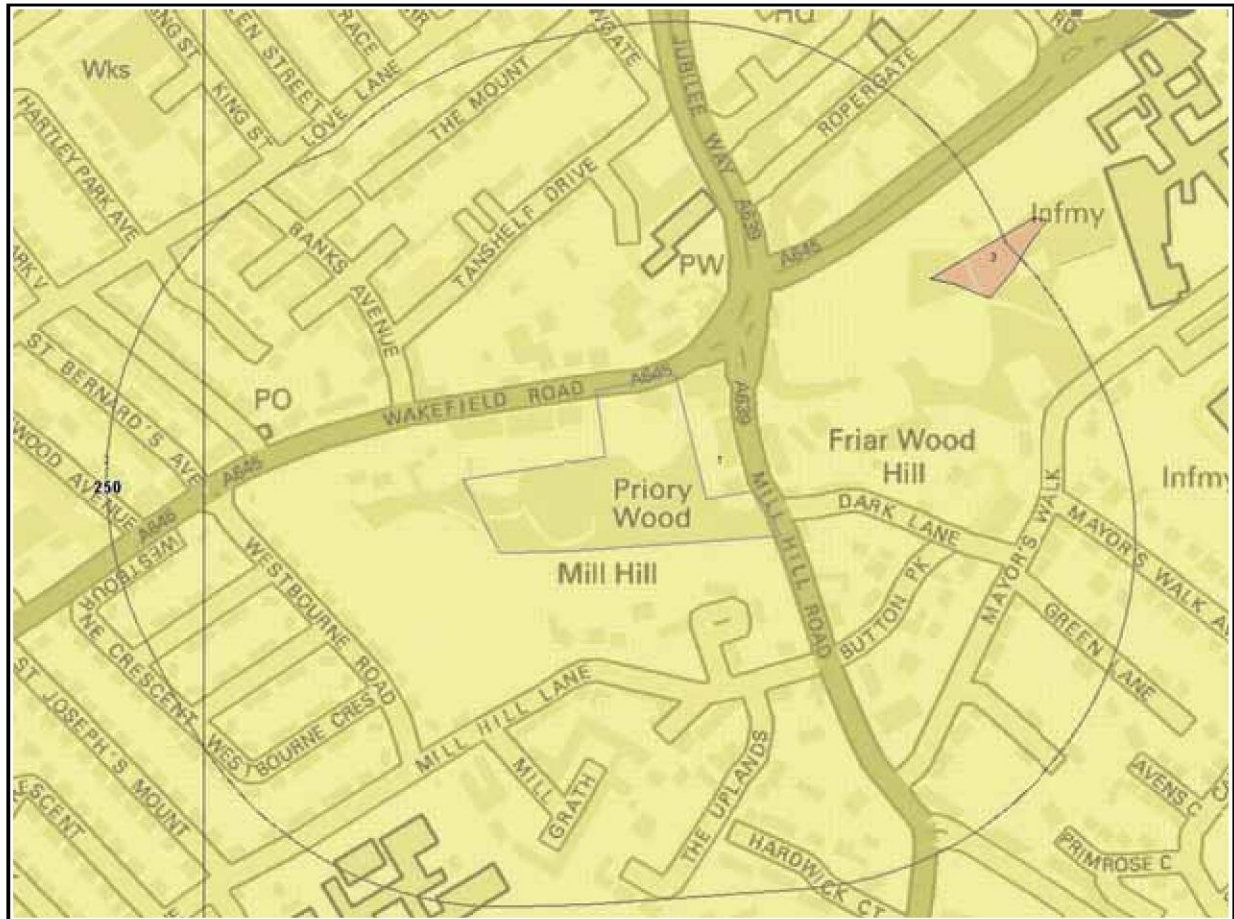
Shrink-Swell Clay Legend



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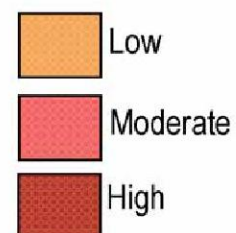
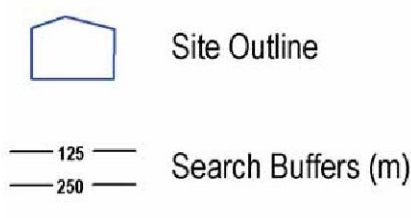
4.2 Landslides Map



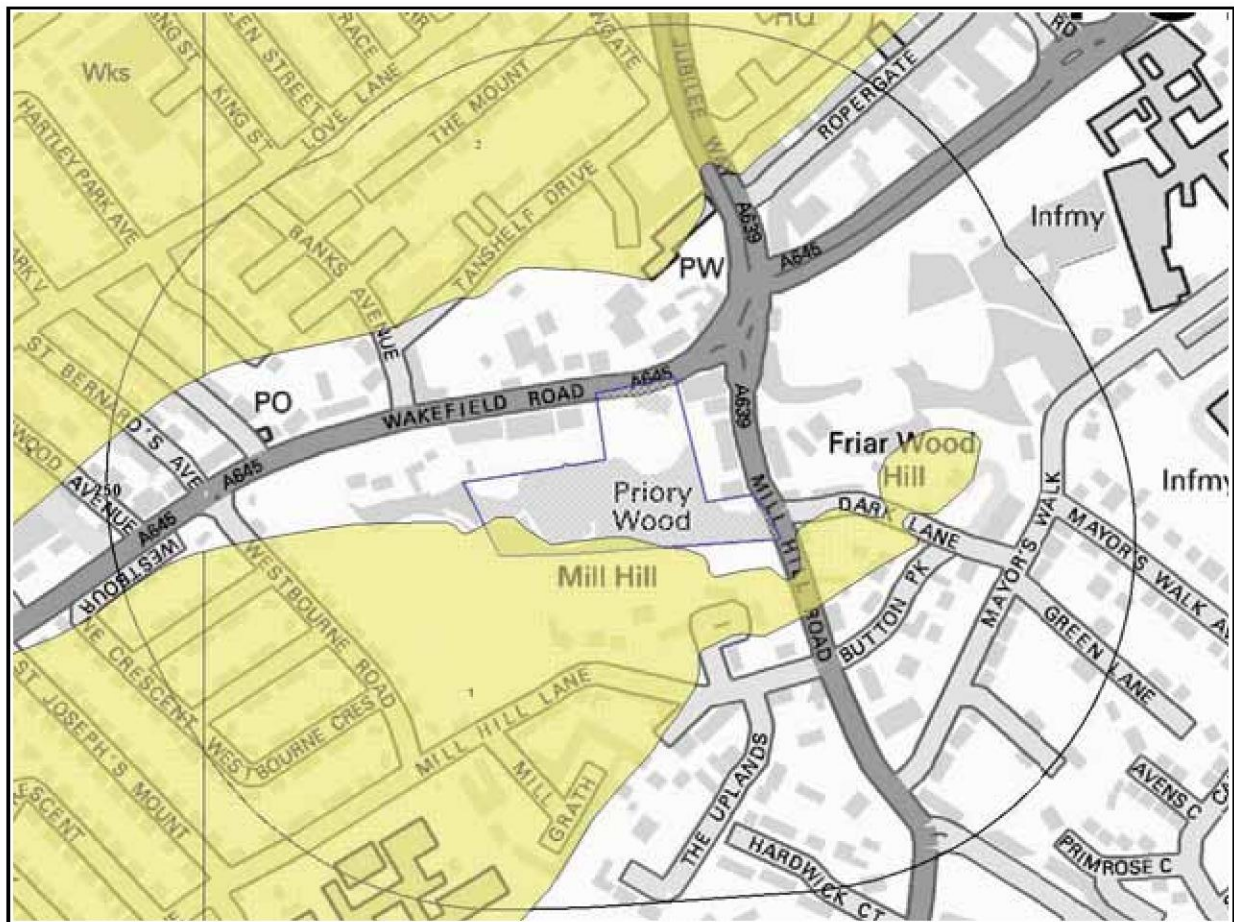
Landslides Legend



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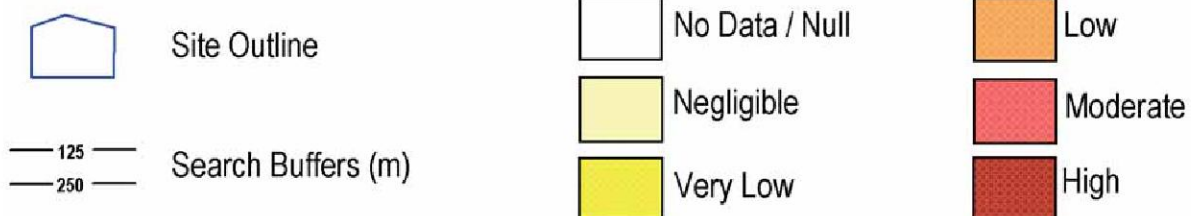
4.3 Ground Dissolution Soluble Rocks Map



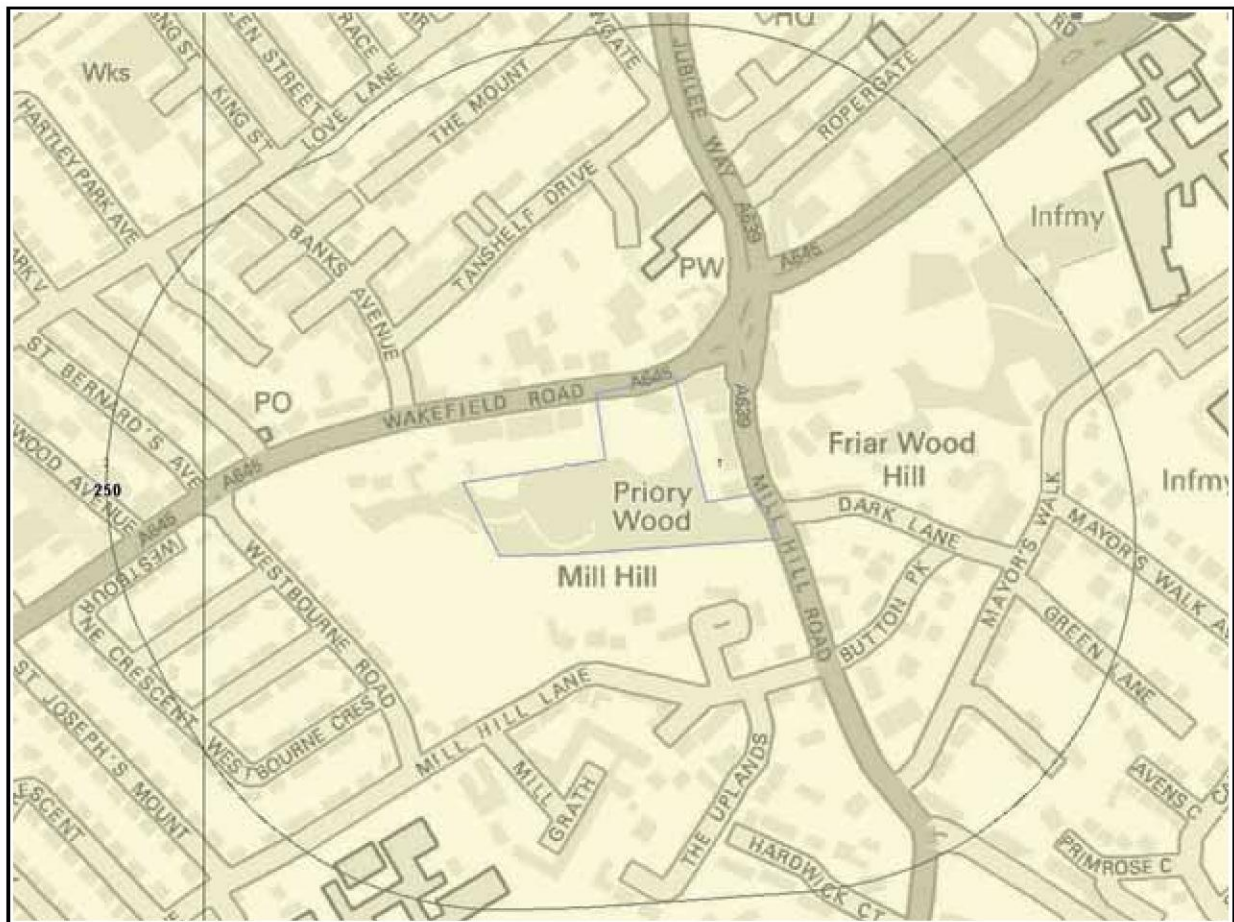
Ground Dissolution Soluble Rocks
Legend



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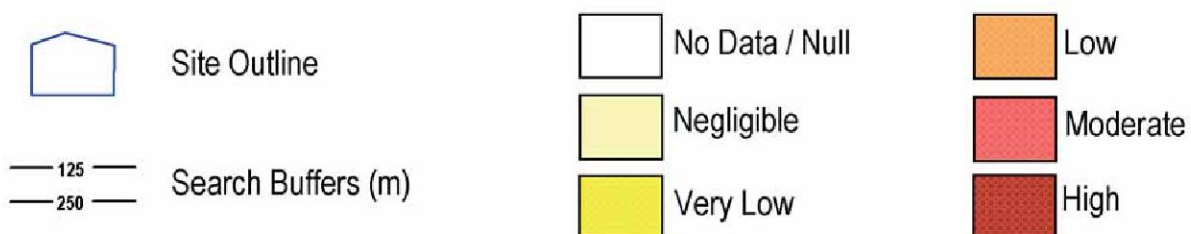
4.4 Compressible Deposits Map



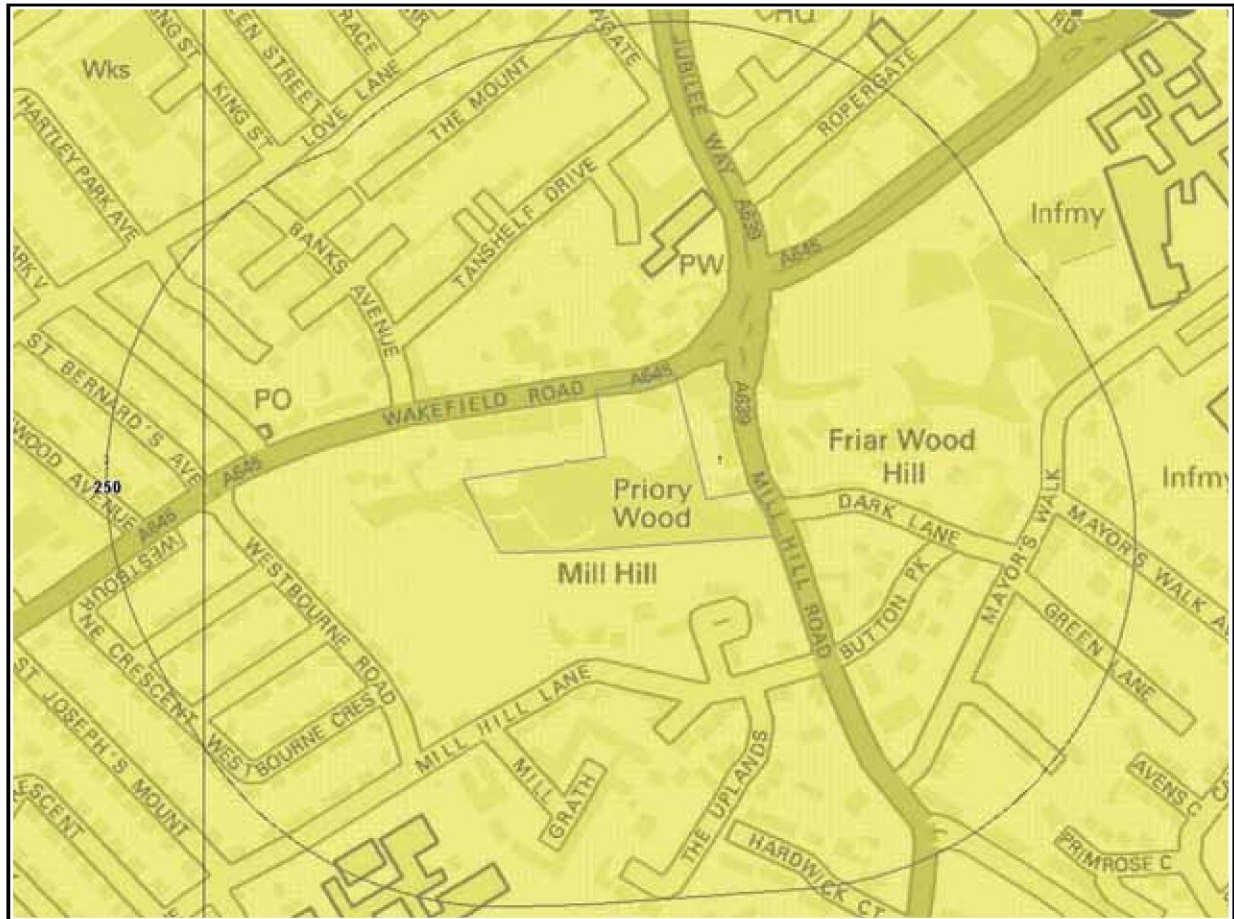
Compressible Deposits Legend



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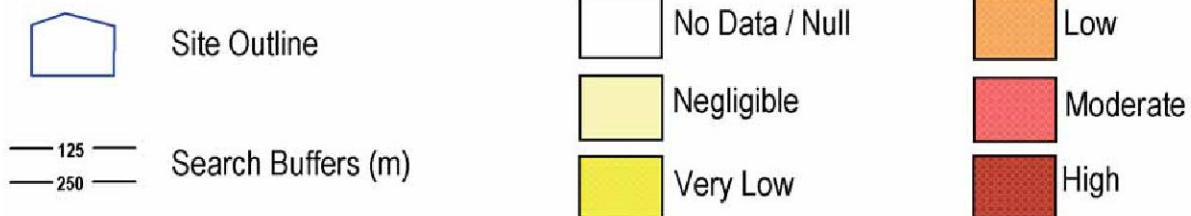
4.5 Collapsible Deposits Map



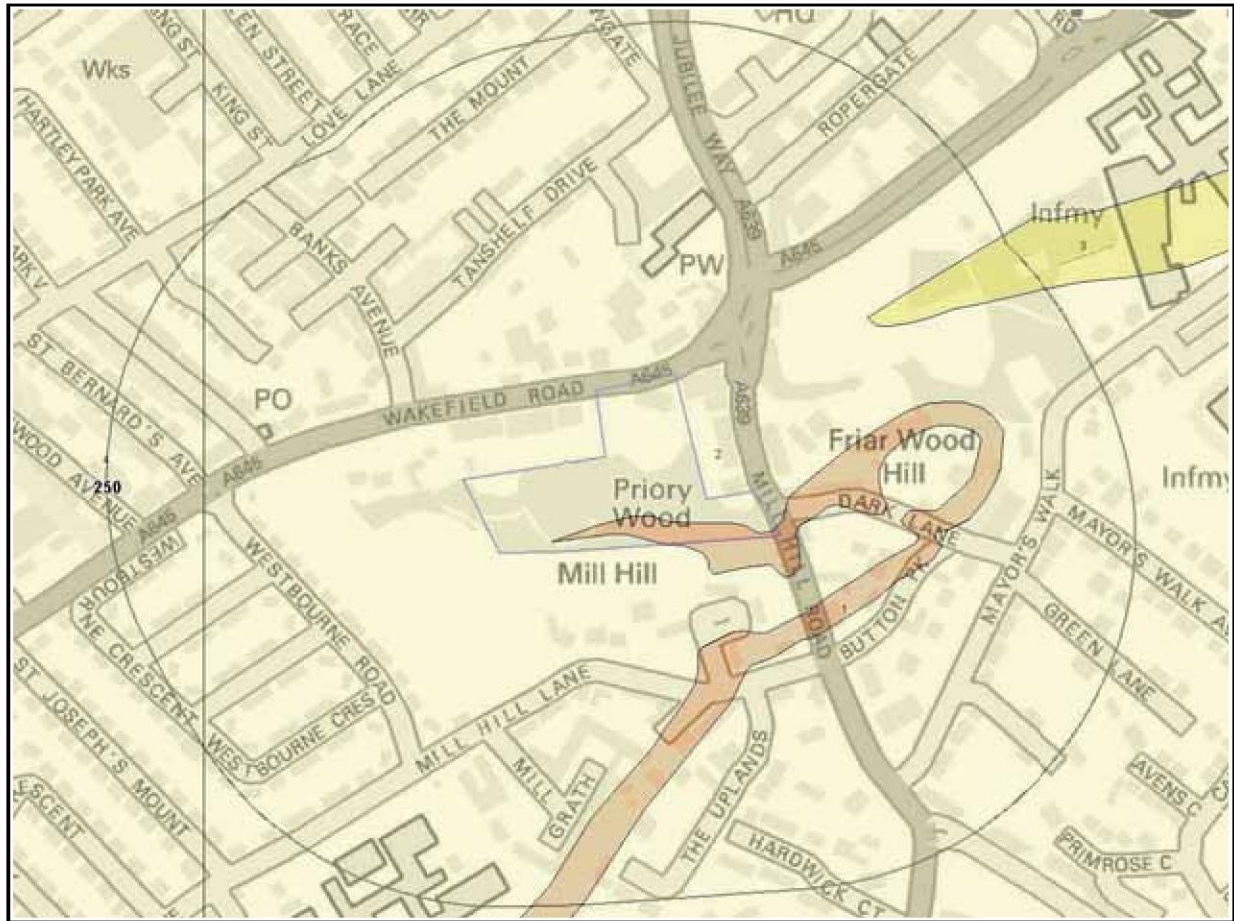
Collapsible Deposits Legend



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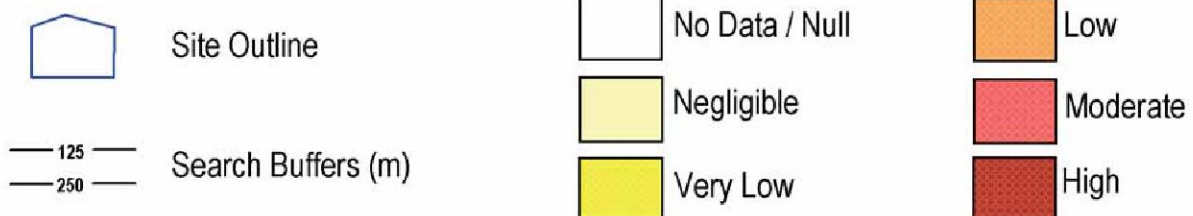
4.6 Running Sand Map



