Groundsure Phase 1
Environmental Risk Assessment

Site Address: 79 Stoke Park Road, Bishopstoke, Eastleigh, SO50 6BW

Date: 11th November 2015

Reference: GSP-2015-0257-001

NW	▲ N	NE
◄W		E►
SW	S ▼	SE

Aerial Photography Date: 4th June 2013

Grid Ref. 447189,119706

Site Size (ha) 0.05 ha

Commission & Document Status

Groundsure Ltd was instructed by Hampshire Property (Services) Ltd. on behalf of Mr. David Kinder to undertake an Environmental Phase 1 Risk Assessment for '79 Stoke Park Road, Bishopstoke, Eastleigh SO50 6BW' pursuant to communications dated 1st October. This report has been prepared in accordance with the Groundsure Ltd Standard Terms and Conditions of Business, a copy of which follows the report text.

This report may be relied upon by:

- Mr. David Kinder, the owner of the property

The findings and conclusions of this report have been developed from information freely given by others and it is assumed that those bodies from which it has been requested have provided all relevant and accurate information. Groundsure Limited cannot accept any responsibility for inaccurate information provided by external data sources.

Project Title & Ref.	79 Stoke Park Road, Bishopstoke, Eastleigh, SO50 6BW	GSP-2015-0257-001
Version & Date	Final	11th November 2015
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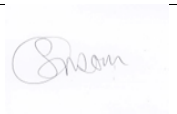
Reviewed by	Ceri Sansom MSc Environmental Consultant (Projects)	
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1. Executive Summary

Site Details
The study site is currently residential with an existing dwelling in the centre and a two-bedroom house under construction in the north. The study area lies within a residential area of Bishopstoke and is accessible via Rogers Road adjacent to the west. Groundsure has been advised that the client owns the freehold for the property and intends to develop a two-bedroom dwelling in the north of the site under planning application ref. F/13/73827. This report is required to comply with the contaminated land condition (Condition 6) of the planning consent.
Historical use
The site remained undeveloped until c.1968 when a residential unit was developed in the centre. A brick works with associated brick field 87m to the north c.1909, extended to lie 16m north west c.1937 and 9m north c.1955. The brick field appears to have been infilled prior to c.1968. The nature of the fill is unknown
Site Environmental Setting
BGS geology mapping indicates that the site is underlain by the London Clay, which is classified as unproductive aquifer. This has a very low permeability, reducing the potential for migration of gases or liquids onto the site. London Clay was proven during the site inspection in the construction footings. The property is considered to be in an area of high environmental sensitivity with respect to the neighbouring and on site residential dwellings.
Site Inspection
The site inspection performed on 6th October 2015 did not identify any environmental concerns. The observation of the sub-surface condition through the trenches surrounding the foundation of the proposed building in the north has revealed the presence of a thin layer of top soil and then clay. No made ground or evidence of contamination was observed from the exposed surface of the trenches.
Regulatory Enquiries
Environmental Health Department of Eastleigh Borough Council has confirmed they are aware of the presence of the former brick works on site or in close proximity and currently have no current plans to investigate the site under Part 2A of the Environmental Protection Act 1990. With regards to the planning applications for nearby development with land contamination conditions/comments, the department reports no further correspondences on these applications and therefore unable to supply additional detail regarding the wider area.
Conclusions
On the basis of the current information, and assuming the Groundsure recommendations are adhered to, Groundsure considers the site to represent a **low-moderate** environmental risk for the proposed residential development and the current residential use. Mapping suggests that the site is close to, but not on an area of unidentified fill. The site itself is founded on London Clay which was exposed in the footings to the house. This significantly reduces the potential of the site as a source and for the migration of any off site gas or leachate to migrate on to the site. However, due to its proximity to filling, although no evidence of filling, the Local Authority may still require supplemental soil sampling. It is strongly recommended that a watching brief be maintained during development groundworks. Any localised areas of extraordinary ground should be assessed upon discovery. If land contamination is encountered during the development, it must be reported in writing immediately to the Local Planning Authority. An appropriate risk assessment and where necessary a subsequent remediation scheme and a verification report should be undertaken and submitted to the Local Planning Authority for approval.

2. Introduction

2.1. Site Description

The study site, known as "79 Stoke Park Road, Bishopstoke, Eastleigh, SO50 6BW", is used for residential purposes with an existing dwelling in the centre and the north of the site is currently undergoing development as a two-bedroom house.

The study area lies within a residential area of Bishopstoke, located 78m to the west of Stoke Park Wood. The property is accessed via Rogers Road adjacent to the west, and is bordered by similar residential properties with gardens to the north and east and by Stoke Park Road to the south. Further dwellings are noted beyond the aforementioned roads.

Representation of the key site features and the site location is presented in Appendix A.

2.2 Outline of Commission

Groundsure has been advised that the client owns the freehold for the property and intends to develop a two-bedroom dwelling in the north of the site under planning application ref. F/13/73827. The report is required to comply with the contaminated land condition (Condition 6) of the planning consent.

This report should not be relied upon for other purposes or by third parties.

This Phase 1 Risk Assessment aims to provide a preliminary risk assessment of the site in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2.3. Scope of Works

The aim of this report is to provide a qualitative environmental risk assessment for the site based upon the accepted UK principle of the Contaminant - Pathway - Receptor pollutant linkage model.

This Phase 1 Environmental Risk Assessment comprises a comprehensive review of readily available environmental, historic and planning records, in addition to a site reconnaissance.

An assessment of environmental liability associated with the property has been made in respect of the Environmental Protection Act 1990, the Water Resources Act 1991, the Environmental Damage Regulations 2009 and associated legislation, in order to provide a balanced and considered opinion of the property with regard to the intended end use. Where applicable, recommendations are made in respect of further actions considered to be appropriate.

The report discusses the potential commercial implications of the identified risks with reference to the following risk assessment definitions:

Low Risk: There are unlikely to be significant environmental liabilities associated with the property.

Low-Moderate Risk: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate Risk: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High Risk: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High Risk: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

3. Historical Setting

3.1. Historic Mapping Review

The following table provides an outline of the historical land use both on-site and in the surrounding areas. A copy of the historical maps referred to below may be viewed in Appendix B.

Date / Scale	On Site Features	Off Site Features
1868/1:10,560 1869/1:2,500	The earliest mapping identifies the site as open field.	The area is open fields. Stoke Park Wood lies 78m to the east, and grounds associated with Longmead are noted 179m to the south west. A sand pit is identified 359m to the north east.
1895/1:10,560 1896/1:2,500	No significant changes shown.	The woodland to the east has forest roads through it.
1908/1:10,560 1909/1:2,500	The west section of the site appears to be covered by part of a road under construction.	Stoke Park Road is adjacent to the south of the site. Brick works with excavated area (most likely clay pit) lies 87m to the north, and the associated kiln is located 161m north west. An 'old brick works' not marked on previous mapping with two kilns and excavated area is identified approximately 320m to the north west.
1937/1:2,500 1939/1:10,560	The aforementioned road has been cleared and the site is now noted as vacant land.	Excavated area associated with the brick works located 87m north of the site has extended south and lies 16m to the north. The entire 'old brick works' located 320m to the north west and eastern part of the aforementioned brick works has been developed into a residential estate. The nearest dwelling with garden is noted 75m west. The aforementioned sand pit located 359m north east is extended to lie 314m to the north

Date / Scale	On Site Features	Off Site Features
		east of the site.
1955/1:2,500	The site remains as open land with shrubs and rough grasses.	The excavated area of the brick works is further extended and the nearest point is noted approximately 9m to the north of the site. In addition, a pond is also marked 44m to the north west of the site, within the perimeters of the brick works.
1957-1961/ 1:2,500 1957/1:10,560	No significant changes shown although a fence appears to be traverse the centre of the site.	The brick works is labelled as disused. The surrounding areas to the west, east and south have been developed for residential use, with the closest adjacent to the east. A surface drain has been created 110m east within the wood. It flows south. The sand pit located 314m north east is no longer labelled on mapping and the area has been used as a cemetery.
1968/1:1,250 1968/1:2,500	A residential dwelling is developed in the centre of the site.	The entire disused brick works 9m to the north appears to have been infilled and have been redeveloped to comprise multiple residential dwellings with gardens. Rogers Road is constructed adjacent to the west of the site providing access to the dwellings to the north of the site.
1981-2014/ 1:10,000 1992/1:2,500	No significant changes shown.	No significant changes shown.

3.2. Potential Contaminative Issues of Concern

Potentially contaminative issues of concern identified on historic mapping include

- The former brick works with associated excavated area 16m to the north west c.1937 and 9m to the north c.1955.
- Made ground associated with infilling of the former brick field prior to c.1968.

4. Environmental Setting

4.1. Geology

Groundsure has considered the geology of the property with regard to the British Geological Survey (BGS) published geological mapping at 1:10,000 & 1:50,000 scale, sheet No: 315.

The site is situated on the underlying London Clay Formation (clay, silt and sand). Mapping suggests that it is in the region of 75m thick. BGS geological mapping indicates that no artificial ground or superficial deposits lie within 250m of the study site.

Additionally, an area located approximately 10m north of the site was subject to excavation as part of its operation as a former brick works. During the site inspection there was no drop in level suggesting that the excavated area has been infilled with unspecified materials to an unspecified depth.

No boreholes are recorded within 250m of the site.

Groundsure geology data may be viewed in Appendix C.

4.2. Hydrogeology

Groundsure environmental data may be viewed in Appendix D.

Superficial Aquifer	Not Applicable.
Bedrock Aquifer	Unproductive (London Clay): Low permeability deposits of negligible significance with respect to water supply and river base flow.
Source Protection Zones (SPZ)	Not identified to lie within a Source Protection Zone.
Non-potable Groundwater Abstractions	4No. groundwater abstraction licences have been identified within 2,000m of the study site. The nearest licence, expired in 2013, lies 665m to the north east for the use associated with fish farm/cress pond throughflow. This is likely to be abstracted from the outcropping chalk. The remaining three abstraction licences, all in the north east where the chalk outcrops, are active.
Potable Groundwater Abstractions	No potable groundwater abstraction licences have been identified within 2,000m of the study site.

The property is considered to lie within an area of **low** environmental sensitivity with respect to groundwater.

4.3. Hydrology

Nearest Surface Water	The nearest surface water feature, an unclassified drain, is 112m to the south east of the site.
Environment Agency River Quality Rating	The nearest Environment Agency River Quality data point for the River Itchen is noted 772m to the west. The most recent available data from 2005 to 2009 classifies the River as chemical grade A (very good). No record is available in relation to biological quality of the river.
Non-potable Surface Water Abstractions	3No. active surface water abstraction licences have been identified within 2,000m of the study site. The nearest licence lies 671 m to the north east for the use associated with fish farm/cress pond throughflow.
Potable Surface Water Abstractions	No potable surface water abstraction licences have been identified within 2,000m of the study site.

Groundsure considers the property to be in an area of **low-moderate** environmental sensitivity with respect to surface water.

4.4. Environmentally Sensitive Sites

Groundsure has considered the surrounding natural environment using Groundsure environmental data, presented in Appendix D, and freely available Natural England data.

The site has been identified to lie within a DEFRA designated Nitrate Vulnerable Zone (NVZ). This designation relates to the European Commission (EC) Nitrates Directive and requires farmers with land in NVZs to follow mandatory rules follow mandatory rules to reduce nitrate loss to controlled waters from agriculture. As such, this designation is not considered to have any significant implications on the study site in its current and proposed use.

In addition, the Stoke Park Wood to the east of the site is designated Ancient Replanted Woodland.

4.5. Archaeology

Groundsure has considered archaeological matters using designated visually and culturally sensitive site data, which is presented in Appendix F.

The site is not identified to lie within one of the five designated areas of archaeological importance.

No visually or culturally sensitive sites are identified at the site or within 250m.

4.6 Other Sensitive Receptors

A residential dwelling with garden has been identified on site and additional dwellings are noted adjacent to the north and east and beyond the roads to the west and south.

Other sensitive receptors include site workers during the development and future residents.

4.7. Overall Environmental Sensitivity

The property is considered to be in an area of **high environmental sensitivity** with respect to the residential dwellings with gardens on site and adjacent and the development of a two bedroom dwelling in the north of the site.

5. Groundsure Environmental Data

5.1. Environmental Licences, Authorisations and Permits

Groundsure environmental data may be viewed in Appendix D.

5.1.1 On Site

No environmental licenses, authorisations or permits have been identified on site.

5.1.2 Off Site

No environmental licenses, authorisations or permits have been identified within 500m of the subject site.

5.2. Pollution Incidents and Registers

5.2.1 On Site

No Environment Agency NIRS listed pollution incidents or Registers have been recorded at the study site.

5.2.2 Off Site

No Environment Agency NIRS listed pollution incidents or Registers have been recorded within 250m of the study site.

5.3. Landfills, Other Waste Sites and Infilled Land

5.3.1 On Site

No landfill or waste management sites have been identified at the subject site.

5.3.2 Off Site

Two licensed and operational sites are located within 1000m of the site. Neither is within 250m of the site boundary.

Two historic landfill sites have been identified within 1,500m of the subject site. No details of location or waste type are available in the Enviroinsight report.

5.4. Flood Risk

Groundsure flood data may be viewed in Appendix E.

5.4.1 River and Coastal Flood Risk

	On Site	Within 50m
Environment Agency indicative Zone 2 and 3 floodplains	Not identified.	Not identified.
Flood Defences	Not identified.	Not identified.
RoFRaS Flood Rating	Very low	Very low
Historic Flood Events	Not identified.	Not identified.

5.4.2 Pluvial (Surface Water) Flood Risk

	On Site	Within 50m
JBA Pluvial Flood Risk	Not identified.	Not identified.

5.4.3 Flood Risks from Reservoirs and Canals

	On Site	Within 50m
JBA Reservoir Failure	No	No

5.4.4 BGS Groundwater Flood Susceptibility

	Within 50m of Site
BGS Groundwater Flooding susceptibility	Not identified.
BGS Confidence Rating for Groundwater Flooding susceptibility Areas	N/A

5.5. Radon

The site does not fall within a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are required for new structures.

Groundsure radon data may be viewed in Appendix C.

5.6. Mining & Subsidence

The site is not identified to lie within an area which may have been affected by historic mining activities. Further, no other extraction or mining risk areas are noted within 1,000m of the site.

The site is identified as being at low risk of natural ground subsidence as prescribed by the BGS.

However, the presence of high plasticity shrink-swell clays, it is advised that the planting or removal of trees or shrubs near to buildings not be undertaken without expert advice about their effect and management. Additionally, for new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE) and for existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

The Groundsure geology data may be viewed in Appendix C.

5.7. Unexploded Ordnance

From a review of historical plans, the area around the site is not known to have had previous military use and does not appear to have been subject to heavy enemy bombing during WWII. However, should new evidence indicate that unexploded ordnance may be an issue; a preliminary unexploded ordnance risk assessment should be considered, particularly prior to any future ground workings.

6. Planning History

6.1. Groundsure & Local Authority Planning Review

It is understood that the north of the site is being developed under planning application Ref. F/13/73827 (Decision date: 3rd March 2014) for construction of 1No. two-bedroom dwelling to the rear of 79 Stoke Park Road with associated parking, bin/cycle storage and amenity space and access off Rogers Road.

Groundsure has reviewed documentation relating to the residential development and Condition 6 of the planning consent confirms the requirement of an adequate contaminated land risk assessment to be undertaken prior to development due to the use of former brickworks.

In a review undertaken of the Groundsure planning report and the 'Planning Online' section of the Eastleigh Borough Council website, 43 house extension applications within 250m radius and 13 project planning applications within 500m of the study site have been identified.

The following applications are associated with the properties in close proximity to the site.

Permitted application: Ref. F/07/60428, dated 2nd August 2007 for erection of single garage to rear following demolition of existing building at 81 Stoke Park Road. No conditions or note to applicant with regards to contaminated land were placed on the decision notice.

Permitted application: Ref. F/09/65827, dated 4th November 2009 for single storey side and rear extensions and new front porch at 83 Stoke Park Road. No contaminated land conditions were placed on the decision notice. However, a note to applicant was added in the decision notice that as the site is located on the site of former brickworks and seeking advice from the Council's Environmental Heal Unit is recommended before work starts.

Permitted application: Ref. F/10/67221, dated 21st July 2010 for single storey side and rear extension with increased roof height at 83 Stoke Park Road. A similar note to applicant in terms of contaminated land was identified in the planning consent.

Permitted application: Ref. F/12/70557, dated 27th April 2012 for single storey side extensions at 41 Rogers Road. A similar note to applicant in terms of contaminated land was identified in the planning consent.

Permitted application: Ref. F/07/58940, dated 8th March 2007 for part two storey, part single storey rear extension with side and front facing dormer windows at 87 Stoke Park Road. No conditions or note to applicant with regards to contaminated land were placed on the decision notice.

Permitted application: Ref. F/05/55186, dated 18th November 2005 for alterations and extensions to create a two storey dwelling with front facing dormer windows and integral garage at 77 Stoke Park Road. No conditions or note to applicant with regards to contaminated land were placed on the decision notice.

In addition to the above, two permitted multiple residential developments have been identified 155m north east and 232m north west.

Applications for the development 155m north east (adjacent to the north east of the former brick works) are listed as follows.

- Ref. O/13/73660, dated 5th June 2014, outline application for residential development of up to 60 dwellings, allotments, extension to existing cemetery and public open space with access off Stoke Common Road including additional bridleway link. (All matters reserved except access).
- V/15/76078, dated 1st May 2015, variation to S106 Agreement (O/13/73660) BST79 dated 5 June 2014 to make amendments to inconsistencies in wording of the original S106, clarify and revise some Affordable Housing requirement clauses.
- R/15/76716, reserved Matters for layout, scale, appearance and landscaping pursuant to outline planning application O/13/73660 for 60 dwelling units, allotments, cemetery extension and public open space with access off Stoke Common Road and proposed bridleway link. (consultation period ends 20th October 2015)

  Groundsure has reviewed the relevant documentations of these applications. A contaminated land report dated 4th July 2012 and a report of groundwater pollution assessment dated 11th November 2013 with project ref. 61020779 produced by Ramboll have been submitted as application supporting documentation. The Environment Agency and the Council have agreed with conclusion of the reports that no significant risk will be posed to future residents and groundwater as a result of the proposed development and no further investigations/remediations will be necessary. Therefore, no contaminated land condition has been imposed on the decision notice.

The application for the development 232m north west (directly on the former brick works) was permitted under planning consent ref. F/13/73429 for construction of 6no. 3 bed dwellings with associated parking, bin and cycle stores and landscaping, dated 2nd December 2013. A contaminated land desk study report by Card Geotechnics Ltd. (ref. CG/5366) dated February 2010 has been submitted to the Council for consideration. The Environmental Health Department commented that they agreed with the conclusion that there was no visual evidence of significant made ground on site but due to the potentially contaminated historic use as a brick works, a contaminated land condition is recommended to be imposed. Groundsure is not aware whether this condition has been discharged.

7. Site Reconnaissance

A walkover of the site was carried out by a Groundsure representative on 6th October 2015.

A site plan of key features (Figure 1) and a photographic record of the site walkover is provided in Appendix A.

7.1. General Description

Access	Pedestrian and vehicular access to the site was granted from Rogers Road adjacent to the west of the site (Photo 1).
Buildings	The site comprises a domestic residence plot. In the centre of the site is a one-storey brick residential dwelling (Photo 2) with two wooden garden sheds in the south east and central east of the site. The north was the construction site of the two-bedroom dwelling granted under planning permission F/13/73827 (Photo 3). At the time of site visit, the building foundation and internal layer of the external walls of approximately 2.0-2.5m had been partially completed. Groundsure has been advised by the developer Dan Stedman (director of Hampshire Property (Services) Ltd) that a 1200 gauge polythene damp proof membrane has been laid over the entire footprint of the building and then sealed with concrete.
Surface Hardcover	Concrete was noted to cover the driveway/parking area in the centre and the access path in the west leading to the rear garden (Photo 4). The hardcover was in good condition. In addition, the front entrance to the existing building was covered with decorative slate chippings. A green metal container in the south of the construction area had concrete base. According to the proposed site plan, this area will be used as drive way/parking. Additionally, the centre of the construction site was noted to be covered with imported gravel, which is reported by site staff to temporarily enhance the strength of the ground surface for the development (Photo 5).
Soft Landscaping	The rear garden in the south of the site was laid to grass. Bare ground was noted within the northern construction site, and weeds were identified throughout the area, especially along the boundaries of this area. An additional area of soft landscaping was located in the south west corner of the study site, which was situated outside of the wood fencing of the garden area. All vegetation was identified to be in good condition with no signs of distress noted.
Surface Water	The site visit was undertaken in the rain, several puddles were noted on site, notably at the south east corner of the construction site. A visual check of the water indicates it is typical muddy water with no

	visible evidence of contamination (Photo 6).
Site drainage	No site drainage plans were available at time of inspection. However, a grated surface drain was noted in the west of the site, at the entrance of the drive way with two inspection manholes identified in the central west of the site (Photo 4).
Services	Groundsure was not provided with service plans for the property. However, the building was noted to be connected to the mains water, electricity supply and gas network. A standard connection to the municipal sewer is assumed given the use of the property.
Boundary	Concrete based wood fencing marked the majority of the property boundary with the exception of the western side of construction area that was lined with Heras Fencing (Photo 7).
Topography	The site and the surrounding area slope gently down from the north/north west to south/south east. The north of the site had been excavated for the building foundations. Trenches in variable depth (0.2-0.5m below ground level) were noted surrounding the footing of the building to the east, north and west. The deepest section of the trenches was located in the north east at approximately 0.5m below ground level. The trenches enabled a sub-surface inspection. A thin layer of top soil and then clay were noted below ground level and no made ground or evidence of contamination was observed from the exposed surface of the trenches (Photo 8-10).
Invasive Weeds	No invasive species were identified at the study site.

7.2. Operational and Environmental Observations

Site Activities	A house and garden occupied the southern half of the site. Construction of the two-bedroom dwelling was present in the north of the site. It is understood that the development activities were suspended to enable contaminated land risk assessment outlined in Condition 6 of the aforementioned planning permission.
Materials / Waste Stored	Typical domestic materials/wastes were stored in the existing dwelling. Materials and waste stored within the northern construction site were noted to include (Photo 11-13): • A waste bag storing rubbles and other construction waste in the south west; • A pile of sand and gravel in the south west; • A bin, a skip storing sand, a large metal container and a ladder in the south;

	• Bricks and building blocks in the west and north of the site as well as in the centre of foundation of the building under construction; • Damp proof membranes covering the skip and bricks; • Wood debris; and • A portable toilet in the north west.
Waste Management	Three general domestic bins were noted on the concrete access path adjacent to the east of the existing dwelling. A covered bin and a waste bag storing rubbles and other construction waste were noted in the south west of the construction site.
Environmental Management	A reasonable standard of general house-keeping was noted at the construction site in the north with a well-maintained residential building and associated garden in the centre and south. No significant environmental concerns were observed during the recent site inspection.

7.3. Regulated Activities

There are no regulated activities requiring environmental permits or formal inspections on-going at the site.

7.4. Surrounding Environs

The site lies with in a residential setting with dwellings and associated gardens adjacent to the north and east. The site is bordered by Rogers Road to the west and Stoke Park Road to the south (Photo 14).

8. Statutory Consultations

8.1. Local Authority Environmental Protection Team

Environmental Health Department of Eastleigh Borough Council has confirmed they are aware of the presence of the former brick works on site or in close proximity and currently have no plans to investigate the site under Part 2A of the Environmental Protection Act 1990.

With regards to the planning applications of the nearby developments with land contamination comments (F/09/65827, F/10/67221, F/12/70557 and F/13/73429), the department have no correspondences since the comments made on the applications by them, which indicates that no significantly contaminative materials have been reported during these developments.

The full response from the Eastleigh Borough Council is included in Appendix G.

8.2. Local Authority Planning Section

Groundsure did not consider it necessary to undertake consultations with the planning department of Eastleigh Borough Council.

8.3. Petroleum Licensing Section

Groundsure did not consider it necessary to undertake consultations with the Petroleum Licensing Department.

8.4. Environment Agency

Groundsure did not consider it necessary to undertake consultations with the Environment Agency.

9. Existing Information & Reports

Groundsure has not had sight of any existing environmental reports for the property other than the Groundsure Enviro, Full Flooding and Planning Search report, reference 13616542 dated 20th Match 2015. This report was commissioned for the property transaction of existing residential dwelling 79 Stoke Park Road, Eastleigh SO50 6BW. The report was passed in terms of land contamination matter for its current format.

10. Preliminary Risk Assessment

The following table provides the source-pathway-receptor pollutant linkage risk assessment in terms of CLR 11. If one of these elements is missing, or if the pollutant linkage is broken, there can be no significant environmental risk according to the Statutory definition of Contaminated Land" under Part IIA of the Environmental Protection Act 1990.

Source	Pathway	Receptor	Risk Rating	Justification, Mitigation or Further Action
Potential contamination associated with made ground/ infilling **on site**. Contaminants of concern may include heavy metals, hydrocarbons, asbestos and landfill gas.	Direct contact Ingestion Inhalation Chemical Attack	Site users Site visitors Construction workers Buildings & services	Low	A review of historic mapping available to Groundsure (Please refer to Appendix B) indicates the former brick and associated excavation area were located 10m to the north of the site at the nearest point. The site inspection, which gave access to the sub-surface demonstrated that the site is founded on natural clay. Groundsure strongly recommended that a watching brief be maintained during development groundworks to identify any localised areas of extraordinary ground so that they may be assessed upon discovery. Should contamination be encountered during the development, it should be reported in writing immediately to the Local Planning Authority. An appropriate risk assessment and remediation plan will be developed and a verification report submitted to the Local Planning Authority for approval. A response is currently awaited from the Environmental Health and Planning
	Lateral and vertical migration via underlying geology, followed by direct contact , ingestion and inhalation	Site users Site visitors Construction workers Buildings & services Neighbours and neighbouring properties Groundwater Surface water	Low	

Source	Pathway	Receptor	Risk Rating	Justification, Mitigation or Further Action
				Departments of Eastleigh Borough Council regarding contaminated land matters at the site and planning permissions associated with nearby properties; as such this report remains preliminary until this is received.
Potential migrating contamination originating from fill on adjoining property associated with filling of the former brick works. Contaminants of concern may include heavy metals, hydrocarbons, asbestos and landfill gas.	Lateral migration through the pathways: Unsaturated zone; Surface water flow; Groundwater	Site users Site visitors Construction workers Buildings & services	Low-moderate	A review of historic mapping available to Groundsure (Please refer to Appendix B) indicates the former brick and associated excavation area were located 10m to the north of the site at the nearest point. The site inspection, which gave access to the sub-surface demonstrated that the site is founded on natural clay. This underlying London Clay is highly impermeable significantly restricting the migration of gas or leachate through the unsaturated or saturated zone. Mapping suggests that filling occurred between 1961 and 1968. After 1986 the land to the north was developed as a residential estate. This report remains draft as details of the nature and extent of the fill are being sought from the Local Authority. Environmental Health Department of Eastleigh Borough Council has confirmed they are aware of the presence of the former brick works on site or in close proximity and currently have no plans to investigate the site under Part 2A of the

Source	Pathway	Receptor	Risk Rating	Justification, Mitigation or Further Action
				Environmental Protection Act 1990. With regards to the planning applications of the nearby developments with land contamination comments (F/09/65827, F/10/67221, F/12/70557 and F/13/73429), the department have no correspondences since the comments made on the applications by them, which indicates that no encountered potentially contaminative materials were reported during these development

11. Conclusions & Recommendations

11.1. Overview

The main issues considered in the conclusions are:

Do the risks identified, if any, have implications for the current use of the site or give rise to the potential for liability?

Would the environmental risks identified, if any, have implications for the proposed use of the site (if different to the current use)?

How likely is it that the environmental risks identified may affect the saleability and/or value of the site?

How acceptable is the site for use as financial security from an environmental risk perspective?

11.2. Conclusions

The study site is currently residential with an existing dwelling in the centre and the northern part of the site being a construction site for a two-bedroom house.

The study area lies within a residential area of Bishopstoke, located 78m to the west of Stoke Park Wood. The property is accessed via Rogers Road adjacent to the west, and is bordered by similar residential properties with gardens to the north and east and by Stoke Park Road to the south. Further dwellings are noted beyond the aforementioned roads.

Groundsure has been advised that the client owns the freehold for the property and intends to develop a two-bedroom dwelling in the north of the site under planning application ref. F/13/73827. This report is required to comply with the contaminated land condition (Condition 6) of the planning consent. Site activities have been suspended in order to deliver a contaminated land risk assessment outlined in Condition 6 of the planning consent.

The site remained undeveloped until c.1968 when a residential unit was developed in the centre. No significant changes were identified on site until the recent construction in the north of the site. Historically, potentially contaminative land use in the vicinity of the property has included a brick works with associated brick field 87m to the north c.1909, extended to lie 16m north west c.1937 and 9m north c.1955. The brick field appears to have been infilled prior to the development of the housing estate c.1968.

BGS geology mapping indicates that the site is underlain by the London Clay, which is classified as unproductive aquifer and highly impermeable.

The property is considered to be highly environmental sensitivity due to residential dwellings with gardens on site and adjacent and the development of a two bedroom dwelling in the north of the site.

The recent site inspection found that a reasonable standard of general house-keeping was noted at the construction site in the north with a well-maintained residential building and associated garden in the centre and south. No significant environmental concerns relating to current site use were observed during the recent site inspection. Further, the observation of the sub-surface in the construction trenches revealed the presence of a

thin layer of top soil and then clay (to a depth of 0.2-0.5m below ground level). No made ground or evidence of contamination was observed from the exposed surface of the trenches.

Environmental Health Department of Eastleigh Borough Council has confirmed they are aware of the presence of the former brick works on site or in close proximity and currently have no plans to investigate the site under Part 2A of the Environmental Protection Act 1990. With regards to the planning applications of the nearby developments with land contamination comments (F/09/65827, F/10/67221, F/12/70557 and F/13/73429), the department have received no further correspondence on the applications, which indicates that no significantly contaminative materials have been reported.

On the basis of the information contained within this report, Groundsure considers the site to present a **low-moderate environmental risk** for the proposed residential development and the current residential use. However, the local authority may still require additional soil samples given the close proximity of the former brick field.

However, in acknowledgement of the local infilling, Groundsure strongly recommended that a watching brief be maintained during development groundworks to identify any localised areas of extraordinary ground so that they may be assessed upon discovery.

Should contamination be encountered during the development, it should be reported in writing immediately to the Local Planning Authority. An appropriate risk assessment and remediation plan will be developed and a verification report submitted to the Local Planning Authority for approval.

