6 Estimated Background Soil Chemistry

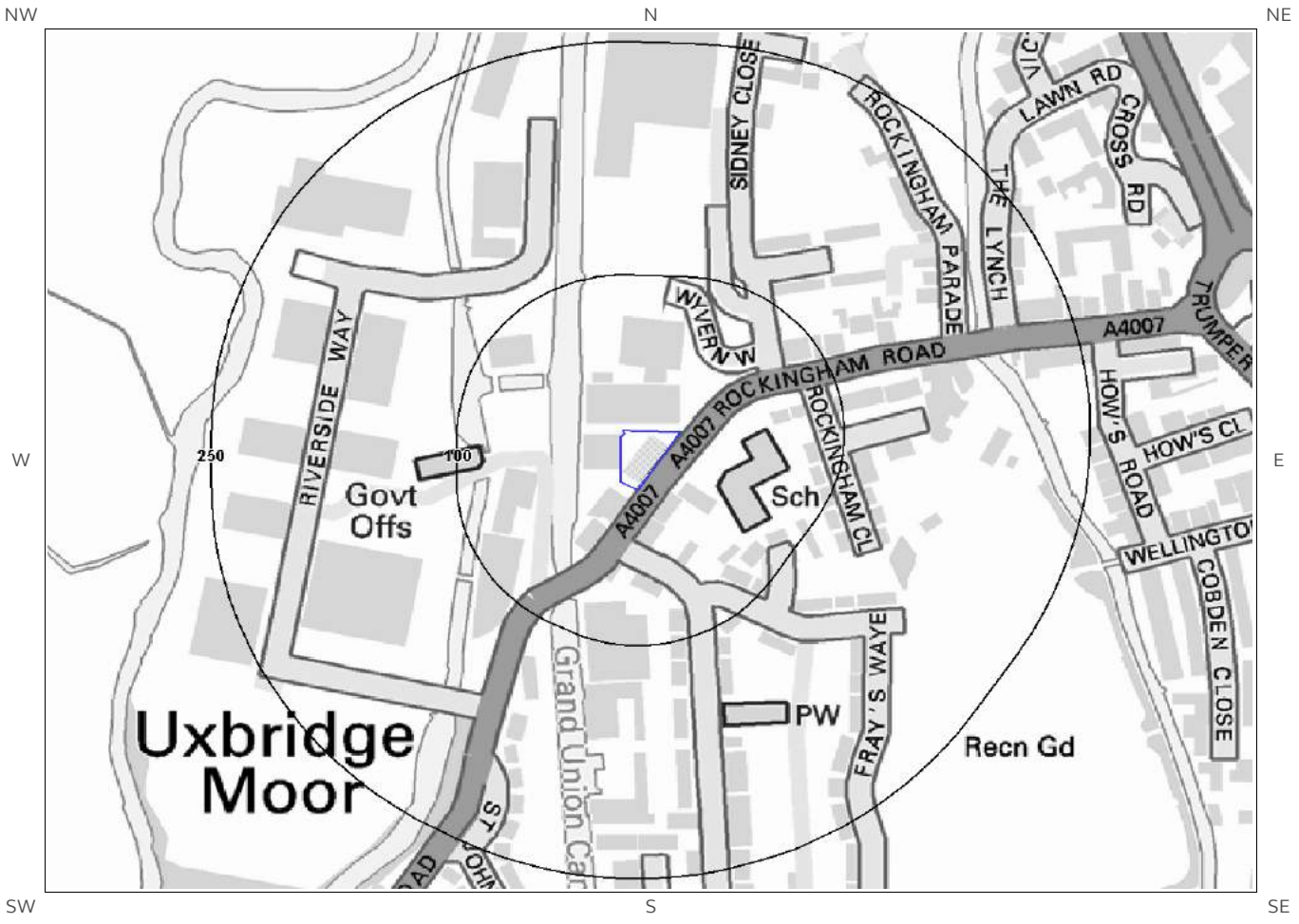
Records of background estimated soil chemistry within 250m of the study site boundary: 18

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight 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 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	200 - 300 mg/kg
0.0	On Site	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
0.0	On Site	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
44.0	S	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	200 - 300 mg/kg
46.0	S	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
46.0	S	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
105.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	200 - 300 mg/kg
105.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
106.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	200 - 300 mg/kg
106.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	200 - 300 mg/kg
106.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
106.0	N	Sediment	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
208.0	E	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
209.0	E	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
220.0	NE	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
220.0	NE	London	No data	<1.8 mg/kg	No data	No data	100 - 200 mg/kg
237.0	NE	London	No data	<1.8 mg/kg	No data	No data	200 - 300 mg/kg
237.0	NE	London	No data	<1.8 mg/kg	No data	No data	100 - 200 mg/kg

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

7 Railways and Tunnels Map



Railways and Tunnels Legend

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- 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

7 Railways and Tunnels

7.1 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.