Running Sand Legend



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4. Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? **Low**

4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
----	---------------	-----------	---------------	---------

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

Report Reference: GS-815660

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
---	-----	---------	------------	--

4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information is provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.
2	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend



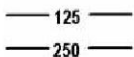
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Site Outline



Borehole Locations



Search Buffers (m)

5. Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

9

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	101.0	N	445170,42 1570	SE42SE71	59.0	TANSHELF MILL PONTEFRAC
2	142.0	W	445040,42 1480	SE42SE557	0.0	A645 TOWN END ROUNDABOUT PONTEFRAC TP3
3	174.0	NW	445040,42 1570	SE42SE1751	-1.0	LOVE LANE SCHOOL PONTEFRAC TP 5
4	193.0	NW	445040,42 1600	SE42SE1749	-1.0	LOVE LANE SCHOOL PONTEFRAC TP 1
5	214.0	W	444970,42 1440	SE42SW538	0.6	A645 PONTEFRAC TP2
6	221.0	NW	444990,42 1580	SE42SW1385	-1.0	LOVE LANE SCHOOL PONTEFRAC TP 3
7	235.0	SW	445100,42 1210	SE42SE367	1.0	KINGS SCHOOL MILL HILL PONTEFRAC TH2
8	235.0	S	445120,42 1200	SE42SE366	1.0	KINGS SCHOOL MILL HILL PONTEFRAC TH1
9	242.0	NW	445000,42 1630	SE42SE1750	-1.0	LOVE LANE SCHOOL PONTEFRAC TP 2

Additional online information is available for the following boreholes listed above:

#1: http://scans.bgs.ac.uk/sobi_scans/boreholes/108558

#2: http://scans.bgs.ac.uk/sobi_scans/boreholes/109044

#5: http://scans.bgs.ac.uk/sobi_scans/boreholes/110662

#7: http://scans.bgs.ac.uk/sobi_scans/boreholes/108854

#8: http://scans.bgs.ac.uk/sobi_scans/boreholes/108853

6. Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

5

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

Estimated Geometric Mean Soil Concentrations (mg/kg)							
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	<15 mg/kg	<1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	1.8 - 2.2 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg	<150 mg/kg
30.0	E	RuralSoil	15 - 25 mg/kg	1.8 - 2.2 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg	<150 mg/kg
41.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info@4c.groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
 Keyworth, Nottingham NG12 5GG
 Tel: 0115 936 3143. Fax: 0115 936 3276.
 Email: enquiries@bgs.ac.uk
 Web: www.bgs.ac.uk
 BGS Geological Hazards Reports and general geological enquiries



British Gypsum

British Gypsum Ltd, East Leake, Loughborough, Leicestershire,
 LE12 6HX
 Tel: www.british-gypsum.com



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5 www.coal.gov.uk



Johnson Poole & Bloomer Limited

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 Tel: +44 (0) 1384 262 000
 Email: enquiries.gs@jpb.co.uk
 Website: www.jpb.co.uk



Ordnance Survey

Romsey Road, Southampton SO16 4GU
 Tel: 08456 050505



Getmapping PLC

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



Peter Brett Associates

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Acknowledgements

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

- "**Beneficiary**" means the Client or the customer of the Client for whom the Client has procured the Services.
- "**Commercial**" means any building which is not Residential.
- "**Commission**" means an order for Consultancy Services submitted by a Client.
- "**Consultancy Services**" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "**Contract**" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.
- "**Client**" means the party that submits an Order or Commission.
- "**Data Provider**" means any third party providing Third Party Content to GroundSure.
- "**Data Report**" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP, United Kingdom.
- "**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.
- "**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.
- "**Order Website**" means online platform via which Orders may be placed.
- "**Report**" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "**Residential**" means any building used as or suitable for use as an individual dwelling.
- "**Risk Screening Report**" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".
- "**Services**" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "**Site**" means the landsite in respect of which GroundSure provides the Services.
- "**Third Party Content**" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "**User Guide**" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

- 2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
- 2.3 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 the Contract.
- 2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.
- 2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

- 3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
- 3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
- 3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

- 4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
- 4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
- 4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

- 5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.
- 5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.
- 5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

- 6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
- 6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
- 6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
- 6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.
- 6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):
 - (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

Report Reference: GS-815660

If you would like any further assistance regarding this report then please contact
 GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

- (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 data contained in 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; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party 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.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
 - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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APPENDIX C

GROUNDSURE REPORT

HISTORICAL MAPS



Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference:	GS-815659
Your Reference:	5816 5849
Report Date:	17 May 2013
Report Delivery Method:	xml
Client Email:	info@martinwalshassociates.co.uk

GroundSure EnviroInsight

Address: MILL HILL ROAD,PONTEFRACT, WF8 4HR

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure EnviroInsight as requested

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

Yours faithfully,

A handwritten signature in black ink, appearing to be "D. Huddleston", followed by a large, stylized circular flourish.

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure EnviroInsight

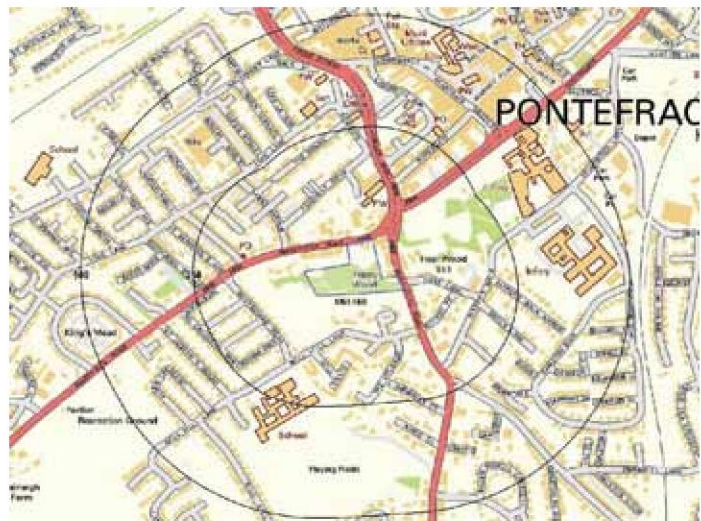
Address: MILL HILL ROAD,PONTEFRAC, WF8 4HR

Date: 17 May 2013

GroundSure Reference: GS-815659

Your Reference: 5816 5849

Client: Haigh Huddleston & Associates



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Aerial Photograph of Study Site



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Site Name: MILL HILL ROAD,PONTEFRACT, WF8 4HR
Grid Reference: 445279,421457
Size of Site: 1.42 ha

Report Reference: GS-815659

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, [F] 01273 763569, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	4	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	3	4	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	7	-	-
Records of Licensed Discharge Consents	0	0	0	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	5	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	2
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	1	2	3

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	4	17	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	2	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
Source: Scale: 1:50,000 BGS Sheet 078	

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	3
5.4 Surface Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.6 Are there any Source Protection Zones within 500m of the study site?					No	
5.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
5.8 Detailed River Network entries within 500m of the site	0	0	2	2	-	-
5.9 Surface water features within 250m of the study site	No	No	No	-	-	-

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

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.6 Records of Ramsar sites	0	0	0	0	0	0
7.7 Records of World Heritage Sites	0	0	0	0	0	0
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.10 Records of National Parks	0	0	0	0	0	0
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.12 Records of Nitrate Vulnerable Zones	1	0	0	0	1	2
7.13 Records of Ancient Woodlands	0	0	0	0	0	0

8. Natural Hazards

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

9. Mining

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

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

9.3 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. 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.

2. Landfills and Other Waste Sites

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

3. Current Land Uses

Provides information on 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 underground oil and gas pipelines.

4. Geology

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

5. 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.

6. Flooding

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

7. 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.

8. 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.

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

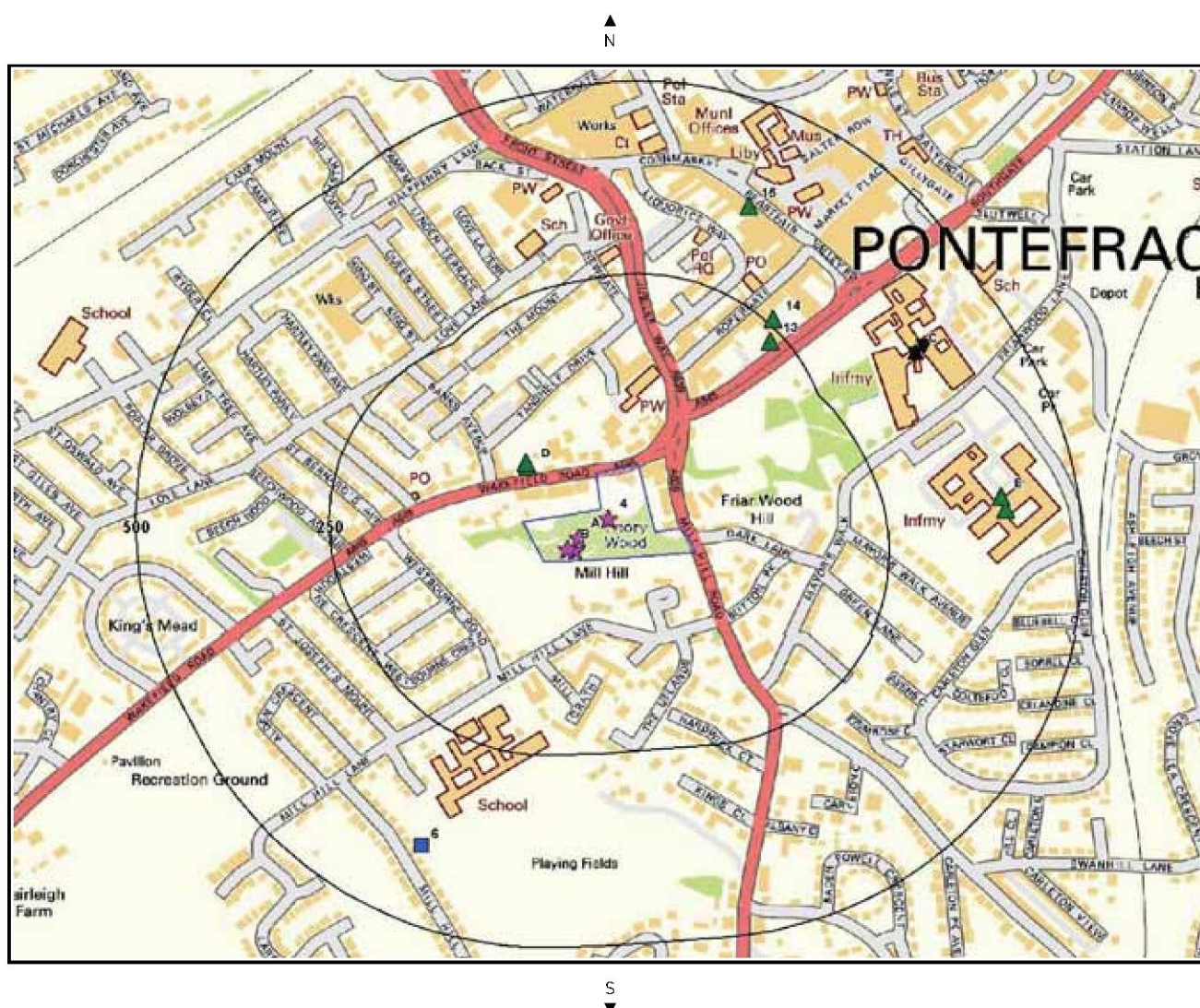
Note: Maps

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).

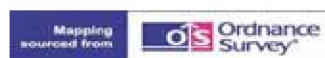
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 4

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

ID	Distance	Direction	NGR	Details
25C	379.0	NE	445690, 421690	Operator: Srcl Ltd Installation Name: Pontefract Clinical Waste To Energy Facility Process: INCINERATION OF HAZARDOUS WASTE Permit Number: MP3637HU Original Permit Number: NP3630XK EPR Reference: - Issue Date: - Effective Date: 13/7/2011 Last date noted as effective: 2013-01-23 Status: Surrender Effective
26C	379.0	NE	445690, 421690	Operator: Srcl Ltd Installation Name: Pontefract Clinical Waste To Energy Facility Process: INCINERATION OF HAZARDOUS WASTE Permit Number: AP3034XE Original Permit Number: NP3630XK EPR Reference: - Issue Date: 18/7/2008 Effective Date: 18/7/2008 Last date noted as effective: 2013-01-23 Status: Superceded
27C	379.0	NE	445690, 421690	Operator: White Rose Environmental Ltd Installation Name: Pontefract Clinical Waste To Energy Facility Process: INCINERATION OF HAZARDOUS WASTE Permit Number: HP3438ST Original Permit Number: HP3438ST EPR Reference: - Issue Date: 9/12/2005 Effective Date: 9/12/2005 Last date noted as effective: 2013-01-23 Status: Superceded
28C	379.0	NE	445690, 421690	Operator: Srcl Ltd Installation Name: Pontefract Clinical Waste To Energy Facility Process: INCINERATION OF HAZARDOUS WASTE Permit Number: NP3630XK Original Permit Number: NP3630XK EPR Reference: - Issue Date: 8/1/2008 Effective Date: 8/1/2008 Last date noted as effective: 2013-01-23 Status: Superceded

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

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Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:
0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:
0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:
7

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

ID	Distance	Direction	NGR	Details	
11D	69.0	N	445188, 421540	Address: New Quarry Service Stn, 62 Wakefield Rd, Pontefract, WF8 4HN Process: Waste Oil Burning Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
12D	74.0	N	445186, 421545	Address: NEW QUARRY SERVICE STATION, Wakefield Road, Pontefract, Yorkshire, WF8 4HN Process: Waste Oil Burner Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	233.0	NE	445502, 421703	Address: Southgate Serv Stn Sthgate, Pontefract, WF8 1LN Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	256.0	NE	445506, 421732	Address: ANGLO PETROLEUM LTD, Southgate Service Station, Southgate, Pontefract, WF8 1LN Process: Petrol Filling Station Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
15	364.0	NE	445474, 421879	Address: JOHNSON CLEANERS UK LTD, 19 Beastfair, Pontefract, WF8 1AI Process: Dry Cleaners Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
16E	400.0	E	445800, 421500	Address: Pontefract Infirmary, Friarwood Lane, Pontefract, WF8 1PL Process: Incineration & Furnace Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
17E	404.0	E	445806, 421484	Address: White Rose Environmental Ltd, Clinical Waste Incinerator, Carleton Glen, Off Friarwood Lane, Pontefract, WF8 2AS Process: Clinical Waste Incineration Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:
7

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Operator	Type	Permission Number	Dates	Status
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29C	379.0	NE	White Rose Environmental Ltd, Incinerator House, Pontefract General Infirmary, Friarwood Lane, Pontefract, West Yorkshire, WF8 1PL	White Rose Environmental Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK0723	Date of Approval:13/3/2000 Effective from:1/4/2000 Last date of update:2013-01-23	Superseded By Variation
30C	379.0	NE	White Rose Environmental Ltd, Incinerator House, Pontefract General Infirmary, Friarwood Lane, Pontefract, West Yorkshire, WF8 1PL	White Rose Environmental Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK0723	Date of Approval:30/8/2001 Effective from:23/9/2001 Last date of update:2013-01-23	Superseded By Variation
31C	379.0	NE	White Rose Environmental Ltd, Incinerator House, Pontefract General Infirmary, Friarwood Lane, Pontefract, West Yorkshire, WF8 1PL	White Rose Environmental Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK0723	Date of Approval:1/12/2003 Effective from:1/1/2004 Last date of update:2013-01-23	Revoked/cancelled
32C	379.0	NE	White Rose Environmental Ltd, Incinerator House, Pontefract General Infirmary, Friarwood Lane, Pontefract, West Yorkshire, WF8 1PL	White Rose Environmental Ltd	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AK0723	Date of Approval:7/2/1994 Effective from:21/2/1994 Last date of update:2013-01-23	Superseded By Variation
33C	393.0	NE	Pontefract General Hospital Nhs Trust, Southgate, Pontefract, West Yorkshire, WF8 1PL	Pontefract General Hospital Nhs Trust	-	AA1449	Date of Approval:9-10-1991 Effective from:9-10-1991 Last date of update:2005-01-06	Superseded By Variation
34C	393.0	NE	Pontefract General Hospital Nhs Trust, Southgate, Pontefract, West Yorkshire, WF8 1PL	Pontefract General Hospital Nhs Trust	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AA1449	Date of Approval:19/7/2002 Effective from:19/7/2002 Last date of update:2013-01-23	Effective
35C	393.0	NE	Pontefract General Hospital Nhs Trust, Southgate, Pontefract, West Yorkshire, WF8 1PL	Pontefract General Hospital Nhs Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AD7036	Date of Approval:31/3/1991 Effective from:31/3/1991 Last date of update:2013-01-23	Revoked/cancelled

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

1

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
6	401.0	SW	445050, 421050	Address: Washbeck House, 14 Knottingley Road, Pontefract, West Yorks, WF8 2LG Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 427 Permit Version: 1 Receiving Water: Wash Dyke Status: Transferred From R(pp)a 1951-1961 Issue date: 27/7/1955 Effective Date: 27/7/1955 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 5

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

ID	Distance	Direction	NGR	Details
1B	0.0	On Site	445239, 421434	Incident Date: 17/9/2003 Incident Identification: 190693 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
2A	0.0	On Site	445253, 421449	Incident Date: 10/7/2008 Incident Identification: 603610 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
3A	0.0	On Site	445253, 421449	Incident Date: 10/7/2008 Incident Identification: 603610 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
4	0.0	On Site	445292, 421474	Incident Date: 22/2/2002 Incident Identification: 60041 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5B	0.0	On Site	445248, 421433	Incident Date: 7/12/2001 Incident Identification: 47017 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

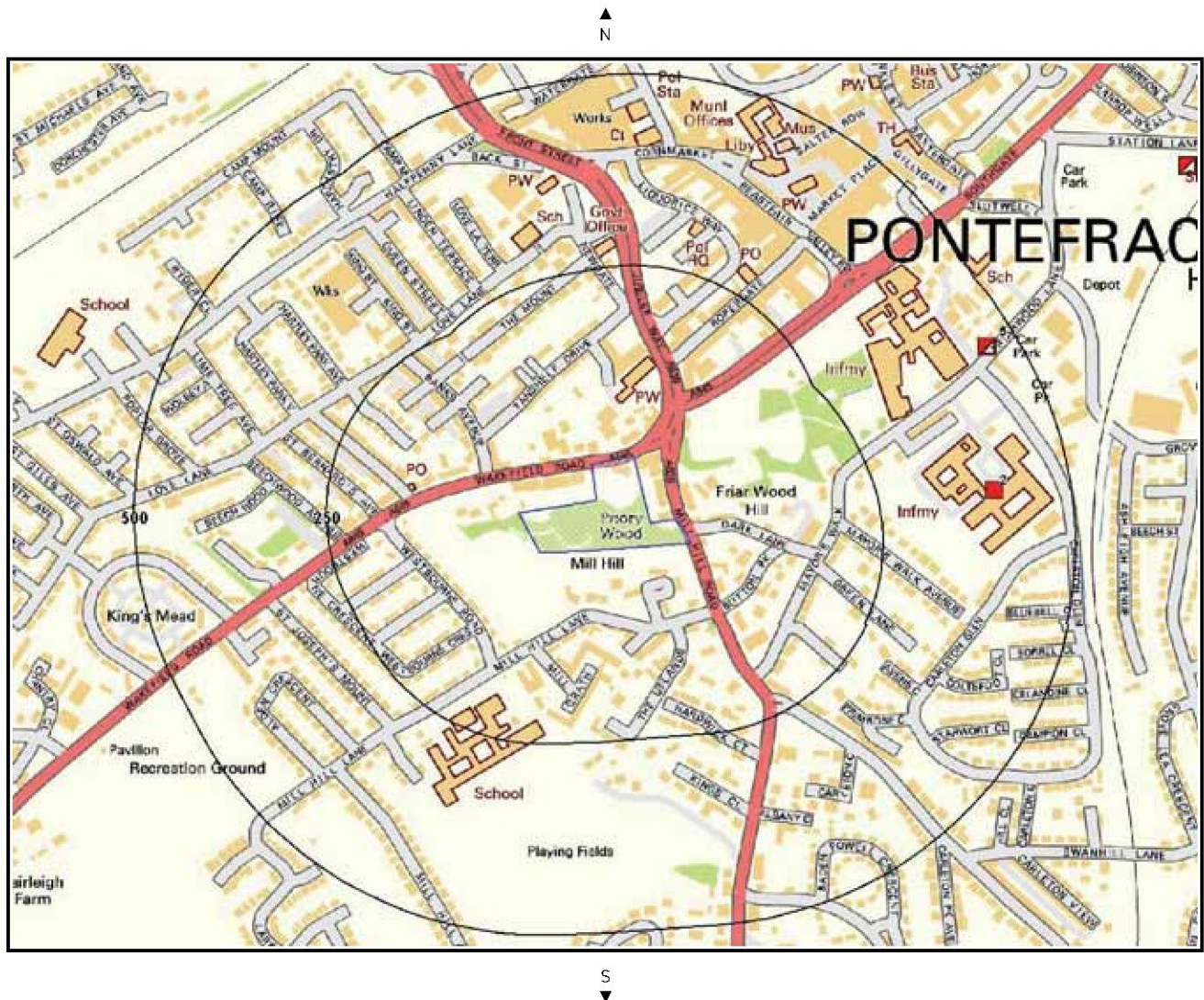
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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.

2. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Mapping sourced from
Ordnance Survey

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- | | | | | | |
|--|--------------------|--|---------------------------------------|--|-------------------------------------|
| | Site Outline | | E.A. Active Landfill | | Operational Waste Treatment Licence |
| | Search Buffers (m) | | E.A. Historic Landfill (Area Data) | | Closed Waste Treatment Licence |
| | 250 | | E.A. Historic Landfill (Point Data) | | REGIS Waste Licence |
| | 500 | | BGS / DoE Survey Landfill | | Operational Landfill |
| | | | Local Authority Landfill (Area Data) | | Closed Landfill |
| | | | Local Authority Landfill (Point Data) | | |

2. Landfill and Other Waste Sites

2.1 Landfill Sites

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

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: **0**

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **2**

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

ID	Distance	Direction	NGR	Details
Not shown	1265.0	NE	446100, 422500	Site Address: Land at Mill Dam Lane, Monkhill, Pontefract Waste Licence: Yes Site Reference: 4700/0117 Waste Type: Inert Regis Reference: - Licence Issue: 23-Sep-1979 Licence Surrendered: 30-Mar-1993 Licence Hold Address: Monkhall, Pontefract Operator: -
Not shown	1447.0	N	445800, 423000	Site Address: Monk Hill Lane Brickworks, Lady Balk Lane, Pontefract Waste Licence: - Site Reference: 4700/0485 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Paul Caddick Limited

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

2.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: **1**

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

ID	Distance	Direction	NGR	Details
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Report Reference: GS-815659

2	400.0	E	445800, 421500	Site Address: Pontefract General Infirmary, Friarswood Lane, PONTEFRAC, West Yorkshire, Landfill Licence: 45EBXDAL EA Reference: EAWML61887 Waste Type: Difficult Rating: Difficult Transfer Known Restrictions: Waste produced/controlled by licence holder	Record Date: 01-Feb-1994 Transfer Date: 01-Nov-1997 Modification Date: 01-Nov-1997 Status: Operational as far as is known Category: TRANSFER Regulator: EA - North East Region - Ridings Area (East) Size: Very Small (<10,000 tonnes/year)
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Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 6

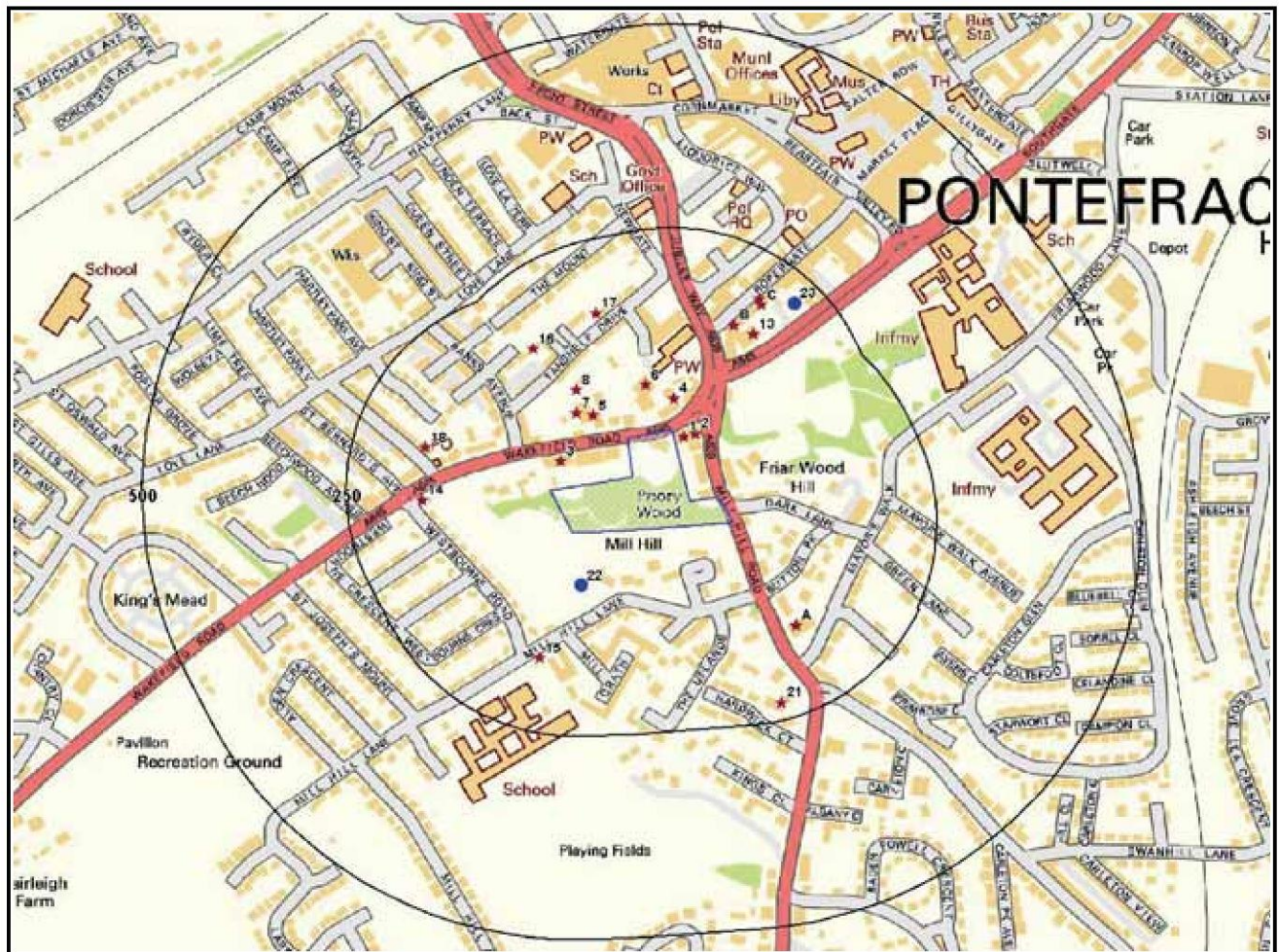
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
5	460.0	NE	445790, 421688	Site Address: Clinical Waste Incineration Plant, Carlton Glen, Pontefract, West Yorkshire, WF8 1PL Type: Special Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: YOR017 EPR reference: EA/EPR/NP3998ZN/A001 Operator: Yorkshire Environmental Solutions Ltd Waste Management licence No: 61887 Annual Tonnage: 4500.0	Issue Date: 10/02/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: IPPC Site Name: Pontefract General Infirmary Correspondence Address: -, -
6	809.0	NE	446051, 421925	Site Address: Midland Road, Pontefract, West Yorkshire, WF8 1QZ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: BAT001 EPR reference: EA/EPR/CP3294ZU/A001 Operator: Batley Britton William Waste Management licence No: 65056 Annual Tonnage: 4750.0	Issue Date: 06/01/2000 Effective Date: - Modified: 08/11/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: The Old Goods Yard Correspondence Address: -, -
Not shown	818.0	N	445552, 422332	Site Address: 39, Willowdene Lane, Pontefract, West Yorkshire, WF8 1RR Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: JMR001 EPR reference: EA/EPR/ZP3198ZH/V002 Operator: J M R & G V Beckett Waste Management licence No: 61871 Annual Tonnage: 10000.0	Issue Date: 04/01/1994 Effective Date: - Modified: 01/06/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Site On Willowdene Lane Correspondence Address: -, -
Not shown	1128.0	NE	446277, 422160	Site Address: 911, Baghill Lane, Pontefract, West Yorkshire, WF8 2HA Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: MRA002 EPR reference: EA/EPR/HP3594ZV/A001 Operator: Mr Andrew E Grace And Mr Michael E Grace Waste Management licence No: 65024 Annual Tonnage: 24999.0	Issue Date: 15/01/1999 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Grace Brothers Correspondence Address: -, -
Not shown	1128.0	NE	446277, 422160	Site Address: 911, Baghill Lane, Pontefract, West Yorkshire, WF8 2HA Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: MRA002 EPR reference: - Operator: Mr Andrew E Grace And Mr Michael E Grace Waste Management licence No: 65024 Annual Tonnage: 0.0	Issue Date: 15/01/1999 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: - Correspondence Address: -, 9-11, Baghill Lane, Pontefract, West Yorkshire, WF8 2HA

Report Reference: GS-815659

Not shown	1129.0	NE	446252, 422199	Site Address: 2, Baghill Lane, Pontefract, West Yorkshire, WF8 2HA Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: PON006 EPR reference: EA/EPR/HP3995EU/A001 Operator: Pontefract Recycling Services Ltd Waste Management licence No: 100035 Annual Tonnage: 24999.0	Issue Date: 14/01/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Baghill Lane Transfer Station Correspondence Address: -, -
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3. Current Land Use Map



Current Land Use Legend



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

3. Current Land Uses

3.1 Current Industrial Data

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

21

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

ID	Distance	Direction	Company	Address	Activity	Category
1	12.0	E	Depot	WF8	Container and Storage	Transport, Storage and Delivery
2	26.0	E	Barker & Mills Beds & Furniture Ltd	2, Mill Hill Road, Pontefract, WF8 4HR	Beds and Bedding	Consumer Products
3	33.0	N	L J S Domestic Appliance Repairs	53, Wakefield Road, Pontefract, WF8 4HW	Electrical Equipment Repair and Servicing	Repair and Servicing
4	39.0	N	Depot	WF8	Container and Storage	Transport, Storage and Delivery
5	51.0	NW	Auto Save Motorist Centre	Wakefield Road, Pontefract, WF8 4HN	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	60.0	N	Works	WF8	Unspecified Works Or Factories	Industrial Features
7	70.0	NW	Works	WF8	Unspecified Works Or Factories	Industrial Features
8	86.0	NW	Depot	WF8	Container and Storage	Transport, Storage and Delivery
9A	147.0	SE	Calderdale Autobroker	54 Churchill House, 29 Mill Hill Road, Pontefract, WF8 4HY	New Vehicles	Engineering Services
10 A	147.0	SE	Power Construction	Churchill House 29, Mill Hill Road, Pontefract, WF8 4HY	Mechanical Engineers	Household, Office, Leisure and Garden
11 B	150.0	NE	P M S Optical	51, Ropergate, Pontefract, WF8 1JY	Photographic and Optical Equipment	Household, Office, Leisure and Garden
12 B	154.0	NE	Kwik-Fit (GB) Limited	Southgate, Pontefract, WF8 1LN	Vehicle Parts and Accessories	Household, Office, Leisure and Garden
13	154.0	NE	Kwik-Fit (GB) Limited	Southgate, Pontefract, WF8 1LN	Vehicle Repair, Testing and Servicing	Household, Office, Leisure and Garden
14	157.0	W	Electricity Sub Station	WF8	Electrical Features	Household, Office, Leisure and Garden
15	159.0	S	Electricity Sub Station	WF8	Electrical Features	Household, Office, Leisure and Garden
16	160.0	NW	Factory	WF8	Unspecified Works Or Factories	Household, Office, Leisure and Garden
17	161.0	N	Depot	WF8	Container and Storage	Household, Office, Leisure and Garden
18	163.0	W	Warehouse	WF8	Container and Storage	Household, Office, Leisure and Garden
19 C	189.0	NE	P W Signs	21, Southgate, Pontefract, WF8 1LN	Signs	Household, Office, Leisure and Garden
20 C	194.0	NE	Cranleigh Services Ltd	Ropergate House 43, Ropergate, Pontefract, WF8 1JY	General Construction Supplies	Household, Office, Leisure and Garden
21	228.0	S	Electricity Sub Station	WF8	Electrical Features	Household, Office, Leisure and Garden

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:
2

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

ID	Distance	Direction	NGR	Company	Address	LPG	Status
22	65.0	S	445220, 421353	Obsolete	New Quarry Service Station, Wakefield Road, Wakefield Road, Pontefract, West Yorkshire, WF8 4HN	Not Applicable	Obsolete
23	217.0	NE	445482, 421701	Obsolete	Southgate Service Station, Southgate, Southgate, Pontefract, West Yorkshire, WF8 1LN	Not Applicable	Obsolete

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:
0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

4.3 Bedrock and Solid Geology

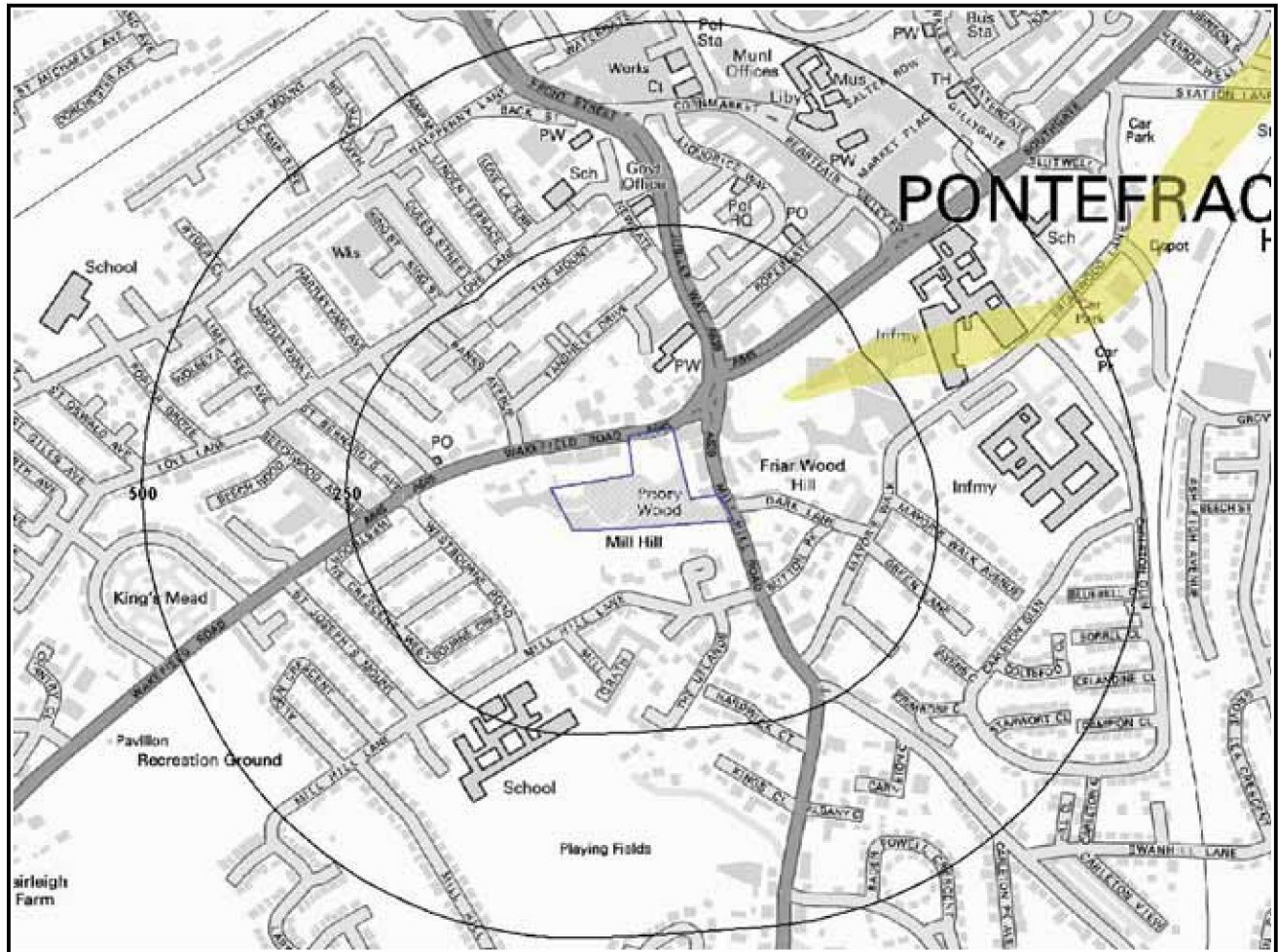
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
YWS-SDST	YELLOW SANDS FORMATION	SANDSTONE
NEWR-SDST	NEWSTEAD ROCK	SANDSTONE
CDF-DOLO	CADEBY FORMATION	DOLOSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

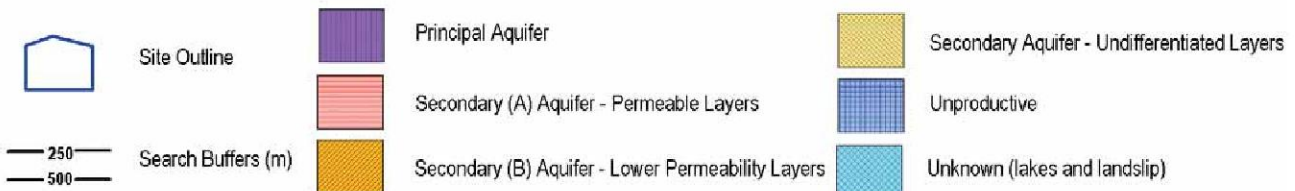
5a. Hydrogeology - Aquifer Within Superficial Geology



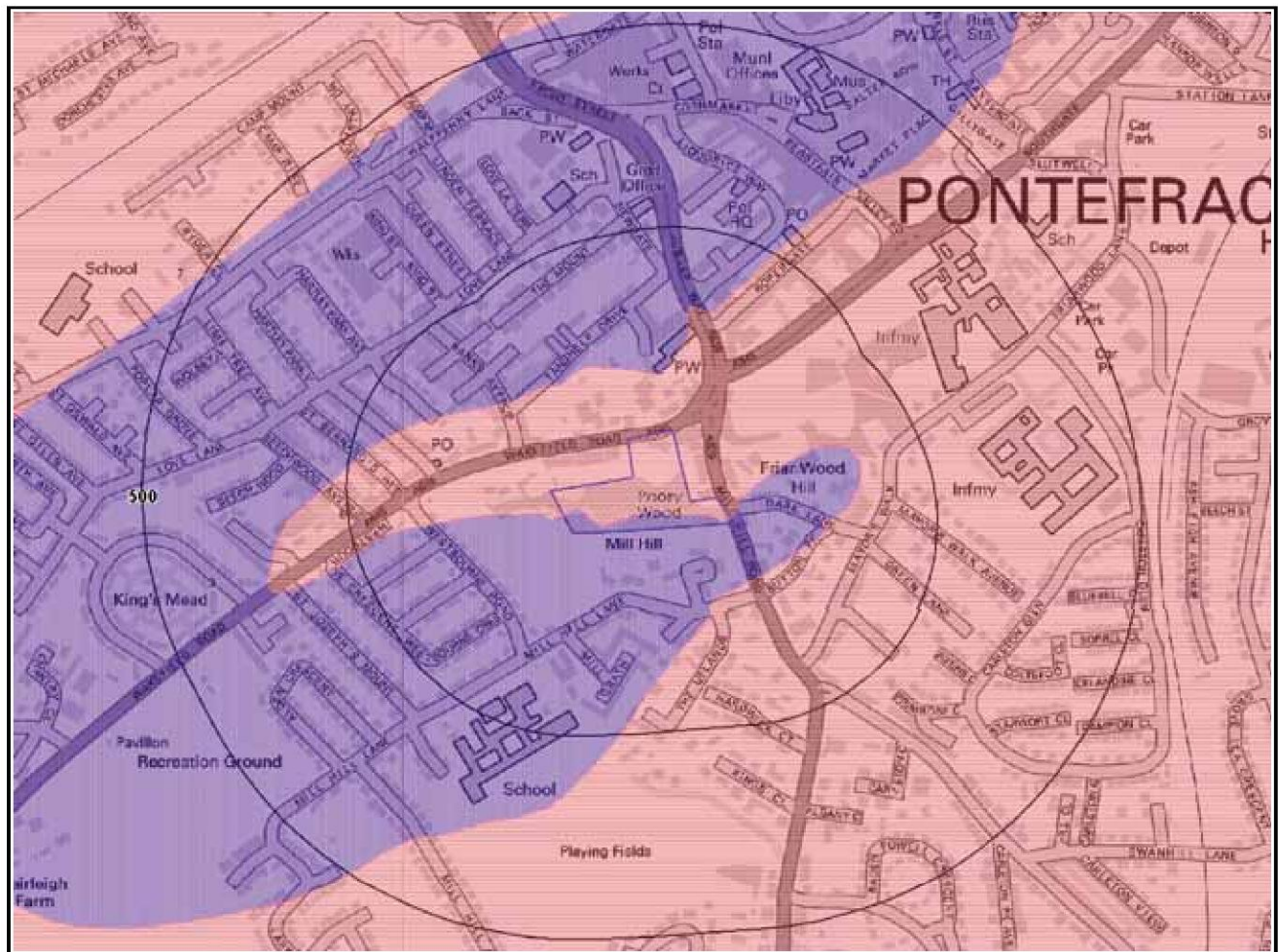
Aquifer Within Superficial Geology Legend