11.3. Recommendations

Action	Approximate cost	Priority
Although there is no evidence of filling on site, because of the proximity of the former brickfield the Authority may determine some soil sampling will be required to deliver the Planning clause.	Development Cost	To be determined by the Local Authority.
A watching brief should be maintained during development groundworks and any localised areas of extraordinary ground conditions should be assessed upon discovery. In the case that land contamination is encountered during development, it must be reported in writing immediately to the Local Planning Authority.	Development Cost	High

Groundsure Terms & Conditions

Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**
"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.
"Client" means the party or parties entering into a Contract with Groundsure.
"Commercial" means any building or property which is not Residential.
"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than
(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and
(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).
"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.
"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.
"Data Reports" means reports comprising factual data with no accompanying interpretation.
"Fees" has the meaning set out in clause 5.1.
"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.
"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.
"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.
"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.
"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.
"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.
"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.
"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.
"Residential" means any building or property used as or intended to be used as a single dwelling.
"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.
"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.
"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.
"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.
"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

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

2.1 Groundsure agrees to provide the Services in accordance with the Contract.
2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.
2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.
2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.
2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.
2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1The Client shall comply with the terms of this Contract and
(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and
(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.
3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.
3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.
3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.
3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.
4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;
(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.
4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.
4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").
5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.
5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to
(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.
6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.
6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

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

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

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

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

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

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

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

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.
6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

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

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

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

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

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

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.
7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.
7.4 Groundsure shall not be liable for

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

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.
7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

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

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

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

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

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

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.
9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.
12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.
12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.
12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.
12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

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

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

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

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

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

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

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

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

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

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

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Appendix A

Figures & Site Photographs



Groundsure
LOCATION INTELLIGENCE

Site Address: 79 Stoke Park Road, Bishopstoke, Eastleigh, SO50 6BW

Project Ref: GSP-2015-0257

Grid Ref: 447189,119706

Figure 1: Key Features Plan

Date: October 2015

Scale: NTS

N
W E
S

Ordnance Survey Licensed Partner

Produced by Groundsure
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

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Photo 1: Rogers Road to the west of the site providing vehicular and pedestrian access. 6th October 2015



Photo 2: View of existing residential building in the centre of the site. 6th October 2015



Photo 3: View of the construction site in the north. 6th October 2015



Photo 4: Driveway and parking area with drainage feature. 6th October 2015



Photo 5: View of gravel covered area in the centre of the construction site. 6th October 2015



Photo 6: View of waterlogging in the south east corner of the construction site. 6th October 2015



Photo 7: View of south west boundary of the site. 6th October 2015



Photo 8: Trench adjacent to the north of the proposed building. 6th October 2015



Photo 9: Trench and waterlogging adjacent to the west of the proposed building. 6th October 2015



Photo 10: Trench adjacent to the east of the proposed building. 6th October 2015



Photo 11: A pile of sand and gravel and a waste bag in the south west corner of the construction site. 6th October 2015



Photo 12: A green metal container in the south of the construction site. 6th October 2015

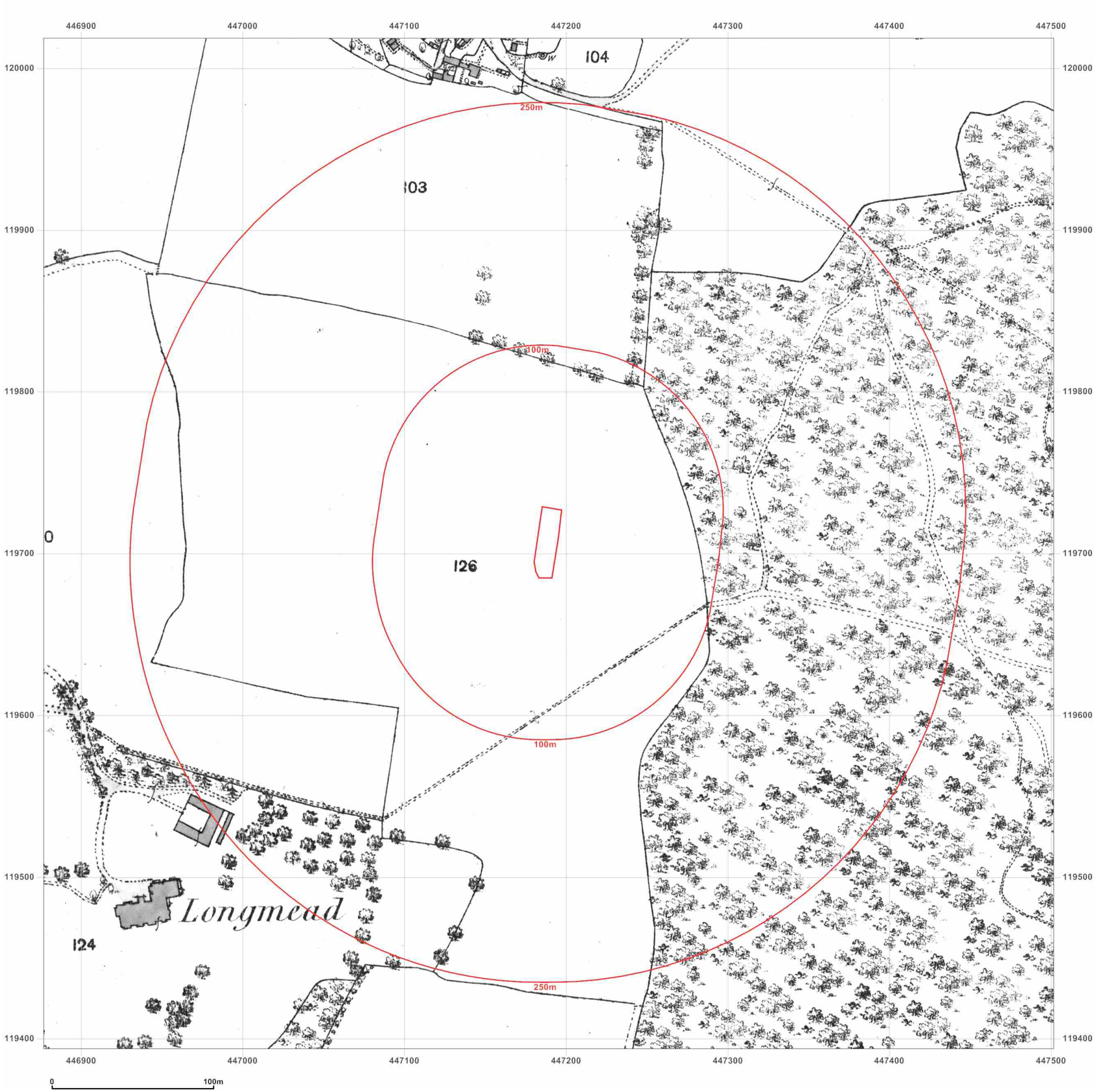


Photo 13: View north of the west of the construction site. 6th October 2015



Photo 14: Looking east on Stoke Park Road. 6th October 2015

Appendix B
Groundsure Historical Map Pack



Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1869**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1869
Revised 1869
Edition N/A
Copyright N/A
Levelled N/A

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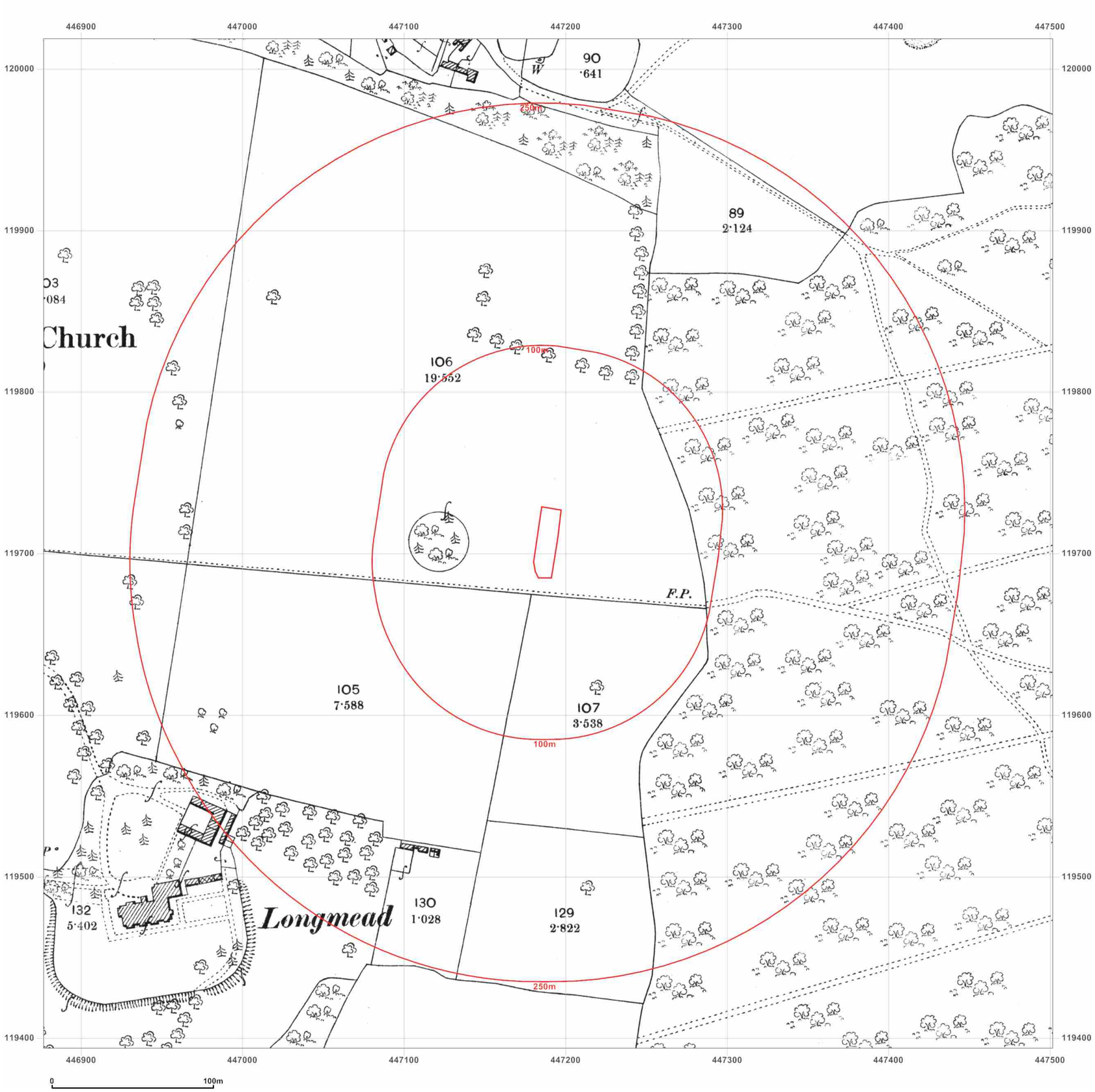
Production date: 05 October 2015

To view map legend click here *Legend*



Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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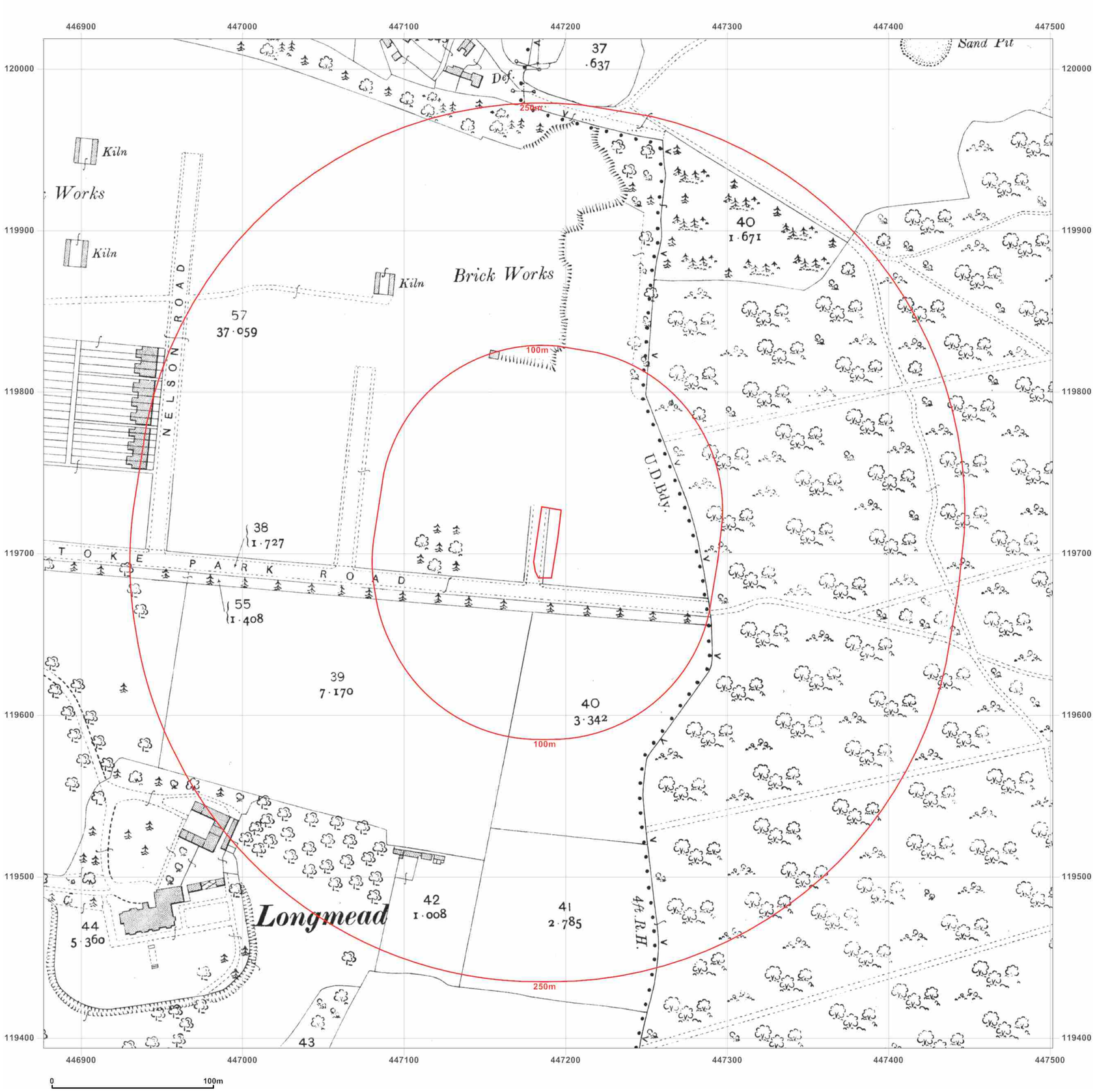
Production date: 05 October 2015

To view map legend click here *Legend*



Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 05 October 2015

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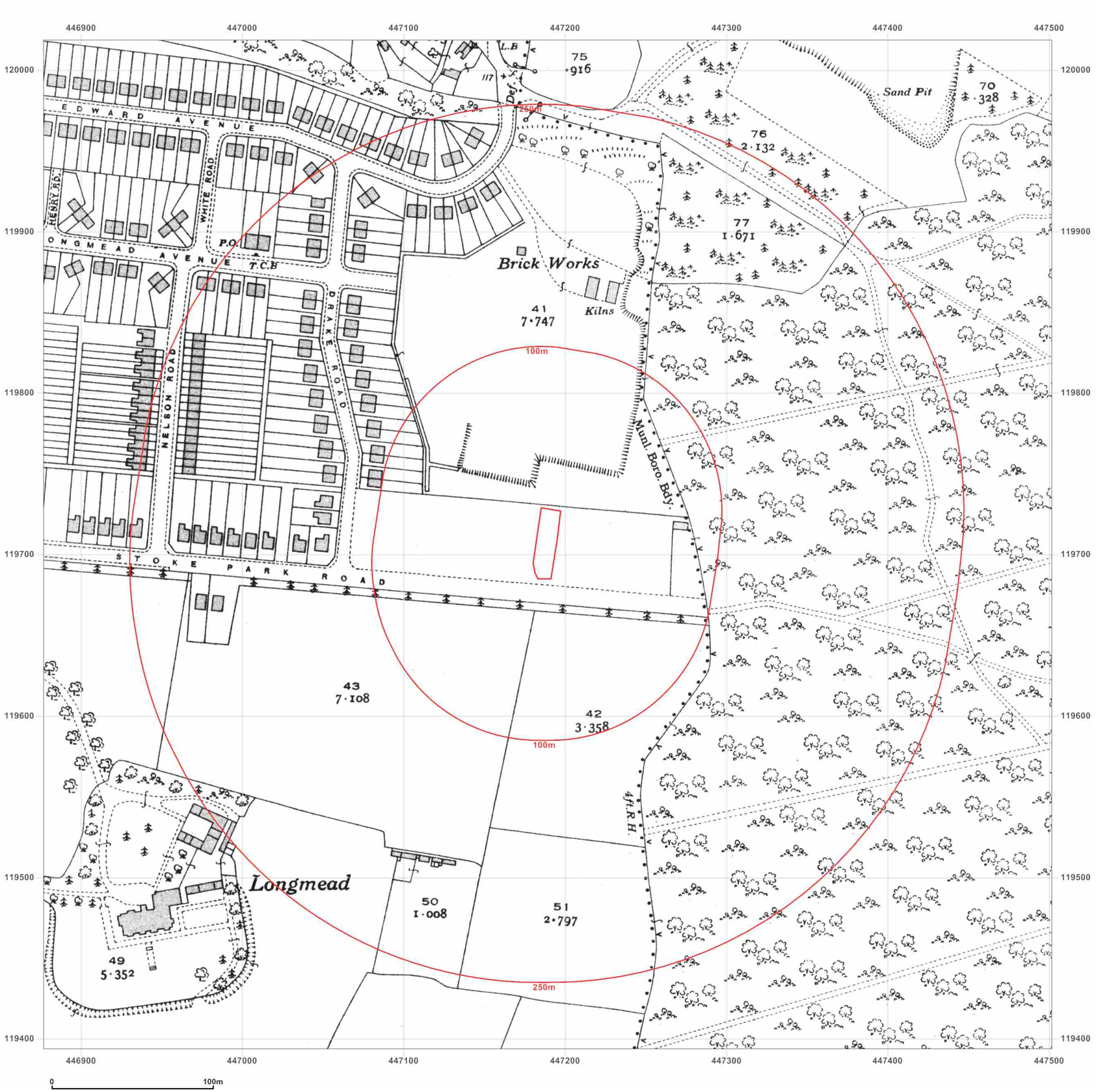

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1937**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1950-1955**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1950 Revised 1955 Edition N/A Copyright N/A Levelled 1938		Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1938
Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1947		Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1938

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1956-1957**

Scale: 1:1,250

Printed at: 1:2,000

N
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	Surveyed 1957 Revised 1957 Edition 1958 Copyright N/A Levelled 1938
Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1947	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1938

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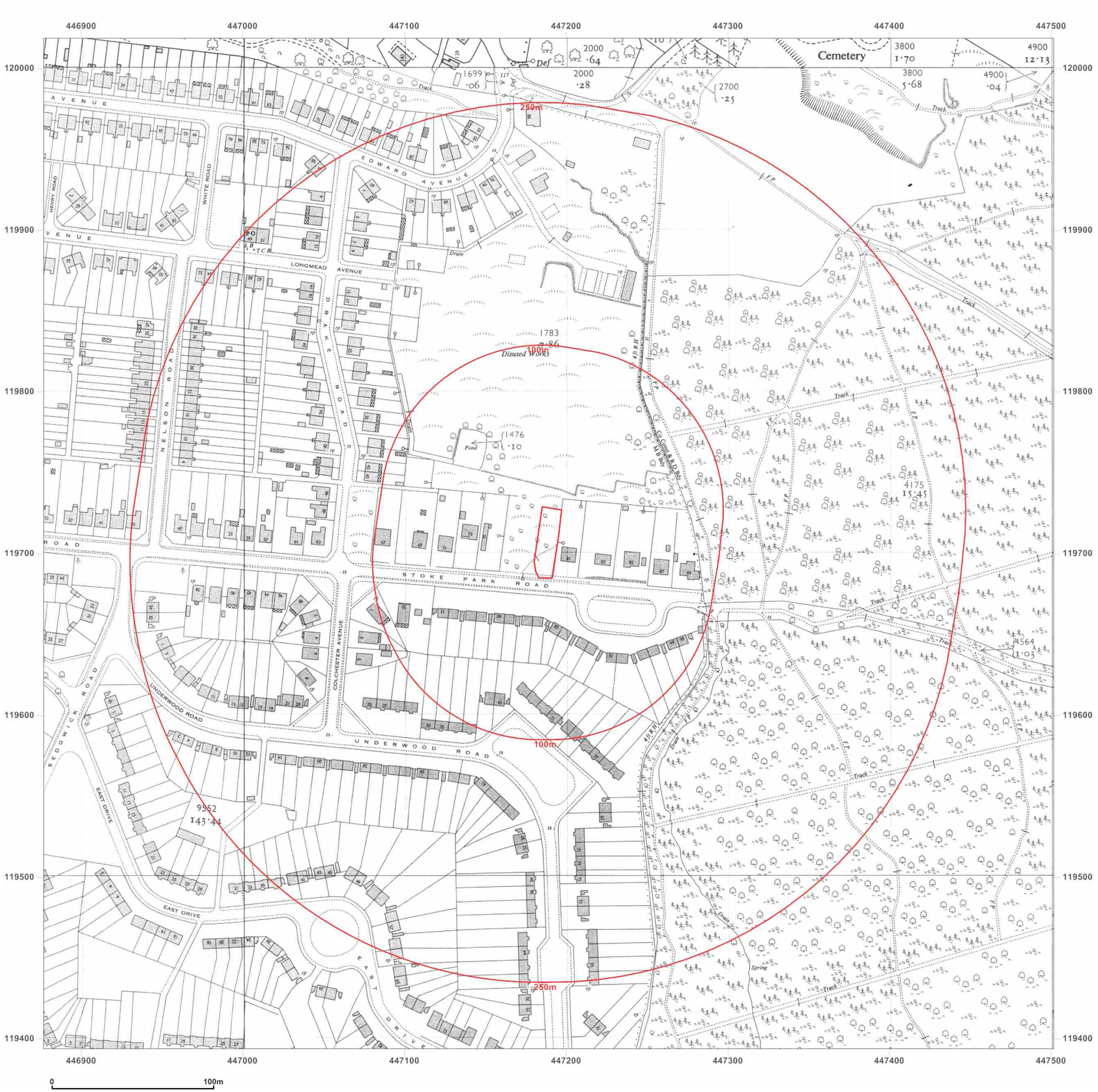

Groundsure INSIGHTS

Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1957-1961**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1961
Revised 1961
Edition 1963
Copyright 1963
Levelled 1959

Surveyed 1957
Revised 1957
Edition 1960
Copyright 1960
Levelled 1947

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1963-1968**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1950 Revised 1967 Edition N/A Copyright 1967 Levelled 1959	Surveyed 1957 Revised 1963 Edition N/A Copyright 1963 Levelled 1959
Surveyed 1950 Revised 1967 Edition N/A Copyright 1967 Levelled 1959	Surveyed 1950 Revised 1967 Edition N/A Copyright 1968 Levelled 1959

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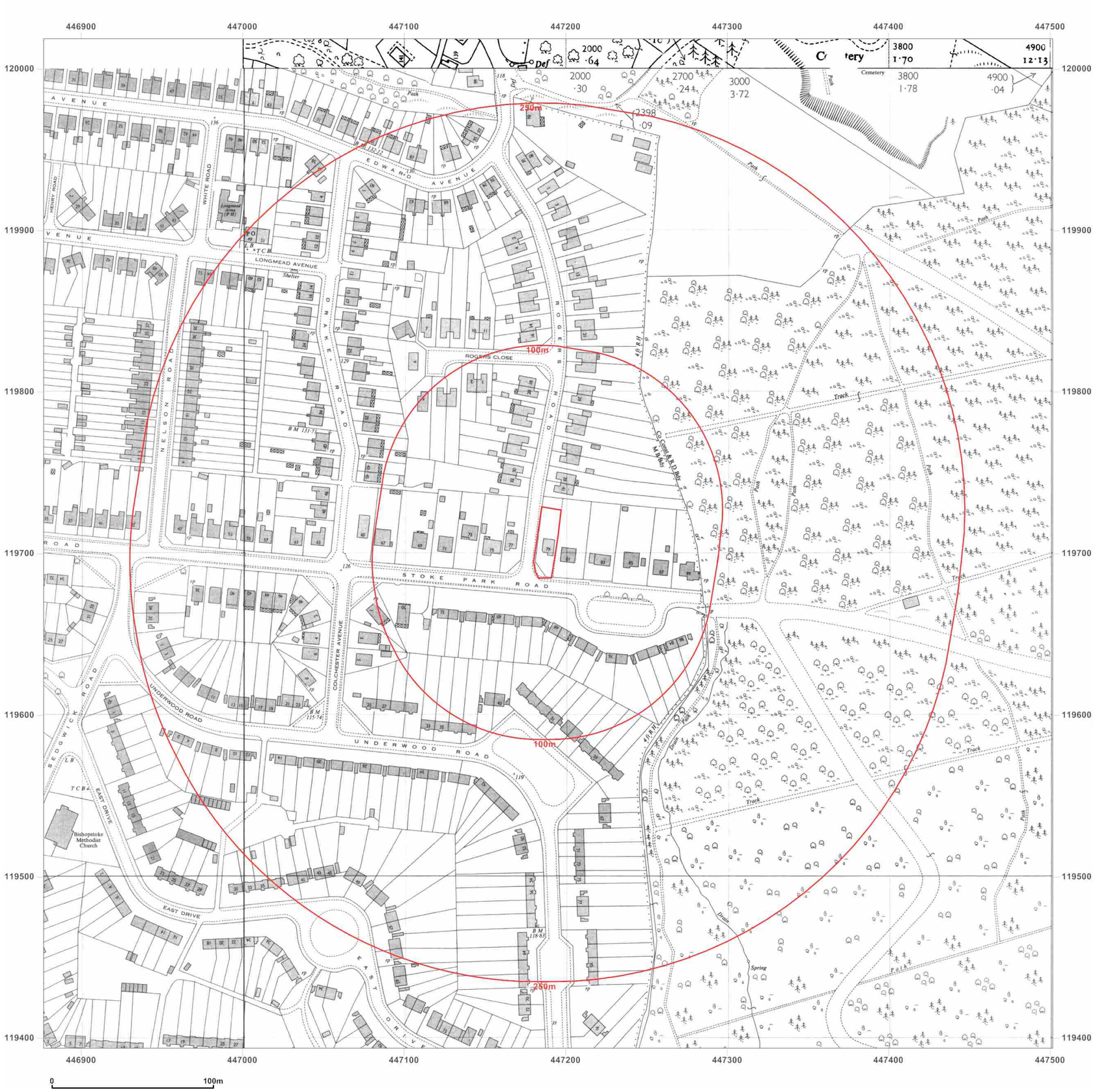

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Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1963-1968**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1959

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Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed N/A Revised 1990 Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised 1990 Edition N/A Copyright 1992 Levelled N/A
Surveyed 1959 Revised 1989 Edition N/A Copyright 1989 Levelled 1959	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A

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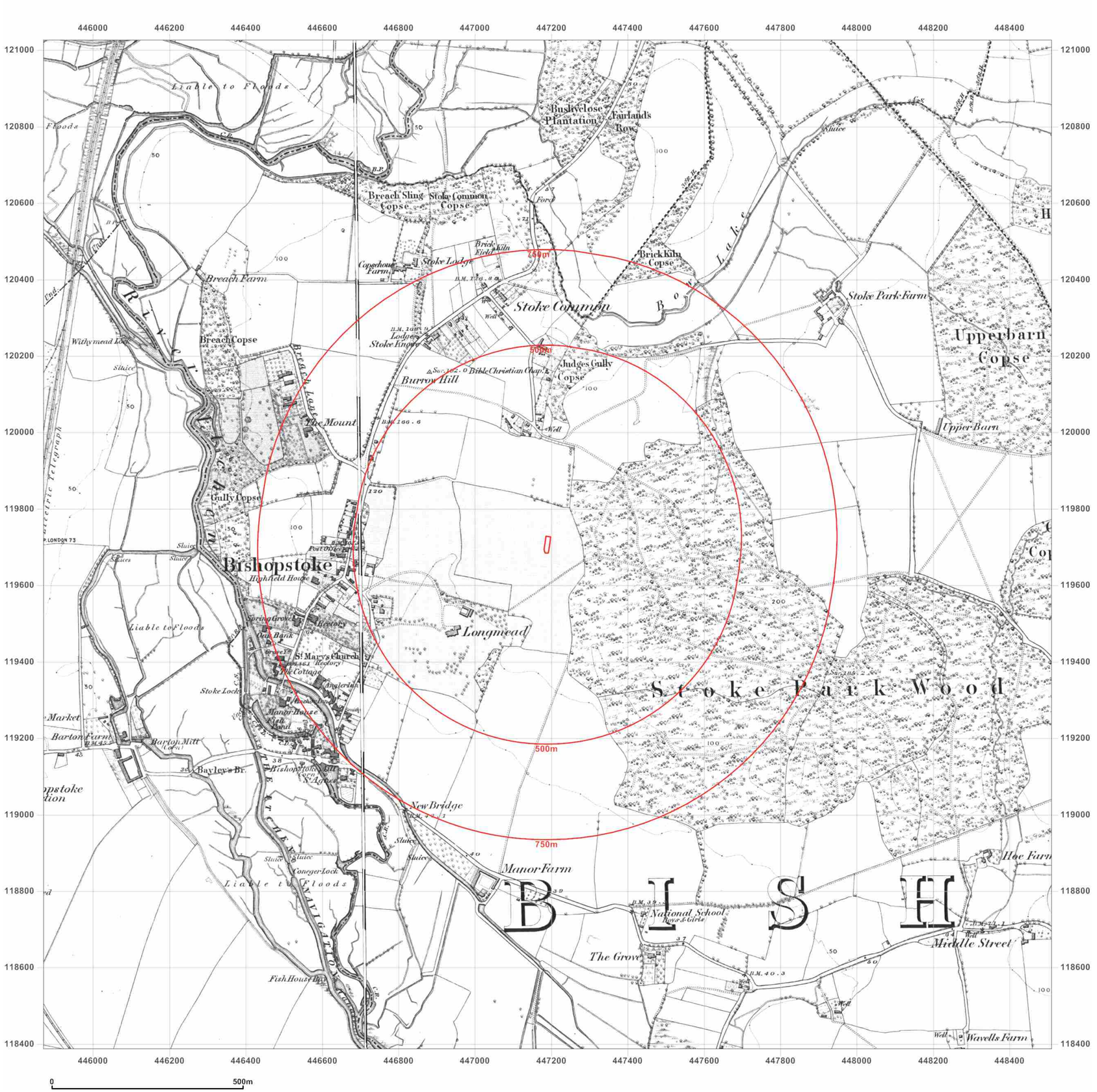

Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

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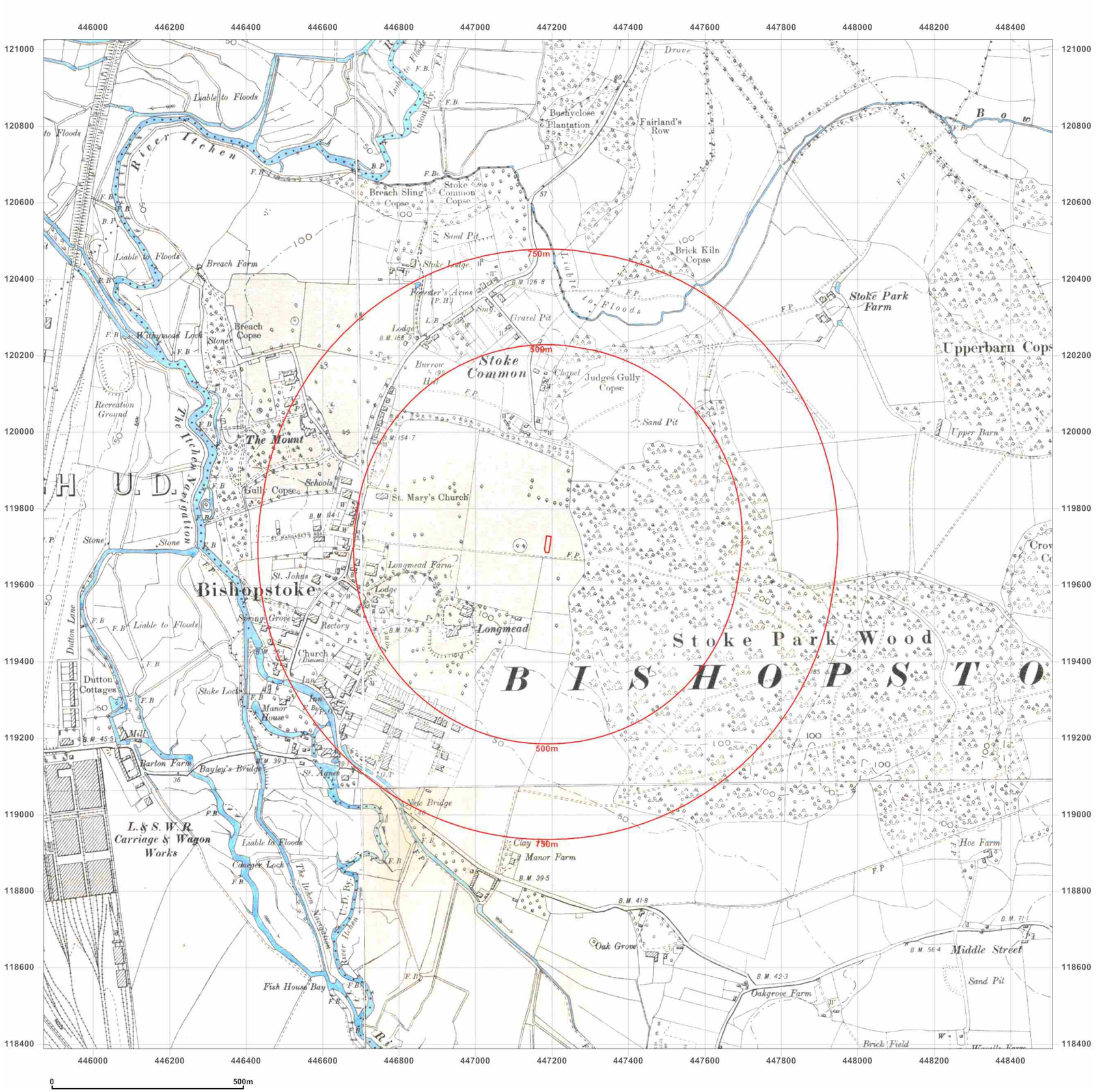

Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1869
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
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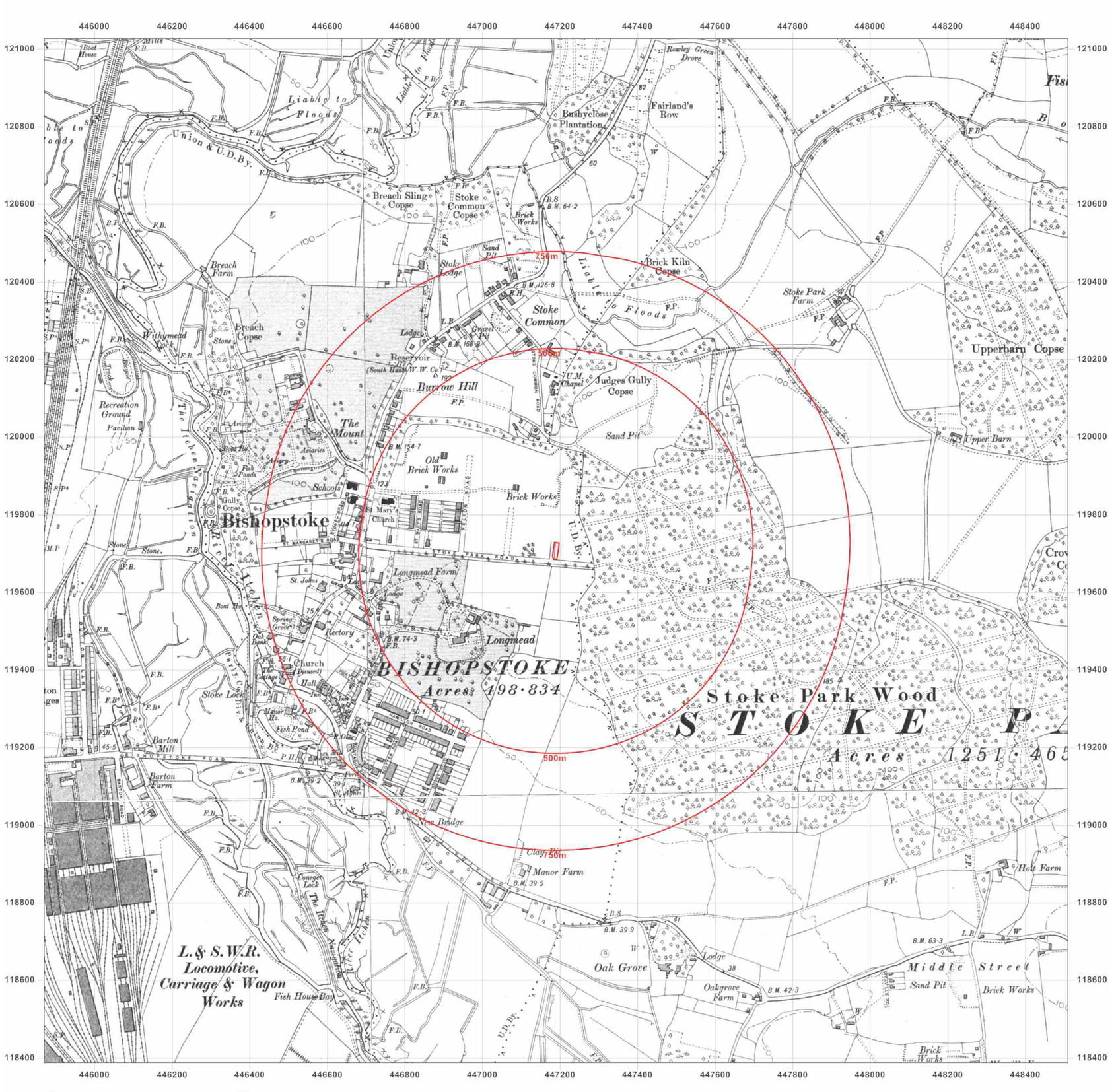

Groundsure INSIGHTS

Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1908**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1868 Revised 1908 Edition N/A Copyright N/A Levelled N/A	Surveyed 1868 Revised 1908 Edition N/A Copyright N/A Levelled N/A
Surveyed 1867 Revised 1908 Edition N/A Copyright N/A Levelled N/A	Surveyed 1867 Revised 1908 Edition N/A Copyright N/A Levelled N/A

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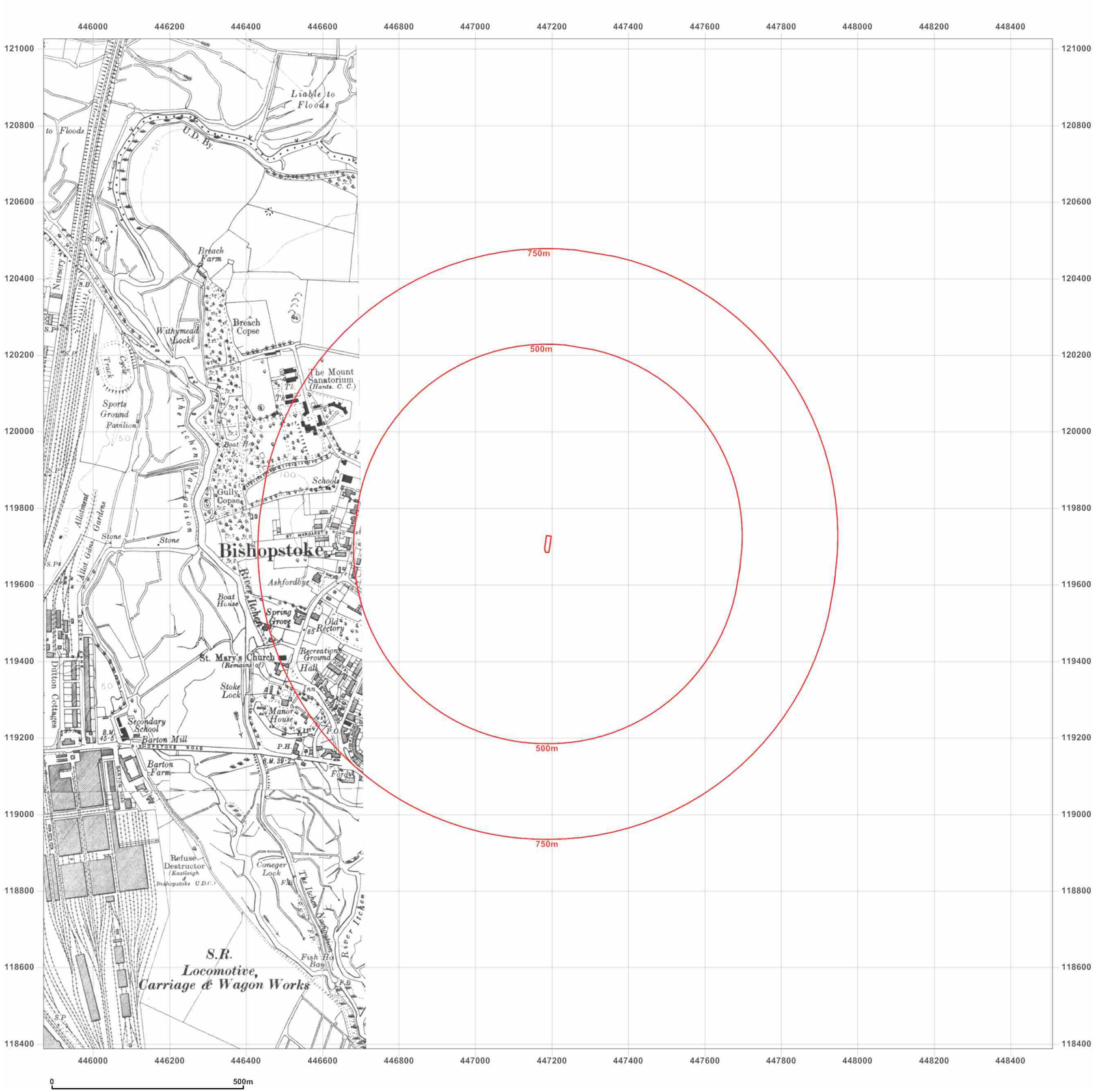

Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1868
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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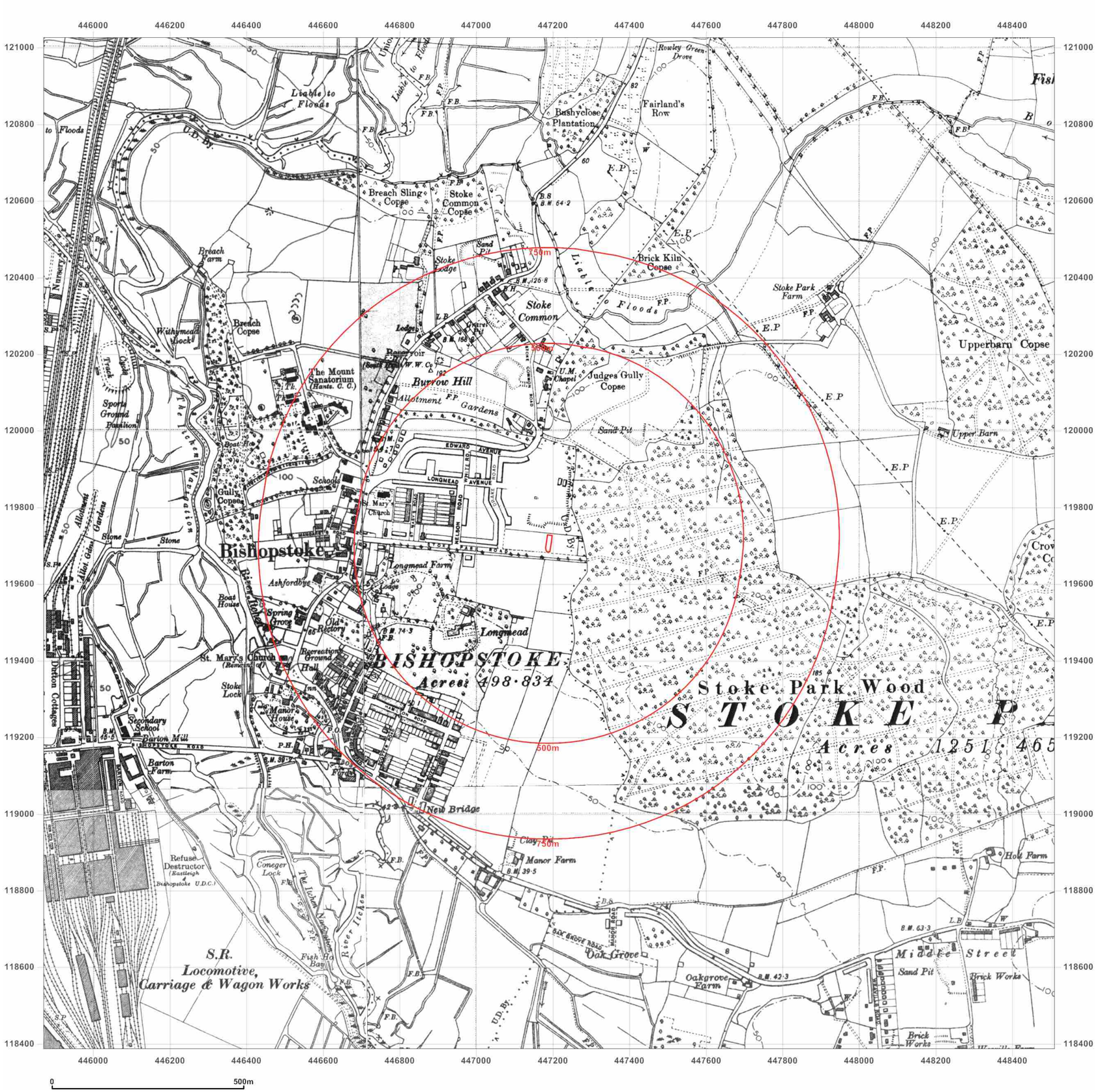

Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: County Series

Map date: **1938-1939**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1868
Revised 1932
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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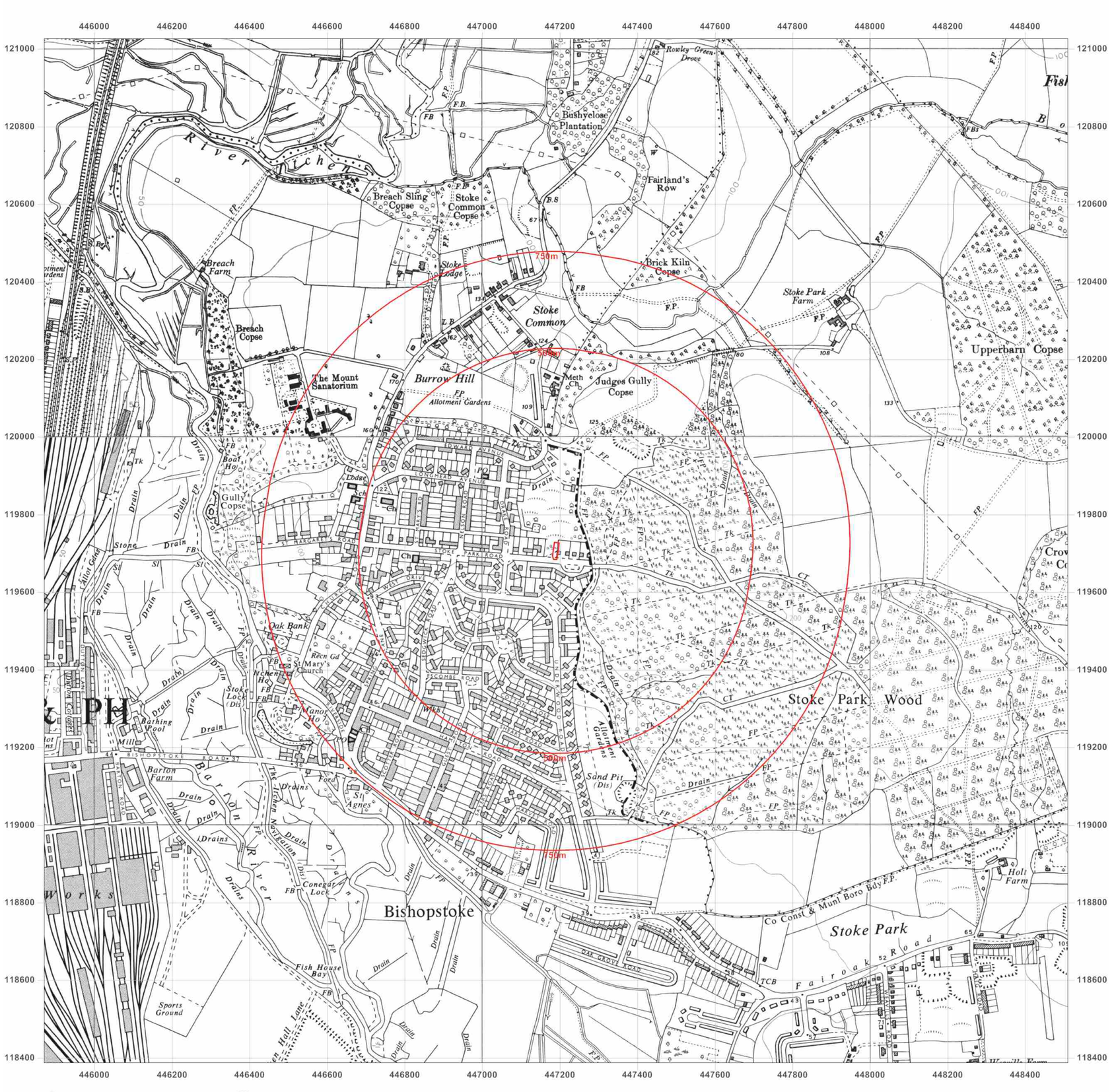

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: Provisional

Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 05 October 2015

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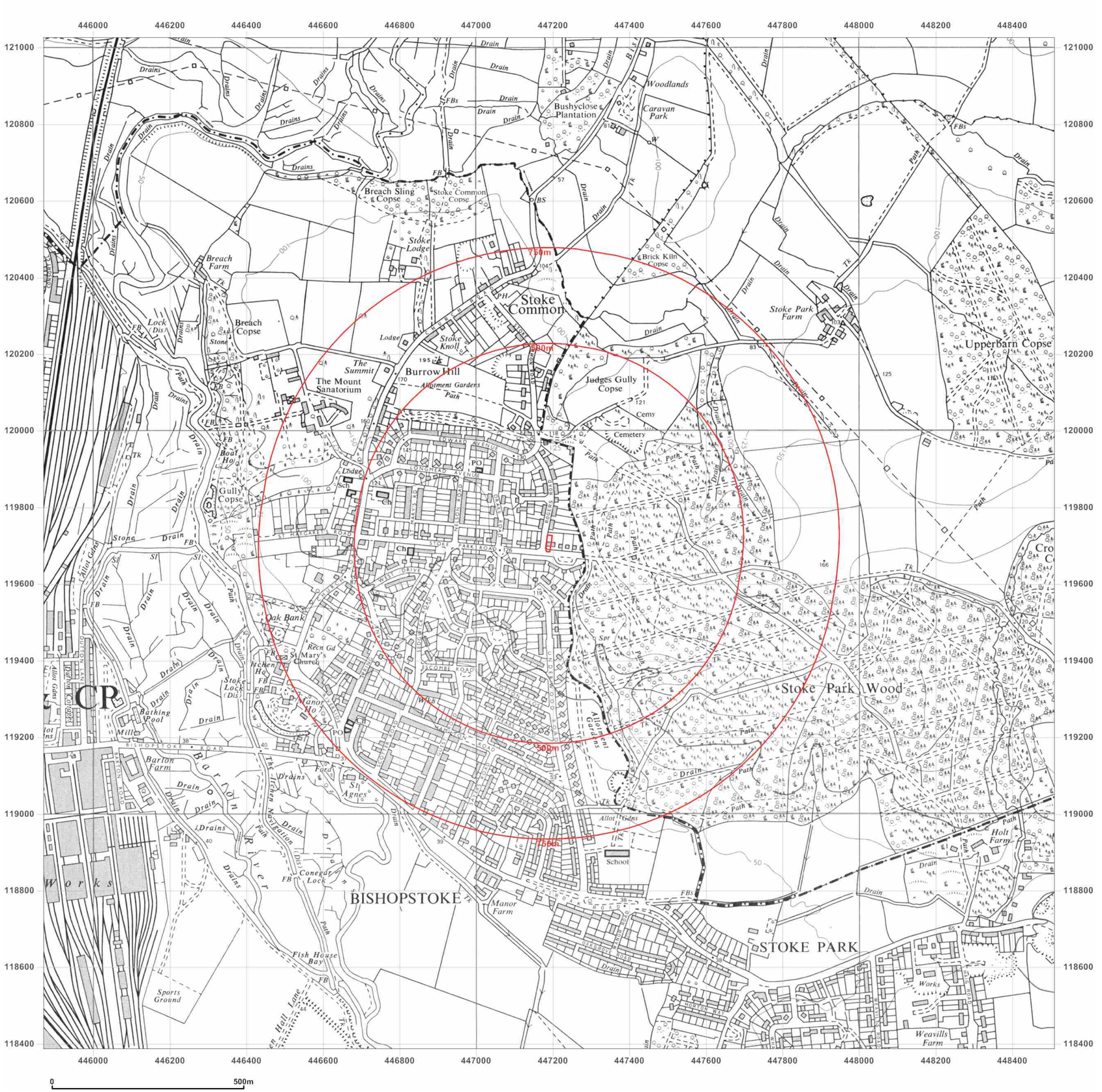

Groundsure INSIGHTS

Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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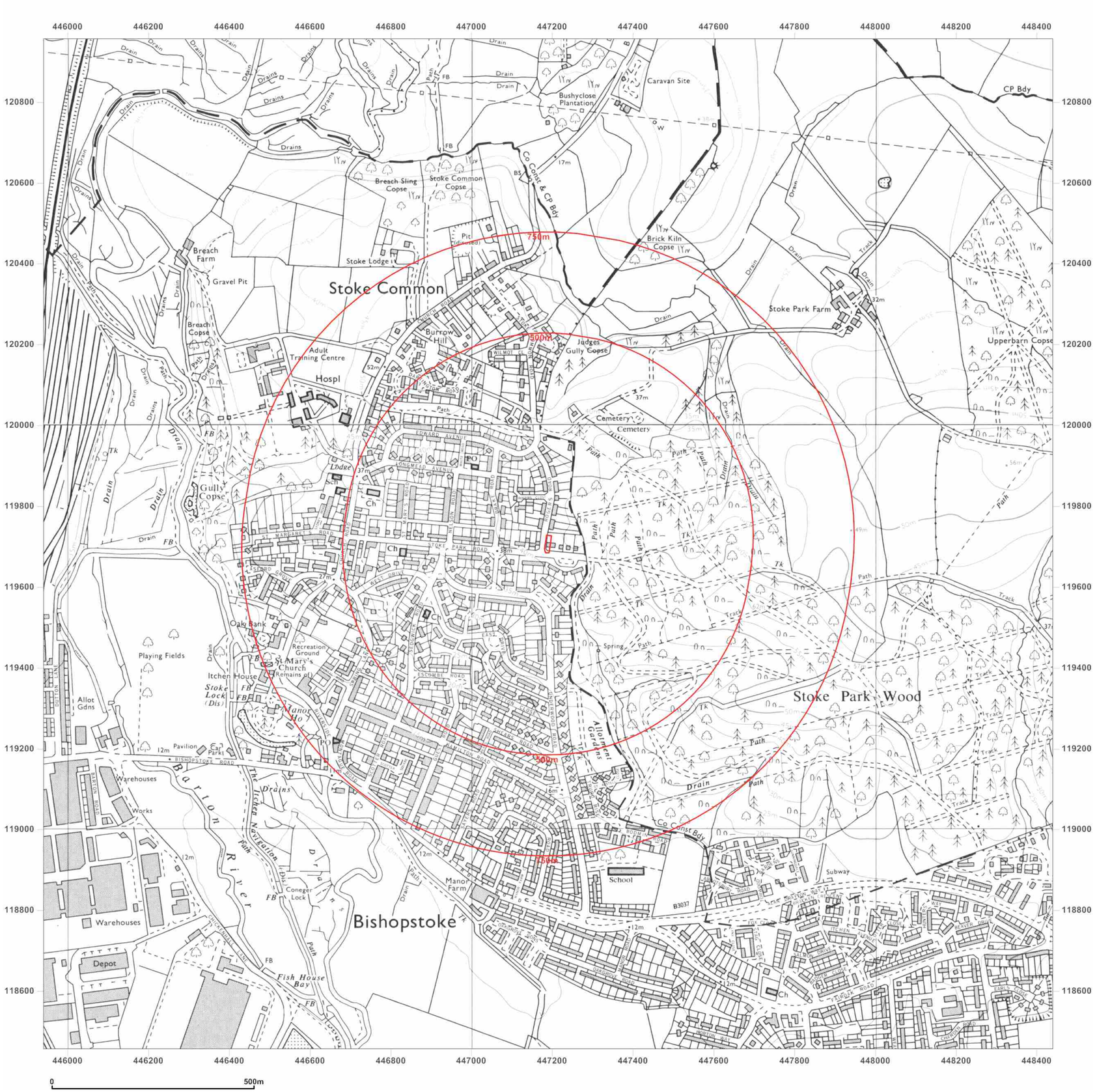

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1975
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

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

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **1989**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1988
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: 1:10,000 Raster

Map date: **2002**

Scale: 1:10,000

Printed at: 1:10,000

N
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2002

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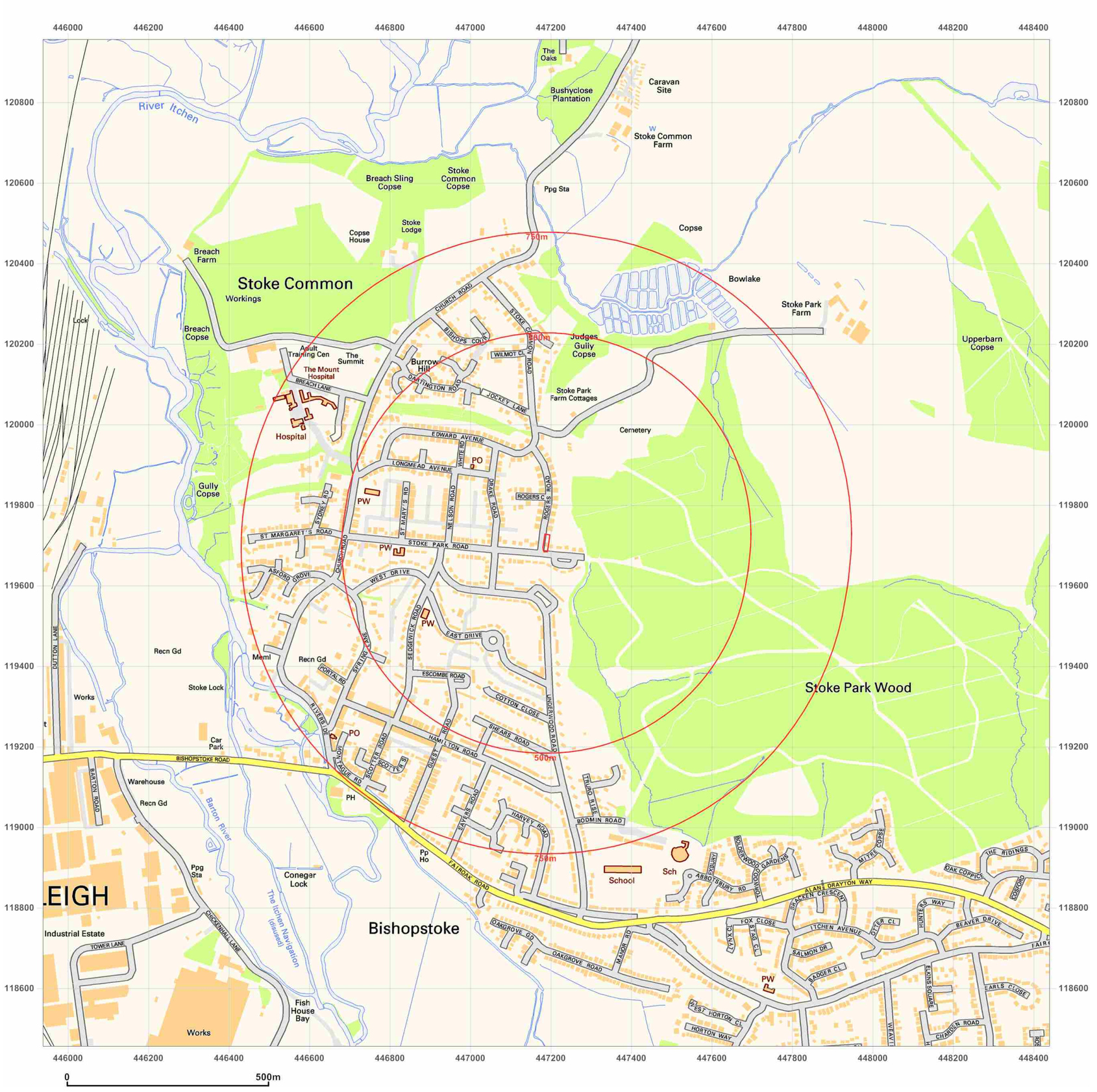

Groundsure INSIGHTS

Site Details:

79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

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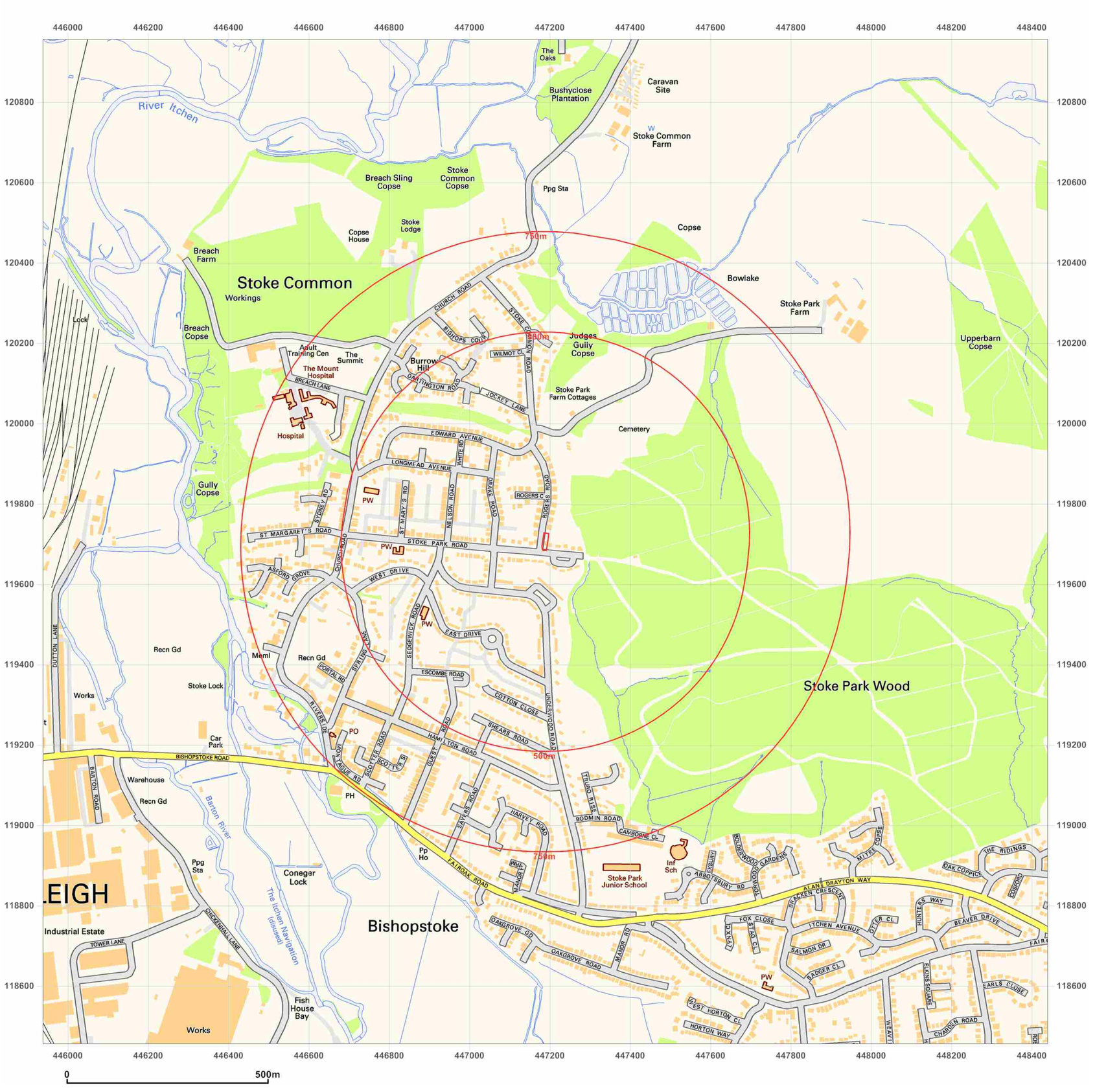

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Site Details:

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Client Ref: GSP-2015-0257
Report Ref: GSCON-2481742
Grid Ref: 447189, 119706

Map Name: National Grid

Map date: **2014**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2014

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Appendix C

Groundsure Geology Data

Groundsure
LOCATION INTELLIGENCE

Groundsure Consultancy

Lees House, 21-23, Dyke Road,
Brighton, BN1 3FE

Groundsure Reference:	GSCON-2481744
Your Reference:	GSP-2015-0257
Report Date	5 Oct 2015
Report Delivery Method:	Email - pdf

Groundsure Geoinsight Plus

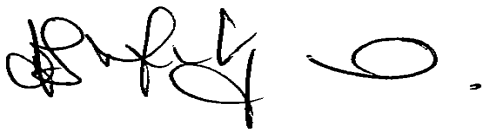
Address: 79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geoinsightplus** 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

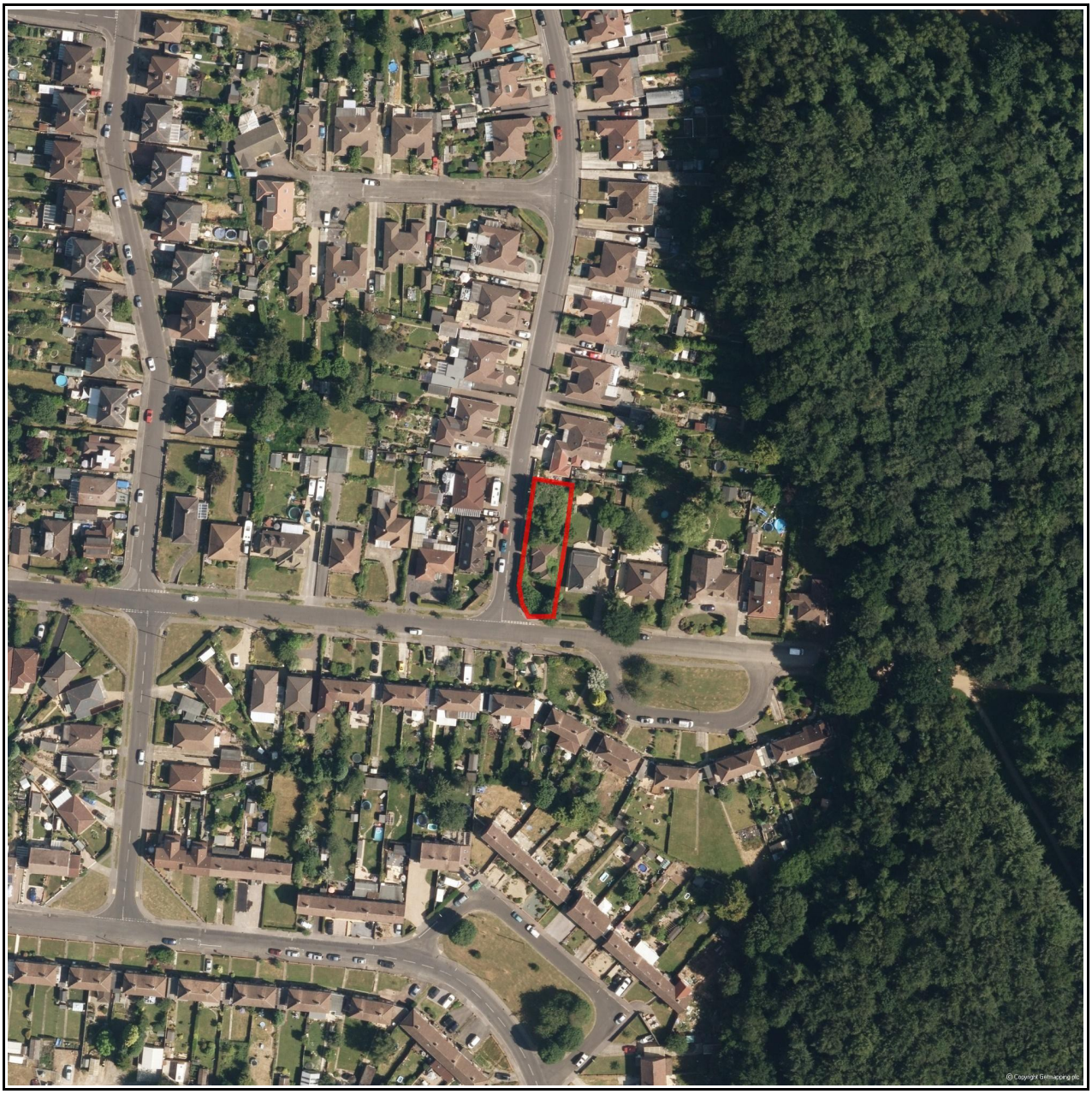
Enc.
Groundsure Geoinsight Plus

Groundsure Geoinsight Plus

Address:	**79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW**
Date:	**5 Oct 2015**
Reference:	**GSCON-2481744**
Client:	**Groundsure Consultancy**

NW N NE

W E



SW S SE

Aerial Photograph Capture date:	04-Jun-2013
Grid Reference:	447189,119706
Site Size:	0.05ha

Groundsure
LOCATION INTELLIGENCE

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Overview of Findings

The Groundsure Geoinsight Plus 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 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal 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.