7.2 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.

7.3 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.

Note: 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.

7.4 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.

Note: 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.

7.5 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? Yes

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

Jomas Associates Ltd

Telephone: +44843 289 2187
rs@jomasassociates.com

British Geological Survey Enquiries

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

British Gypsum

British Gypsum Ltd
East Leake
Loughborough
Leicestershire
LE12 6HX

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
Email: **enquiries@phe.gov.uk**
Main switchboard: 020 7654 8000

Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettel Lane
Brierley Hill, West Midlands
DY5 3LH
Tel: +44 (0) 1384 262 000
Email:**enquiries.gs@jpb.co.uk**
Website: **www.jpb.co.uk**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS

Tel: 08456 050505
Website: http://www.ordnancesurvey.co.uk/

Getmapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444
Website:**http://www1.getmapping.com/**

Contact Details

Peter Brett Associates

Caversham Bridge House
Waterman Place
Reading
Berkshire RG1 8DN
Tel: +44 (0)118 950 0761 E-mail:**reading@pba.co.uk**
Website:**http://www.peterbrett.com/home**

Acknowledgements: 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. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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

© Groundsure Limited June 2013

Jomas Associates Ltd

Lakeside House, 1 Furzeground Way,
Stockley Park, UB11 1BD

Groundsure Reference:	HMD-377-3257333
Your Reference:	P96514J926-1
Report Date	24 Aug 2016
Report Delivery Method:	Email - pdf

Groundsure Enviro Insight

Address: TAVISTOCK HOUSE, 5, ROCKINGHAM ROAD, UXBRIDGE, UB8 2UB

Dear Sir/ Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on +44843 289 2187 quoting the above report reference number.

Yours faithfully,

Jomas Associates Ltd

Enc.
Groundsure Enviroinsight

Groundsure Enviro Insight

Address:	**TAVISTOCK HOUSE, 5, ROCKINGHAM ROAD, UXBRIDGE, UB8 2UB**
Date:	**24 Aug 2016**
Reference:	**HMD-377-3257333**
Client:	**Jomas Associates Ltd**

NW N NE

W E

SW S SE



Aerial Photograph Capture date:	20-Apr-2013
Grid Reference:	504988,183879
Site Size:	0.08ha

Report Reference: HMD-377-3257333
Client Reference: P96514J926-1

Contents Page

Contents Page 3
Overview of Findings 6
Using this report 10
1. Historical Land Use 11
1. Historical Industrial Sites 12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping 12
1.2 Additional Information – Historical Tank Database 14
1.3 Additional Information – Historical Energy Features Database 15
1.4 Additional Information – Historical Petrol and Fuel Site Database 17
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database 17
1.6 Potentially Infilled Land 18
2. Environmental Permits, Incidents and Registers Map 20
2. Environmental Permits, Incidents and Registers 21
2.1 Industrial Sites Holding Licences and/or Authorisations 21
2.1.1 Records of historic IPC Authorisations within 500m of the study site: 21
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 21
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 21
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 21
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 22
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 22
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations: 22
2.1.8 Records of Licensed Discharge Consents within 500m of the study site: 23
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 25
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 25
2.2 Dangerous or Hazardous Sites 25
2.3 Environment Agency Recorded Pollution Incidents 26
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site: 26
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site: 27
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990 27
3. Landfill and Other Waste Sites Map 28
3. Landfill and Other Waste Sites 29
3.1 Landfill Sites 29
3.1.1 Records from Environment Agency landfill data within 1000m of the study site: 29
3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site: 29
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 30
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site: 30
3.2 Other Waste Sites 30
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site: 30
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site: 31
4. Current Land Use Map 33
4. Current Land Uses 34
4.1 Current Industrial Data 34
4.2 Petrol and Fuel Sites 36
4.3 National Grid High Voltage Underground Electricity Transmission Cables 36
4.4 National Grid High Pressure Gas Transmission Pipelines 36
5. Geology 37
5.1 Artificial Ground and Made Ground 37