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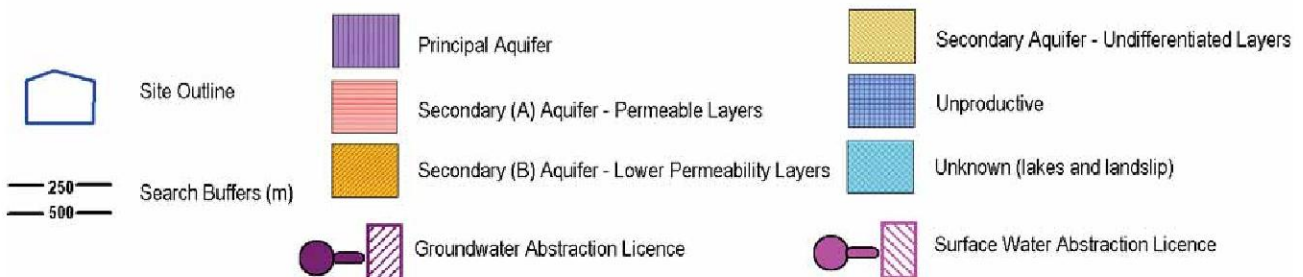
5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



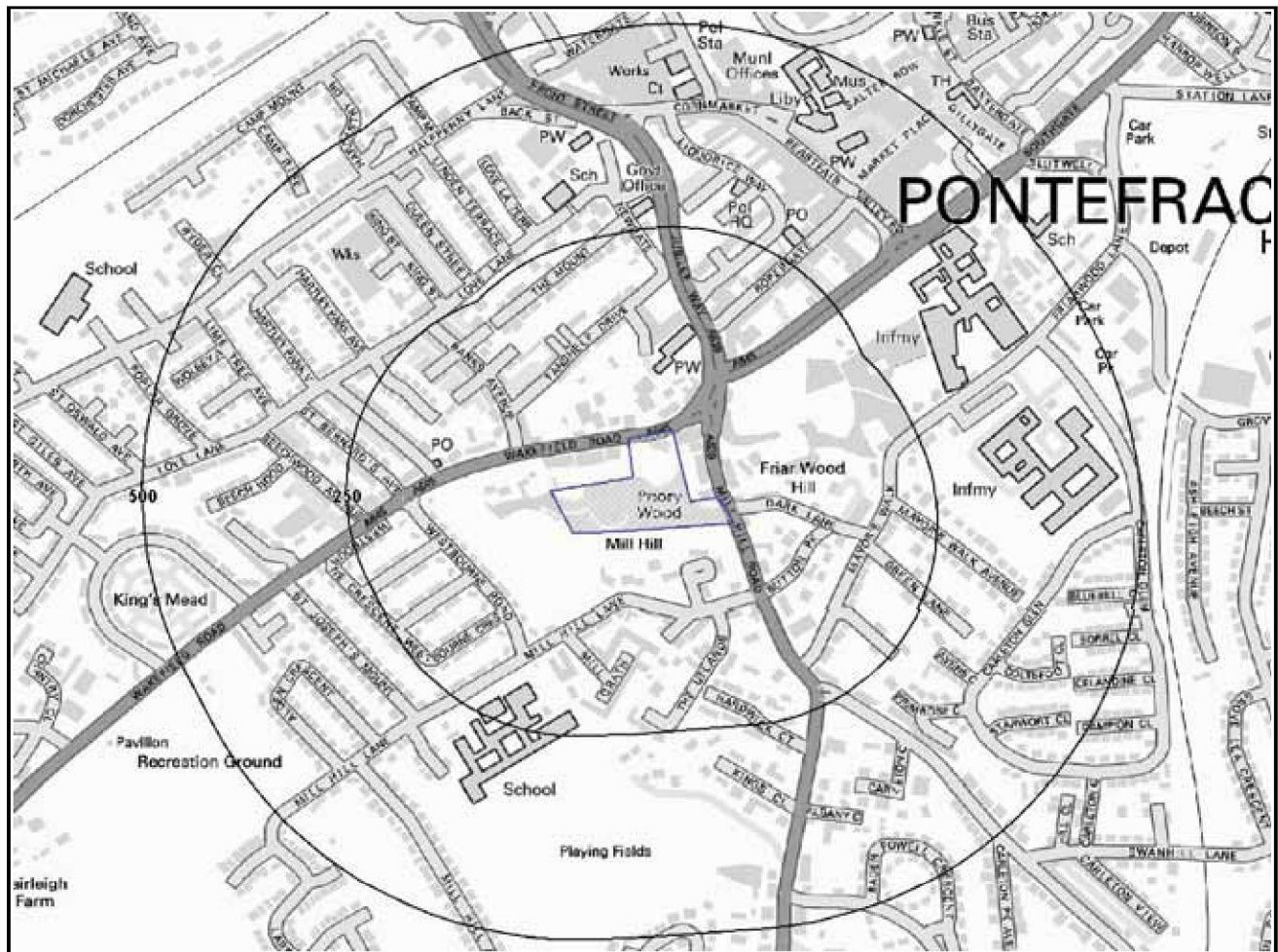
Aquifer Within Bedrock Geology Legend



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5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



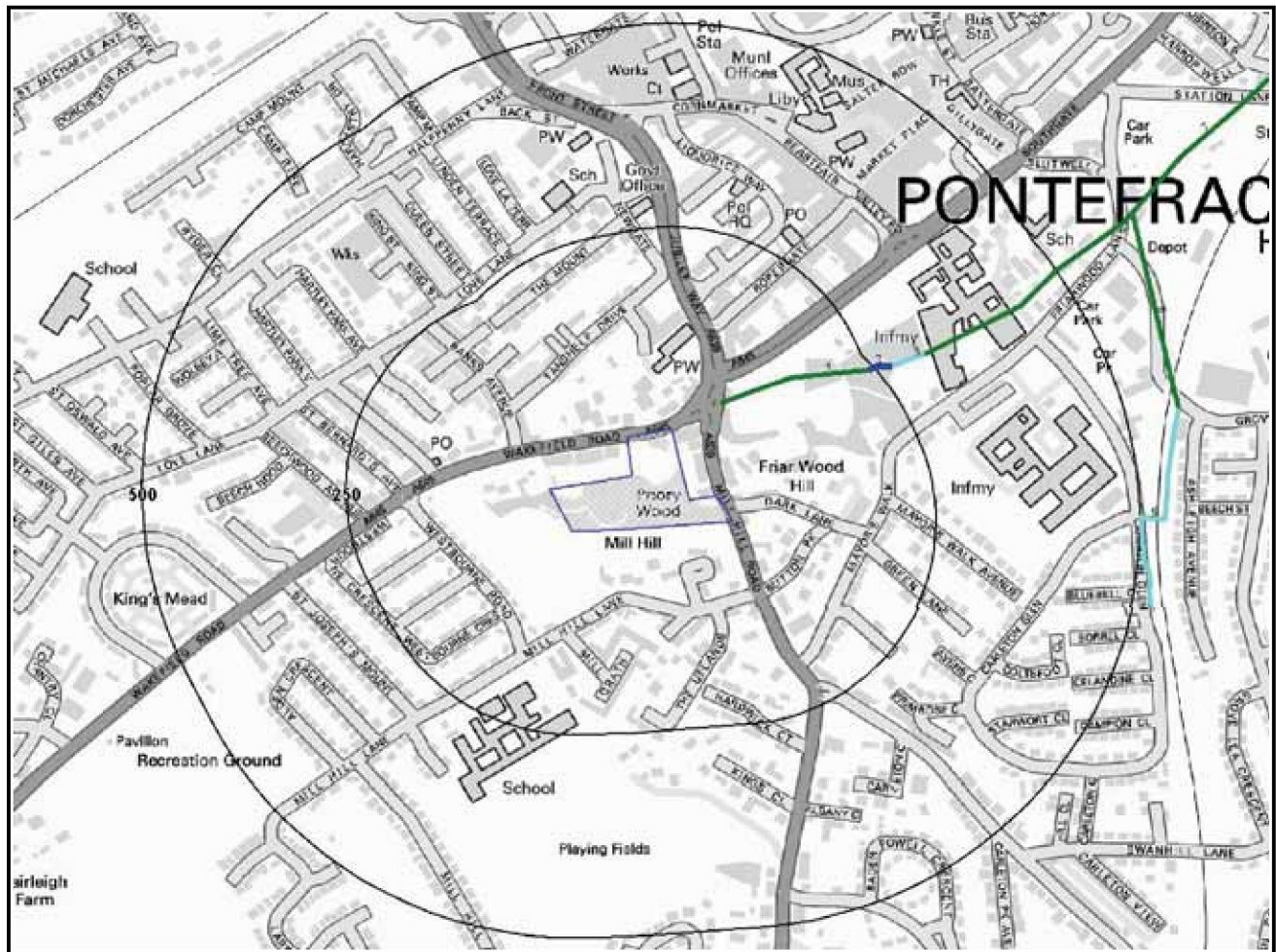
SPZ and Potable Water Abstraction Licenses
Legend



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5d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

Yes

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
1	141.0	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

5.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	0.0	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	72.0	N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
6	182.0	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	188.0	W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
7	435.0	SW	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

5.3 Groundwater Abstraction Licences

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

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance	Direction	NGR	Details
Not shown	1792.0	W		Licence No: NE/027/0013/009 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Lower Coal Measures Data Type: Point Annual Volume (m³): 5000 Max Daily Volume (m³): 46 Original Application No: NPS/WR/007846 Original Start Date: 2/8/2011 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 2/8/2011 Version End Date:
Not shown	1926.0	W		Licence No: 2/27/18/051 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 5383 Original Start Date: 21/5/1976 Expiry Date: - Issue No: 100 Version Start Date: 14/6/1996 Version End Date:
Not shown	1926.0	W		Licence No: 2/27/18/051 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures Data Type: Point Annual Volume (m³): 3637 Max Daily Volume (m³): 54.5 Original Application No: 5383 Original Start Date: 21/5/1976 Expiry Date: - Issue No: 100 Version Start Date: 14/6/1996 Version End Date:

5.4 Surface Water Abstraction Licences

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

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

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

No

Database searched and no data found.

5.6 Source Protection Zones

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

No

Database searched and no data found.

5.7 River Quality

Report Reference: GS-815659

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

No

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

5.8 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 (5d):

ID	Distance	Direction	Details	
1	68.0	NE	River Name: - Water Course Name: Wash Dike Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
2	244.0	NE	River Name: - Water Course Name: Wash Dike Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	269.0	NE	River Name: - Water Course Name: Wash Dike Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	308.0	NE	River Name: - Water Course Name: Wash Dike Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

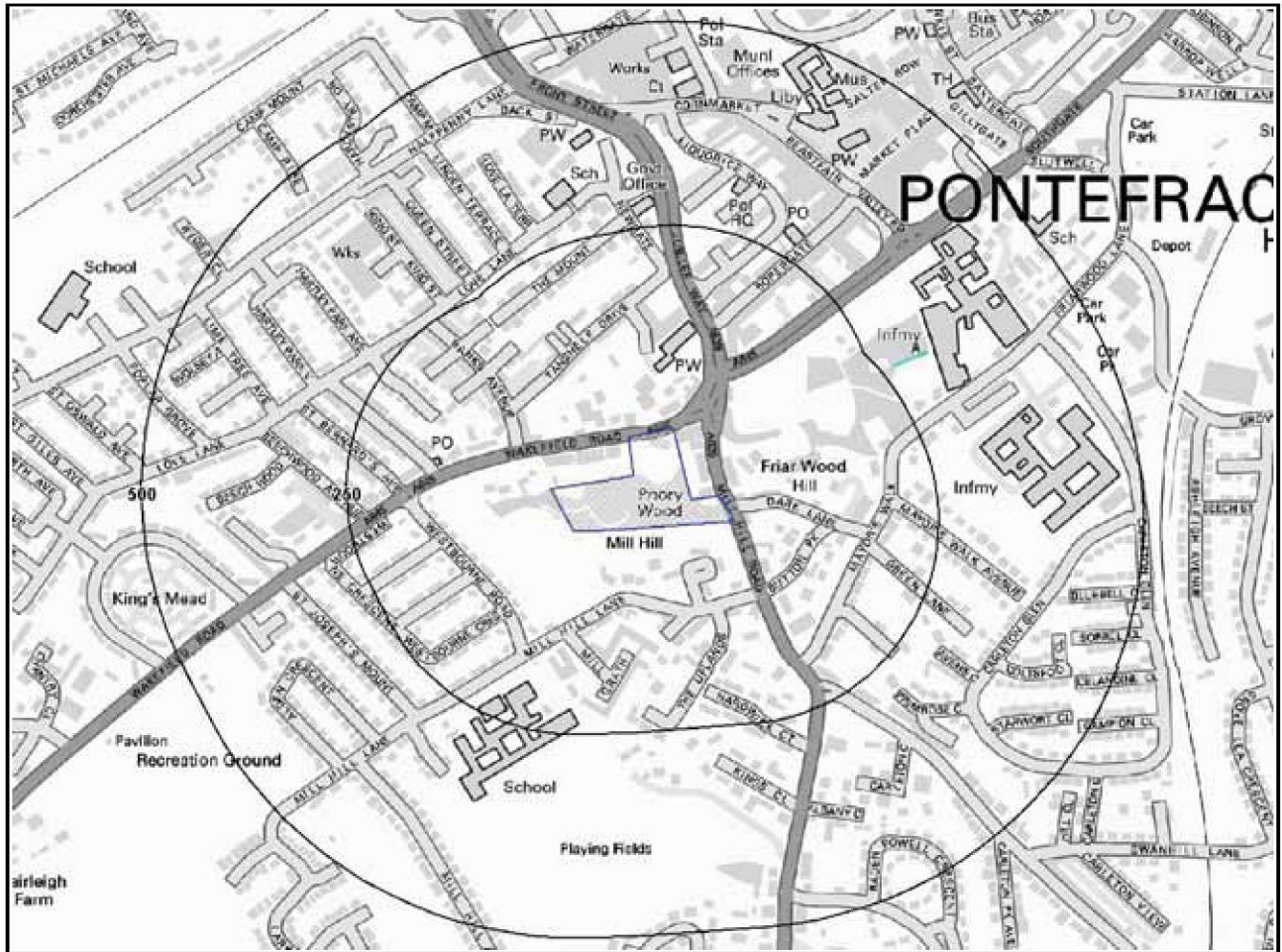
5.9 Surface Water Features

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

No

Database searched and no data found.

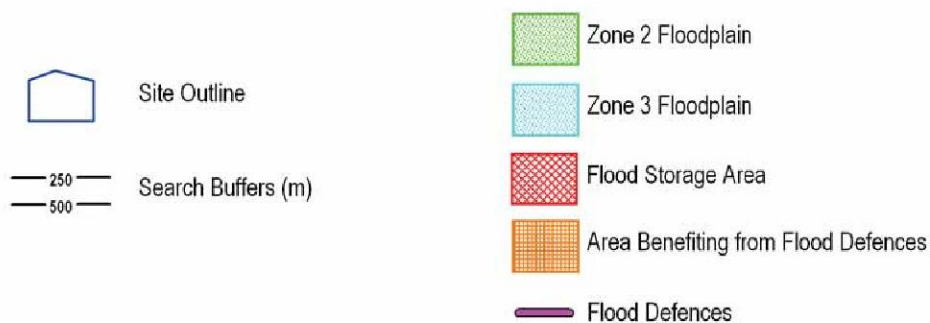
6. Environment Agency Flood Map



Environment Agency Flood Legend



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6. Flooding

6.1 Zone 2 Flooding

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

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

Database searched and no data found.

6.2 Zone 3 Flooding

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

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

Database searched and no data found.

6.3 Flood Defences

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

6.4 Areas benefiting from Flood Defences

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

6.5 Areas used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

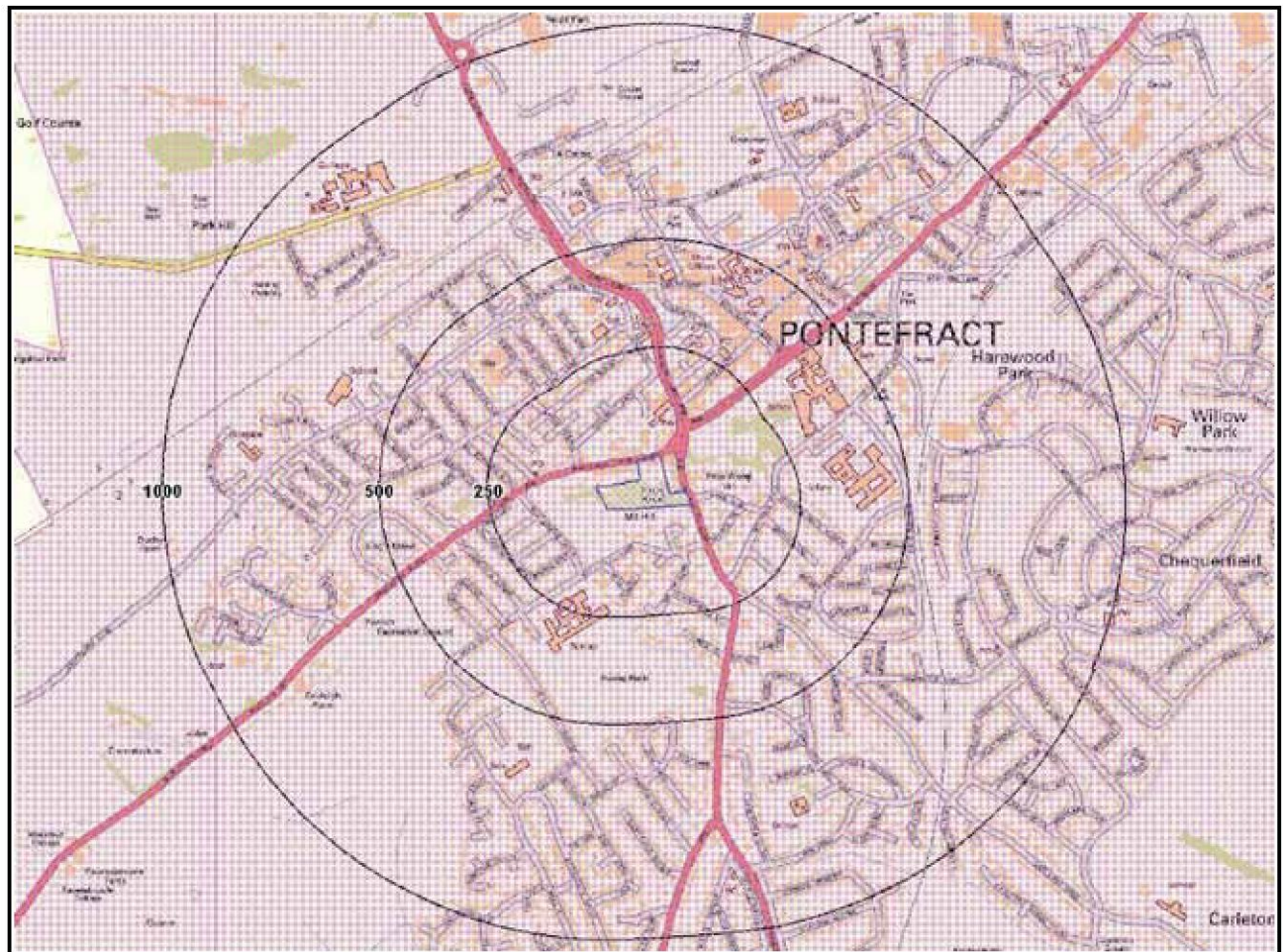
Low

Notes:

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

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

7.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend



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7. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 2000m of the study site: **4**

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Type	Data Source
1	0.0	On Site	NVZ Area	DEFRA
2	878.0	W	NVZ Area	DEFRA
Not shown	1418.0	S	NVZ Area	DEFRA
Not shown	1682.0	SW	NVZ Area	DEFRA

Records of Ancient Woodland within 2000m of the study site: **0**

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

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

8.1.1 Shrink Swell

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

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

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

8.1.2 Landslides

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

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

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

8.1.3 Soluble Rocks

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

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

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

8.1.4 Compressible Ground

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

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

Hazard

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

8.1.5 Collapsible Rocks

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

Very Low

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

Hazard

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

8.1.6 Running Sand

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

Low

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

Hazard

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

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

9. Mining

9.1 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	Direction	Details
0.0	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.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Low-Moderate

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

10. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info@4c.groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
 Keyworth, Nottingham NG12 5GG
 Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
 enquiries@bgs.ac.uk
 Web: www.bgs.ac.uk
 BGS Geological Hazards Reports and general geological
 enquiries



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



Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
 Tel: 01235 822622 www.hpa.org.uk/radiation
 Radon measures and general radon information and
 guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5
 Web: www.groundstability.com



Ordnance Survey

Romsey Road
 Southampton SO16 4GU
 Tel: 08456 050505



Local Authority

Authority: City of Wakefield Metropolitan District Council
 Phone: 01924 306090
 Web: www.wakefield.gov.uk
 Address: Town Hall, Wood Street, Wakefield, WF1 2HQ

Get Mapping PLC

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



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"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

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"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

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"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification to advise of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, 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 data contained in 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; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
- in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party 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.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
 - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Conveyancing Department

Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference: GS-815657
Your Reference: 5816 5849
Report Date: 17 May 2013
Report Delivery Method: **xml**

Client Email: info@martinwalshassociates.co.uk

GroundSure RadonCheck

Address: MILL HILL ROAD,PONTEFRACT, WF8 4HR

Dear Sir/Madam,

Thank you for placing your order with GroundSure.