Section 1: Geology 1:10,000 Scale		
1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	No
	1.2.2 Are there any records of landslip within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and 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 of faults within 500m of the study site boundary at 1:10,000 scale?	No

Section 2: Geology 1:50,000 Scale		
2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	No
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	No
	2.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and Faults	2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	2.3.2 Are there any records of faults within 500m of the study site boundary?	Yes
	2.3.3 Are there any records of faults within 500m of the study site boundary?	No

Section 3: Radon

3. Radon	3.1Is 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.
	3.2Radon Protection	No radon protective measures are necessary.

Section 4: Ground Workings	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	2	1	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
4.3 Current Ground Workings	0	0	1	2	4

Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
5.4 Non-Coal Mining*	0	0	0	0	0
5.5 Non–Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0

Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Tin Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0

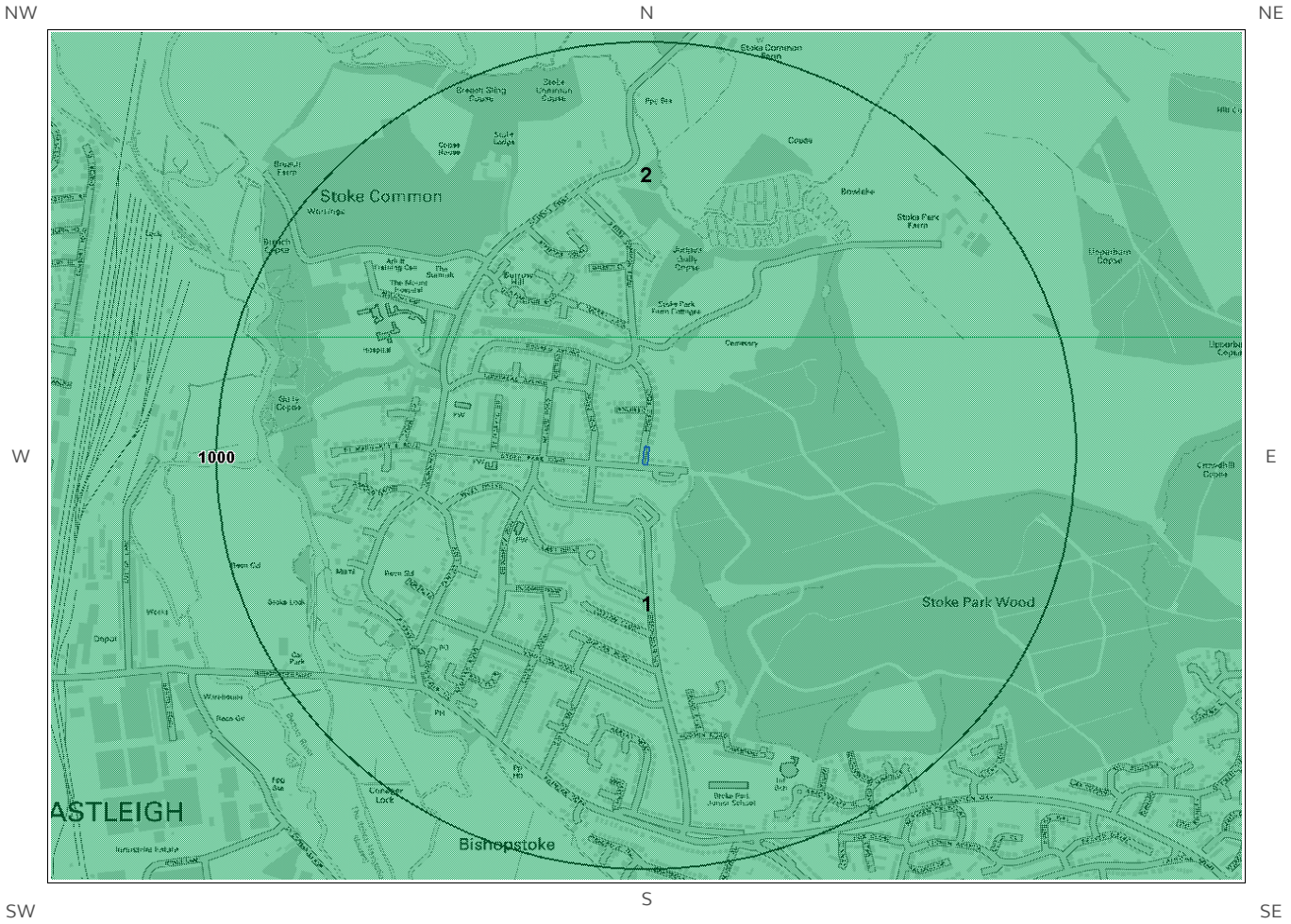
Section 6: Natural Ground Subsidence	On-site
6.1 Shrink-Swell Clay	Low
6.2 Landslides	Very Low
6.3 Ground Dissolution of Soluble Rocks	Negligible
6.4 Compressible Deposits	Negligible
6.5 Collapsible Deposits	Very Low
6.5 Running Sand	Negligible

Section 7: Borehole Records	On-site	0-50m	51-250
7 BGS Recorded Boreholes	0	0	0

Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250
8 Records of Background Soil Chemistry	1	0	0

Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500
9.1 Tunnels	0	0	0	Not Searched
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched
9.3 Historical Railways	0	0	0	Not Searched
9.4 Active Railways	0	0	0	Not Searched
9.5 Railway Projects	0	0	0	0

1:10,000 Scale Availability



1_10,000 Availability Legend

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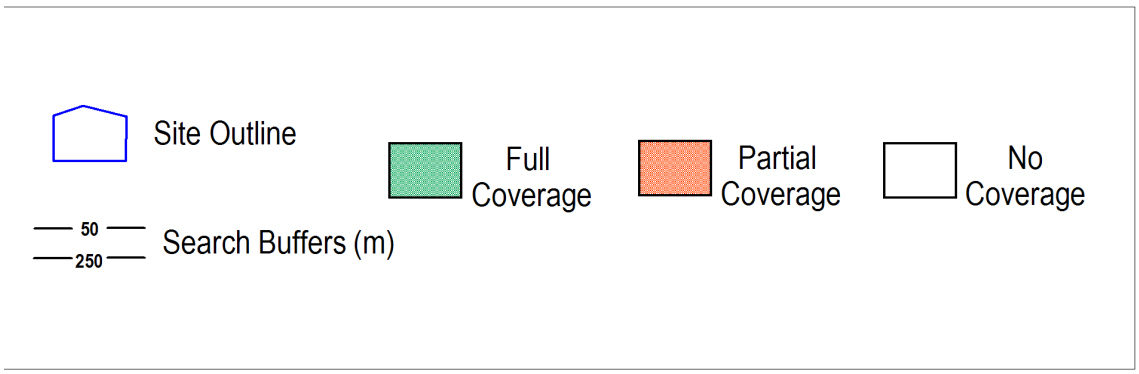


Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	Some deposits are mapped	Full	Full	No coverage
2	271.0	Some deposits are mapped	Full	Full	No coverage

Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

1 Geology (1:10,000 scale).

1.1 Artificial Ground Map (1:10,000 scale)



1. Geology 1:10,000 scale

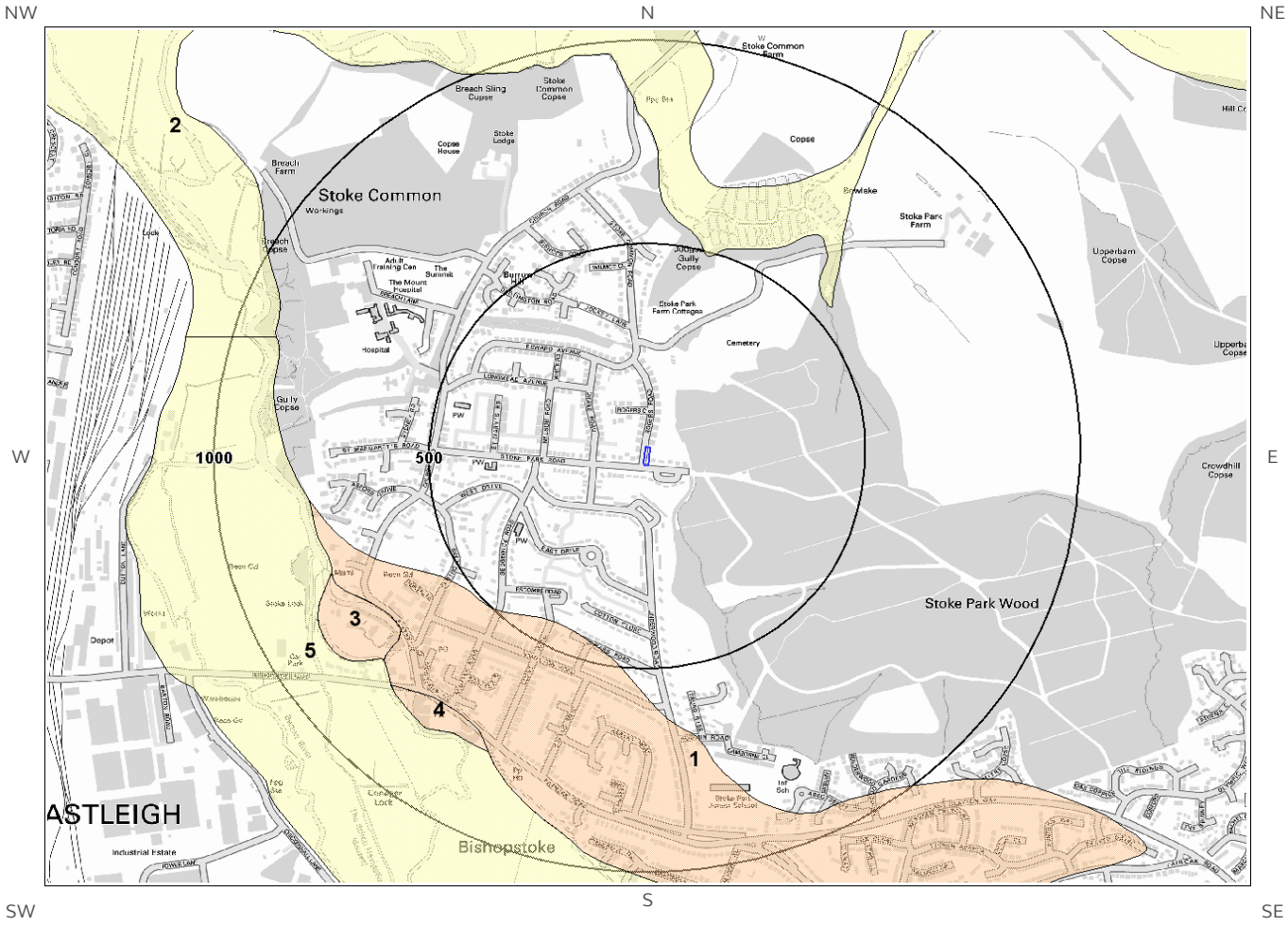
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1A	397.0	NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2A	397.0	NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	421.0	N	WGR-VOID	Worked Ground (Undivided)	Void

1.2 Superficial Deposits and Landslips Map (1:10,000 scale)



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	437.0	SW	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
2	491.0	N	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay

1.2.2 Landslip

Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale?

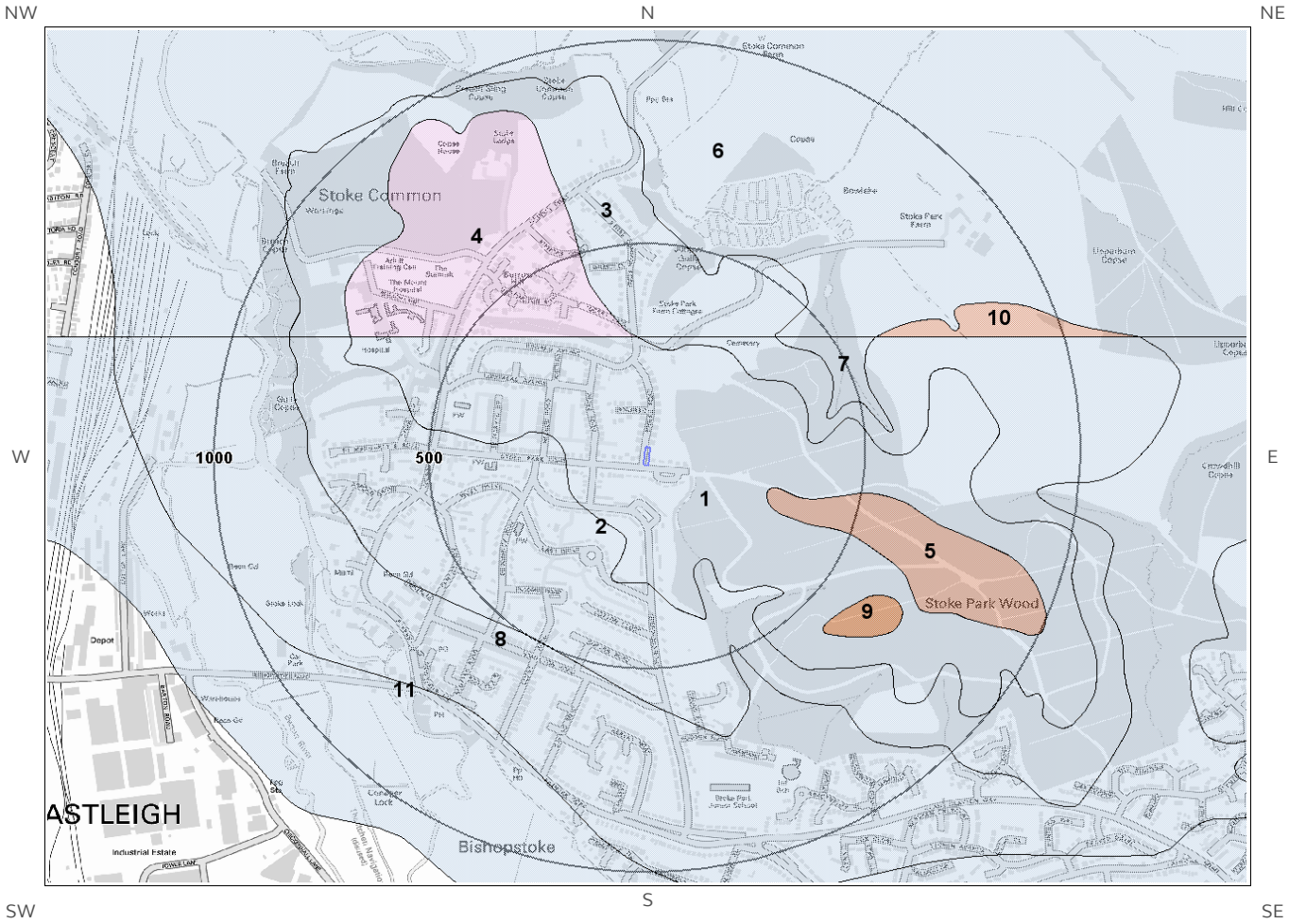
No

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 1:10,000 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.

1.3 Bedrock and Faults Map (1:10,000 scale)



Bedrock and Faults Legend

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Site Outline

500
1000
Search Buffers (m)

1.3 Bedrock and Faults

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	169.0	SW	WHI-SV	Whitecliff Sand Member - Gravelly Sand	Palaeogene Period
3	271.0	N	WHI-SV	Whitecliff Sand Member - Gravelly Sand	Palaeogene Period
4	272.0	N	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
5	284.0	E	WTT-SACL	Wittering Formation - Sandy Clay	Lutetian Age - Ypresian Age
6	397.0	NE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
7	397.0	NE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
8	483.0	SE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

1.3.2 Faults

Are there any records of Faults within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 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.

2 Geology 1:50,000 Scale

2.1 Artificial Ground Map



Ground Workings Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Disturbed Ground (undivided)

Worked Ground (undivided)

Landscaped Ground (undivided)

Infilled Ground

Reclaimed Ground

2. Geology 1:50,000 scale

2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 315

2.1.1 Artificial/ Made Ground

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

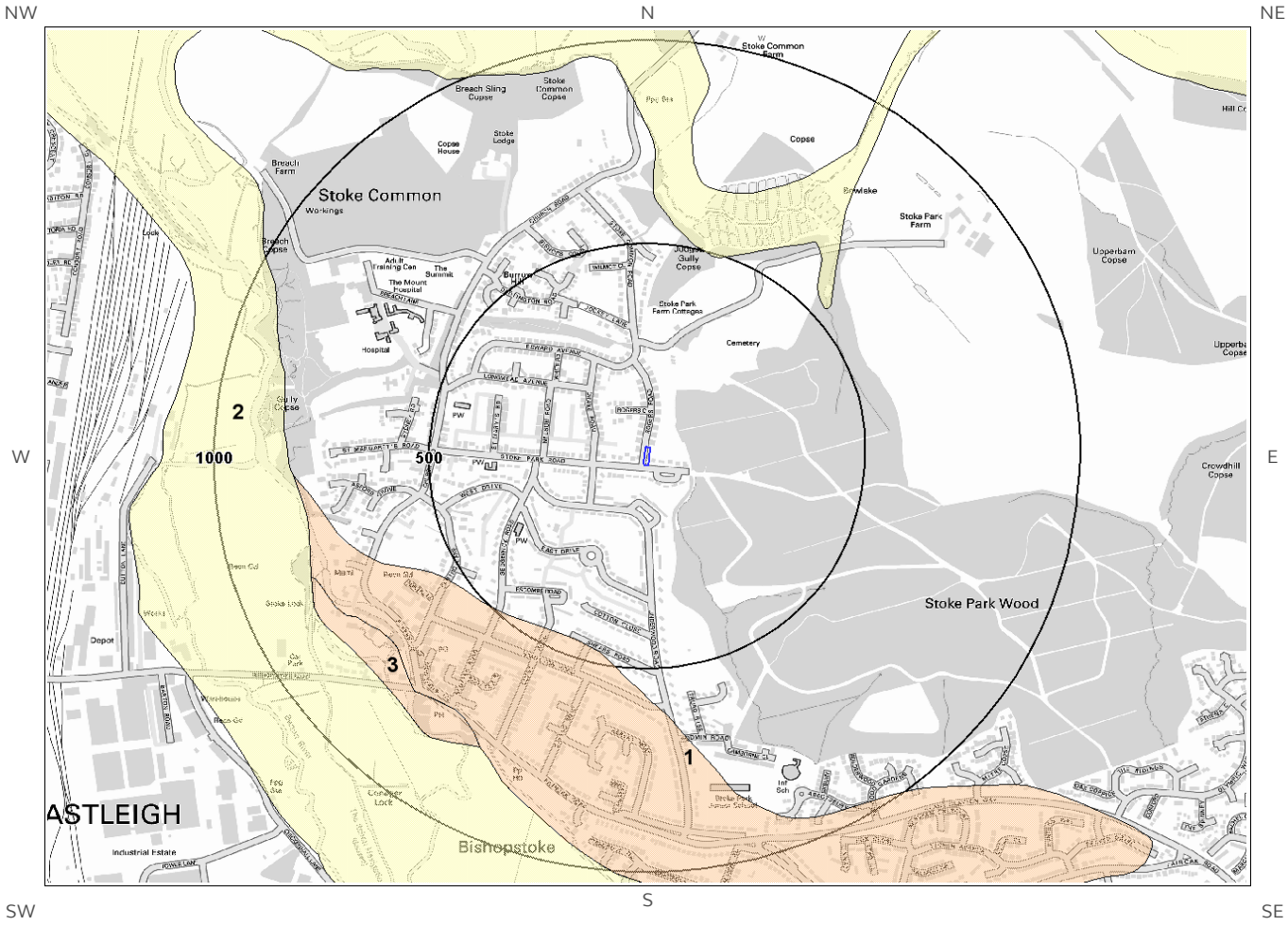
Database searched and no data found.

2.1.2 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.

2.2 Superficial Deposits and Landslips Map (1:50,000 scale)



Ground Workings Legend

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Site Outline

500
1000
Search Buffers (m)

2.2 Superficial Deposits and Landslips

2.2.1 Superficial Deposits/ Drift Geology

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

ID	Distance	Direction	LEX Code	Description	Rock Description
1	455.0	S	RTD1	RIVER TERRACE DEPOSITS, 1	CLAY AND SILT [UNLITHIFIED DEPOSITS CODING SCHEME]
2	492.0	N	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

2.2.2 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.

2.2.3 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, there 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.

2.2.4 Landslip Permeability

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

Database searched and no data found.

2.3 Bedrock and Faults Map (1:50,000 scale)



Ground Workings Legend

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Site Outline

500
1000
Search Buffers (m)

2.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 315

2.3.1 Bedrock/Solid Geology

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

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	No Details
2	163.0	W	WHI-SANDU	Whitecliff Sand Member - Sand	No Details
3	243.0	N	WHI-SANDU	Whitecliff Sand Member - Sand	No Details
4	305.0	E	WTT-SSCL	Wittering Formation - Sand, Silt And Clay	Lutetian / Ypresian

2.3.2 Permeability of Bedrock Ground

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

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low

2.3.3 Faults

Are there any records of Faults 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: 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 nation wide coverage.

3 Radon Data

3.1 Radon Affected Areas

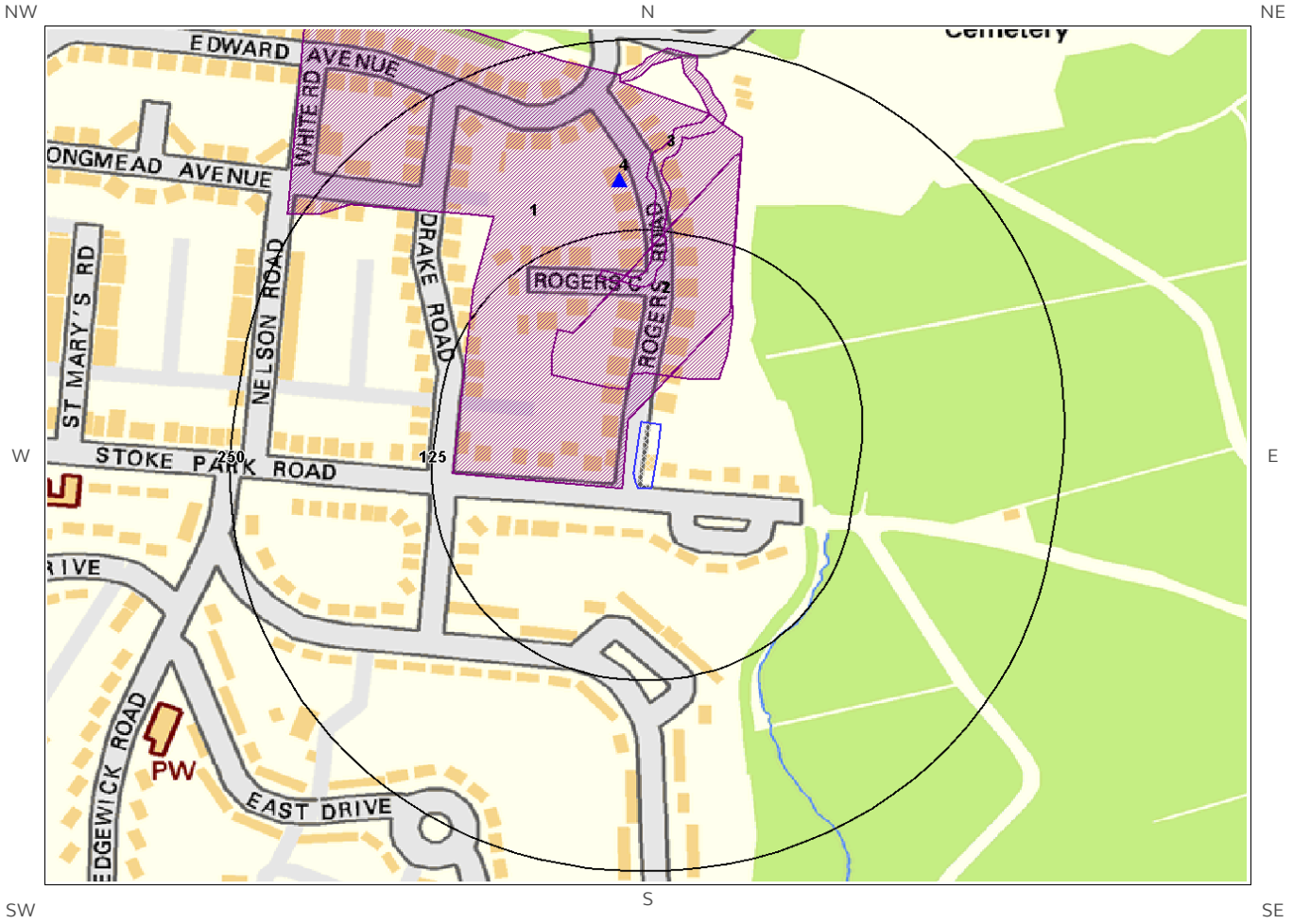
Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

3.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

---

4 Ground Workings Map



Ground Workings Legend

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

4 Ground Workings

4.1 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

ID	Distance (m)	Direction	NGR	Use	Date
1	6.0	W	447107 119851	Brick Works	1908
2	23.0	N	447188 119827	Unspecified Ground Workings	1939
3	88.0	N	447193 119895	Unspecified Ground Workings	1908

4.2 Historical Underground Working 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? No

Database searched and no data found.

4.3 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 Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
4	159.0	N	447171 119887	Clay & Shale	Burrow Hill Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	361.0	NE	447413 120016	Sand	Stoke Common Sand Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	461.0	NW	446799 119981	Clay & Shale	Burrow Hill Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	568.0	N	447049 120280	Sand & Gravel	Stoke Common Gravel Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	746.0	N	447030 120459	Clay & Shale	Stoke Common Brick Field	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	770.0	S	447084 118921	Clay & Shale	Manor Farm Clay Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	843.0	N	447112 120569	Clay & Shale	Stoke Common Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

5 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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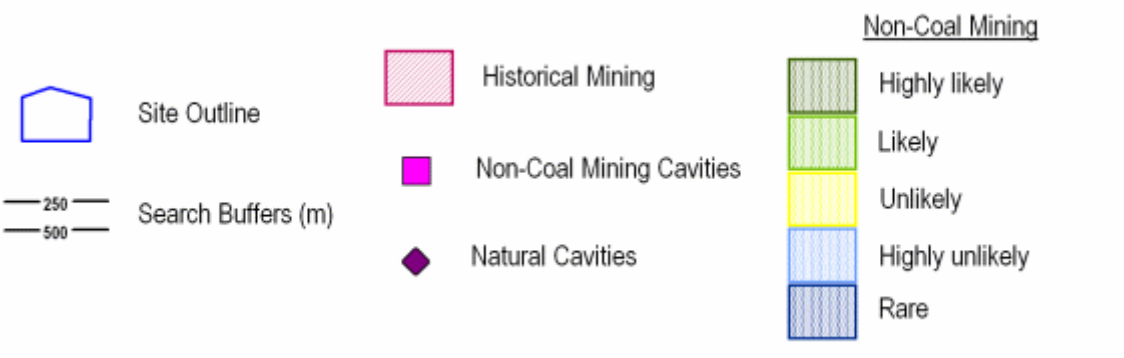


5 Mining, Extraction & Natural Cavities

5.1 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? No

Database searched and no data found.

5.2 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? No

Database searched and no data found.

5.3 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 and no data found.

5.4 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? No

Database searched and no data found.

5.5 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? No

Database searched and no data found.

5.6 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.

5.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

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

Database searched and no data found.

5.8 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.

5.9 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..

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

Database searched and no data found.