5.2 Superficial Ground and Drift Geology 37
5.3 Bedrock and Solid Geology 37
6 Hydrogeology and Hydrology 38
6a. Aquifer Within Superficial Geology 38
6b. Aquifer Within Bedrock Geology and Abstraction Licenses 39
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses 40
6d. Hydrogeology – Source Protection Zones within confined aquifer 41
6e. Hydrology – Detailed River Network and River Quality 42
6.Hydrogeology and Hydrology 43
6.1 Aquifer within Superficial Deposits 43
6.2 Aquifer within Bedrock Deposits 43
6.3 Groundwater Abstraction Licences 44
6.4 Surface Water Abstraction Licences 48
6.5 Potable Water Abstraction Licences 48
6.6 Source Protection Zones 48
6.7 Source Protection Zones within Confined Aquifer 49
6.8 Groundwater Vulnerability and Soil Leaching Potential 49
6.9 River Quality 49
6.9.1 Biological Quality: 50
6.9.2 Chemical Quality: 50
6.10 Detailed River Network 50
6.11 Surface Water Features 52
7a. Environment Agency Flood Map for Planning (from rivers and the sea) 53
7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map 54
7 Flooding 55
7.1 River and Coastal Zone 2 Flooding 55
7.2 River and Coastal Zone 3 Flooding 55
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating 56
7.4 Flood Defences 56
7.5 Areas benefiting from Flood Defences 56
7.6 Areas benefiting from Flood Storage 56
7.7 Groundwater Flooding Susceptibility Areas 57
7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes 57
7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? 57
7.8 Groundwater Flooding Confidence Areas 57
8. Designated Environmentally Sensitive Sites Map 58
8. Designated Environmentally Sensitive Sites 59
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 59
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 59
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 59
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 59
8.5 Records of Ramsar sites within 2000m of the study site: 60
8.6 Records of Ancient Woodland within 2000m of the study site: 60
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site: 60
8.8 Records of World Heritage Sites within 2000m of the study site: 60
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site: 61
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 61
8.11 Records of National Parks (NP) within 2000m of the study site: 61
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site: 61
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site: 61

8.14 Records of Green Belt land within 2000m of the study site:.....61
9. Natural Hazards Findings 63
9.1 Detailed BGS GeoSure Data.....63
9.1.1 Shrink Swell.....63
9.1.2 Landslides.....63
9.1.3 Soluble Rocks.....63
9.1.4 Compressible Ground.....64
9.1.5 Collapsible Rocks.....64
9.1.6 Running Sand.....64
9.2 Radon.....64
9.2.1 Radon Affected Areas.....64
9.2.2 Radon Protection.....65
10. Mining 66
10.1 Coal Mining.....66
10.2 Non-Coal Mining.....66
10.3 Brine Affected Areas 66
Contact Details 67
Standard Terms and Conditions 69

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	2	4	50	55
1.2 Additional Information – Historical Tank Database	1	0	8	31
1.3 Additional Information – Historical Energy Features Database	0	7	20	31
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	12
1.6 Potentially Infilled Land	0	14	8	13

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	2	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	2
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	11	7
2.1.9 Records of Water Industry Referrals	0	0	1	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	3	3
2.3.2 National Incidents Recording System, List 1	0	0	1	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	6	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	1	2
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	1	8

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	11	28	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	29
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology	0-500m					
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	3	4	13	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	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?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	Yes
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?	Yes
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	5
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	2
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	0	0	0
8.14 Records of Green Belt land	0	0	2	0	1	8

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	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?	Moderate
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Negligible
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% 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.