Please find enclosed the GroundSure RadonCheck as requested.

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

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
GroundSure RadonCheck

GroundSure RadonCheck

Address: MILL HILL ROAD,PONTEFRAC, WF8 4HR

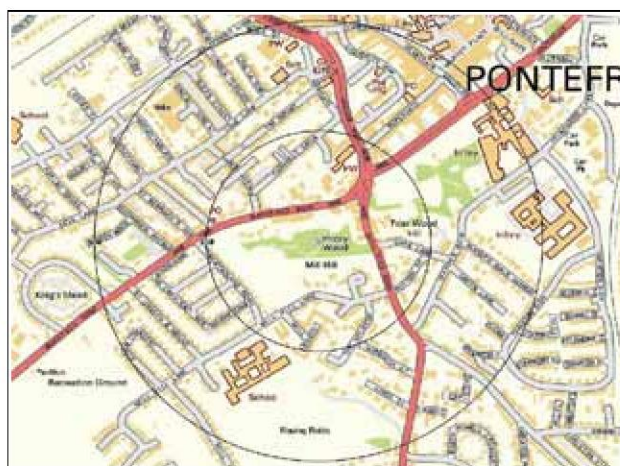
Date: 17 May 2013

GroundSure Reference: GS-815657

Your Reference: 5816 5849

Grid Reference: 445279,421457

Client: Haigh Huddleston & Associates



Brought to you by GroundSure



1. Residential Radon Potential Result

1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: 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?

Answer: The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

1.2 Are Radon Protective Measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

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

Answer: No Radon Protective Measures are necessary.

1.3 Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, the HPA do not consider that further action is necessary.

The responses given on the level of Radon Protective Measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No Radon Protective Measures are required for new builds or extensions.

1.4 Further details on Radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. The Health Protection Agency recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m^{-3}). This is termed the Action Level. The Health Protection Agency defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m^{-3} .

The joint HPA-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. <http://www.bre.co.uk/radon/index.html>

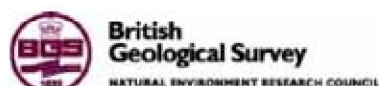
2. Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@4c.groundsure.com



Local Authority - City of Wakefield Metropolitan District Council.
Address: Town Hall, Wood Street, Wakefield, WF1 2HQ. Web:
www.wakefield.gov.uk. Tel: 01924 306090

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Health Protection Agency
CRCE, RPD
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 (www.hpa.org.uk/radiation)



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



CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)



This report is produced by GroundSure Ltd, whose correspondence address is Lees House, 21 Dyke Road, Brighton, BN1 3FE (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). GroundSure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

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



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4c.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4c.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

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

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Third Party Content where such Third Party Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

Report Reference: GS-815657

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If you would like any further assistance regarding this report then please contact

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- 6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.
- 6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):
- (i) not remove, suppress or modify any trademark, 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 data contained in 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; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party 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.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 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 Data Providers; or
 - (viii) changes in law.
- 11.7 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.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

Site Details:

MILL HILL
ROAD, PONTEFRAC, WF8 4HR

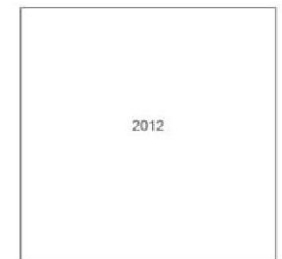
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Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: MasterMap

Map date: 2012

Scale: 1:1,250

Printed at: 1:2,500

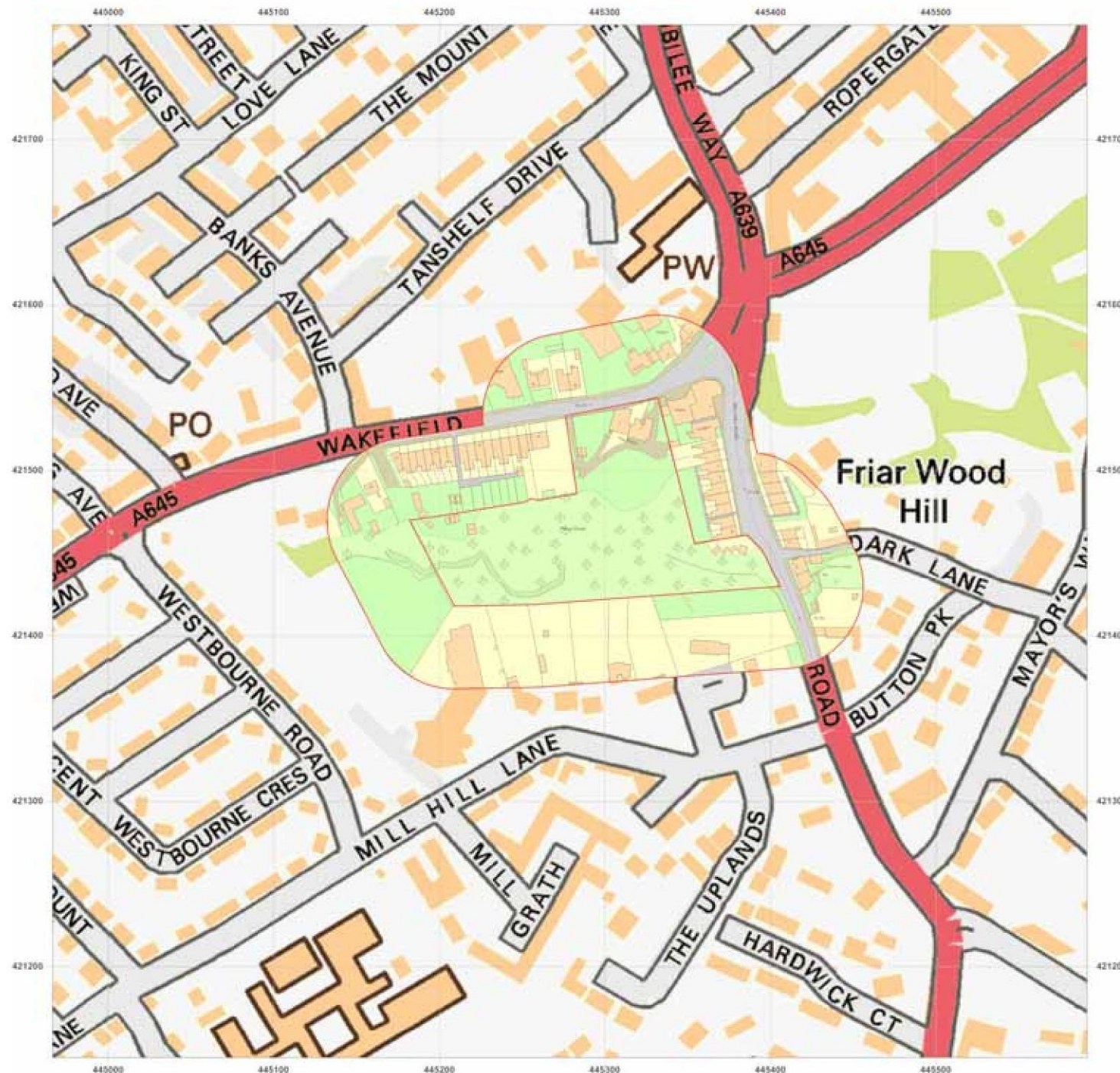


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Site Details:

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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,500



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Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,500



<p>Surveyed 1963 Revised 1992 Edition N/A Copyright 1992 Levelled 1963</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A</p>
<p>Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A</p>	<p>Surveyed 1964 Revised 1991 Edition N/A Copyright 1991 Levelled 1964</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A</p>



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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1973-1978

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1951
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Edition N/A
Copyright 1978
Levelled 1964

Surveyed 1951
Revised 1973
Edition N/A
Copyright 1973
Levelled 1964

Surveyed 1950
Revised 1977
Edition N/A
Copyright 1978
Levelled 1963

Surveyed 1950
Revised 1976
Edition N/A
Copyright 1978
Levelled 1964

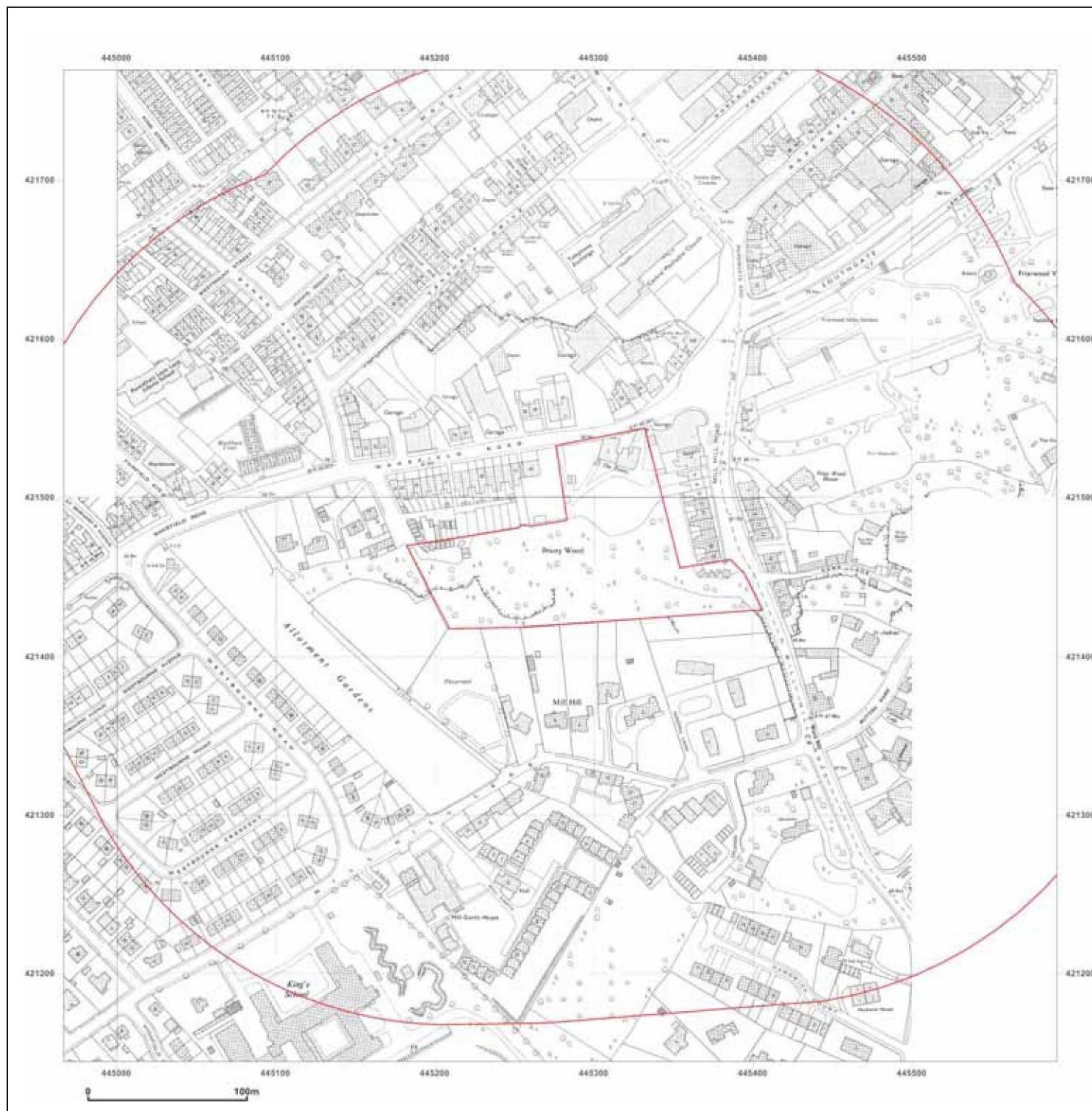


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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

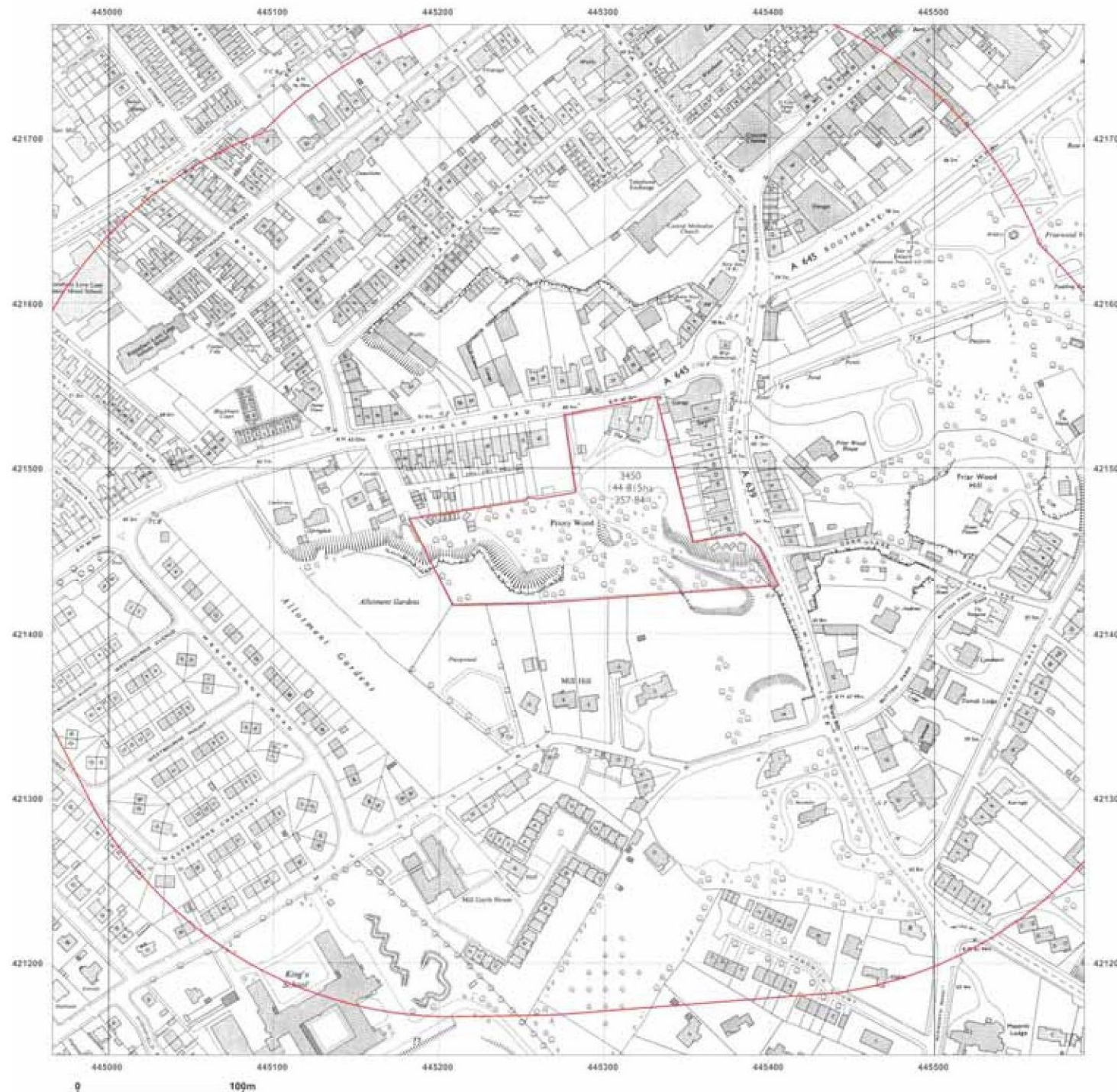


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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1965
Revised 1965
Edition N/A
Copyright 1967
Levelled 1963

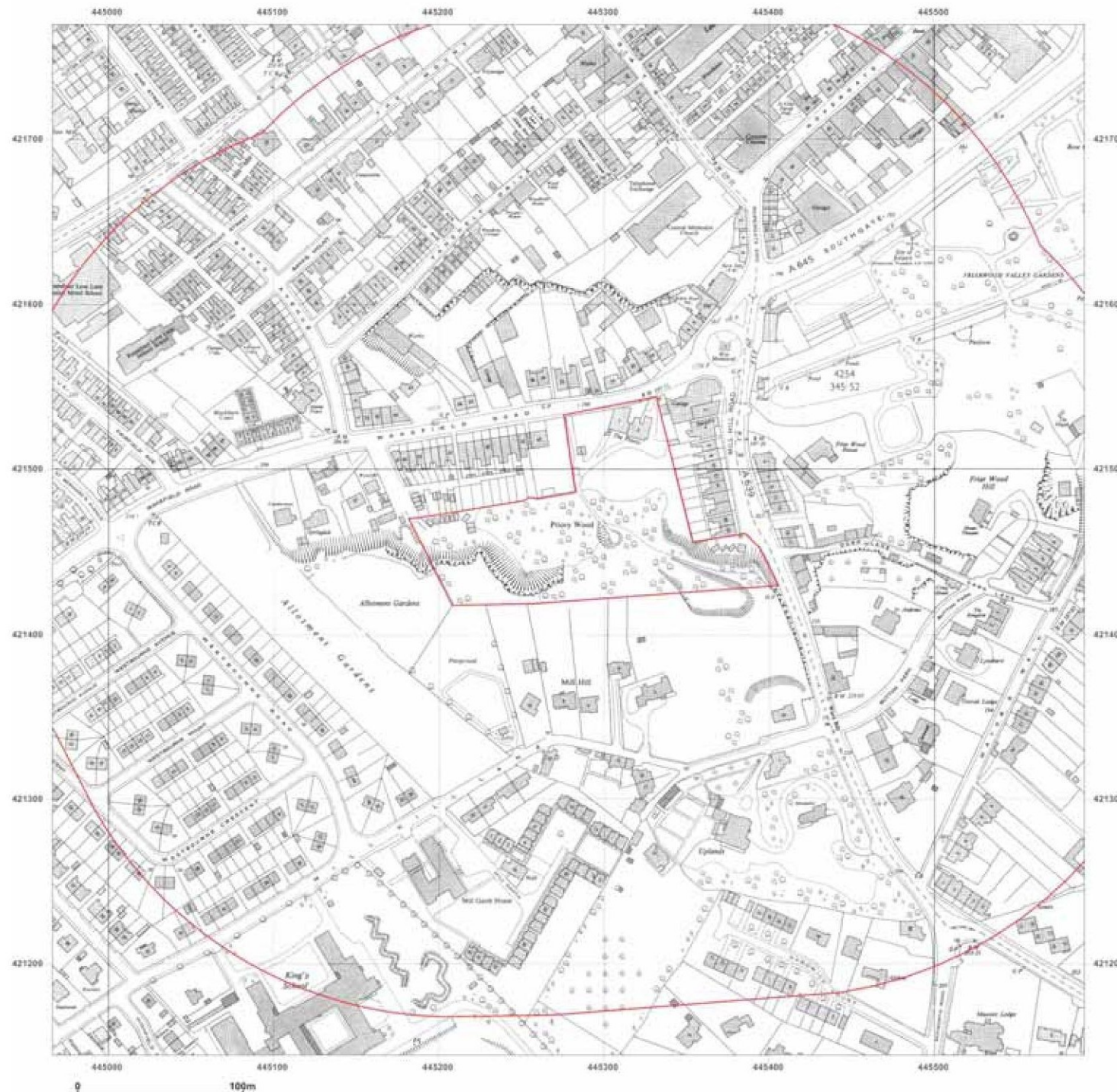


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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1959-1964

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1963
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Edition N/A
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Levelled 1959

Surveyed 1951
Revised 1959
Edition N/A
Copyright 1959
Levelled 1929

Surveyed 1950
Revised 1960
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Copyright 1961
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Levelled 1959