5.10 Clay Mining

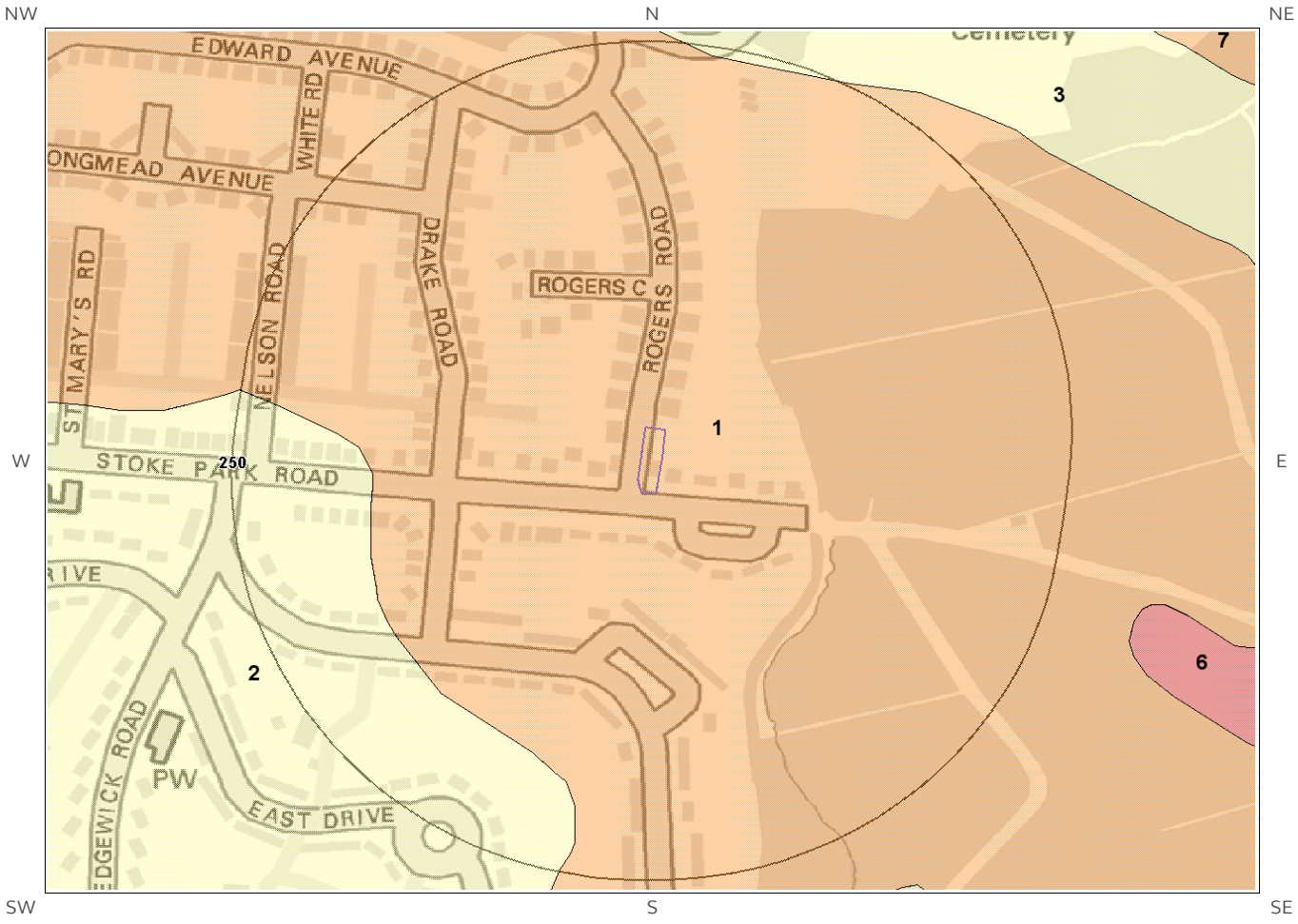
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

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

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

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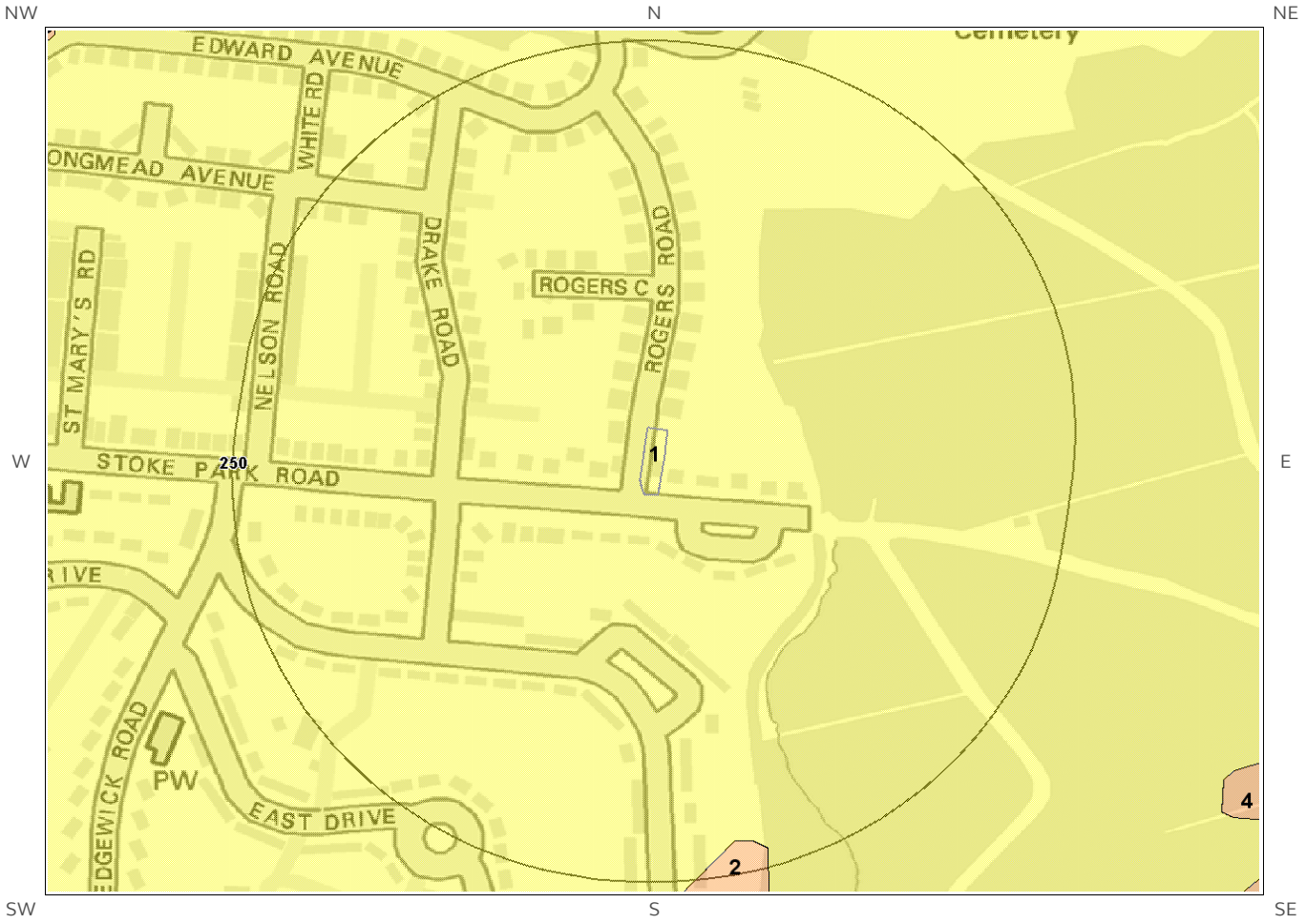
6.2 Landslides Map



Landslides Legend

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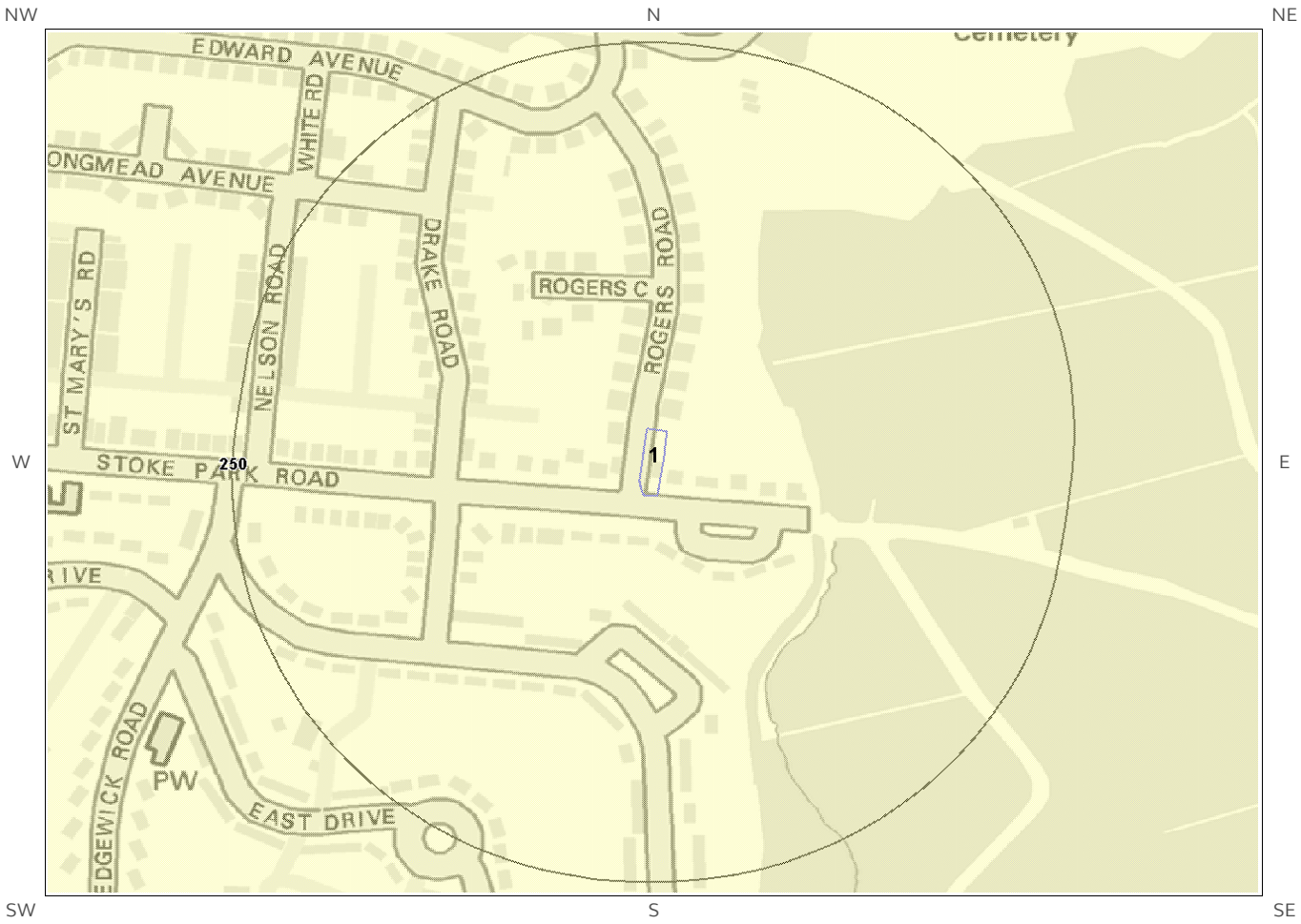
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

6.3 Ground Dissolution of Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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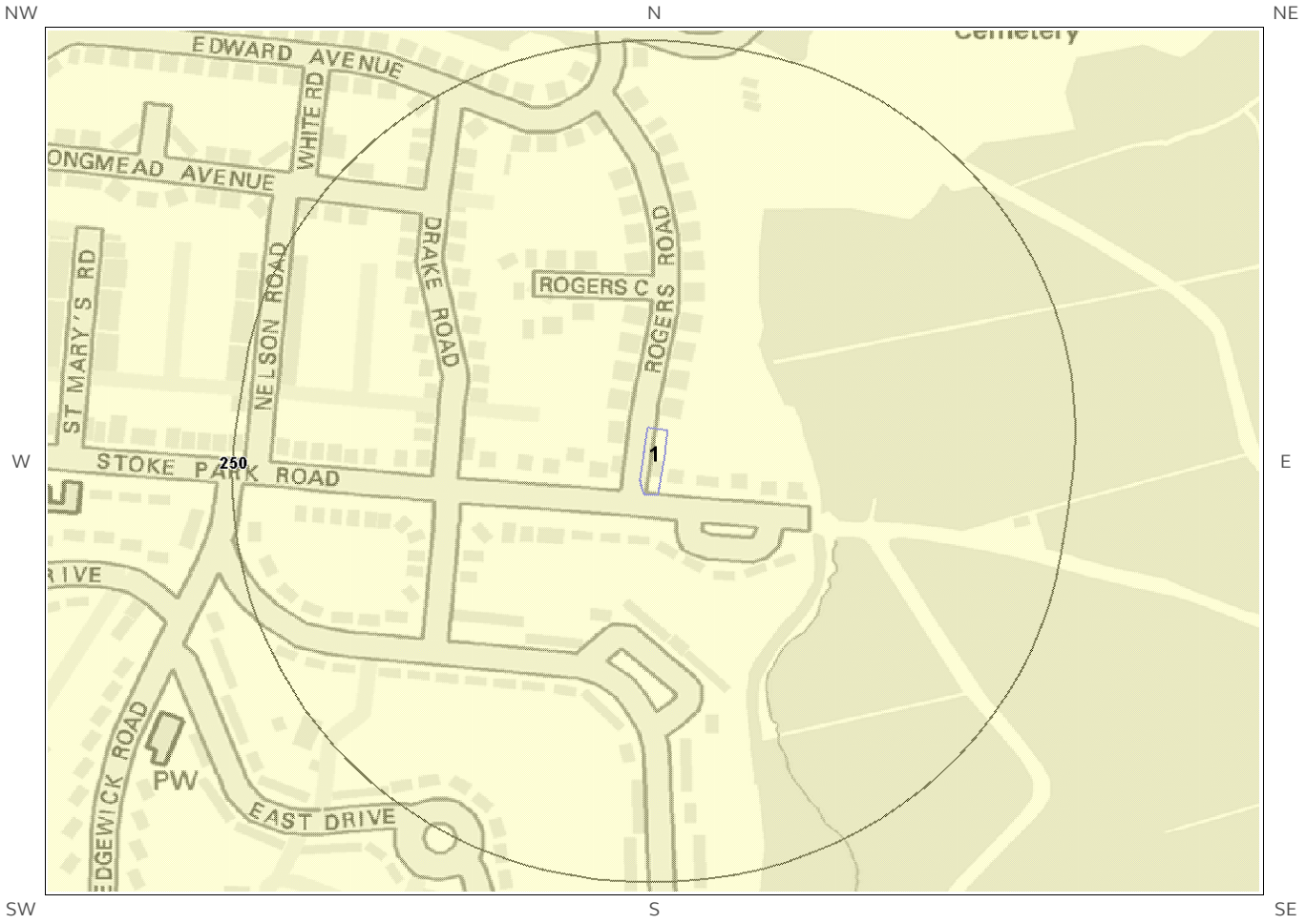
6.4 Compressible Deposits Map



Compressible Deposits Legend

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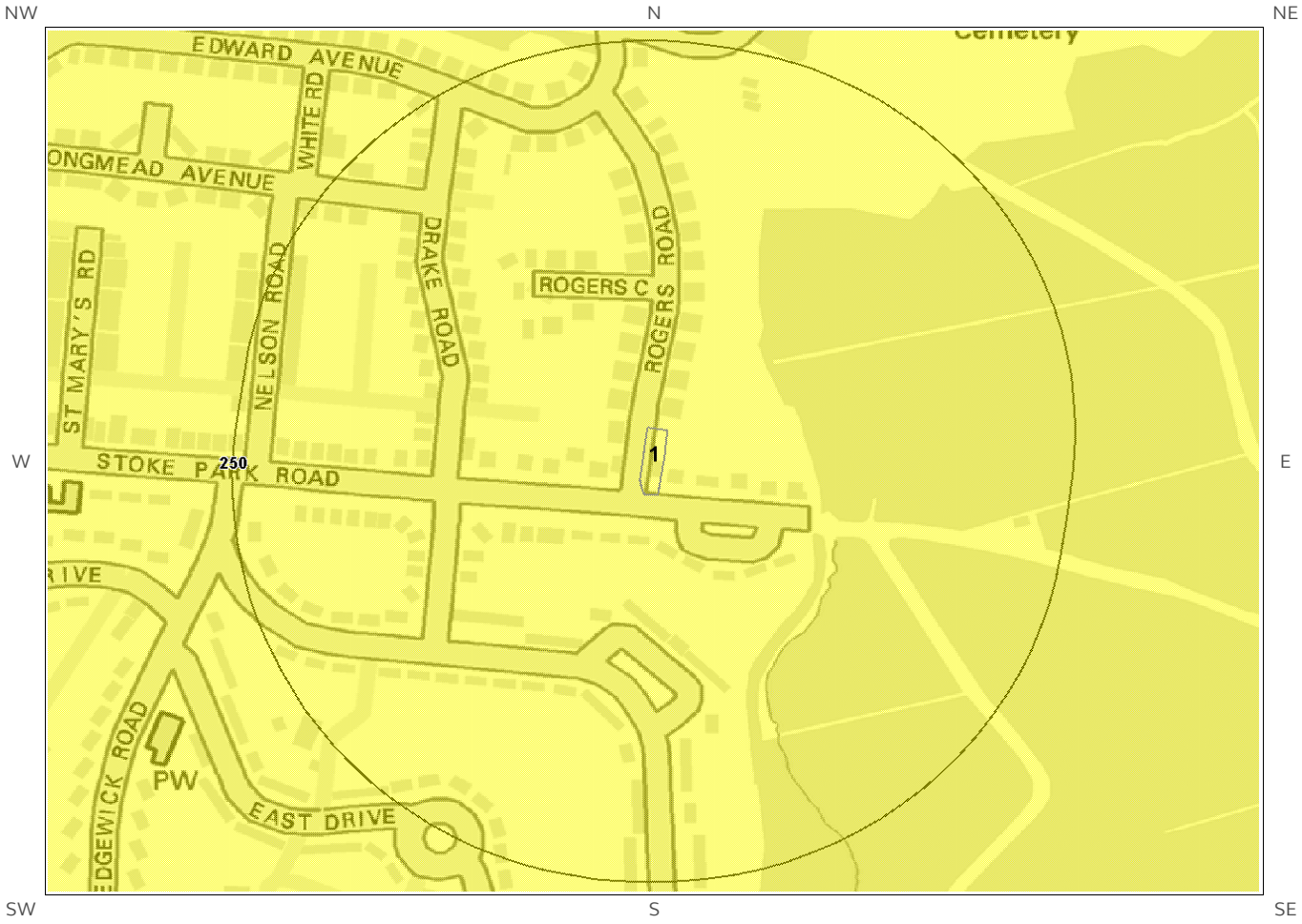
6.5 Collapsible Deposits Map



Collapsible Deposits Legend

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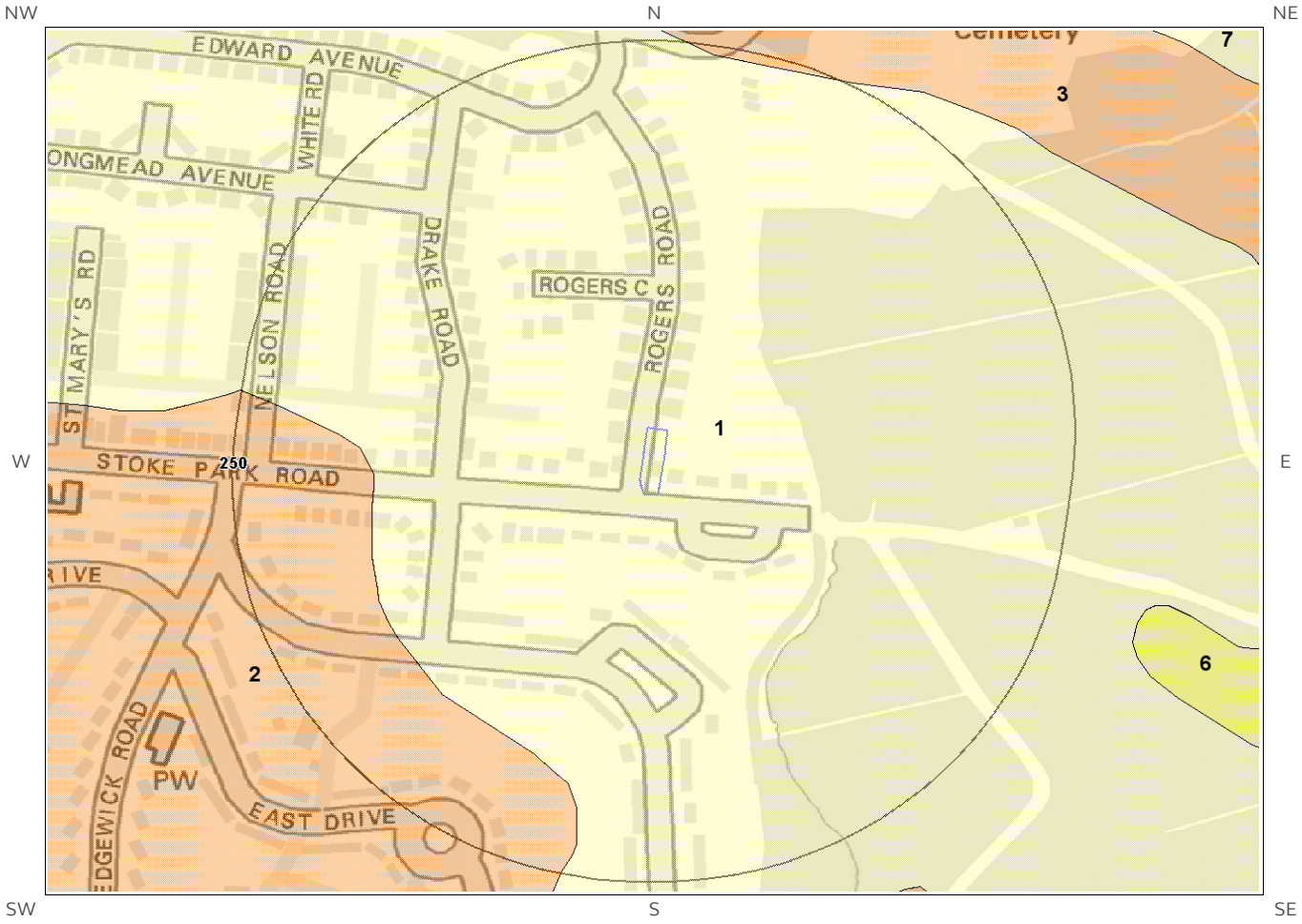
6.6 Running Sand Map



Running Sand Legend

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6 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

6.1 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	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

6.2 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.

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

6.3 Ground Dissolution of Soluble Rocks

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

6.4 Compressible Deposits

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

ID	Distance (m)	Direction	Hazard Rating	Details
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.

6.5 Collapsible Deposits

The following Collapsible Rocks information 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.

6.6 Running Sands

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	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.

7 Borehole Records Map



Borehole Records Legend

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Site Outline

Borehole Locations

125
250
Search Buffers (m)

7 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: 0

Database searched and no data found.

8 Estimated Background Soil Chemistry

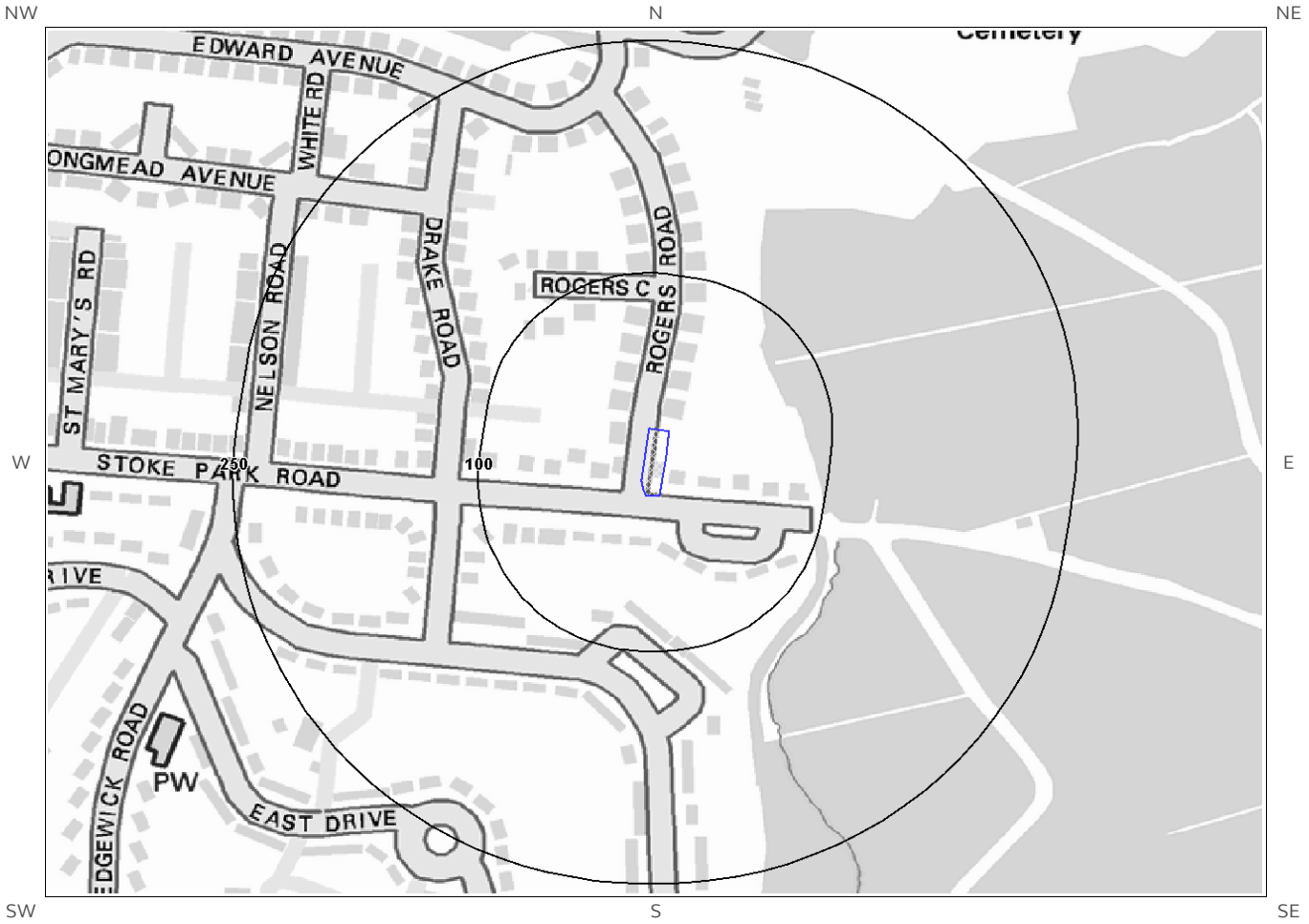
Records of background estimated soil chemistry within 250m of the study site boundary: 1

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

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 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.

9 Railways and Tunnels Map



Railways and Tunnels Legend

- Site Outline
- 250 / 500 Search Buffers (m)
- Underground or Partially Underground Railway / Subway System
- Railway Tunnel (OS Mapping)
- Abandoned or Dismantled Railway (OpenStreetMap)
- Railway Track (OS Mapping)
- Railway Track (OpenStreetMap)
- High Speed 2
- Crossrail 1
- Railway and/or Tunnel Feature from Historical Mapping

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary?	No
Have any underground railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary?	No
Have any other railway tunnels been identified within 250m of the site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary?	No
Have any historical railway or tunnel features been identified within 250m of the study site boundary?	No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary?	No
Have any historical railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels Map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary?	No
Have any active railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels Map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project?	No
Is the study site within 500m of the route of the Crossrail 1 rail project?	No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Contact Details

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info@groundsure.com

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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

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Leicestershire
LE12 6HX

The Coal Authority

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

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
https://www.gov.uk/government/organisations/public-health-england
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Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.
9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.
12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.
12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.
12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.
12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.
12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.
12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.
12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.
12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.
12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

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

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Appendix D

Groundsure Environmental Data

Groundsure
LOCATION INTELLIGENCE

Groundsure Consultancy

Lees House, 21-23, Dyke Road,
Brighton, BN1 3FE

Groundsure Reference:	GSCON-2481743
Your Reference:	GSP-2015-0257
Report Date	5 Oct 2015
Report Delivery Method:	Email - pdf

Groundsure Enviroinsight

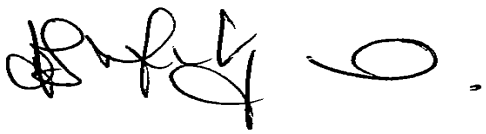
Address: 79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Dear Sir/ Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address:	**79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW**
Date:	**5 Oct 2015**
Reference:	**GSCON-2481743**
Client:	**Groundsure Consultancy**

NW N NE



W E

SW S SE

Aerial Photograph Capture date:	04-Jun-2013
Grid Reference:	447189,119706
Site Size:	0.05ha

Report Reference: GSCON-2481743
Client Reference: GSP-2015-0257

Groundsure
LOCATION INTELLIGENCE

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	3	1	23
1.2 Additional Information – Historical Tank Database	0	0	0	0
1.3 Additional Information – Historical Energy Features Database	0	0	0	10
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	0	3	1	20

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	2	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use

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

Section 5: Geology

5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology

	0-500m
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	3	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	1
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	3	2	Not searched	Not searched

	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology	0-500m					
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	1	5	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Are there any Enviroment Agency Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	1	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	2	2	3	13
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	1	0	1
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

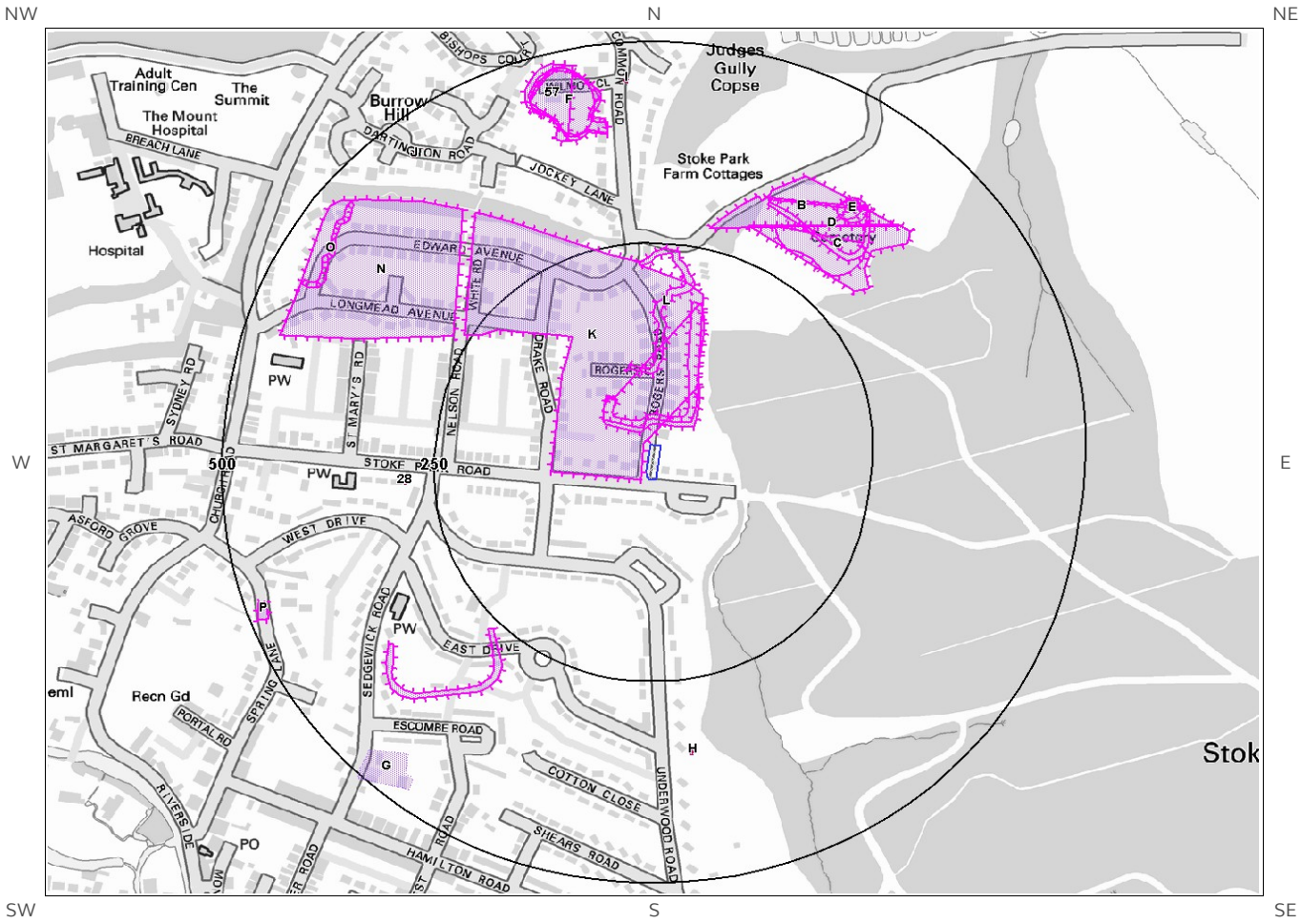
Note: Maps

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

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

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

1. Historical Land Use



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Site Outline

250
500
Search Buffers (m)

Historical 1:10,000 and 1:10,560 scale mapping

Industrial Land Use

Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping

Energy Features

Petrol Stations

Tanks

Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 27

ID	Distance [m]	Direction	Use	Date
1K	6	W	Brick Works	1908
2A	19	NW	Unspecified Ground Workings	1939
3A	23	N	Unspecified Ground Workings	1939
4L	88	N	Unspecified Ground Workings	1908
5M	260	SW	Unspecified Ground Workings	1939
6N	268	NW	Old Brick Works	1908
7B	277	N	Cemetery	1968
8B	277	N	Cemetery	1980
9C	286	NE	Cemetery	1989
10C	286	NE	Cemetery	1981
11C	286	NE	Cemetery	1968
12C	286	NE	Unspecified Pit	1957
13C	286	NE	Unspecified Pit	1968
14D	315	NE	Sand Pit	1939
15D	320	NE	Sand Pit	1939
16E	354	NE	Sand Pit	1908
17E	354	NE	Sand Pit	1895
18E	362	NE	Unspecified Pit	1868
19F	388	N	Sand Pit	1939
20F	388	N	Unspecified Pit	1968
21F	390	N	Sand Pit	1939
22F	394	N	Sand Pit	1957
23O	433	NW	Unspecified Ground Workings	1908
24G	443	SW	Unspecified Works	1957
25G	443	SW	Unspecified Works	1968
26G	443	SW	Unspecified Commercial/Industrial	1981
27P	475	W	Cuttings	1868

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 10

ID	Distance (m)	Direction	Use	Date
28	282	W	Electricity Substation	1992
29H	336	S	Electricity Substation	1968
30H	336	S	Electricity Substation	1968
31H	336	S	Electricity Substation	1997
32I	449	N	Electricity Substation	1997
33I	450	N	Electricity Substation	1983
34I	450	N	Electricity Substation	1984
35J	451	NW	Electricity Substation	1993
36J	453	NW	Electricity Substation	1982
37J	453	NW	Electricity Substation	1989

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

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

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

ID	Distance(m)	Direction	Use	Date
38K	6	W	Brick Works	1908
39A	19	NW	Unspecified Ground Workings	1939
40A	23	N	Unspecified Ground Workings	1939
41L	88	N	Unspecified Ground Workings	1908
42M	260	SW	Unspecified Ground Workings	1939
43N	268	NW	Old Brick Works	1908
44B	277	N	Cemetery	1968
45B	277	N	Cemetery	1980
46C	286	NE	Cemetery	1981
47C	286	NE	Cemetery	1968
48C	286	NE	Cemetery	1989
49C	286	NE	Unspecified Pit	1968
50C	286	NE	Unspecified Pit	1957
51D	315	NE	Sand Pit	1939
52D	320	NE	Sand Pit	1939
53E	354	NE	Sand Pit	1908
54E	354	NE	Sand Pit	1895
55E	362	NE	Unspecified Pit	1868
56F	388	N	Sand Pit	1939
57	388	N	Unspecified Pit	1968
58F	390	N	Sand Pit	1939
59F	394	N	Sand Pit	1957
60O	433	NW	Unspecified Ground Workings	1908
61P	475	W	Cuttings	1868

2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations: 0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

1

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

ID	Distance (m)	Direction	NGR	Details	
1	282	W	446917 119816	Incident Date: 03-Sep-2002 Incident Identification: 104864 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

0

Database searched and no data found.

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

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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Site Outline

250
500
Search Buffers (m)

E.A. Active Landfill

E.A. Historic Landfill

BGS / DoE Survey Landfill

Historic and Planned Waste Sites

E.A. Licensed Waste Site

Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	600	S	447300 119000	Site Address: St Austell Close - Bodmin Road, Stoke Park, Bishopstoke, Eastleigh, Hampshire Waste Licence: - Site Reference: FEA23, E 1 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
2	671	NW	446500 120200	Site Address: Breach Farm Quarry, Breach Farm, Bishopstoke, Eastleigh, Hampshire Waste Licence: Yes Site Reference: 9/16, FEA9 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 19-Mar-1982 Licence Surrendered: Licence Hold Address: Sunley House, 46 Jewry Street, Hampshire Operator: - First Recorded: - Last Recorded: -

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

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

4. Current Land Use Map



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Site Outline

Search Buffers (m)
250
500

Current Industrial Sites

Petrol & Fuel Sites

Electricity Transmission Cables

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	212	SW	Electricity Sub Station	447027 119542	SO50	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

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

Lex Code	Description	Rock Type
LC-CLSISA	LONDON CLAY FORMATION	CLAY, SILT AND SAND

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

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



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Site Outline

Search Buffers (m)
250
500

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

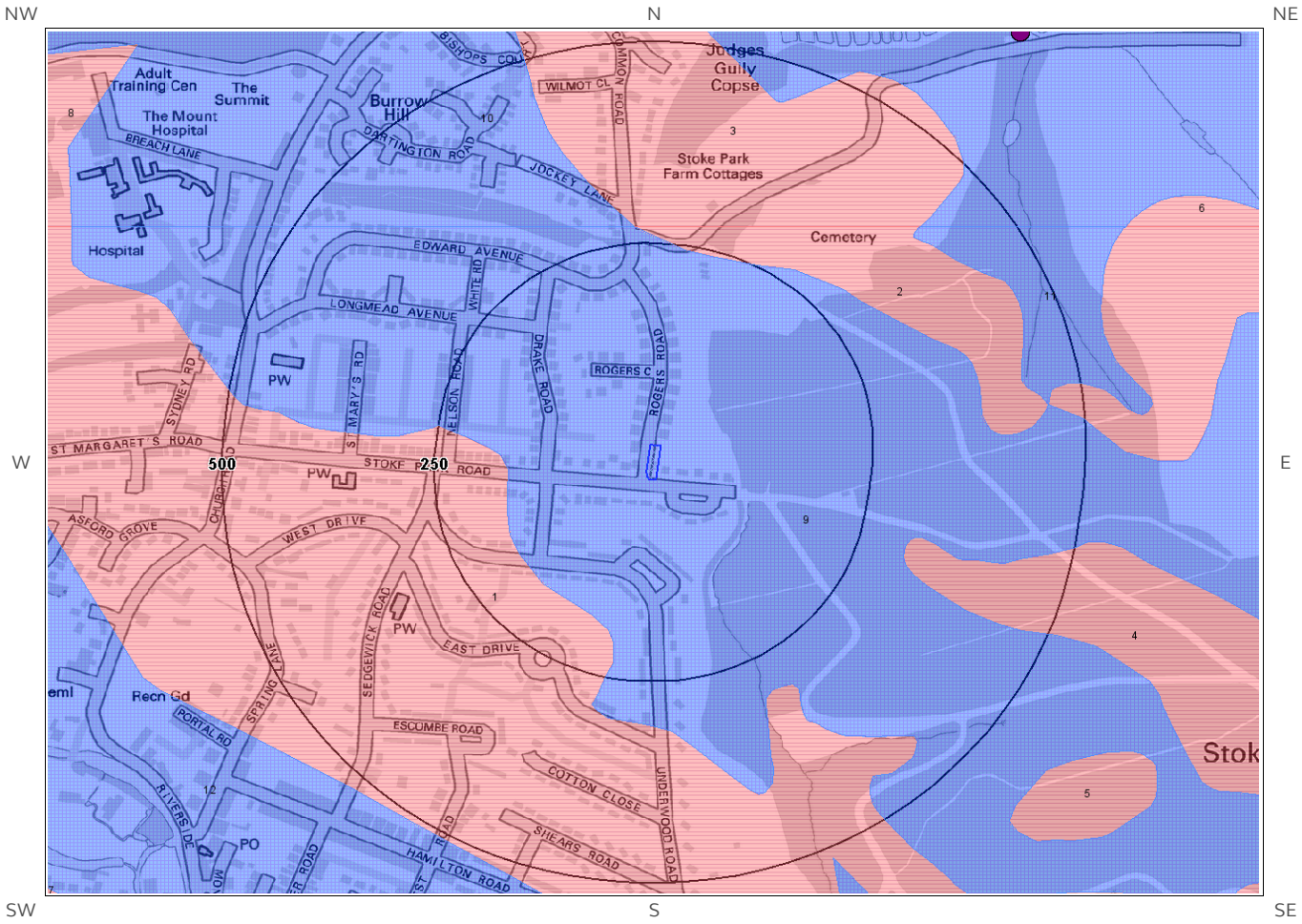
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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



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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrogeology – Source Protection Zones within confined aquifer



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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Potable Water Abstraction Licence

6e. Hydrology – Detailed River Network and River Quality



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Site Outline

250
500
Search Buffers (m)

Primary River
Secondary River
Tertiary River
Lake/Reservoir
Underground River (inferred)
General Quality Assessment: Biology
General Quality Assessment: Chemistry

Canal
Canal Tunnel
Culvert
Multiple Channel Culvert
Underground River (Potential Sewer)
Underground River (local knowledge)

6.Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
3	455	S	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
1	492	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
9	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	163	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	243	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	271	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
10	272	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	305	E	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
11	395	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details	
13A	665	NE	447620 120240	Status: Historical Licence No: 31/102 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: Bowlake Fish Farm Borehole At Point A Data Type: Point Name: Seagrave	Annual Volume (m^3): 40000 Max Daily Volume (m^3): 1080 Original Application No: 169/012H Original Start Date: 12/4/2006 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 12/6/2009 Version End Date:
14A	666	NE	447620 120241	Status: Active Licence No: SO/042/0031/030 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: Bowlake Fish Farm Borehole At Point A Data Type: Point Name: Hampshire Carp Hatcheries	Annual Volume (m^3): 40000 Max Daily Volume (m^3): 1080 Original Application No: NPS/WR/009119 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	902	NE	447910 120280	Status: Active Licence No: 11/42/22.9/108 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: Stoke Park Farm Data Type: Point Name: Dunford & Son	Annual Volume (m^3): 5910 Max Daily Volume (m^3): 22.7 Original Application No: WR.4086 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
Not shown	1933	NE	448850 120730	Status: Active Licence No: 11/42/22.9/160 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: Fishers Pond Borehole C Data Type: Point Name: Fishers Pond Ltd	Annual Volume (m^3): 383182 Max Daily Volume (m^3): 1091 Original Application No: NPS/WR/009116 Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 22/3/2013 Version End Date:

6.4 Surface Water Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	671	NE	447510 120320	Status: Active Licence No: 11/42/22.9/163 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: Bow Lake Stream At Stoke Common Data Type: Point Name: Seagrave	Annual Volume (m^3): 40000 Max Daily Volume (m^3): 250 Application No: 169/0913 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/6/2009 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	957	SW	446447 119074	Status: Active Licence No: SO/042/0031/005 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Surface Waters Point: Itchen Navigation In Eastleigh Data Type: Point Name: Eastleigh Borough Council	Annual Volume (m^3): 0 Max Daily Volume (m^3): 0 Application No: NPSWR001593 Original Start Date: 6/10/2009 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: 6/10/2009 Version End Date:
Not shown	1752	NW	446000 121020	Status: Active Licence No: 31/110 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Surface Waters Point: Black Dyke, Point A On Licence Map Data Type: Point Name: Russell	Annual Volume (m^3): 365000 Max Daily Volume (m^3): 1000 Application No: 169/0038H Original Start Date: 20/2/2009 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 20/2/2009 Version End Date:

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
208	NE	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
216	SW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
218	N	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
358	E	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
496	N	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

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

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

					Chemical Quality Grade				
ID	Distance (m)	Direction	NGR	River Quality Grade	2005	2006	2007	2008	2009
Not shown	772	W	446461 119411	River Name: R. Itchen Reach: Eastleigh Stw - Highbridge End/Start of Stretch: Sample Point NGR	A	A	A	A	A
Not shown	863	N	447152 120591	River Name: Bow Lake Reach: R. Itchen Conf - Marwell Manor End/Start of Stretch: Sample Point NGR	D	E	D	C	C
Not shown	1156	N	446750 120800	River Name: Bow Lake Reach: R. Itchen Conf - Marwell Manor End/Start of Stretch: End of Stretch NGR	D	E	D	C	C

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details	
1	112	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	397	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	402	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4	438	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	489	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	489	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

6.11 Surface Water Features

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

The following surface water records are not represented on mapping:

Distance (m)	Direction
112	E

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



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Site Outline

100
250
Search Buffers (m)

Zone 2 Floodplain

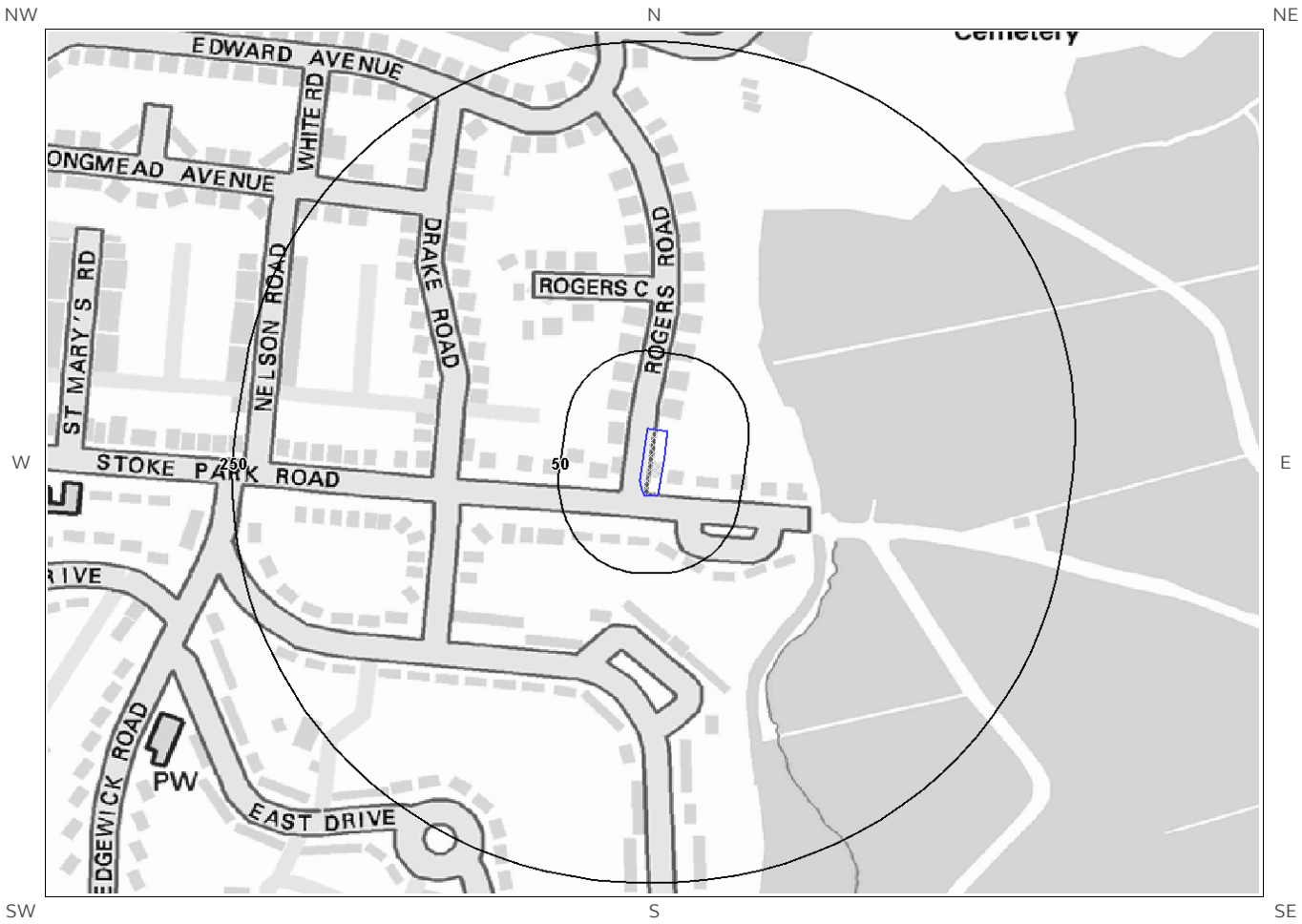
Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

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



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Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

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

What is the highest risk of flooding onsite? Very Low

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

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

7.4 Flood Defences

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

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? No

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

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

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

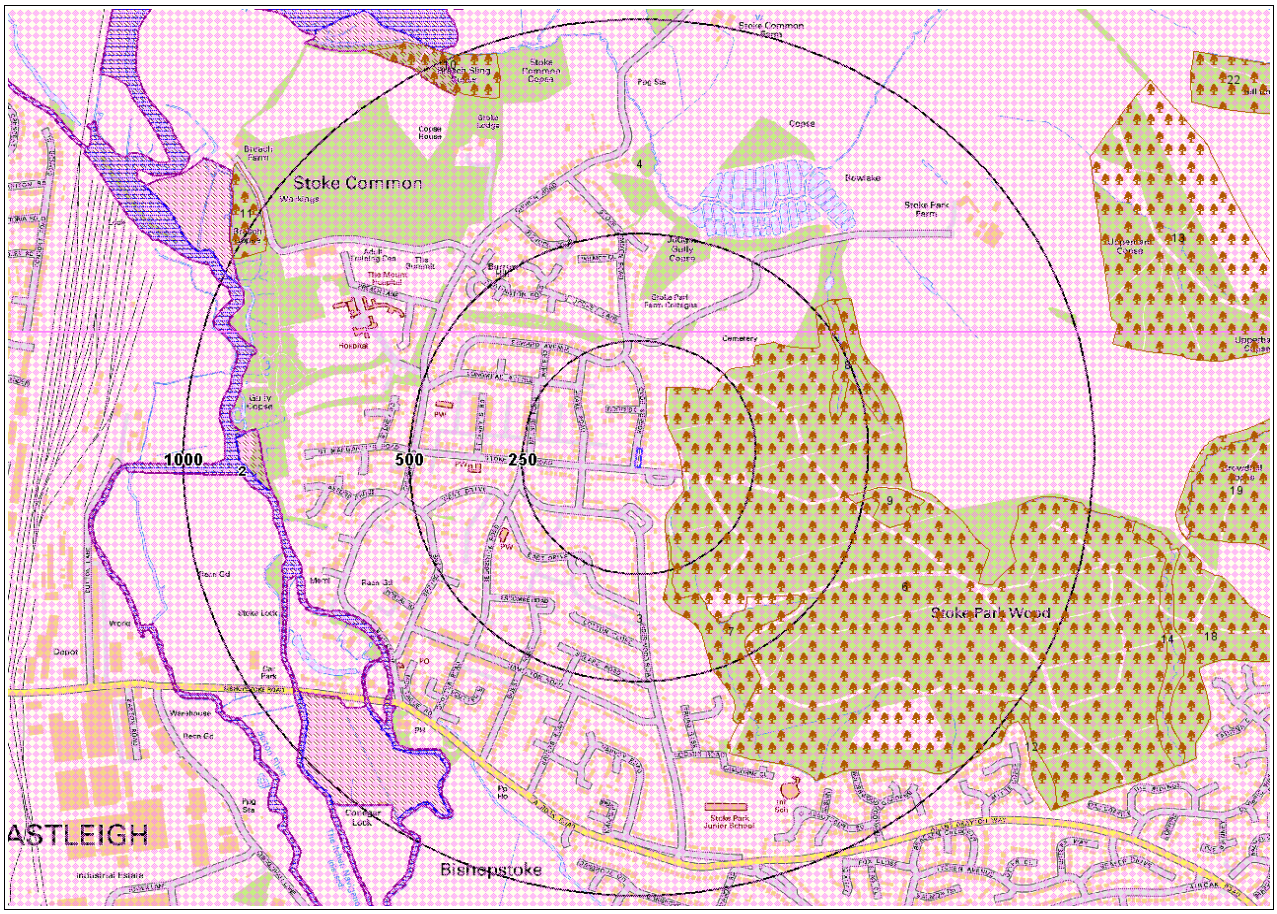
7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Not Applicable

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

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

8. Designated Environmentally Sensitive Sites Map



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Site Outline

100
250
Search Buffers (m)

AONB
National Park
SSSI
Special Protection Areas
Nitrate Vulnerable Zones
Green Belt
Environmentally Sensitive Areas
Special Areas of Conservation
World Heritage Sites
Nitrate Sensitive Areas
Ancient Woodland
National Nature Reserve
Local Nature Reserves
Ramsar Sites

8. Designated Environmentally Sensitive Sites

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

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

1

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

ID	Distance (m)	Direction	SSSI Name	Data Source
2	693	SW	River Itchen	Natural England

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	SAC Name	Data Source
1	693	SW	River Itchen	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

20

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
6	72	NE	UNKNOWN	Ancient Replanted Woodland
7	169	S	UNKNOWN	Ancient and Semi-Natural Woodland
8	423	E	UNKNOWN	Ancient and Semi-Natural Woodland
9	465	E	UNKNOWN	Ancient and Semi-Natural Woodland
10	875	N	UNKNOWN	Ancient and Semi-Natural Woodland
11	943	NW	UNKNOWN	Ancient and Semi-Natural Woodland
12	982	SE	UNKNOWN	Ancient and Semi-Natural Woodland
13	1069	E	UNKNOWN	Ancient Replanted Woodland
14	1100	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1160	N	UNKNOWN	Ancient and Semi-Natural Woodland
16	1189	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1202	N	UNKNOWN	Ancient and Semi-Natural Woodland
18	1203	E	UNKNOWN	Ancient Replanted Woodland
19	1210	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1299	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1430	N	UNKNOWN	Ancient and Semi-Natural Woodland
22	1460	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1525	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1580	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1977	E	UNKNOWN	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	NVZ Name	Data Source
3	0	On Site	Existing	DEFRA
4	271	N	Existing	DEFRA
Not shown	1954	N	Existing	DEFRA

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

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 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.

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

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

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

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

9.1.5 Collapsible Rocks

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

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

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

9.1.6 Running Sand

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

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

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

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

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing
ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

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

Contact Details

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

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

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

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

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

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

Local Authority
Authority: Eastleigh Borough Council
Phone: 023 8068 8000
Web: http://www.eastleigh.gov.uk/
Address: Civic Offices, Leigh Road, Eastleigh, Hampshire, SO50 9YN

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

Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.
PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

Appendix E

Groundsure Flood Data

Groundsure
LOCATION INTELLIGENCE

Groundsure Consultancy

Lees House, 21-23, Dyke Road,
Brighton, BN1 3FE

Groundsure Reference:	GSCON-2481740
Client Reference:	GSP-2015-0257
Report Date	5 Oct 2015
Report Delivery Method:	xml
Client Email:	consultancy@liamcastagna.net

Groundsure Floodinsight

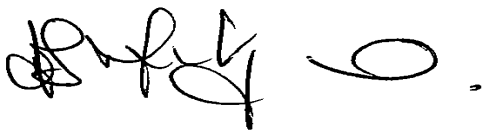
Address: 79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Floodinsight** 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

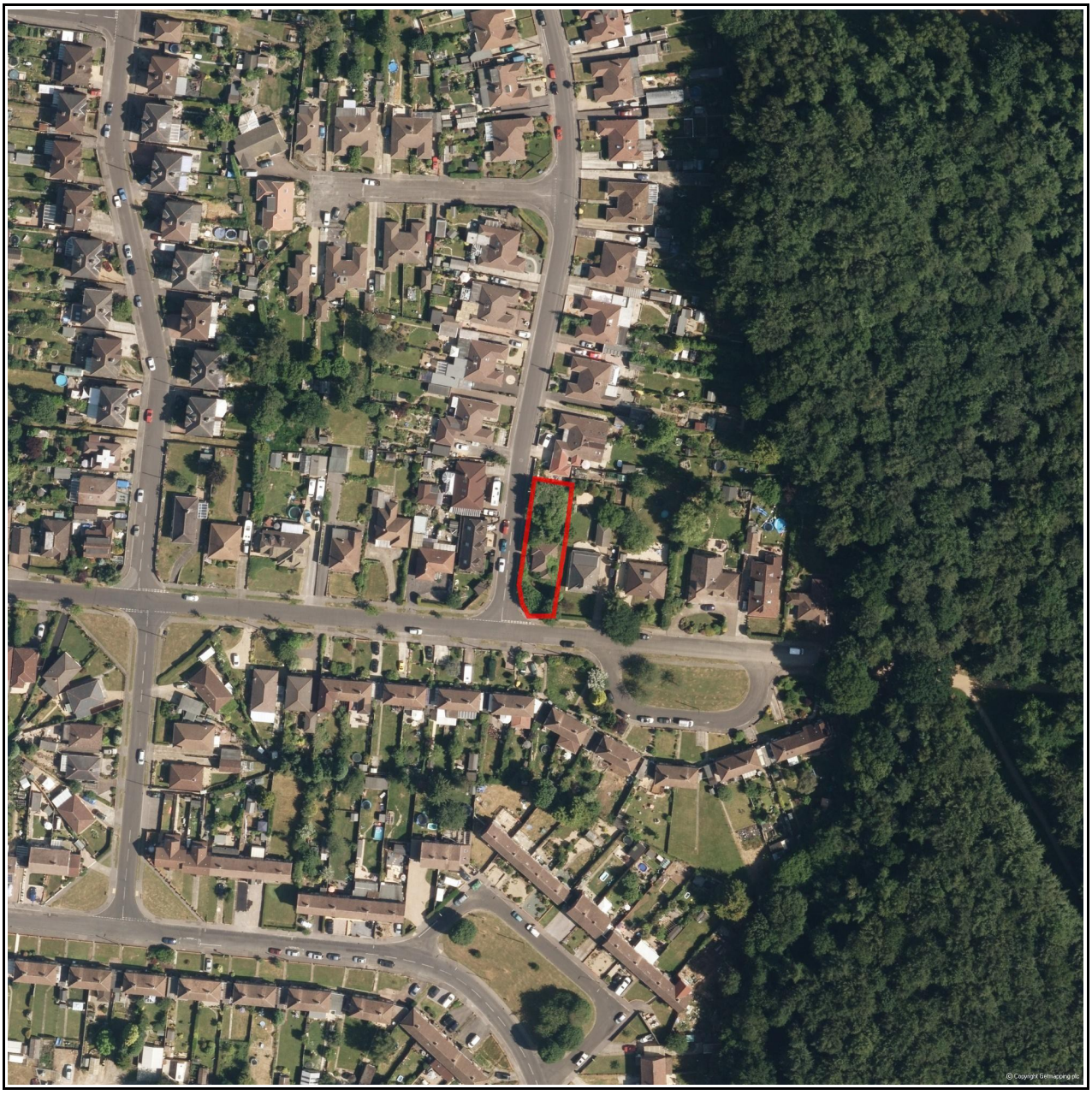
Enc.
Groundsure Floodinsight

Groundsure Floodinsight

Address:	**79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW**
Date:	**5 Oct 2015**
Reference:	**GSCON-2481740**
Client:	**Groundsure Consultancy**

NW N NE

W E



SW S SE

Aerial Photograph Capture date:	04-Jun-2013
Grid Reference:	447189,119706
Site Size:	0.05ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

Section 1: Environment Agency Flood Zones	
1.1 Are there any Enviroment Agency Zone 2 floodplains within 250m of the study site?	No
1.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
1.5 Are there any Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No

Section 2: Risk of Flooding from Rivers and the Sea (RoFRaS)	
2.1 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low

Section 3: Historic Flood Events	
3.1 Has the site been subject to past flooding as recorded by the Environment Agency?	No

Section 4: JBA Surface Water (Pluvial) Flood	
4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	No

Section 5: Surface Water Features	
5.1 Are there any surface water features within 250m of the study site?	Yes

Section 6: Groundwater Flooding	
6.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone
6.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

Section 7: BGS Geological Indicators of historic flooding	
7.1 Are there any geological indicators of historic flooding within 250m of the study site?	No

Section 8: JBA Reservoir and Canal Data	
8.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No
8.2 Is the property located in an area identified as being at potential risk in the event of a canal break?	No

Additional Matters

Riparian ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

Sewerage Flooding

Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

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.

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.

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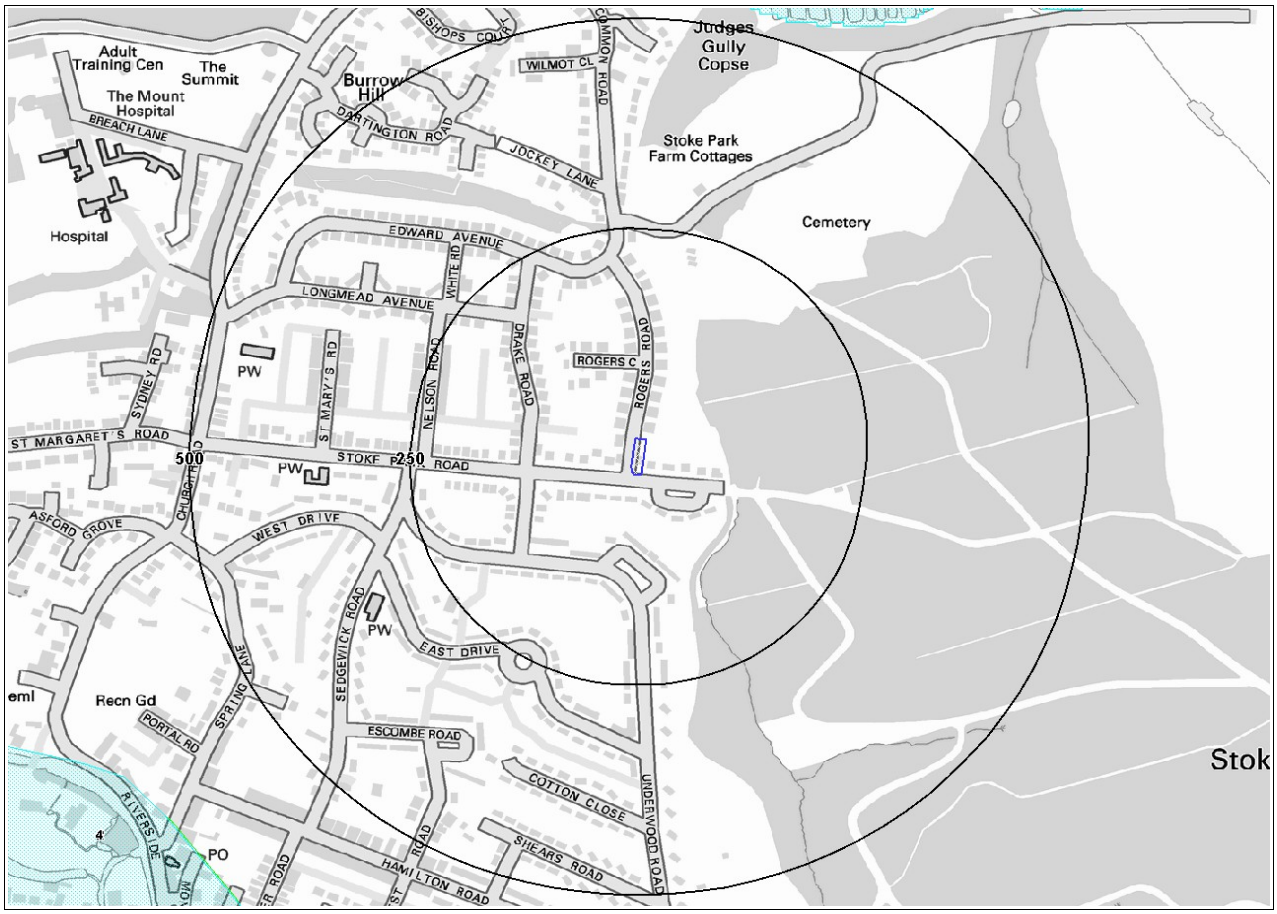
1. Environment Agency Flood Map for Planning (from rivers and the sea)

NW N NE



W E

SW S SE

Environment Agency Flood Map for Planning Legend

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- Search Centre
- Search Buffers (m) — 100, 250
- Zone 2 Floodplain
- Zone 3 Floodplain
- Flood Defences
- Area used for Flood Storage
- Proposed Flood Defence Scheme
- Area Benefiting from Flood Defences

1. Environment Agency Flood Zones

1.1 River and Coastal Zone 2 Flooding

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

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

Database searched and no data found.

1.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.3 River and Coastal Flood Defences

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

This search consists only of flood defences present in the dataset provided by the Environment Agency. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.4 Areas benefiting from Flood Defences

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

Any relevant data is represented on Map 1 – Flood Map for Planning.

1.5 Areas of Proposed Flood Defences

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

* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Any relevant data is represented on Map 1 – Flood Map for Planning.

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.

1.6 Areas used for Flood Storage

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

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

Notes on Flood Zone Data:

This data relates solely to flooding from rivers or the sea. The Environment Agency estimate that over 2.5 million properties are at risk of flooding within England and Wales. River flooding occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment. Coastal flooding results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

The Groundsure Floodinsight Report comments upon whether a property lies in proximity to Environment Agency Zone 2 and Zone 3 floodplains. The Government's Technical Guidance to the National Planning Policy Framework explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and potential loss of life. The Government looks to planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause.

Flood Zones enable planning authorities to apply the sequential test (see Technical Guidance to the National Planning Policy Framework) for development proposals and prevent inappropriate development.

Technical Guidance to the National Planning Policy Framework defines the flood zones as: -

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Flood Zone 3b/Flood Storage Areas - very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

The flood zones are the main constraint map underpinning decisions on development and flood risk.

Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year. For example, defences in urban areas may be built to provide protection against flood events of a size which might occur on average once in one hundred years or less.