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Copyright 1961
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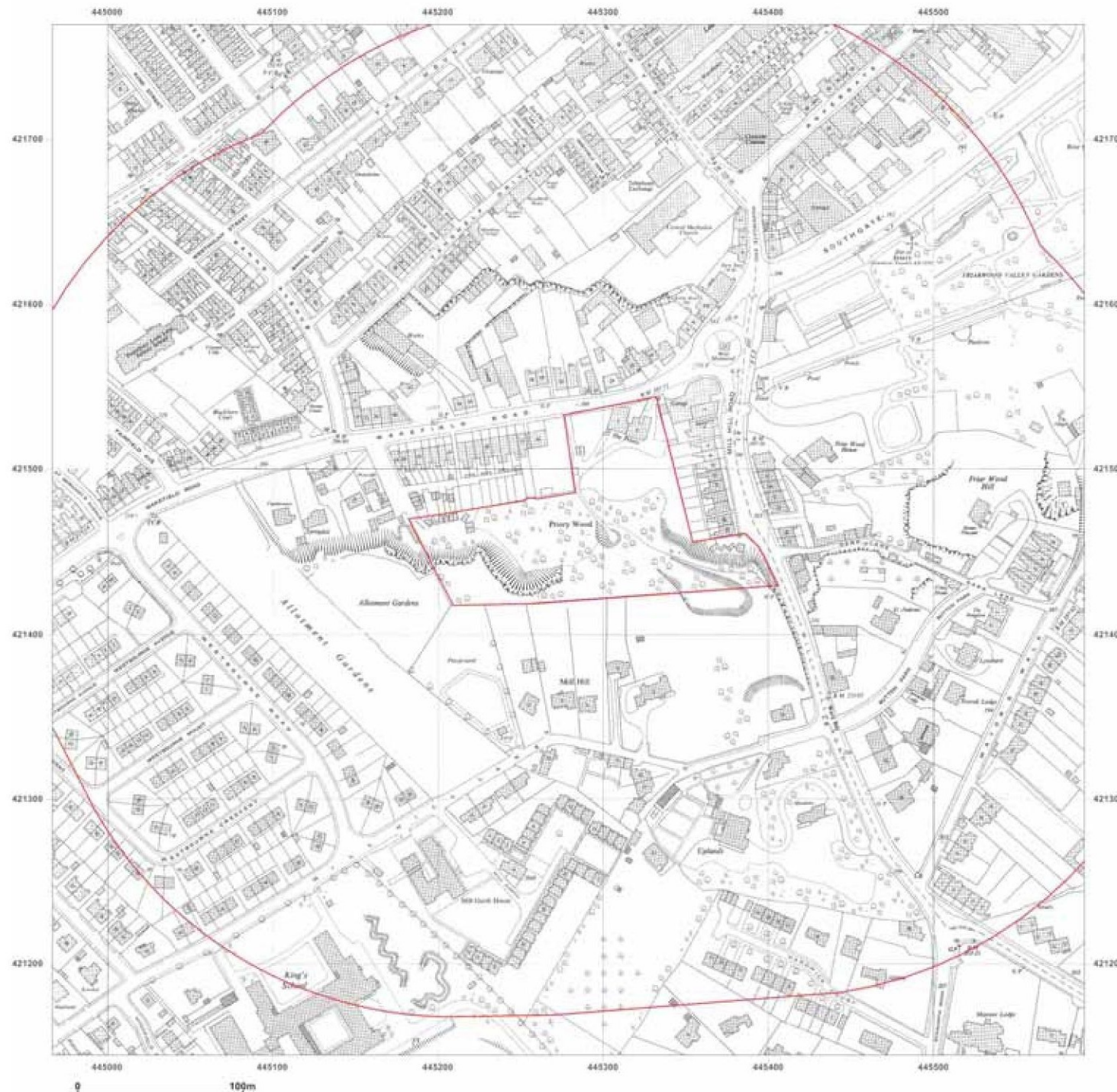


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Client Ref: 5816 5849

Report Ref: GS-815658

Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1950-1951

Scale: 1:1,250

Printed at: 1:2,500



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<p>Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1929</p>	<p>Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1929</p>	<p>Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1929</p>



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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1950-1951

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
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Edition N/A
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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1929

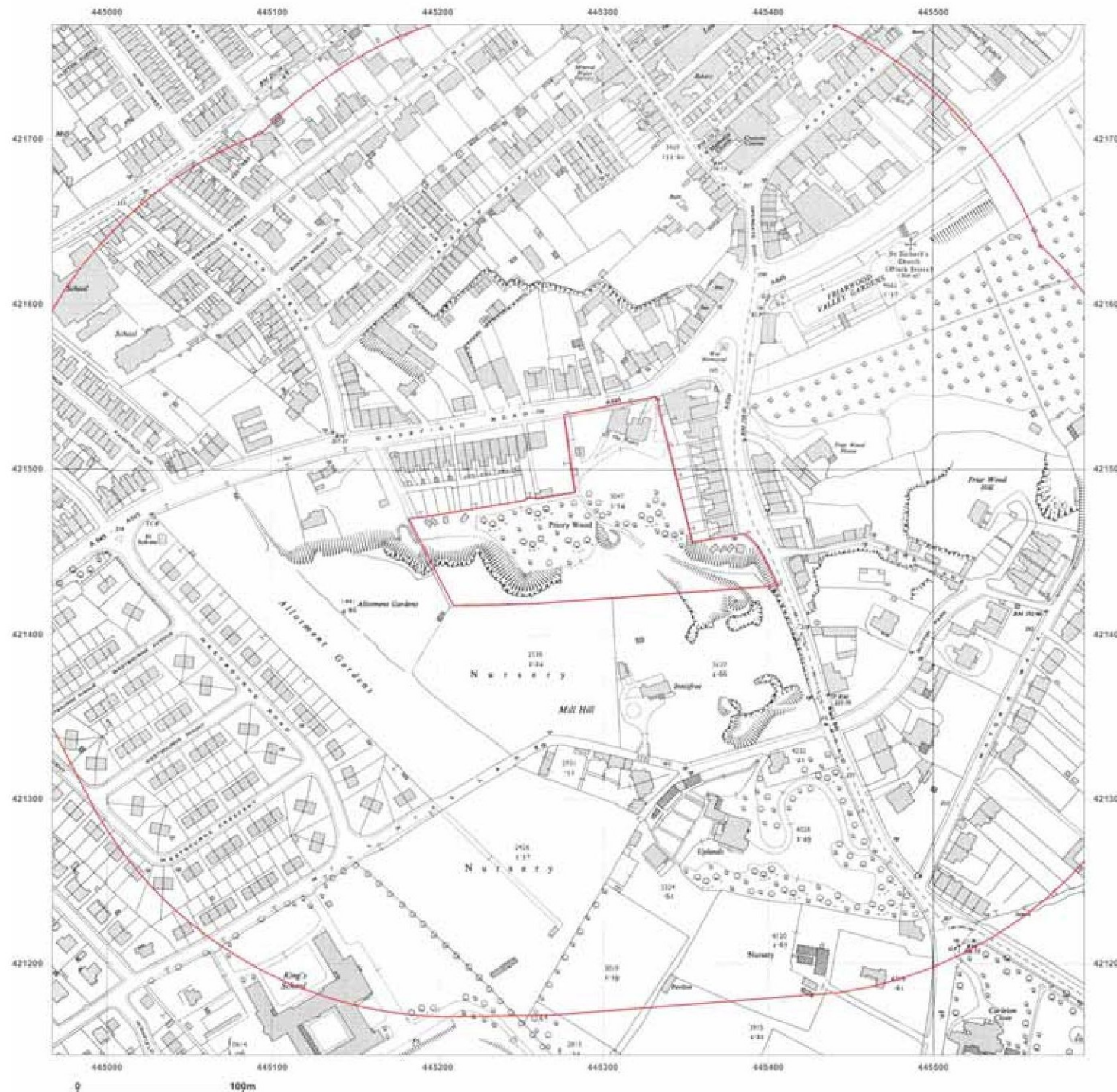


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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1922
Edition N/A
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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1907
Revised 1907
Edition N/A
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Levelled N/A

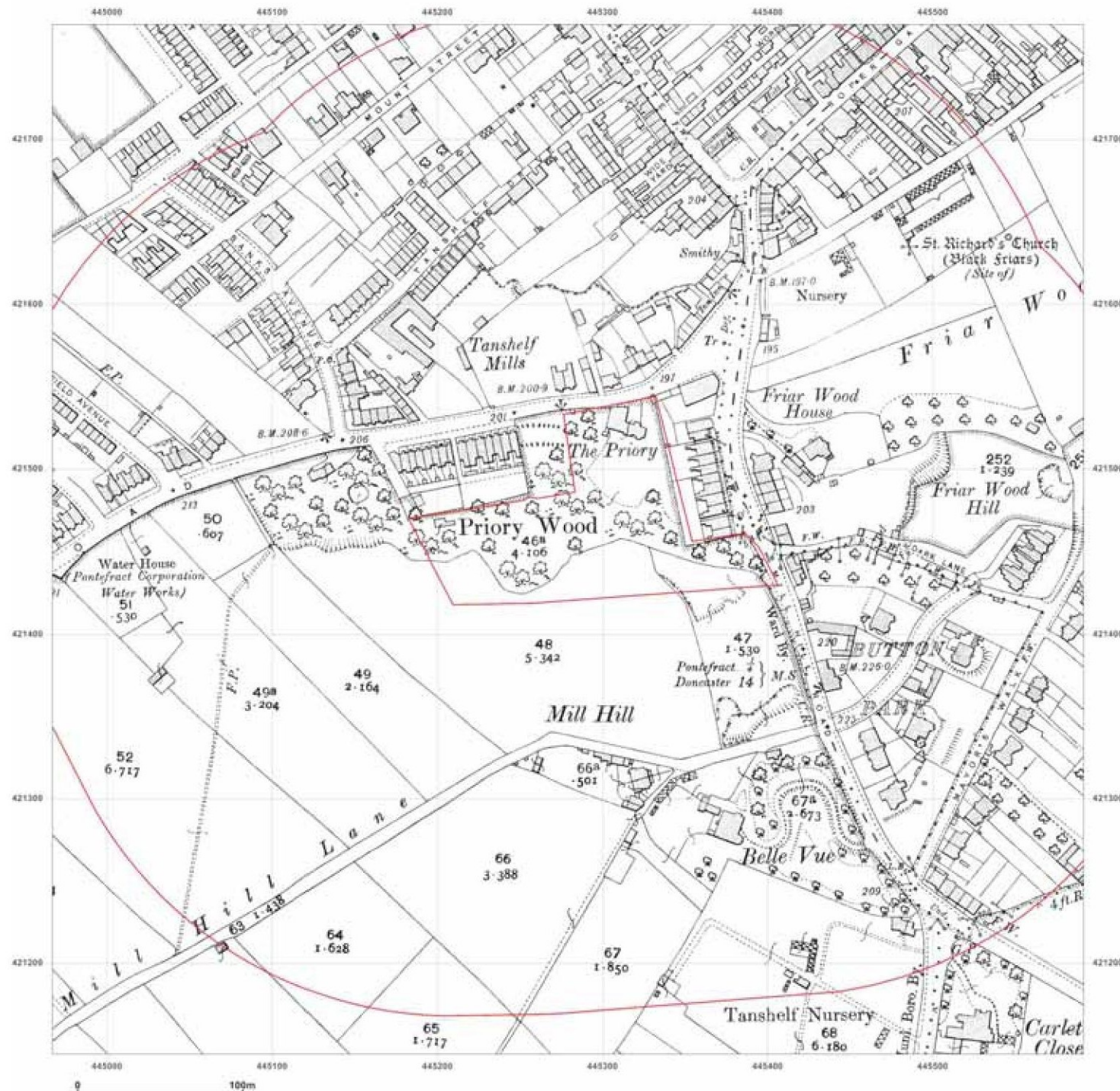


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Site Details:

MILL HILL
ROAD, PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 2012

Scale: 1:10,000

Printed at: 1:10,000

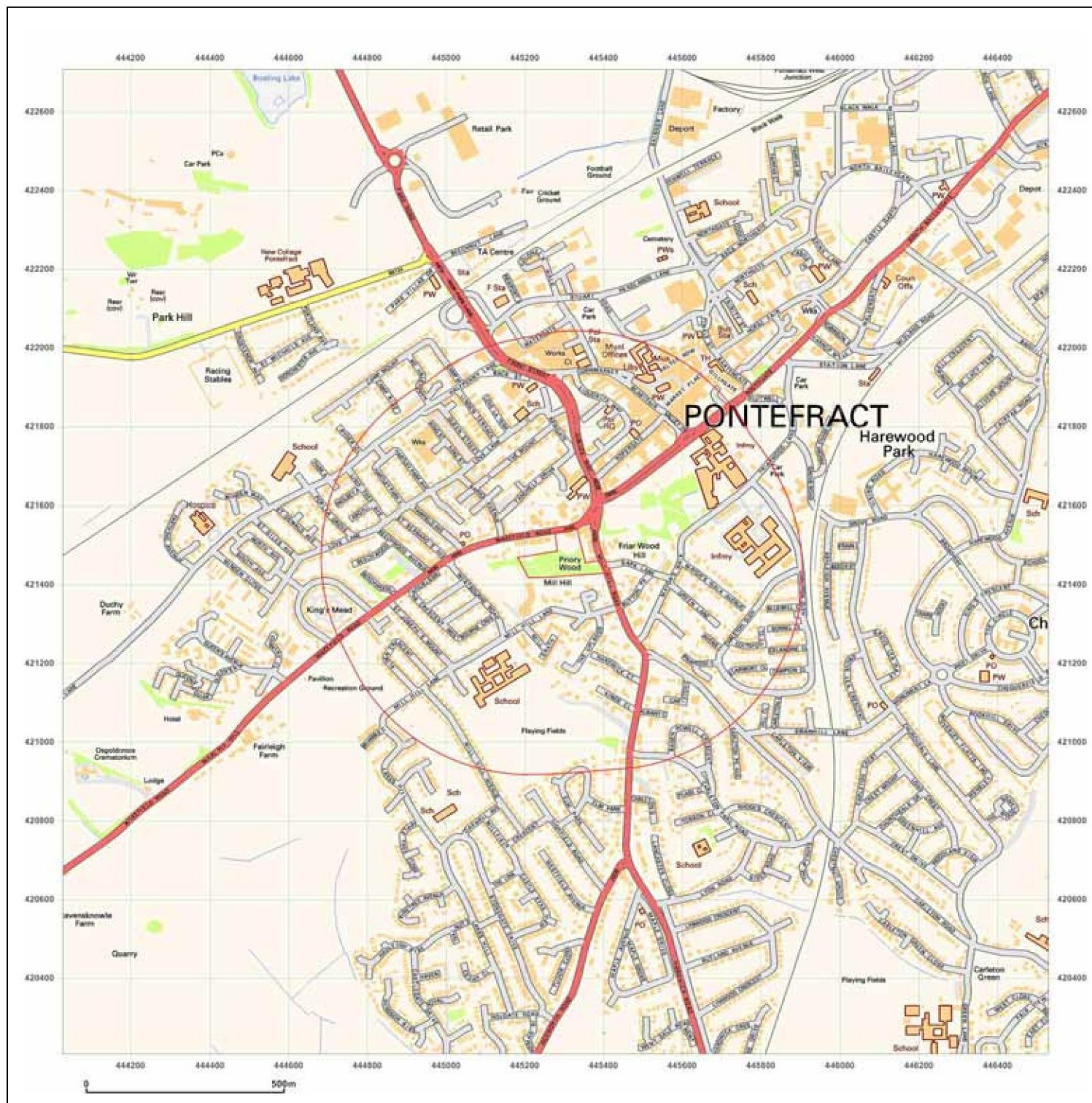


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Site Details:

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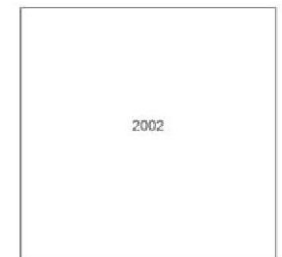
Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

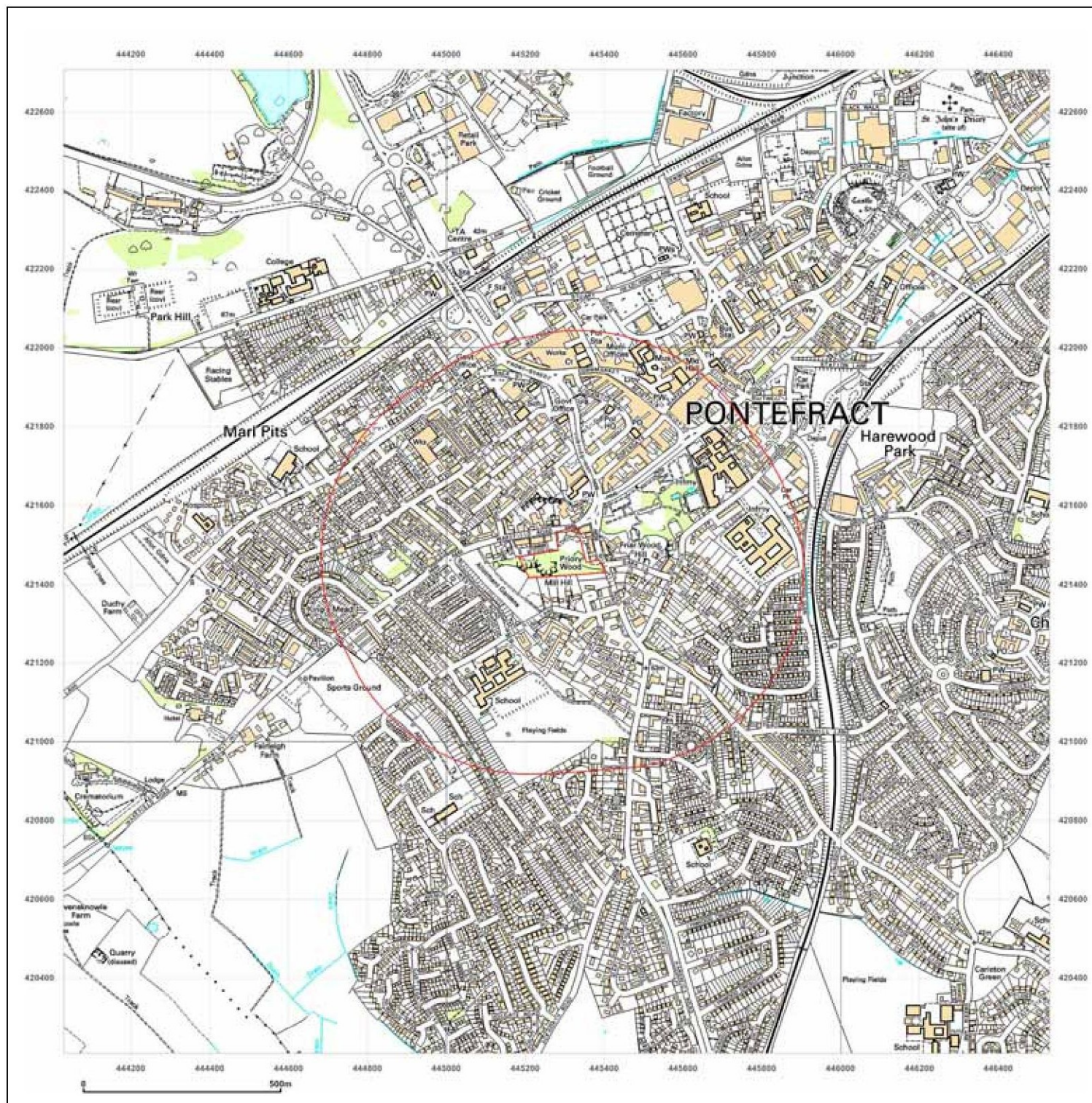


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Site Details:

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ROAD,PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: National Grid

Map date: 1981-1982

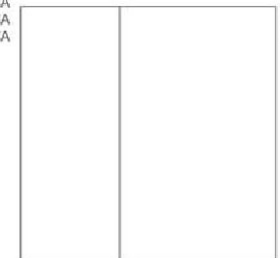
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1981
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

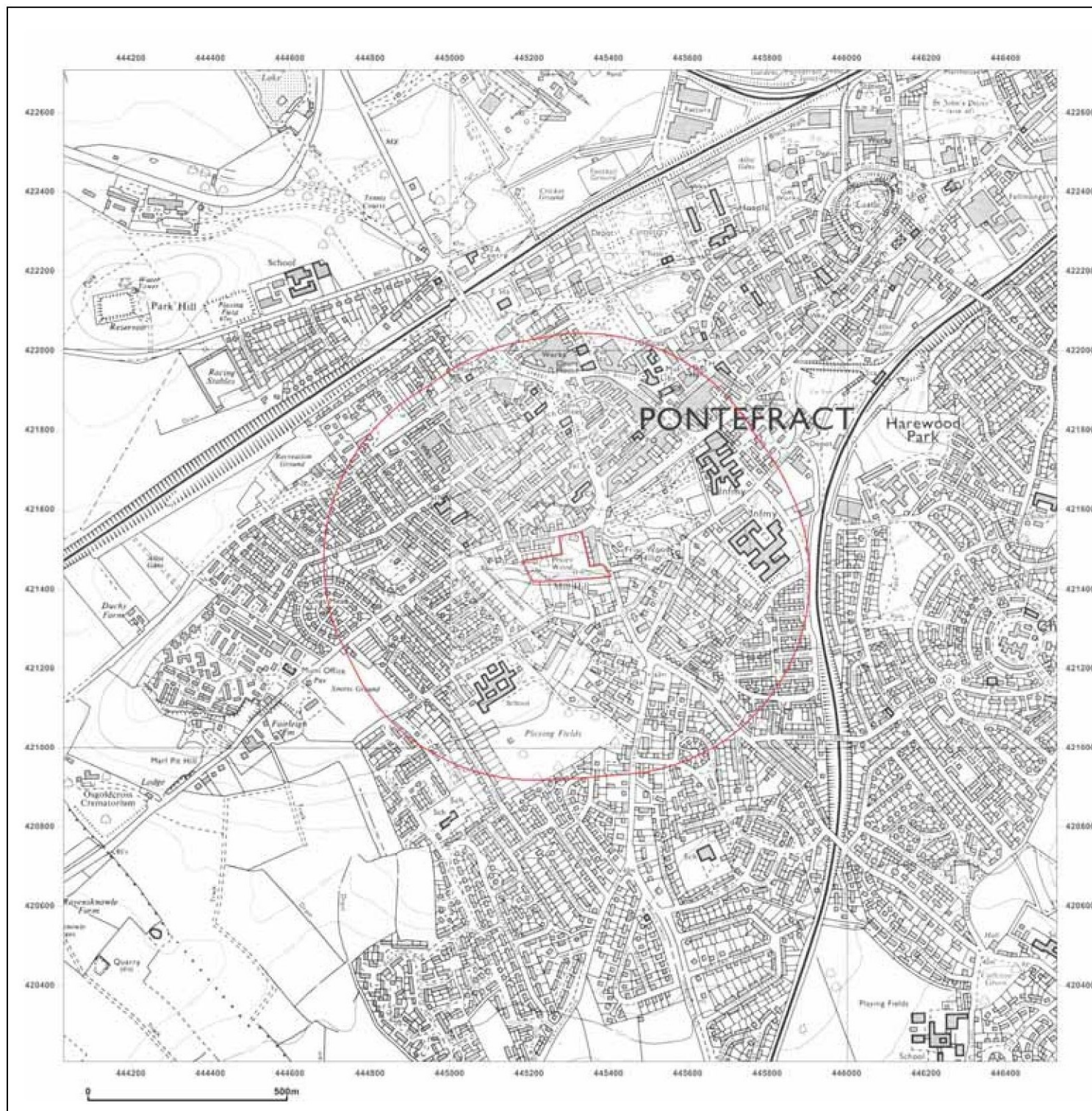


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Site Details:

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ROAD,PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: National Grid

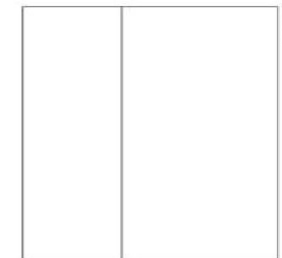
Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

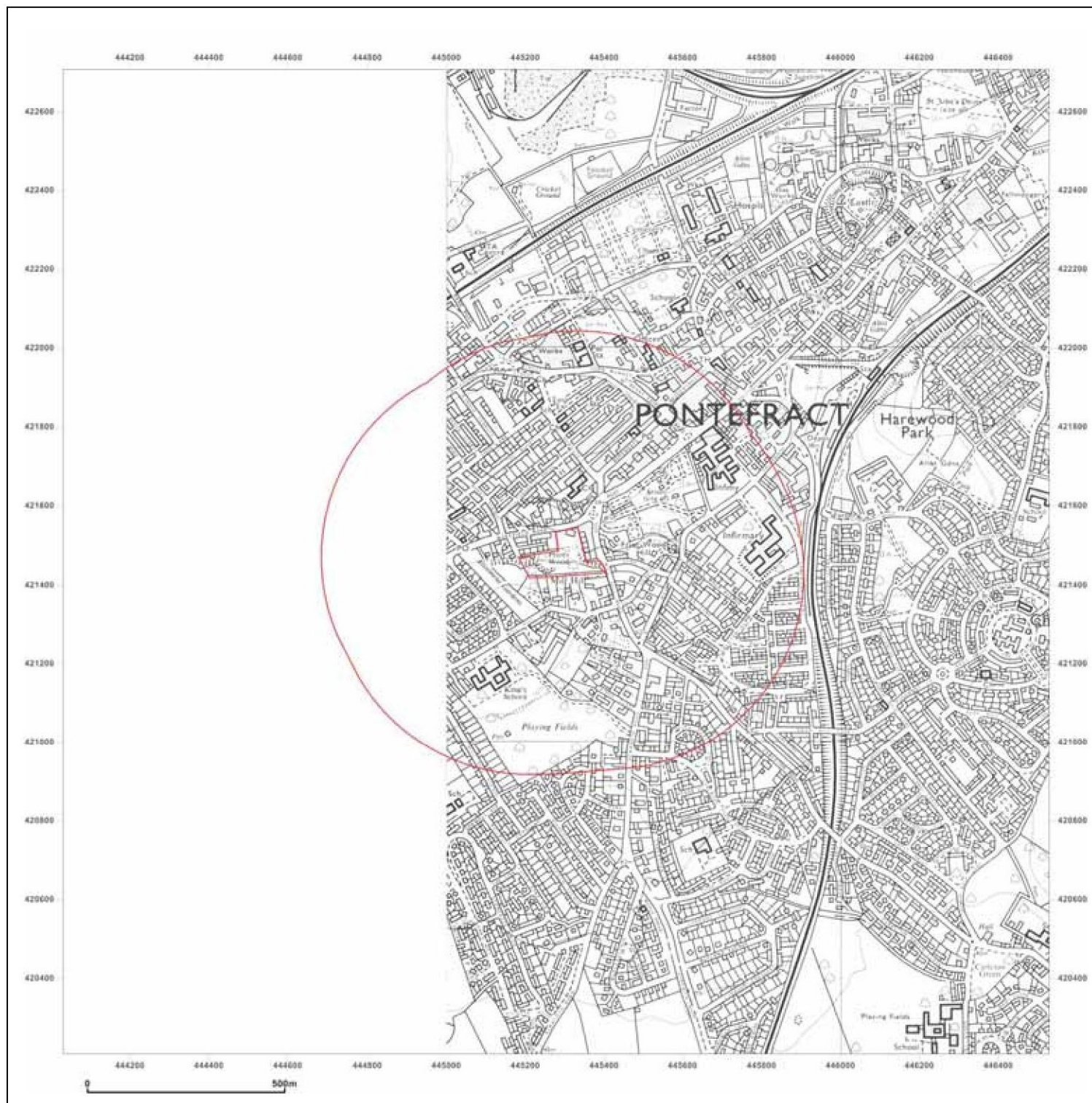


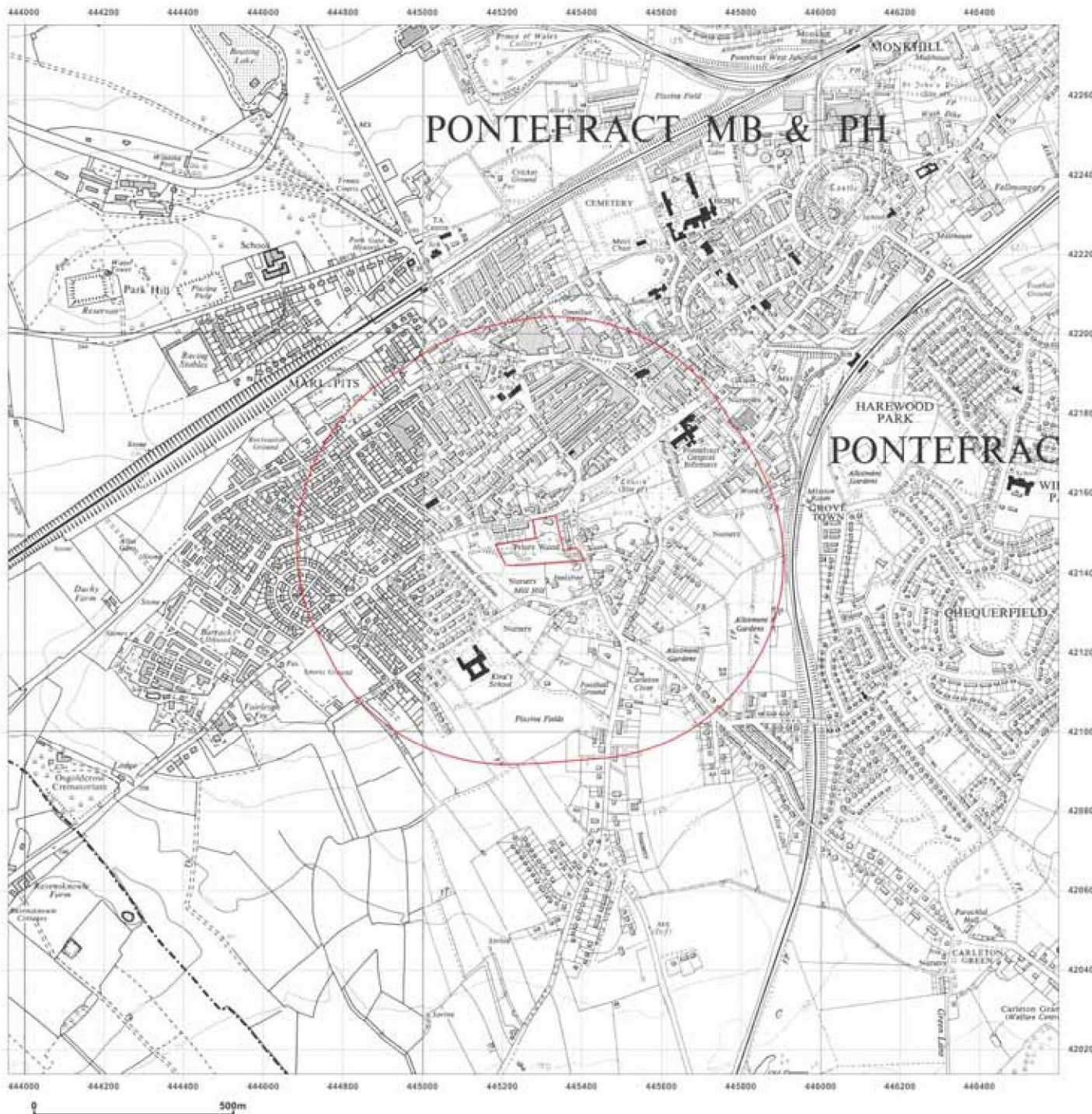
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Site Details:

MILL HILL
ROAD, PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: Provisional

Map date: 1965-1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1965
Edition N/A
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Site Details:

MILL HILL
ROAD, PONTEFRACT, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: Provisional

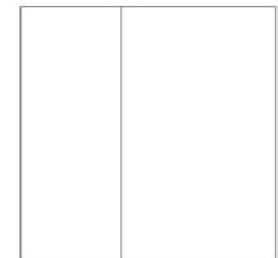
Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

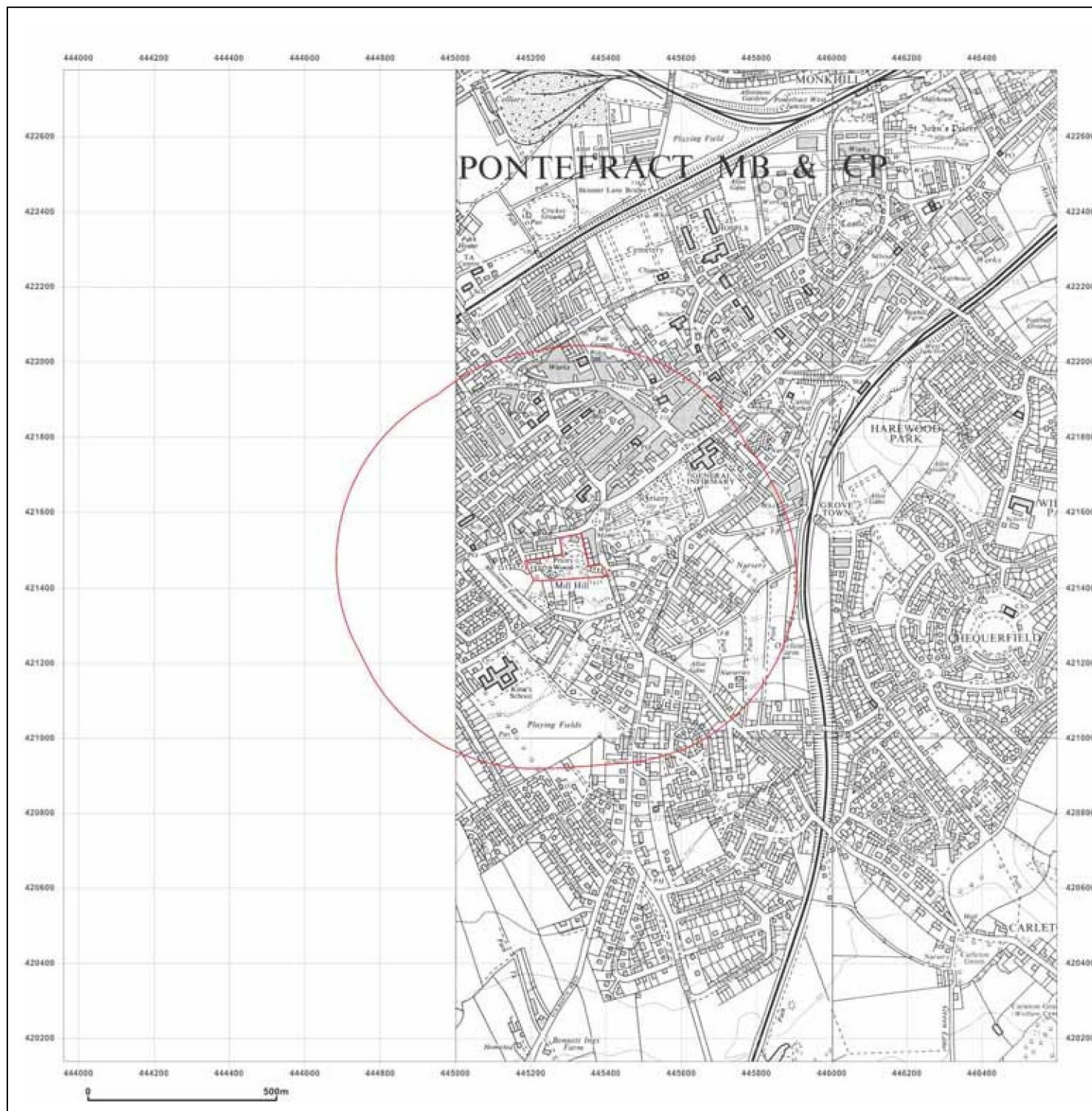


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Site Details:

MILL HILL
ROAD, PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

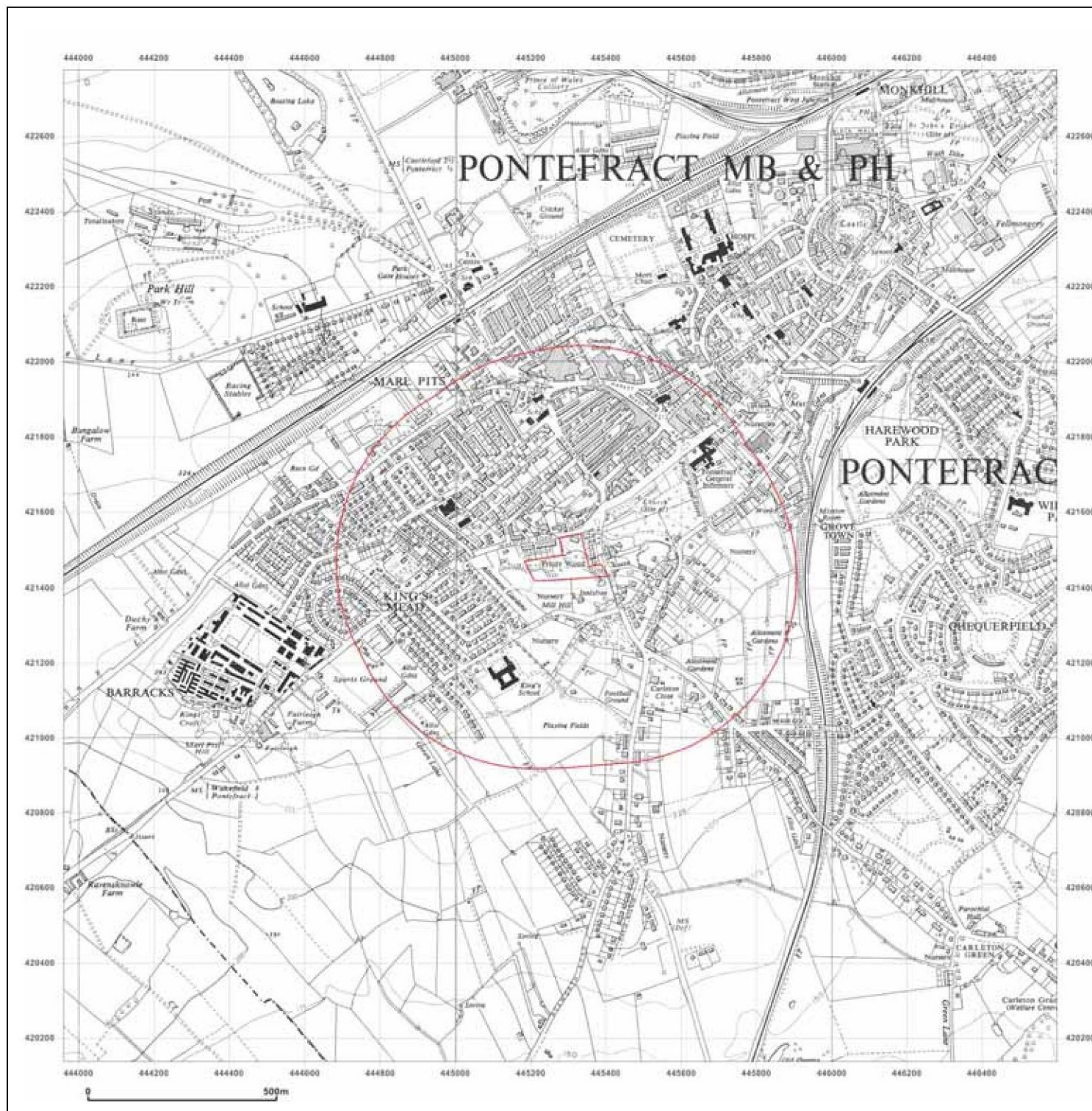


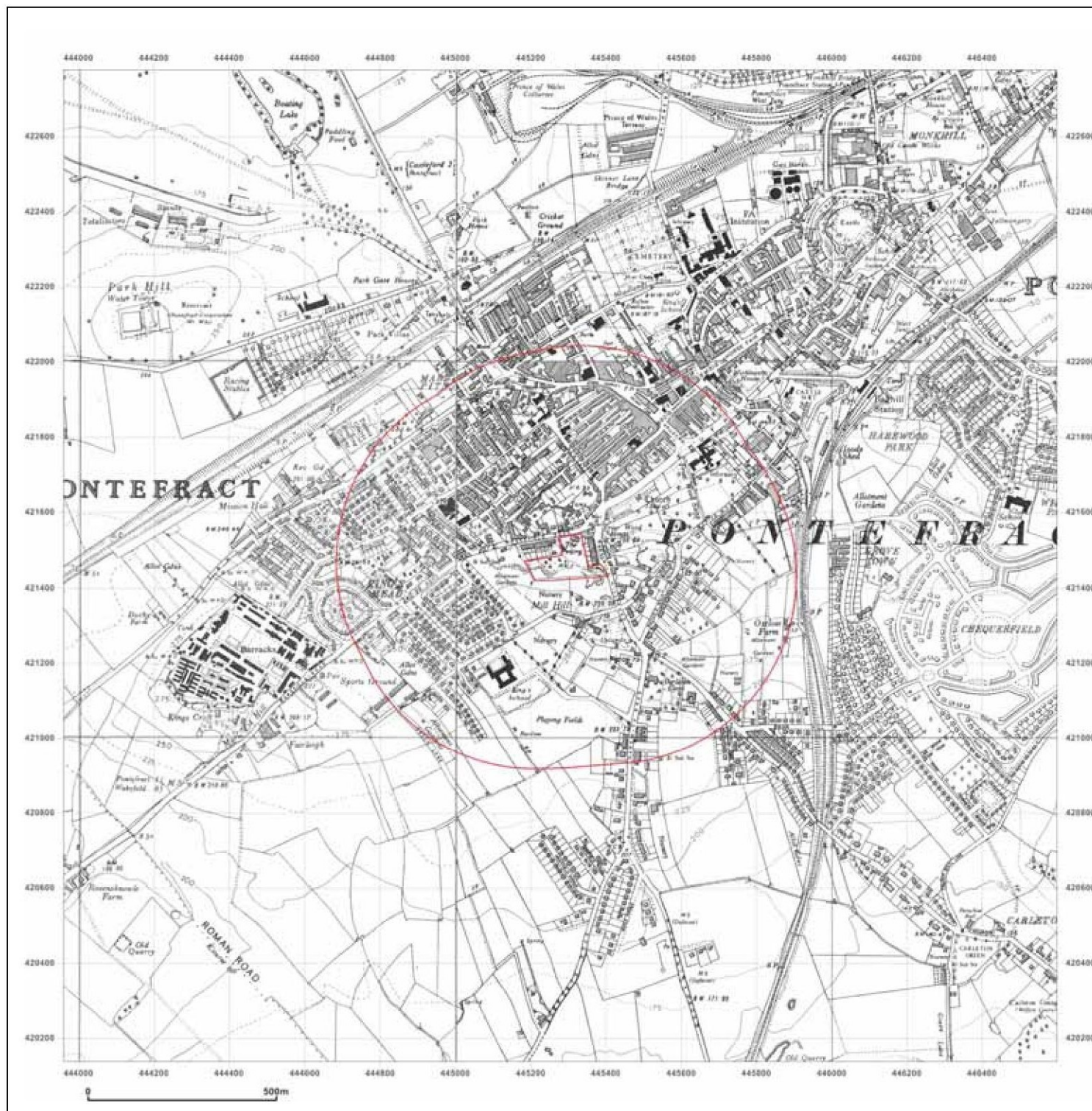
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MILL HILL
ROAD,PONTEFRACT, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: Provisional