Proposed Flood Defences

This information is taken from the Environment Agency's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

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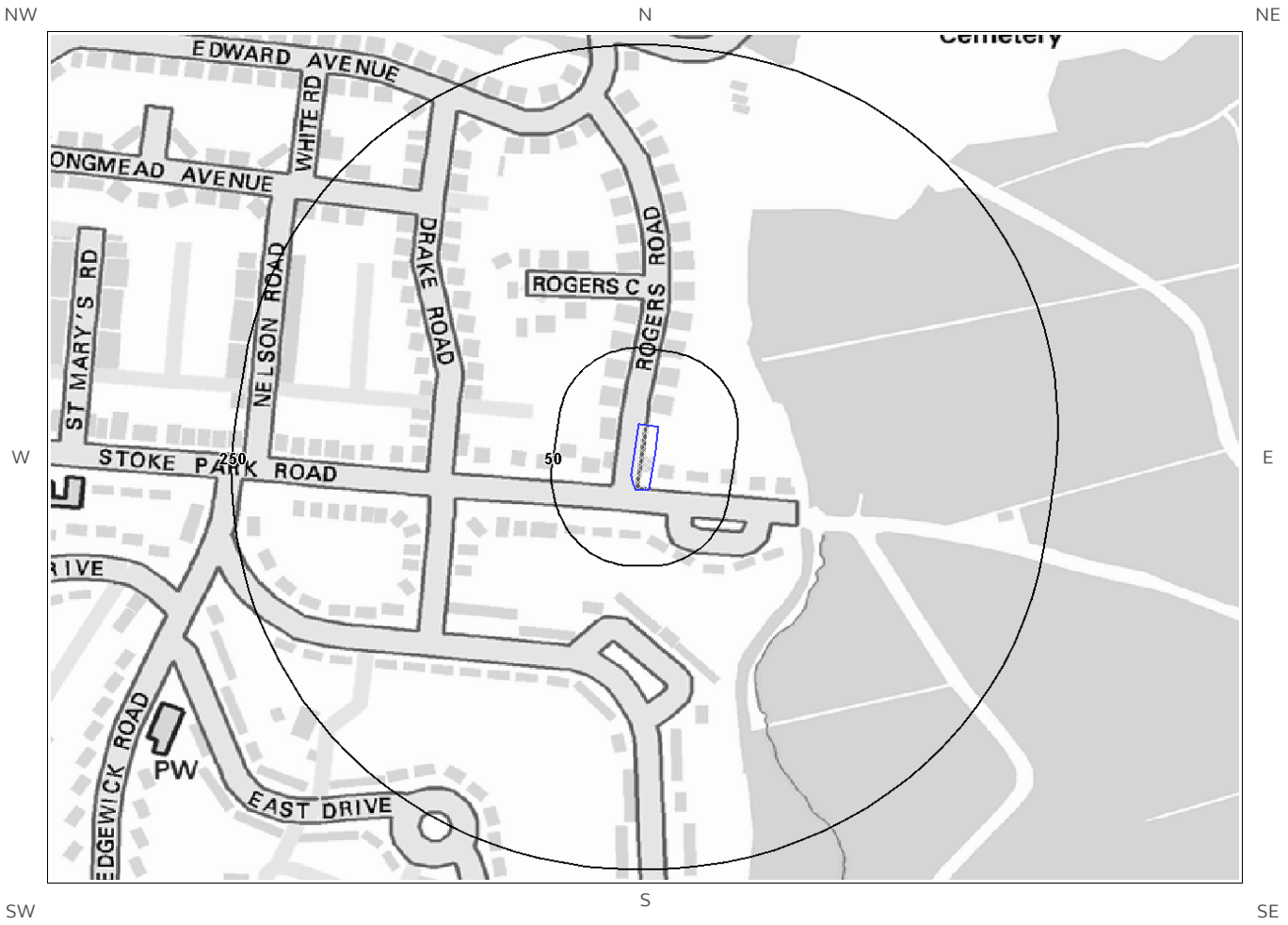
Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.

A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

2. Environment Agency RoFRaS Flooding Map



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Environment Agency RoFRaS Flooding legend

Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

- Very Low
- Low
- Medium
- High

2. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite? Very Low

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

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

Notes on RoFRaS data:

This information is based on the very latest Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) data. This data has been created by dividing the flood plain into 50m squares, or smaller areas where a square if intersected by a river or coastline. These are called impact cells. The method then calculates the likelihood that the centre of each impact cell will start to flood using a number of different flood scenarios.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

Very Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

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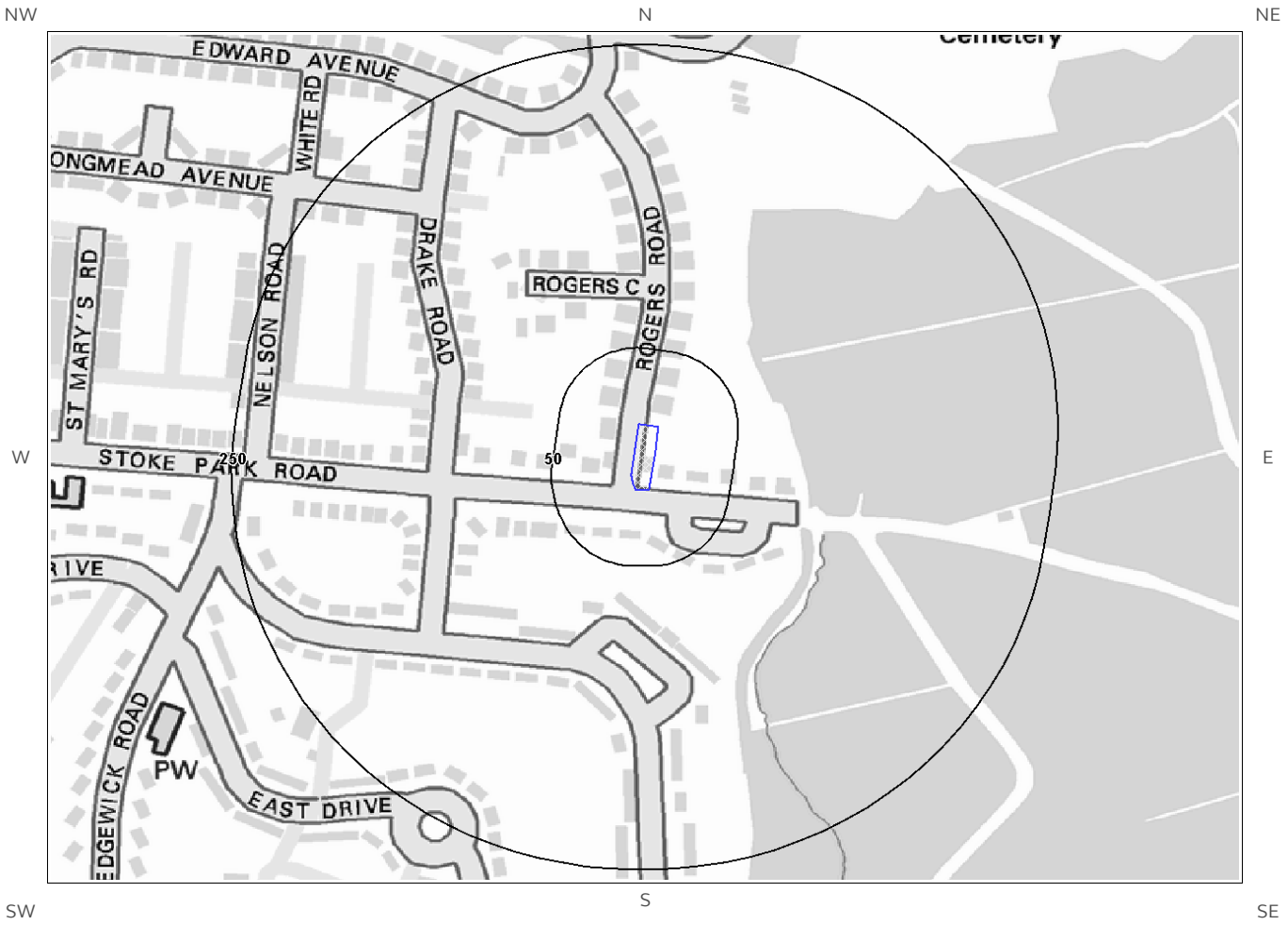
3. Environment Agency Historic Flooding Events Map



Environment Agency Historic Flooding Events legend

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Site Outline

125
250
Search Buffers (m)

Historic Flood Events

3. Environment Agency Historic Flooding Events

3.1 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency? No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

Notes on Historic Flooding data:

Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

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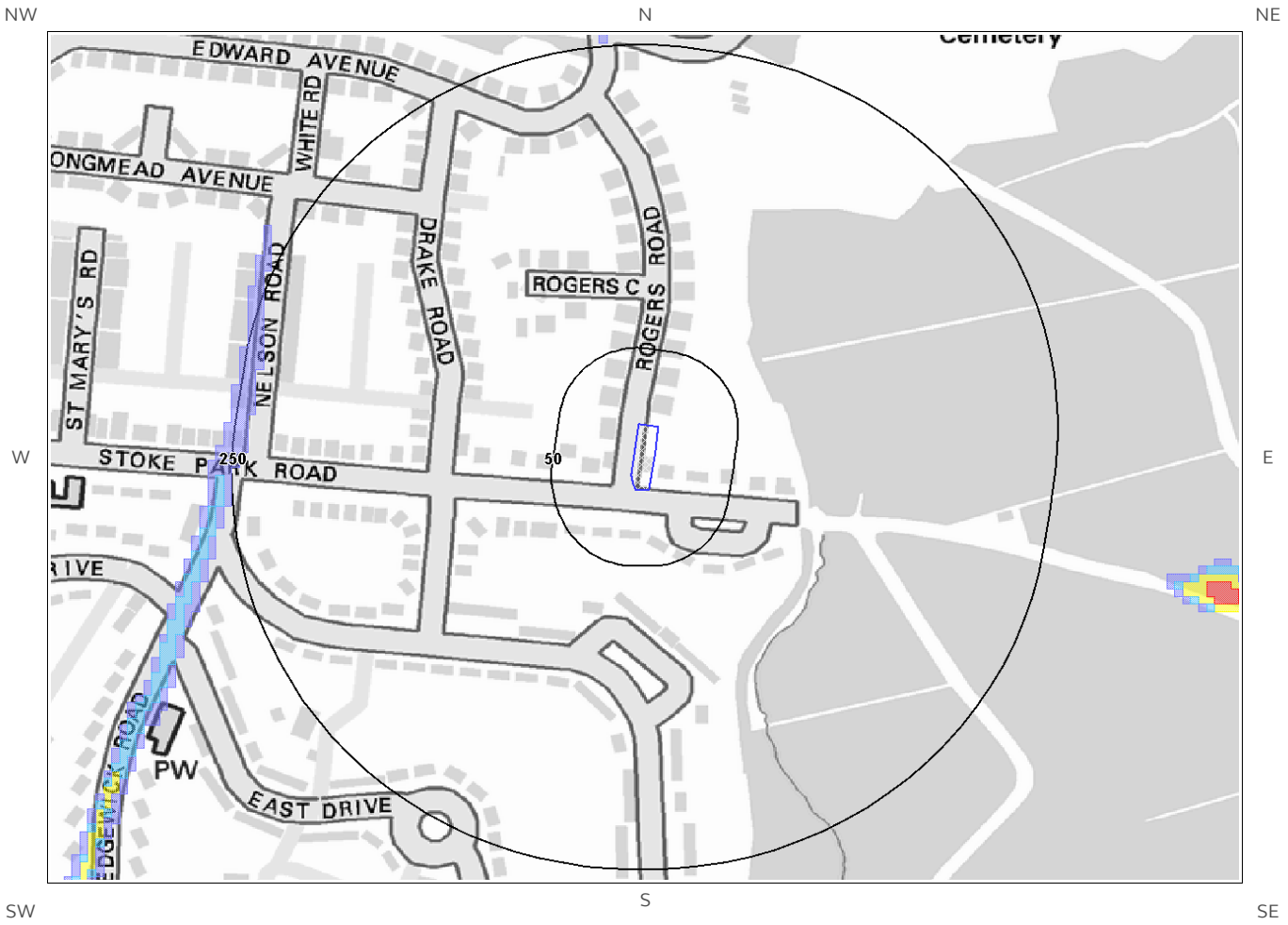
4. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood Legend

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Site Outline

125
250
Search Buffers (m)

Highly Significant
Significant
High
Moderate to High
Moderate
Low to Moderate
Low

4. JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? Negligible

Guidance: The site or an area in close proximity has been assessed to be at Negligible Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of less than 0.1m.

Notes on Surface water (Pluvial) Flooding data:

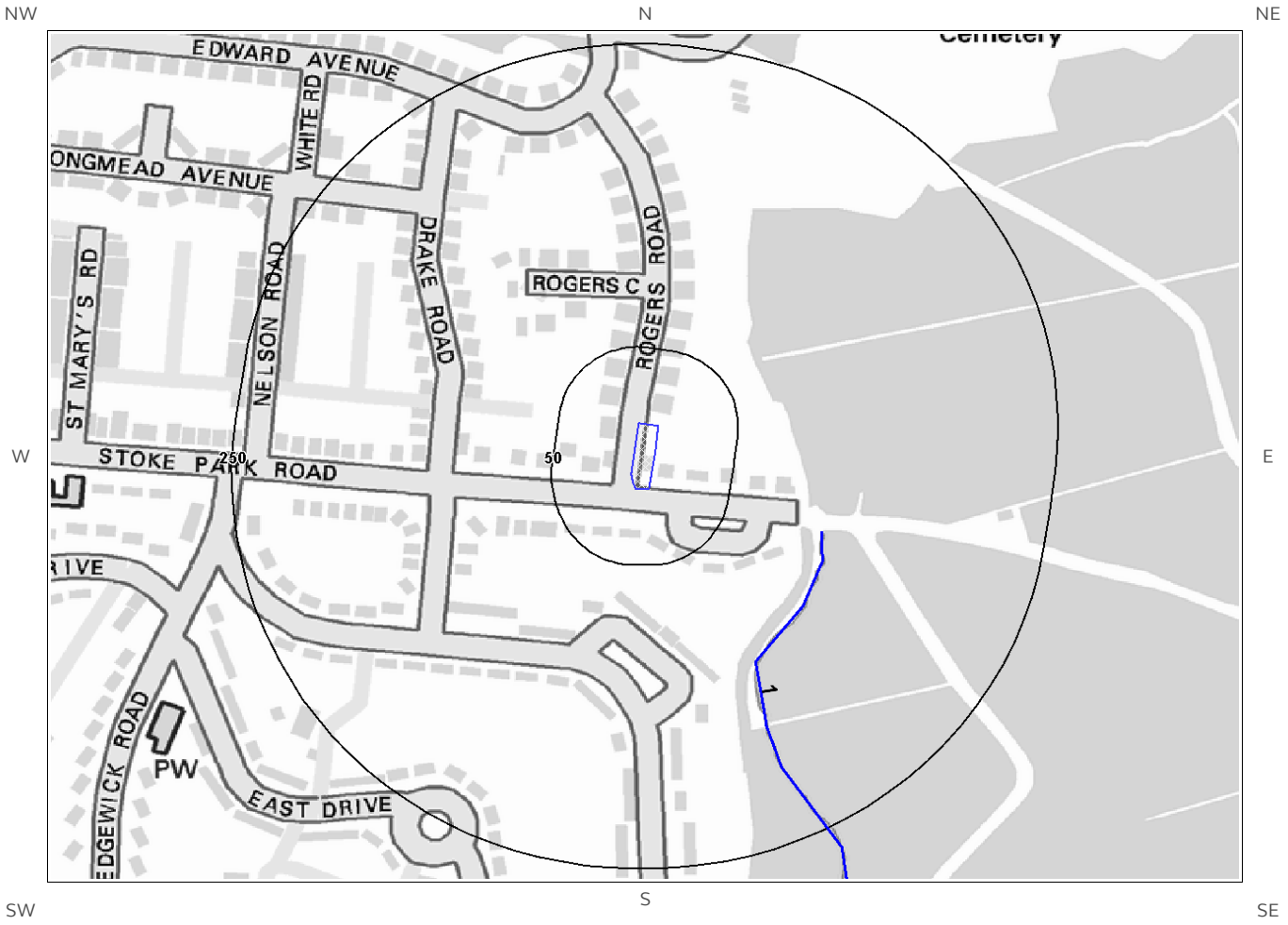
JBA Consulting surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

- **Less than 0.1m in a 1 in 1000 year rainfall event** - Negligible
- **Greater than 0.1m in a 1 in 1000 year rainfall event** - Low
- **Between 0.1m and 0.3m in a 1 in 200 year rainfall event** – Low to Moderate
- **Between 0.3m and 1m in a 1 in 200 year rainfall event –** Moderate
- **Greater than 1m in a 1 in 200 year rainfall event** – Moderate to High
- **Between 0.1m and 0.3m in a 1 in 75 year rainfall event** – High
- **Between 0.3m to 1m in a 1 in 75 year rainfall event** - Significant
- **Greater than 1m in a 1 in 75 year rainfall event** – Highly Significant

---

5. Surface Water Features map



Surface Water Features legend

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Site Outline

Search Buffers (m)

50

250

Surface Water Feature (wider than 5m)

Surface Water Feature (narrower than 5m)

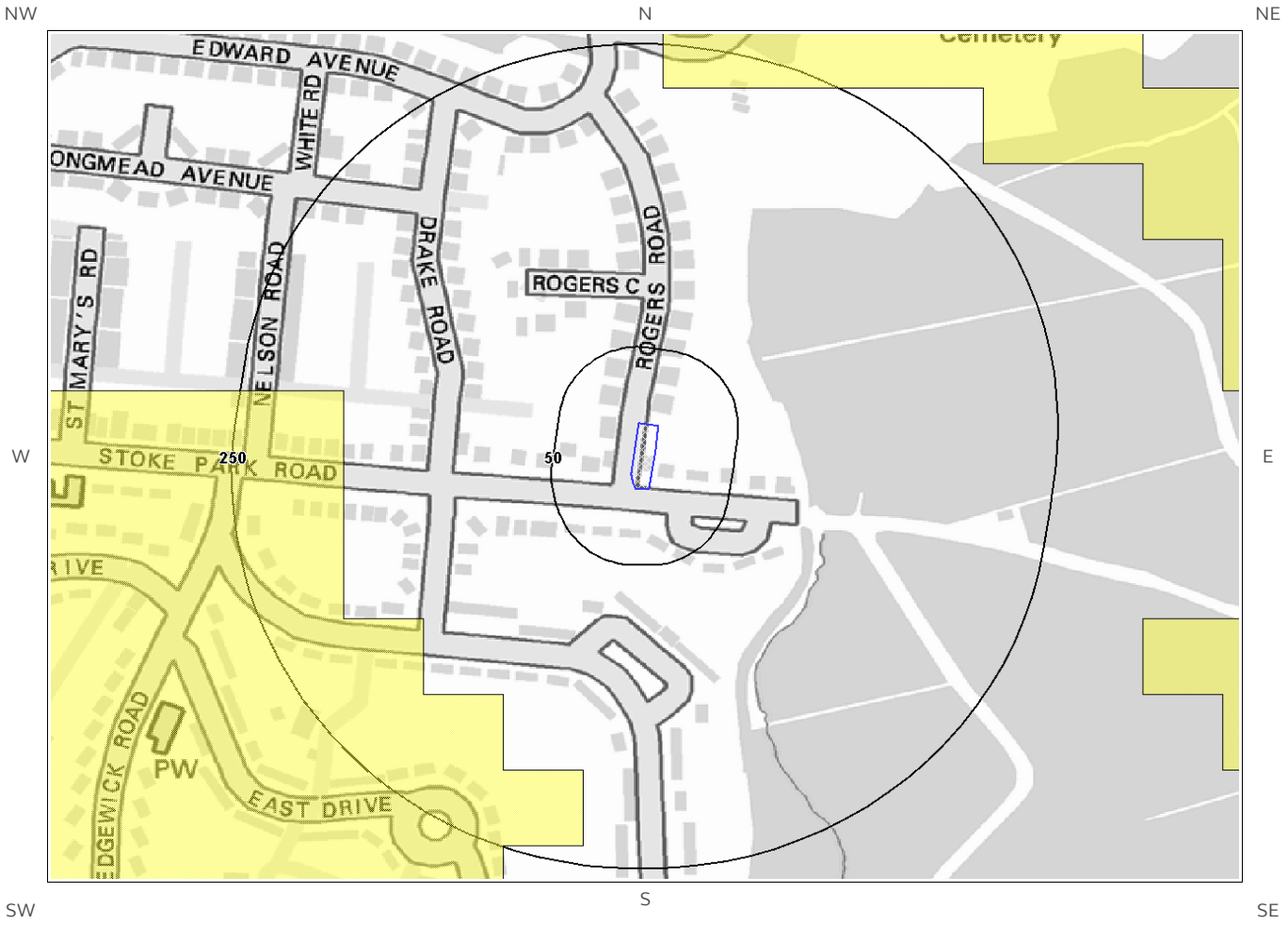
5. Surface Water Features

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

The following surface water records are represented on mapping:

ID	Distance (m)	Direction
1	112.0	E

6. BGS Groundwater Flooding Map



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BGS Groundwater Flooding legend

Site Outline

50
250
Search Buffers (m)

Limited potential for groundwater flooding to occur

Potential for groundwater flooding of property below ground level

Potential for groundwater flooding to occur at surface

6. Groundwater Flooding

6.1 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? No

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? The area is not considered to be prone to groundwater flooding based on rock type.

6.2 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Not Applicable

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.

Notes on Groundwater Flooding data:

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

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

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

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7. BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site? No

This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

Notes on BGS Geological Indicators of Flooding data:

The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow. These Superficial Deposits are considered 'recent' in geological terms, most having been formed in the later parts of the Quaternary geological period (i.e. within the last few tens of thousands of years). Observations made during recent major inland and coastal flooding events have demonstrated that the erosion and deposition of these recent geological sediments have produced subtle topographical variations, resulting in landforms such as fluvial and coastal floodplains. The mapping of these landforms, in conjunction with the fluvial and/or coastal deposits that underlie them, has in turn determined the extent of previous coastal and inland flooding.

On this basis, the floodplains which are at greatest risk from flooding can be both visualised and defined by Superficial Deposits as depicted on geological maps. These include deposits such as river alluvium and lacustrine (lake) alluvium, as well as the First River Terrace or 'Floodplain terrace' (raised flat areas adjacent to or within floodplains, which represent the level of the floodplain prior to the most recent episode of down-cutting). Older and higher river terraces have been excluded as they lie outside the geologically defined floodplain. Areas at risk from coastal inundation are similarly characterised by a range of estuarine or marine deposits that include, for example, tidal flats.

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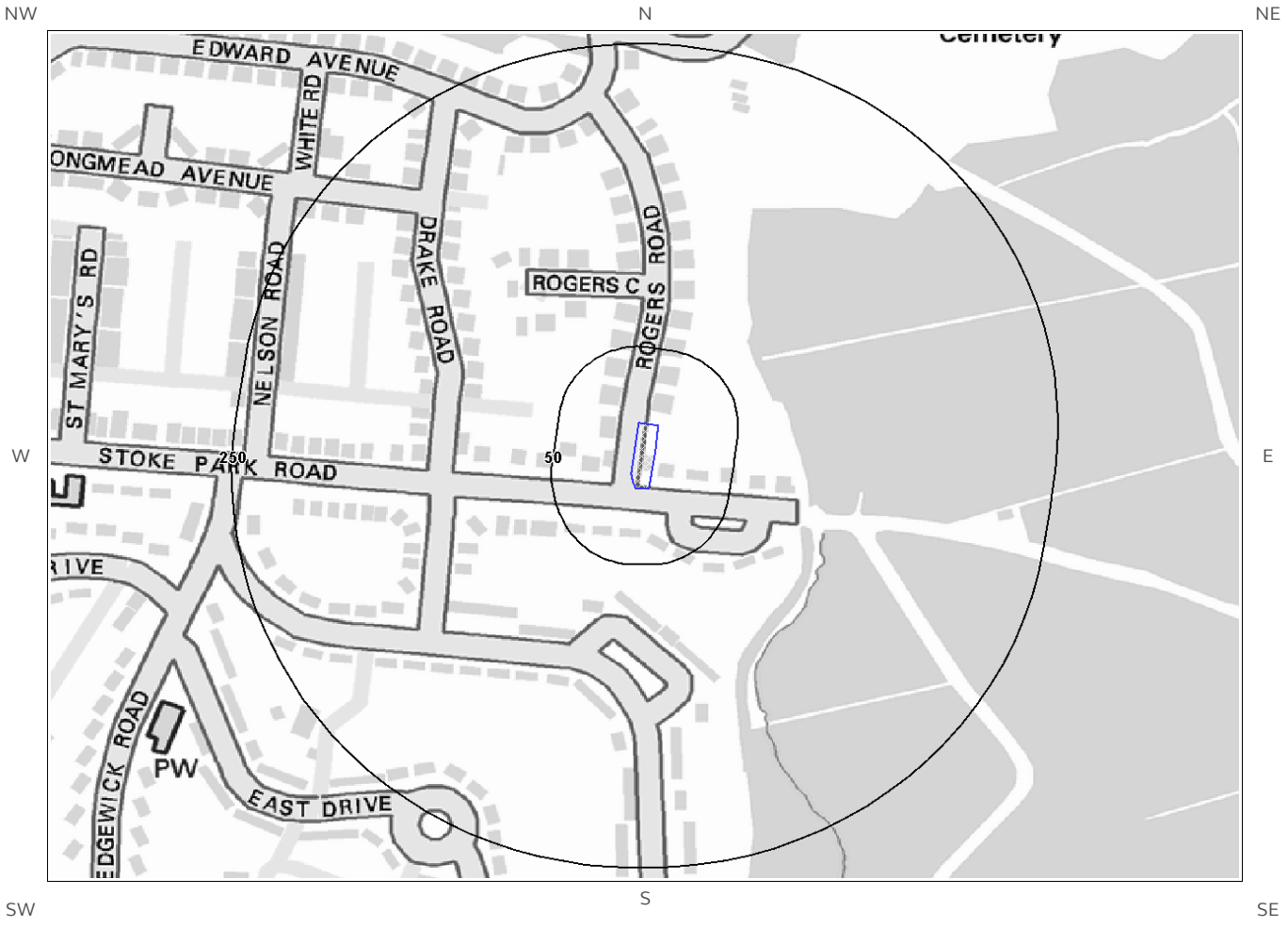
8. JBA Canal Break map



JBA Canal Break legend

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Site Outline

50
250
Search Buffers (m)

Areas at risk from Canal Breach

8. JBA Reservoir and Canal Data

8.1 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

JBA consulting have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment. This data is not displayed on mapping.

Guidance: None required

Notes on Reservoir Failure Impact data:

This dataset identified areas that are most likely to flood following the sudden catastrophic failure of a reservoir and is provided by JBA Consulting. JBA has identified over 1,700 reservoirs that pose a risk to people and property. These maps identify properties that would flood in the unlikely event of the failure of the reservoir's dam or embankment. Empirical methods were used to predict the flow that would result from the failure which was then modelled onto high resolution Digital Terrain Models (DTM) using JBA's advanced 2D hydraulic modelling techniques. The model provides the maximum depth of flooding in each cell of the DTM.

8.2 JBA Canal Break Modelling

Is the property located within 500m of an area identified as being at potential risk in the event of a canal break? No

Database searched and no data found.

Notes on Canal Break modelling data

Canal failure mapping includes two types of failure:

- Breach of raised canal embankments - failure of the embankment due to weaknesses; these are typically caused by erosion or animal burrowing but can also arise from poor maintenance.
- Aqueduct failure - an aqueduct is where the canal passes over infrastructure such as roads, railways and subways, or over other canals and rivers. Failures of these are typically caused by the collapse of the underlying culvert.

A length of over 1,700km of canal covering England, Wales and Scotland was modelled. The canal modelling is restricted to the areas where LIDAR is available as the raised embankments are more defined in the LIDAR than in the Photogrammetry data. Each canal is categorised as part of the Merchant Shipping Notice (MSN 1776 (M)). The majority of the modelled canals are categorised as A, with a few exceptions, which fell under category B.

- Category A: narrow rivers and canals where the depth of water is generally less than 1.5m.
- Category B: wider rivers and canals where the depth of water is generally 1.5m or more and where the significant wave height could not be expected to exceed 0.6m at any time.
- Category C: tidal rivers and estuaries and large, deep lakes and lochs where the significant wave height could not be expected to exceed 1.2m at any time.
- Category D: tidal rivers and estuaries where the significant wave height could not be expected to exceed 2m at any time.

The canal map provides flood extent data only and show flooded areas with a depth greater than 0.1m.

Contact Details

Groundsure Helpline

Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

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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

Floodline tel: 0845 988 1188
General enquiry tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA Risk Management

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BD23 3AE
Tel: 01756 799919

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS

Tel: 08456 050505
Website: http://www.ordnancesurvey.co.uk/

Local Authority

Authority: Eastleigh Borough Council
Phone: 023 8068 8000
Web: http://www.eastleigh.gov.uk/
Address: Civic Offices, Leigh Road, Eastleigh, Hampshire, SO50 9YN

Getmapping PLC

Virginia Villas, High Street, Hartley Witney
Hampshire RG27 8NW
Tel: 01252 845444
Website: http://www1.getmapping.com/

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Standard Terms and Conditions

1 Definitions

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"Client" means the party or parties entering into a Contract with Groundsure.
"Commercial" means any building or property which is not Residential.
"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than
(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and
(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).
"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
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"Data Reports" means reports comprising factual data with no accompanying interpretation.
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"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.
"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.
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"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.
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"Residential" means any building or property used as or intended to be used as a single dwelling.
"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.
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"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.
"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.
"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

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

2.1 Groundsure agrees to provide the Services in accordance with the Contract.
2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.
2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.
2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.
2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.
2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1The Client shall comply with the terms of this Contract and
(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and
(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.
3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.
3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.
3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.
3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.
4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;
(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.
4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.
4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").
5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.
5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to
(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.
6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.
6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

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

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

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

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

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

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

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

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.
6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

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

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

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

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

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

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.
7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.
7.4 Groundsure shall not be liable for

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

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.
7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

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

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

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

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

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

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.
9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.
12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.
12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.
12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.
12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

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

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

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

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

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

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

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

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

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

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

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Appendix F

Groundsure Planning Data

Groundsure
LOCATION INTELLIGENCE

Groundsure Planview

Address: 79,STOKE PARK ROAD,BISHOPSTOKE,EASTLEIGH, SO50 6BW

Date: 05 Oct 2015

Reference: GSCON-2481741

Client: Groundsure Consultancy

NW N NE

W E

SW S SE



SearchCode™

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2.Overview of Findings

Detail	On-site	0-25m	25-250m	250-500m
Planning Applications (house extensions)	1	2	40	n/a
Planning Applications (projects)	0	0	4	9
Mobile Masts Data	0	0	1	0
Designated Environmentally Sensitive Sites	0	0	2	2
Designated Visually and Culturally Sensitive Sites	0	0	0	2
HS2 and Crossrail 1 Information	0	0	0	0

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

3.Detailed Findings

Notes on data content

Planning Information: The Planning Applications section of this report contains data provided under licence from Glenigan. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to 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. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority.

Planning applications for house extensions searches up to 250m and is displayed as points on the Planning Applications and Mobile Masts Map. Project planning applications searches up to 500m. Those within and around a 250m buffer are represented as points on the Planning Applications and Mobile Masts Map.

Ofcom Sitefinder Mobile Phone Mast records: This information is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations.

Mobile Phone Mast Planning records: This data is taken from Glenigan's archive of planning applications relating to mobile phone masts.

Designated Environmentally Sensitive Sites: This section of this report comprises Sites of Special Scientific Interest, National Nature Reserves, Ramsar sites, Special Protection Areas, Special Areas of Conservation, Local Nature Reserves and Scheduled Ancient Woodland. The presence of these sites can result in restrictions upon certain types of development that may impact the sensitive environmental receptors identified.

Designated Visually and Culturally Sensitive Sites: This section of the report comprises Conservation Areas, Scheduled Ancient Monuments, Protected Parks and Gardens, Listed Buildings (and certificates of Immunity from Listing), National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites. The presence of these sites can result in restrictions on certain types of development that may impact the aesthetic and cultural receptors identified.

English Heritage: © English Heritage 2013. Contains Ordnance Survey data © Crown copyright and database right 2013. The English Heritage GIS Data contained in this material was obtained on 01/07/2013. The most publicly available up to date English Heritage GIS Data can be obtained from **http://www.english-heritage.org.uk**.