Map date: 1952-1953

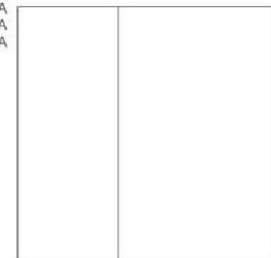
Scale: 1:10,560

Printed at: 1:10,560



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Revised 1940
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1940
Revised 1940
Edition N/A
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444000 444200 444400 444600 444800 445000 445200 445400 445600 445800 446000 446200 446400

Site Details:

MILL HILL
ROAD,PONTEFRAC, WF8 4HR

Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

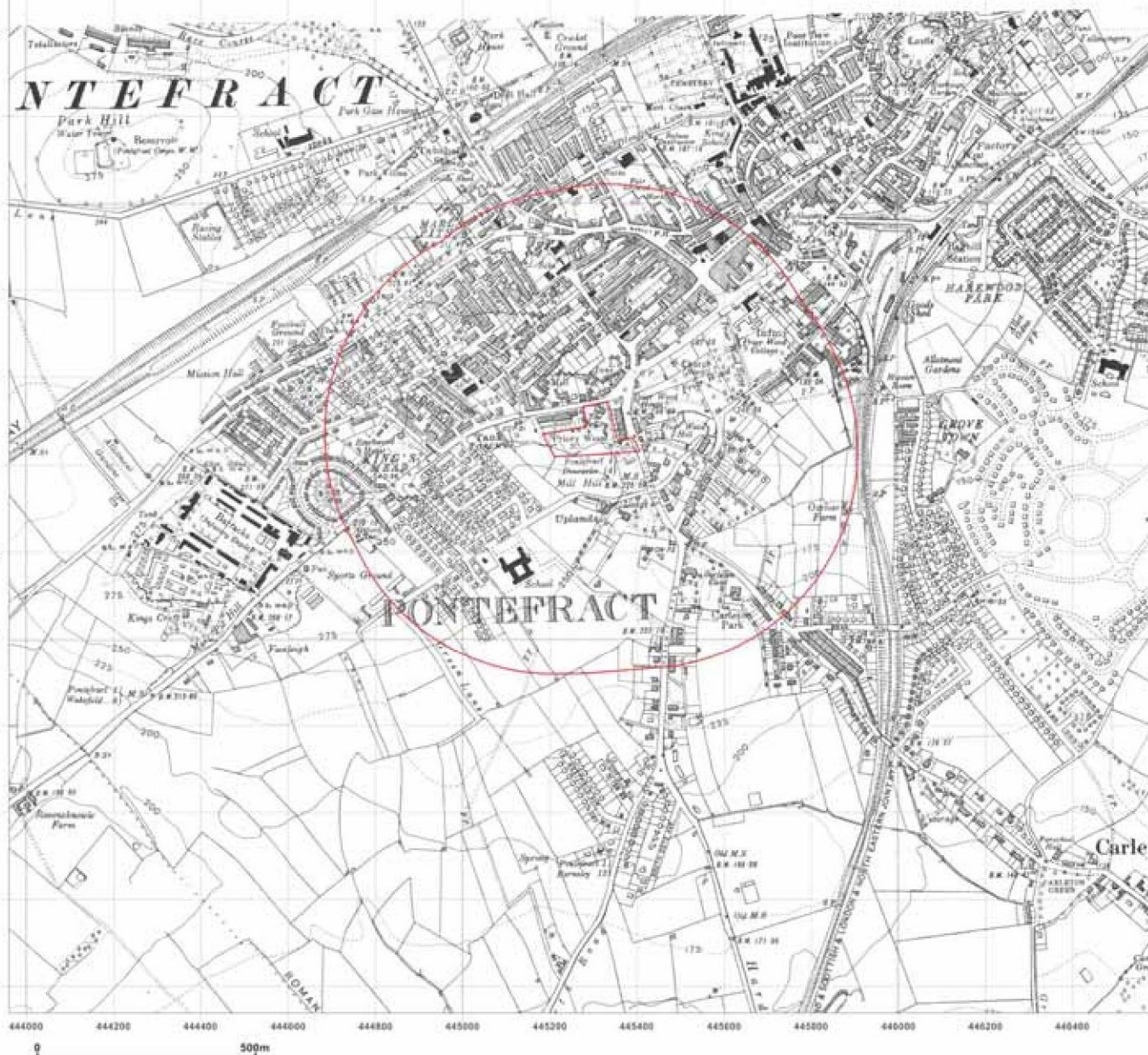


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MILL HILL
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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1849
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

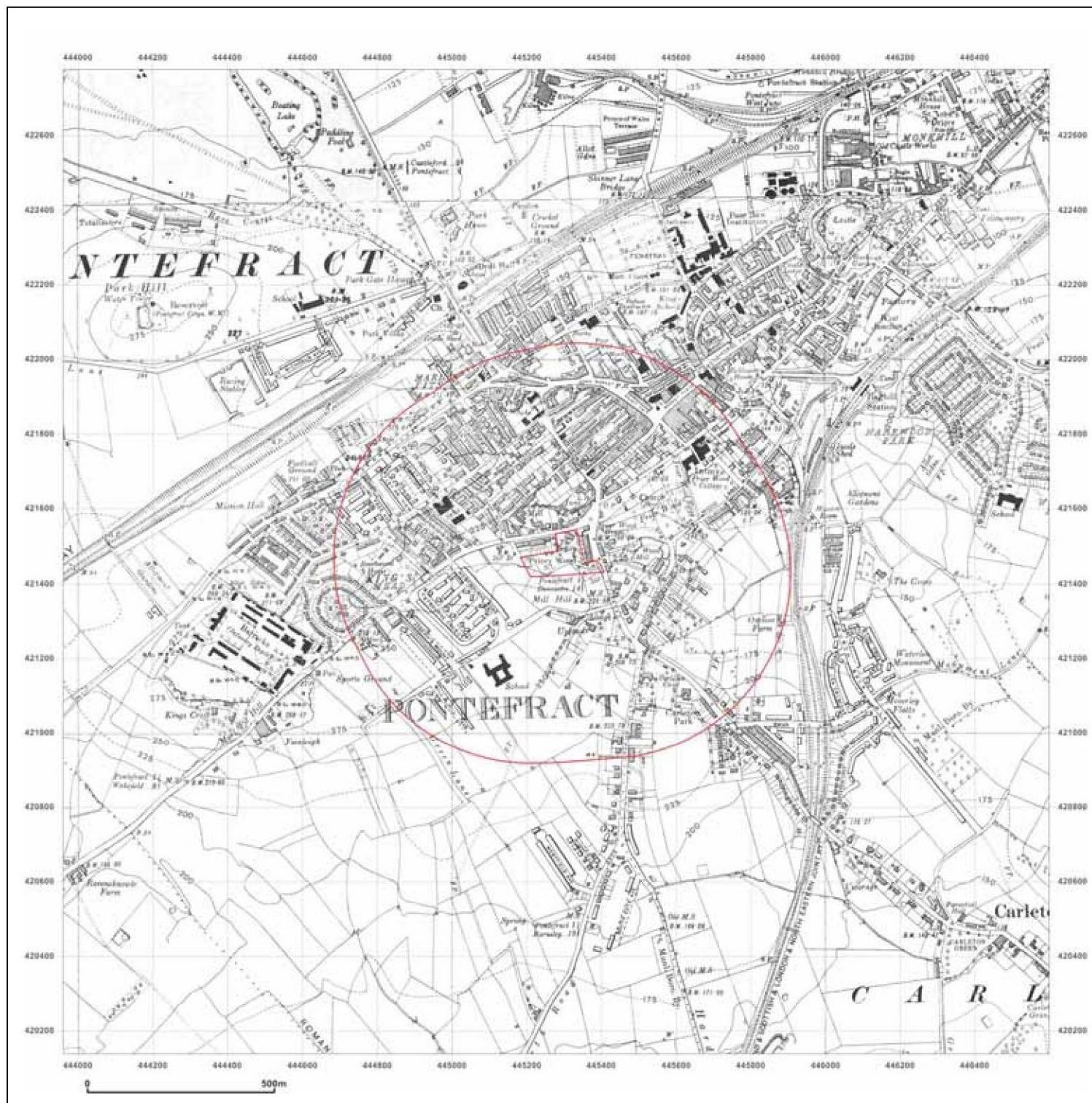


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MILL HILL
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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1931-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1849
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

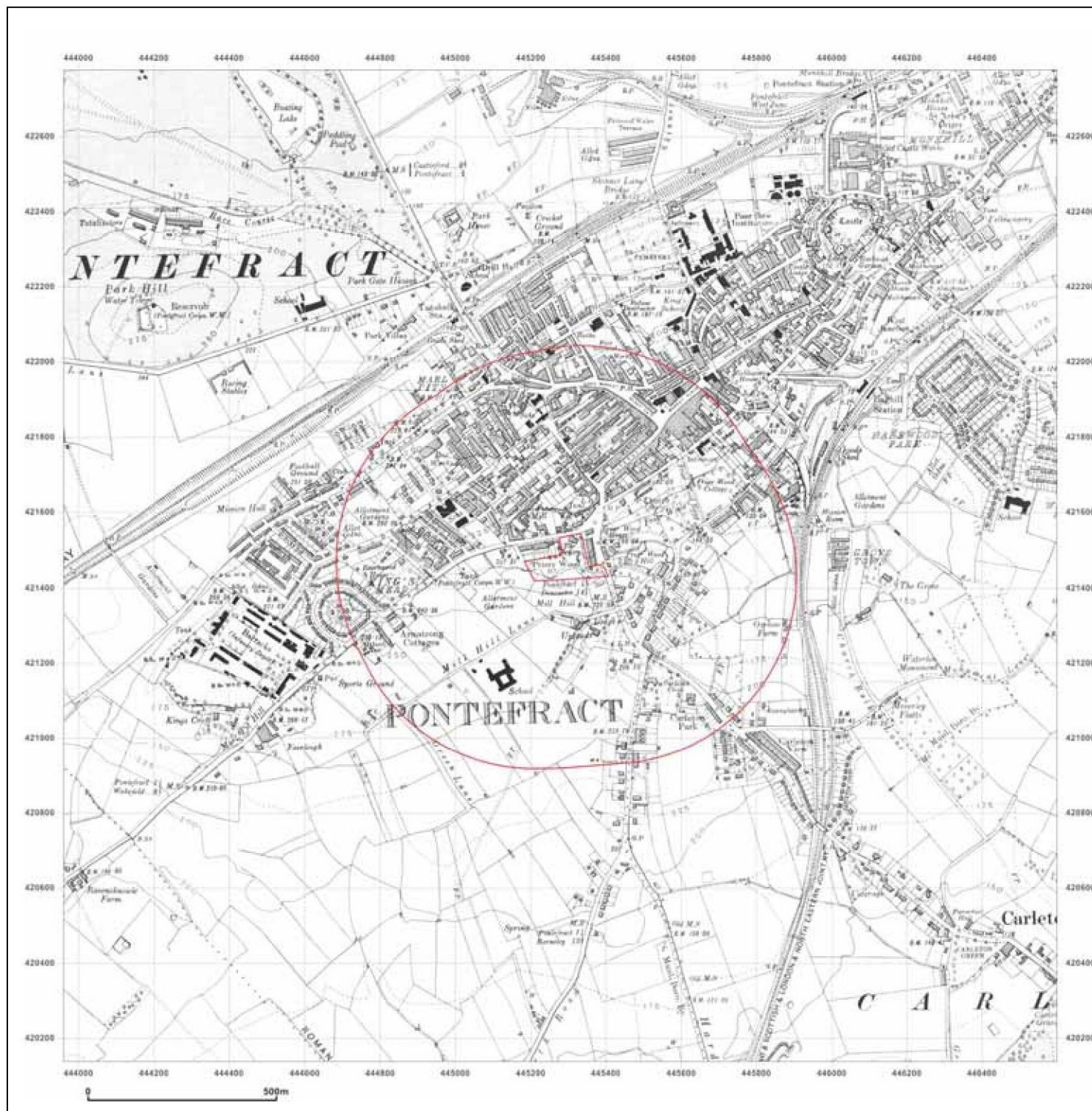


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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1889
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1890
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

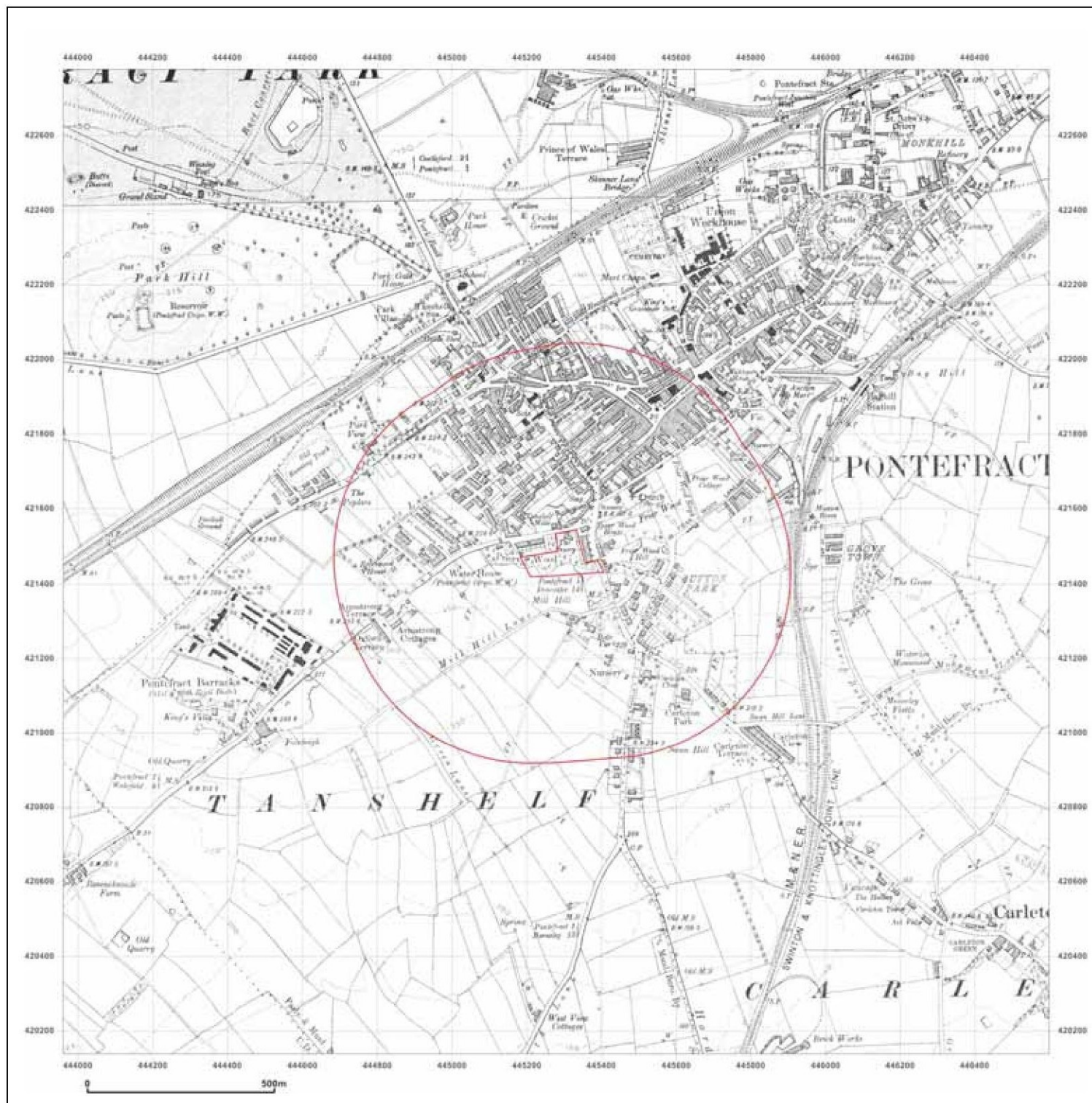


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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

Map date: 1890

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

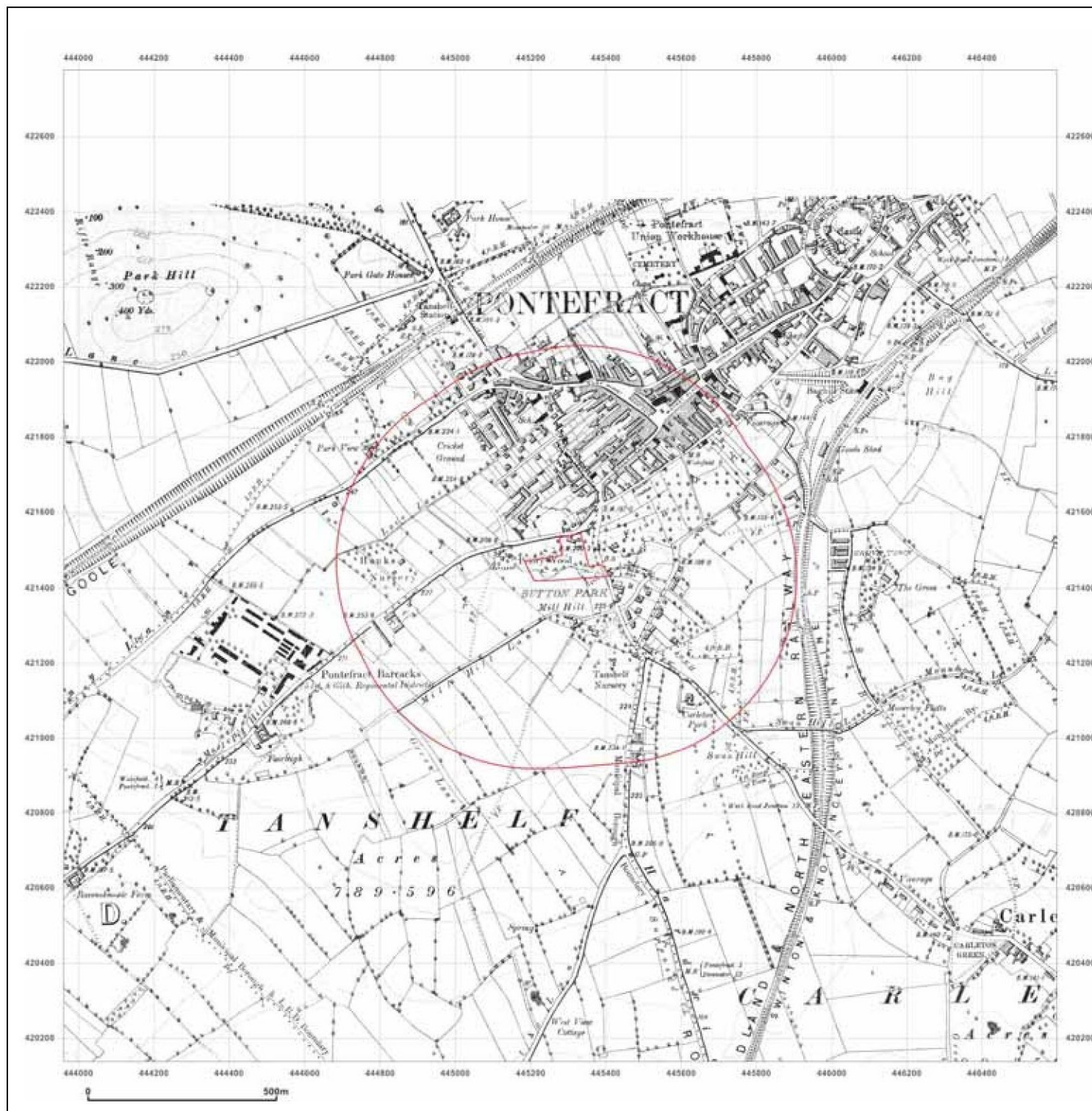


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Client Ref: 5816 5849
Report Ref: GS-815658
Grid Ref: 445279, 421457

Map Name: County Series

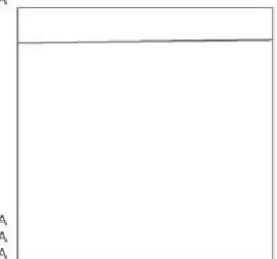
Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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