Cadw: Contains public sector information licensed under the Open Government Licence v1.0

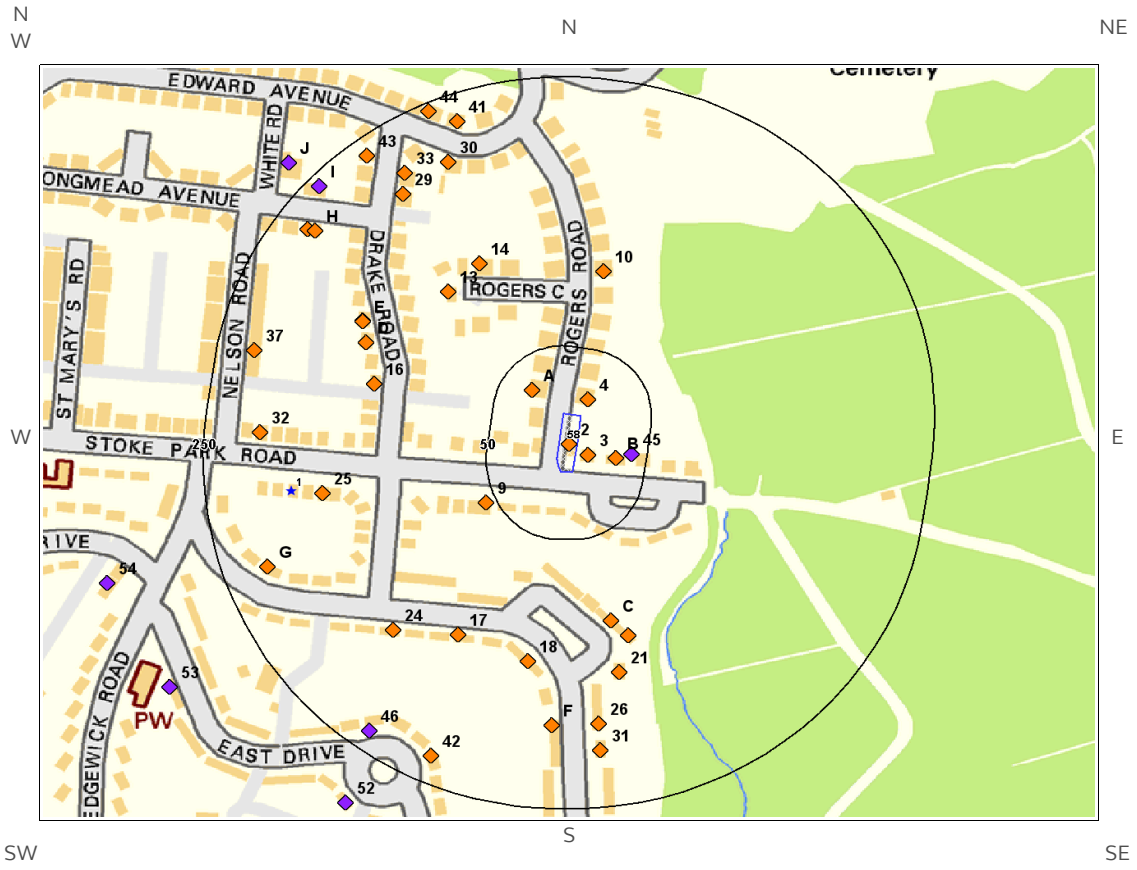
Historic Scotland: Contains public sector information and Ordnance Survey data © Crown copyright and database right 2013.

Rail Infrastructure: This dataset shows the presence of either the Highspeed 2 (HS2) rail link or Crossrail 1 infrastructure. It does not detail any smaller scale or existing rail networks. The information contained within these sections is taken from HS2 Ltd and publicly available maps of the Crossrail 1 development digitised by Groundsure. As the Crossrail 1 project is ongoing, the locations of boring machines and completed sections of tunnel is subject to change.

Natural Ground Subsidence: This dataset is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Where significant natural ground instability is indicated, its level of significance is expressed on a scale of A to E ('low' to 'high'), relating to its potential to cause subsidence damage in buildings that may not have been constructed to appropriate standards.

Radon: This dataset is taken from a joint database produced by the British Geological Survey (BGS) and the Public Health England (PHE – formerly the Health Protection Agency (HPA)). This data is considered to be accurate to approximately 50m. Radon is a radioactive gaseous element emitted naturally from rocks and minerals where radioactive elements are present. Under Building Regulation 211 (2007), radon protective measures are required for some new dwellings and extensions to existing dwellings that are built in radon affected areas. In areas where less than 3% of properties are affected, no radon protection measures are required under building regulations. In areas where between 3-10% of properties are affected, basic radon protection measures are required, and in areas where over 10% of properties are affected then full radon protection measures will be required. A property is considered to be radon affected if a reading of over 200 becquerels per cubic metre is measured. A target level of 100 becquerels per cubic metre is considered the ideal outcome for protection measures in new buildings.

4. Planning Applications and Mobile Masts Map



Planning Applications and Mobile Masts Legend

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Site Centre

50
250
Search Buffers (m)

House Extension Planning Application

Project Planning Application

Mobile Mast Planning Records

Ofcom Sitefinder Mobile Masts

4.Planning Applications and Mobile Masts

4.1 Planning Applications: House Extensions 43

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
2	0.0	On Site	Rear of, 79 Stoke Park Road, Eastleigh, Hampshire, SO50 6BW	F/13/73827	08/01/2014	House	House Extn (Exact)	Detailed Planning Granted
3	9.0	E	81 Stoke Park Road, Eastleigh, Hampshire, SO50 6BW	F/07/60428	21/06/2007	Garage	House Extn (Exact)	Detailed Planning Granted
4	13.0	N	41 Rogers Road, Bishopstoke, Eastleigh, Hampshire, SO50 6DZ	F/12/70557	05/03/2012	Single Storey Side Extension	House Extn (Exact)	Detailed Planning Granted
5A	28.0	NW	32 Rogers Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EA	F/10/67023	21/04/2010	Single Storey Side/Rear Extension	House Extn (Exact)	Detailed Planning Granted
6A	28.0	NW	32 Rogers Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EA	F/08/63103	17/06/2008	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Refused
7B	29.0	E	83 Stoke Park Road, Bishopstoke, Eastleigh, Hampshire, SO50 6BW	F/10/67221	28/05/2010	Single Storey Side/Rear Extension	House Extn (Exact)	Detailed Planning Granted
8B	29.0	E	83 Stoke Park Road, Bishopstoke, Eastleigh, Hampshire, SO50 6BW	F/09/65827	10/09/2009	House (Extension)	House Extn (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
9	58.0	SW	54 Stoke Park Road, Bishopstoke, Eastleigh, Hampshire, SO50 6BX	F/12/70992	15/06/2012	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
10	108.0	N	17 Rogers Road, Bishopstoke, Eastleigh, Hampshire, SO50 6DZ	F/15/76498	11/05/2015	Domestic Conservatory	House Extn (Proximity)	Detailed Planning Granted
11C	114.0	S	59 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	F/10/67230	18/05/2010	House (Alterations)	House Extn (Exact)	Detailed Planning Granted
12C	114.0	S	59 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	J/13/72959	23/08/2013	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
13	122.0	NW	6 Rogers Close, Bishopstoke, Eastleigh, Hampshire, SO50 6EB	F/10/67895	15/09/2010	House (Extension)	House Extn (Exact)	Detailed Planning Refused
14	126.0	NW	9 Rogers Close, Bishopstoke, Eastleigh, Hampshire, SO50 6EB	F/15/76657	18/06/2015	House (Extension)	House Extn (Proximity)	Detailed Planning Granted
15C	127.0	S	63 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	F/08/64127	13/11/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
16	136.0	W	44 Drake Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EW	F/11/68425	04/01/2011	2 Storey Side/Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
17	141.0	SW	38 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FW	F/15/76261	30/04/2015	Double Garage	House Extn (Proximity)	Detailed Planning Submitted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
18	142.0	S	46 Underwood Road, Eastleigh, Hampshire, SO50 6FW	F/07/60330	05/06/2007	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
19D	149.0	W	36 Drake Road, Bishopstoke , Eastleigh, Hampshire, SO50 6EW	F/08/63679	08/09/2008	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
20D	149.0	W	36 Drake Road, Bishopstoke , Eastleigh, Hampshire, SO50 6EW	F/08/61983	24/01/2008	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Refused
21	152.0	S	67 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	F/06/56697	07/04/2006	House (Extension)	House Extn (Exact)	Detailed Planning Submitted
22E	157.0	NW	18 Drake Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EW	F/15/76603	22/06/2015	House (Extension)	House Extn (Proximity)	Detailed Planning Withdrawn
23E	158.0	NW	32 Drake Road, Eastleigh, Hampshire, SO50 6EW	F/14/74584	02/05/2014	Single Storey Rear Extension	House Extn (Proximity)	Detailed Planning Granted
24	167.0	SW	24 Underwood Road, Eastleigh, Hampshire, SO50 6FW	F/10/67578	19/07/2010	Double Garage	House Extn (Exact)	Detailed Planning Granted
25	168.0	W	44 Stoke Park Road, Bishopstoke, Eastleigh, Hampshire, SO50 6BZ	F/12/71472	03/10/2012	Domestic Conservatory	House Extn (Exact)	Detailed Planning Granted
26	188.0	S	75 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	F/10/66699	02/03/2010	House (Extension)	House Extn (Exact)	Detailed Planning Granted
27F	188.0	S	54 Underwood Road, Eastleigh, Hampshire, SO50 6FW	F/14/74539	09/05/2014	Flats (Conversion)	House Extn (Proximity)	Detailed Planning Withdrawn

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
28F	188.0	S	54 Underwood Road, Eastleigh, Hampshire, SO50 6FW	F/14/75508	03/11/2014	2 Storey Rear Extension	House Extn (Proximity)	Detailed Planning Withdrawn
29	199.0	NW	7 Drake Road, Eastleigh, Hampshire, SO50 6EX	F/13/73311	11/10/2013	Domestic Conservatory	House Extn (Exact)	Detailed Planning Granted
30	203.0	NW	62 Edward Avenue, Eastleigh, Hampshire, SO50 6ED	F/10/67474	01/07/2010	First Floor Extension	House Extn (Exact)	Detailed Planning Granted
31	208.0	S	79 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX	F/09/65310	11/06/2009	Porch	House Extn (Exact)	Detailed Planning Granted
32	211.0	W	49 Stoke Park Road, Eastleigh, Hampshire, SO50 6BT	J/14/75724	11/12/2014	House (Extension)	House Extn (Proximity)	Detailed Planning Granted
33	211.0	NW	3 Drake Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EX	F/10/67832	01/09/2010	Domestic Conservatory	House Extn (Exact)	Detailed Planning Granted
34G	219.0	W	9 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FU	F/08/62932	20/05/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
35G	219.0	W	9 Underwood Road, Bishopstoke , Eastleigh, Hampshire, SO50 6FU	F/08/62278	22/02/2008	House (Extension)	House Extn (Exact)	Detailed Planning Refused
36H	222.0	NW	62 Longmead Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6ET	F/10/66762	15/03/2010	Flats (Conversion)	House Extn (Exact)	Detailed Planning Granted
37	224.0	W	12 Nelson Road, Bishopstoke, Eastleigh, Hampshire, SO50 6BS	F/11/68507	03/02/2011	House (Extension)	House Extn (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
38H	227.0	NW	60 Longmead Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6ET	F/15/76003	05/02/2015	House (Extension)	House Extn (Proximity)	Detailed Planning Withdrawn
39H	227.0	NW	60 Longmead Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6ET	F/15/76384	20/04/2015	2 Storey Side Extension	House Extn (Proximity)	Detailed Planning Withdrawn
40H	227.0	NW	60 Longmead Avenue, Eastleigh, Hampshire, SO50 6ET	F/14/74472	22/04/2014	House (Extension)	House Extn (Proximity)	Detailed Planning Granted
41	230.0	N	89 Edward Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6EE	F/07/59878	17/04/2007	Loft Conversion	House Extn (Exact)	Detailed Planning Refused
42	230.0	SW	55 East Drive, Eastleigh, Hampshire, SO50 6FS	J/14/75530	05/11/2014	Single Storey Rear Extension	House Extn (Proximity)	Detailed Planning Submitted
43	237.0	NW	4 Drake Road, Bishopstoke, Eastleigh, Hampshire, SO50 6EU	J/15/76043	16/02/2015	Domestic Conservatory	House Extn (Proximity)	Detailed Planning Granted
44	244.0	NW	83 Edward Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6EE	F/08/62310	25/02/2008	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted

4.2 Planning Applications: Projects 13

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
45	39.0	E	Stoke Park Wood, Stoke Park Road, Eastleigh, Hampshire, SO50 6BW	M/07/59192	01/02/2007	Telecommunications	Projects (Proximity)	Detailed Planning Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
46	235.0	SW	Bishopstoke Methodist Church, East Drive, Eastleigh, Hampshire, SO50 6FS	F/07/60702	20/07/2007	4 Flats	Projects (Proximity)	Detailed Planning Withdrawn
47I	242.0	NW	47 - 51 Longmead Avenue, Eastleigh, Hampshire, SO50 6ES	F/09/66324	22/12/2009	12 Flats	Projects (Exact)	Detailed Planning Refused
48I	242.0	NW	47 - 51 Longmead Avenue, Bishopstoke, Eastleigh, Hampshire, SO50 6ES	F/11/69894	25/10/2011	6 Houses & 1 Luxury House	Projects (Exact)	Detailed Planning Refused
49J	269.0	NW	Longmead Arms, 49 - 51 Longmead Avenue, Eastleigh, Hampshire, SO50 6ES	F/10/66893	23/03/2010	6 Houses & 6 Flats	Projects (Exact)	Detailed Planning Refused after appeal
50J	269.0	NW	Longmead Arms, 47 Longmead Avenue, Eastleigh, Hampshire, SO50 6ES	F/13/73429	08/10/2013	6 Houses	Projects (Exact)	Detailed Planning Granted
-	276.0	N	Land at Stoke Park Farm, Stoke Common Road, Eastleigh, Hampshire, SO50 6DW	O/13/73660	26/11/2013	60 Houses	Projects (Proximity)	Outline Planning Submitted
52	289.0	SW	East Drive, Eastleigh, Hampshire, SO50 6FS	F/08/62095	31/01/2008	4 Residential Units	Projects (Proximity)	Detailed Planning Withdrawn
53	320.0	SW	Methodist Church, East Drive, Bishopstoke, Eastleigh, Hampshire, SO50 6FS	F/08/63652	29/08/2008	4 Houses	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
54	331.0	W	49 Sedgwick Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FP	F/05/55493	04/11/2005	4 Flats	Projects (Exact)	Detailed Planning Granted
-	426.0	N	Foresters Arms, 1 Stoke Common Road, Bishopstoke, Eastleigh, Hampshire, SO50 6DW	F/15/76967	28/07/2015	3 Houses	Projects (Proximity)	Detailed Planning Submitted
-	430.0	W	Scout Hut, West Drive, Eastleigh, Hampshire, SO50 6FN	F/11/69289	04/08/2011	Storage	Projects (Exact)	Detailed Planning Granted
-	441.0	SW	Woodside Avenue, Eastleigh, Hampshire, SO50 9ES	O/09/66188	16/11/2009	89 Residential Units	Projects (Proximity)	Outline Planning Withdrawn

4.2.1 Additional Information: Projects 13

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
45	39.0	E	M/07/59192	-	An application (ref: M/07/59192) for detailed planning permission was refused by Eastleigh B.C.
46	235.0	SW	F/07/60702	Scheme comprises construction of two storey building comprising of 4 two bedroom flats.	An application (ref: F/07/60702) for detailed planning permission was withdrawn from Eastleigh B.C.
47I	242.0	NW	F/09/66324	Scheme comprises construction of 12 two-bedroom flats with car parking, bike and bin store. The associated works include access roads, sewer systems, infrastructure, enabling and landscaping.	An application (ref: F/09/66324) for detailed planning permission was refused by Eastleigh B.C.
48I	242.0	NW	F/11/69894	Scheme comprises construction of a terrace of 4 bedroom house and 6 three bedroom houses with associated parking, bin and cycle stores and landscaping.	An application (ref: F/11/69894) for detailed planning permission was refused by Eastleigh B.C.

4.3 Planning Authority Statistics:

ID	Planning Authority	% applications decided in 8 weeks or fewer	% of Applications Decided in 8 Weeks or more.	Total Number of Appeals	% of Appeals Dismissed	% of Appeals Allowed
58	Hampshire	No Details	No Details	0	No Details	No Details
59	Eastleigh District	64.5	35.5	22	36	64

4.4 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **No**

Database searched and no data found.
The following records within 250m have been found within this search:

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

4.5 Mobile Phone Mast Planning Records

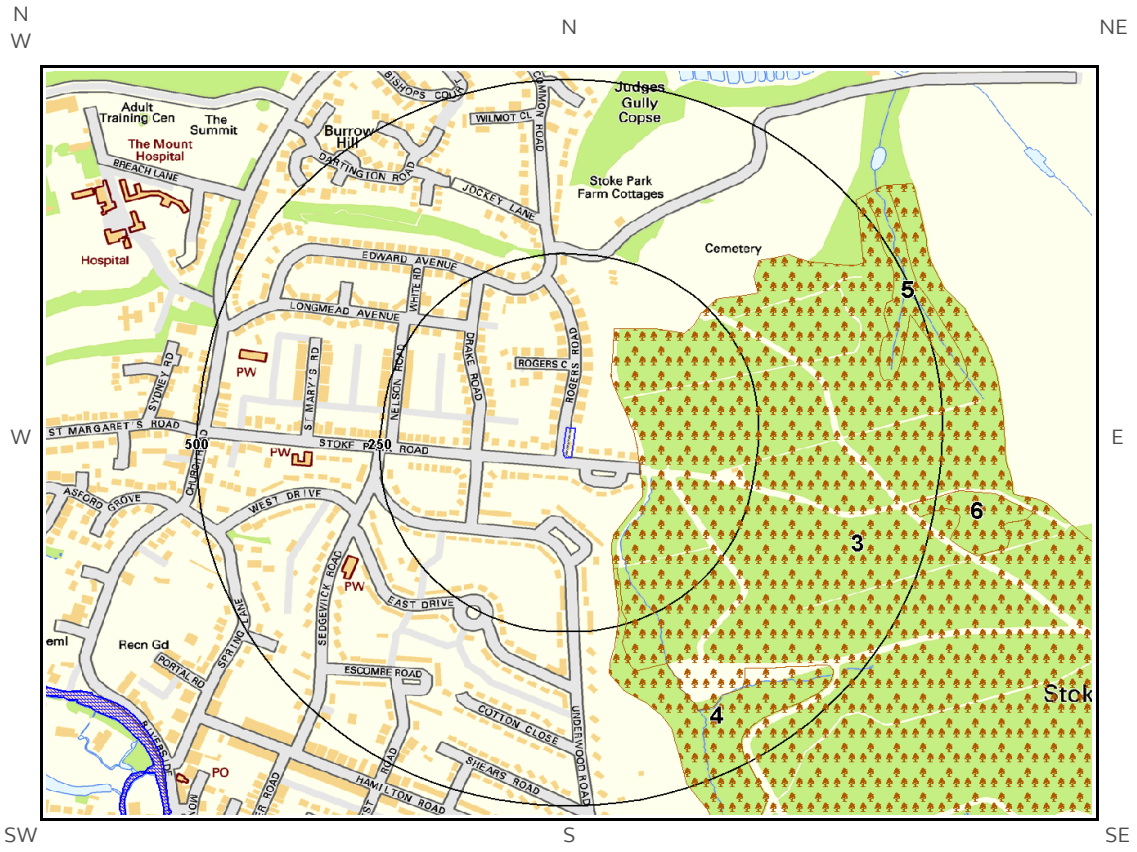
Have any planning records relating to telecommunication masts been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

ID	Distance (m)	Direction	Application Number	Application Date	Applicant	Details
1	189.0	W	No Details	Feb 1 2007	Hutchison 3G UK Ltd	Scheme comprises installation of a radio base station comprising of a 25m high lattice telecommunications tower, three antennas, three 300mm diameter dish antenna and radio equipment housing.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

5. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

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Site Centre
Site Outline
100
250
Search Buffers (m)
Green Belt
SSSI
Special Protection Areas
Ancient Woodland
Special Areas of Conservation
RAMSAR Sites
National Nature Reserve
Local Nature Reserves

Report Reference: GSCON-2481741
Client Reference: GSP-2015-0257

5.Designated Environmentally Sensitive Sites.

5.1 Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site: Yes

5.2 Records of Sites of Special Scientific Interest within 2000m of the study site: 1

ID	Distance	Direction	SSSI Name	Data Source
1	693.0	SW	River Itchen	Natural England

5.3 Records of National Nature Reserves within 2000m of the study site: 0

Database searched and no data found.

5.4 Records of Special Areas of Conservation within 2000m of the study site: 1

ID	Distance	Direction	SAC Name	Data Source
2	693.0	SW	River Itchen	Natural England

5.5 Records of Special Protection Areas within 2000m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

5.7 Records of Local Nature Reserves within 2000m of the study site: 0

Database searched and no data found.

5.8 Records of Ancient Woodland Areas within 2000m of the study site: 20

ID	Distance	Direction	Ancient Woodland Name	Type
3	72.0	NE	UNKNOWN	Ancient Replanted Woodland
4	169.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
5	423.0	E	UNKNOWN	Ancient and Semi-Natural Woodland
6	465.0	E	UNKNOWN	Ancient and Semi-Natural Woodland

ID	Distance	Direction	Ancient Woodland Name	Type
-	875.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	943.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
-	982.0	SE	UNKNOWN	Ancient and Semi-Natural Woodland
-	1069.0	E	UNKNOWN	Ancient Replanted Woodland
-	1100.0	E	UNKNOWN	Ancient and Semi-Natural Woodland
-	1160.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1189.0	E	UNKNOWN	Ancient and Semi-Natural Woodland
-	1202.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1203.0	E	UNKNOWN	Ancient Replanted Woodland
-	1210.0	E	UNKNOWN	Ancient Replanted Woodland
-	1299.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1430.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1460.0	NE	UNKNOWN	Ancient and Semi-Natural Woodland
-	1525.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1580.0	N	UNKNOWN	Ancient and Semi-Natural Woodland
-	1977.0	E	UNKNOWN	Ancient and Semi-Natural Woodland

5.9 Records of Green Belt land within 2000m of the study site: 0

Database searched and no data found.

6. Designated Visually and Culturally Sensitive Sites



Designated Visually and Culturally Sensitive Sites Legend

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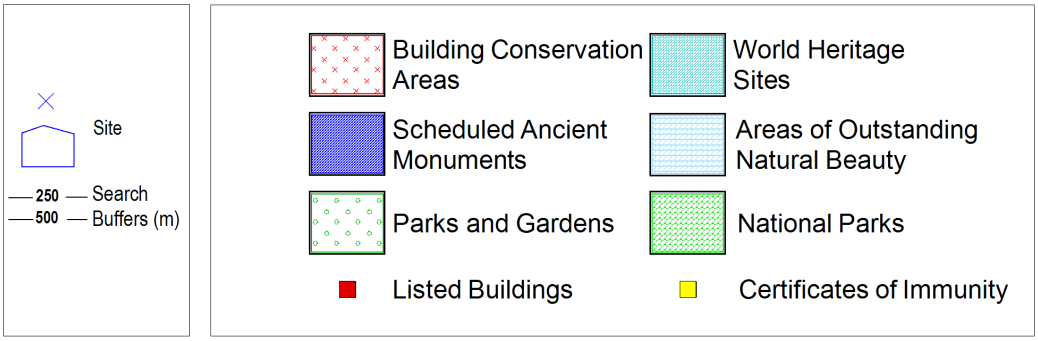


6.Designated Visually and Culturally Sensitive Sites

6.1 Presence of Designated Visually and Culturally Sensitive Sites within 500m of study site: Yes

6.2 Records of Conservation Areas within 500m of study site: 1

ID	Distance	Direction	Conservation Area Name	District
1	408.0	W	Bishopstoke, Eastleigh	Eastleigh

6.3 Records of Listed Buildings within 500m of study site: 1

ID	Distance	Direction	Listed Building Name	Grade
2	443.0	W	CHURCH OF ST MARY	II

6.4 Records of Scheduled Ancient Monuments within 500m of study site: 0

Database searched and no data found.

6.5 Records of Protected Parks and Gardens within 500m of study site: 0

Database searched and no data found.

6.6 Records of Certificates of Immunity from Listing: 0

Database searched and no data found.

6.7 Records of World Heritage Sites within 500m of study site: 0

Database searched and no data found.

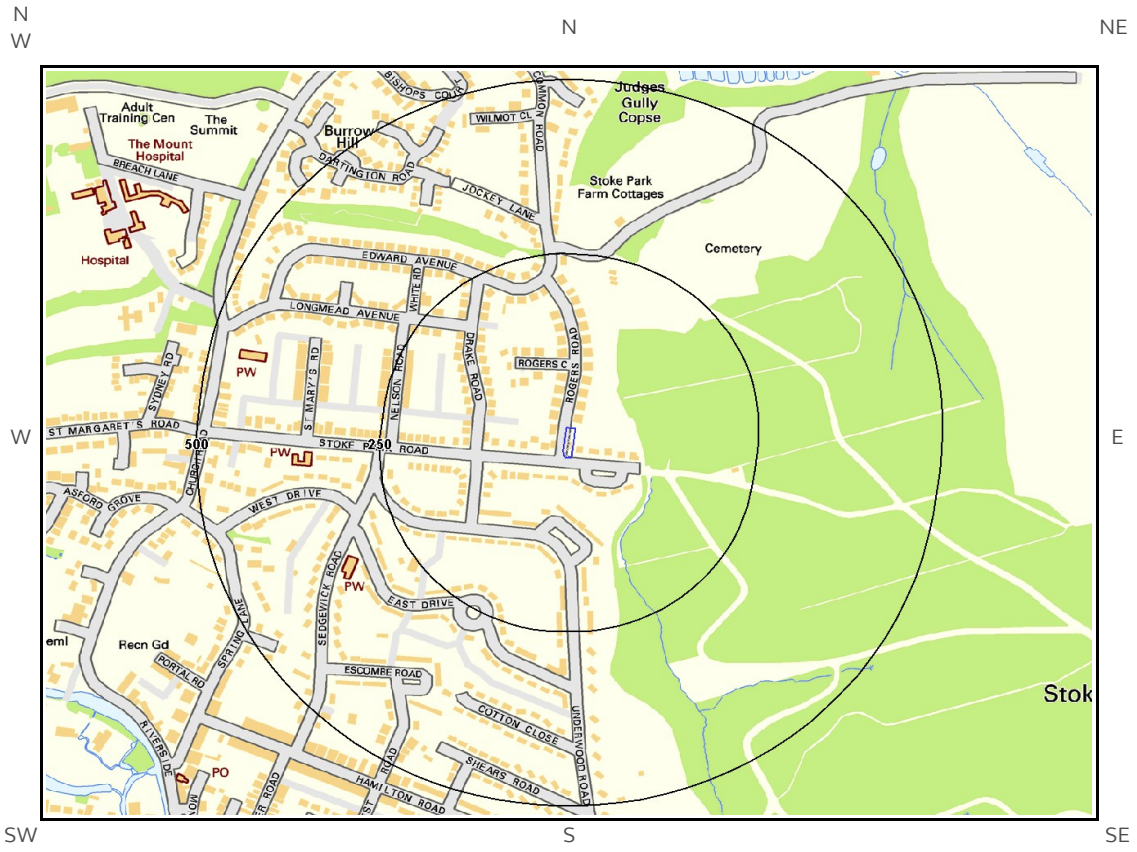
6.8 Records of Areas of Outstanding Natural Beauty within 500m of study site: 0

Database searched and no data found.

6.9 Records of National Parks within 500m of study site: 0

Database searched and no data found.

7. HS2 and Crossrail 1 Information Map



HS2 and Crossrail 1 Information Map.

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Site
500 Search
1000 Buffers (m)

HS2

Track Type
- Surface Alignment
- Tunnel
- Bridge/ Viaduct
- Green Tunnel

Estimated Train Speed
- <50mph
- >50<100mph
- >100<150 mph
- >150<200 mph
- >200<250 mph

CROSSRAIL
- Proposed Tunnel
- Complete Tunnel
- Surface Alignment
- Work Site
- Tunnel Boring Machine
- Crossrail Station

7.HS2 and Crossrail 1 information

7.1 Records of HS2 route within 5km of the study site:

Nearest centre point of track on HS2 route:

Database searched and no data found.

Nearest centre point of overground track on HS2 route:

7.2 Records of Crossrail 1 route within 5km of the study site:

Nearest Crossrail 1 construction site:

Database searched and no data found.

Nearest Crossrail 1 worksite (within 1km):

Database searched and no data found.

Nearest Crossrail 1 Stations (within 5km):

Database searched and no data found.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

8.Radon data.

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

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

8.2 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[1]?

No radon protective measures are necessary

1 Scivyer, Chris – "Radon: Guidance on protective measures for new buildings"; BR211, BRE Press (2007). Available from BRE press direct at **http://www.brebookshop.com/**

9.Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

Development Plans

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

Conservation Areas

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

Listed Buildings

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website: **www.english-heritage.org.uk**

Tree Preservation Orders (TPOs)

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website: **www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/trees**

Open Access Land

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website: **www.openaccess.gov.uk/S4/html/default.htm**

Rights of Way

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of Rights of Way in your area visit this website: **www.ordnancesurvey.co.uk/oswebsite**

The Land Registry/Registers of Scotland

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

www.landreg.gov.uk www.ros.gov.uk

Property Price Information

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website: **www.nethouseprices.com**

Broadband Internet Access

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website: **www.broadbandchecker.co.uk**

10.Contact Details

Groundsure Helpline

Telephone: 08444 159 000
info@groundsure.com

Glenigan

41-47 Seabourne Road

Bournemouth BH5 2HU

Tel: 01202 432121

Ordnance Survey

Adanac Drive, Southampton

SO16 0AS

Tel: 08456 050505

Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ

Tel: 01235 822622
www.hpa.org.uk/radiation

Local Authority details

Authority: Eastleigh Borough Council
Phone: 023 8068 8000
http://www.eastleigh.gov.uk/
Address: Civic Offices, Leigh Road, Eastleigh, Hampshire, SO50 9YN

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney,

Hampshire RG27 8NW

Tel: 01252 845444

CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191
www.copso.org.uk

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, Sovereign House, Church Street, Brighton, BN1 1UJ. 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, Sovereign House, Church Street, Brighton, BN1 1UJ. 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.

11.Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**
"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.
"Client" means the party or parties entering into a Contract with Groundsure.
"Commercial" means any building or property which is not Residential.
"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

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

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

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.
"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.
"Data Reports" means reports comprising factual data with no accompanying interpretation.
"Fees" has the meaning set out in clause 5.1.
"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.
"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.
"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.
"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.
"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.
"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.
"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.
"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.
"Residential" means any building or property used as or intended to be used as a single dwelling.
"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.
"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.
"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.
"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.
"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.groundsure.com) and forming part of this Contract.

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

2.1 Groundsure agrees to provide the Services in accordance with the Contract.
2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.
2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.
2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.
2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.
2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

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

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

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

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.
3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.
3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.
3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.
4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

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

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

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

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.
4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").
5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.
5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable

endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

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Appendix G

Regulatory Authority Responses

Housing and Environmental Health Services

F.A.O. Mr H Chen,
Groundsure Ltd,
Sovereign House,
Church Street,
Brighton,
BN1 1UJ

My Ref: EPRFI/15/03749
Your Ref:
Please ask for: David Reed
Direct dial: 023 80683352
E-Mail: David.Reed@eastleigh.gov.uk

Date: 09 November 2015

Dear Mr Chen,

RE: 79 STOKE PARK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BW

Thank you for your enquiry, dated the 12th October 2015, I have reviewed our files, clarified any questions and would like to make the following response to your enquiry:

1. **Can you confirm whether you are aware of any potentially contaminative land uses at the study site?**
   This Service holds no records specifically for the enquiry site. However, historical OS mapping shows that the enquiry site is located on or adjacent to the site of a former brick works; it is difficult to define a precise boundary for this type or former use.

2. **Is the study site (or any part thereof) likely to be assessed in accordance with Part 2A EPA 1990 or as part of the Local Authority Contaminated Land Inspection Strategy? Please give details of likely priority and approximate time scales if known.**
   At the time of writing, the above site nor any property / land adjoining the enquiry site have not been determined to meet the statutory definition of 'Contaminated Land' as defined in Part IIA of the Environmental Protection Act 1990. This Service can confirm that we currently have no plans to investigate this land in connection with the above legislation.

3. **Are you aware of any site investigations (Part 2A or otherwise) or remedial works undertaken at the site or within the immediate surrounds? Please provide details where appropriate.**
   This Service holds no record of any site investigations (Part IIA or otherwise) or remedial works undertaken at the enquiry site nor within the immediate surrounds; this service interprets 'immediate surrounds' as land or properties adjoining the boundary of the enquiry site.

   With respect to the planning applications you made reference:
   - F/09/65827 - no correspondents since this Service made comments on this planning application

- F/10/67221 - no correspondents since this Service made comments on this planning application, F/12/70557 - no correspondents since this Service made comments on the planning application,
- F/13/73429 - no correspondents with respect to ground conditions since this Service reviewed the submitted desk study (CG/5366; by Card Geotechnics) and made comments on the planning application

4. **Are there any reasons why the site may not be considered suitable for residential use? If yes, please specify why.**
   This Service is not able to answer this question. It is a developers responsibility to assess the site and ensure that any potential risks to the site have properly been investigated and addressed.

5. **The northern part of the site is being developed as a 2 bed dwelling. Can you confirm what would your minimum requirements be?**
   This Service is not able to answer this question. It is a developers responsibility to assess the site and ensure that any potential risks to the site have properly been investigated and addressed.

This response is based upon the information available to the Environmental Health Services at the time of writing and if new information becomes known, we may review the status of the land. Hampshire County Council and the Environment Agency may hold records, which are pertinent to the enquires that you have made.

This Service cannot guarantee the accuracy or completeness of this information and any potential purchasers are advised to make their own investigations into issues such as 'Land Contamination' and made ground.

Yours sincerely,

David Reed
Scientific Officer