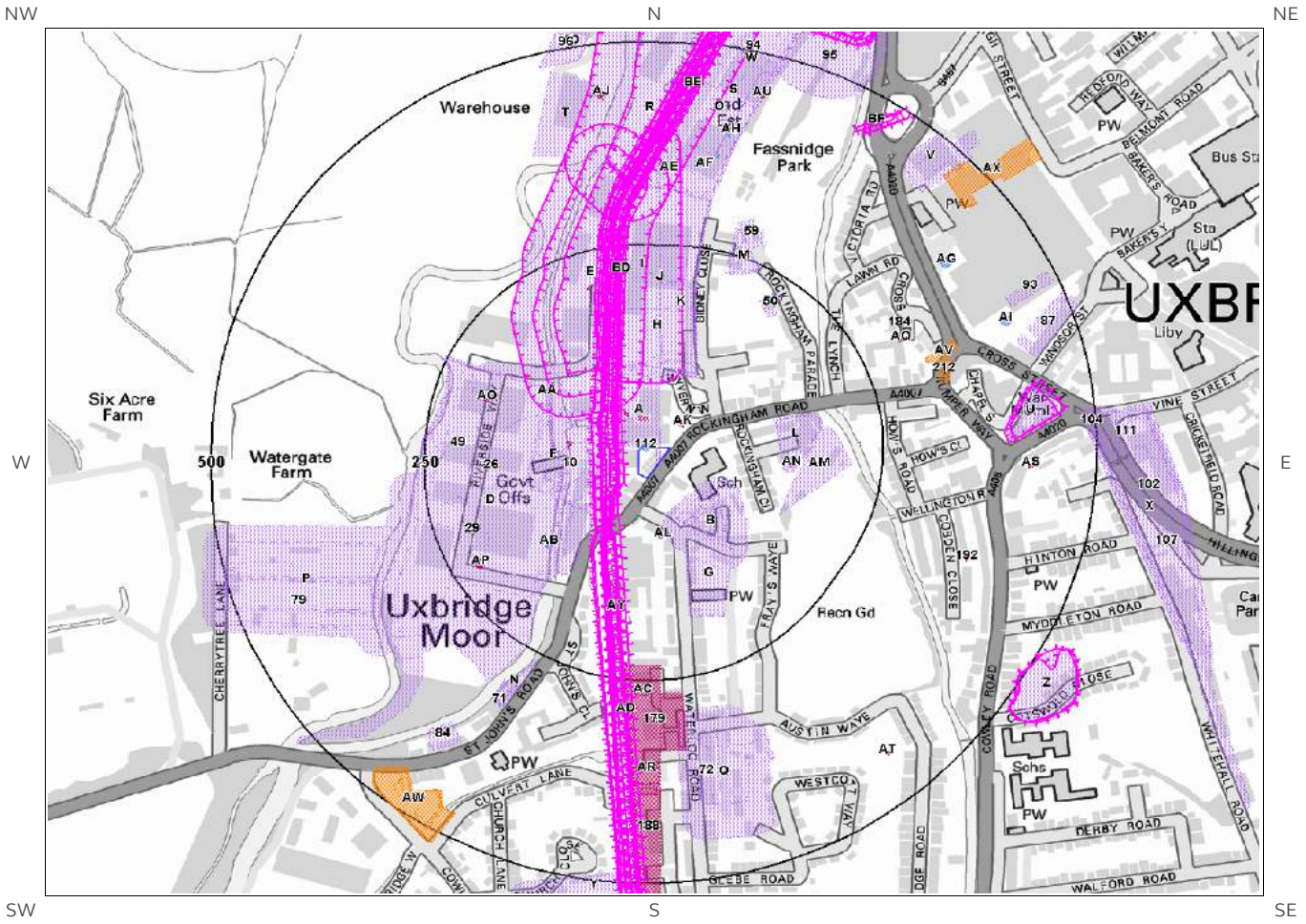
Note: Maps

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



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: 111

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Unspecified Works	1987
2A	0	On Site	Unspecified Works	1974
3F	28	W	Flour Mill	1868
4B	47	SE	Water Works	1932
5B	47	SE	Water Works	1900
6D	49	W	Unspecified Works	1935
7C	52	W	Unspecified Mill	1913
8E	55	NW	Unspecified Wharf	1938
9C	57	W	Unspecified Mill	1897
10	59	W	Unspecified Mill	1895
11B	59	SE	Water Works	1895
12D	59	W	Unspecified Works	1974
13B	59	SE	Water Works	1897
14B	63	SE	Water Works	1882
15B	63	SE	Water Works	1868
16B	67	SE	Water Works	1938
17B	69	SE	Water Works	1938
18B	70	SE	Water Works	1935
19D	79	W	Unspecified Works	1938
20E	80	NW	Unspecified Wharf	1913
21I	80	N	Unspecified Wharf	1959
22F	81	W	Unspecified Mill	1900
23F	81	W	Unspecified Mill	1932
24G	83	SE	Water Works	1913
25F	84	W	Unspecified Mill	1913
26	85	W	Unspecified Works	1938
27G	87	SE	Water Works	1913
28H	89	N	Steel Works	1913
29	89	W	Unspecified Works	1959
30H	91	N	Steel Barrel Works	1913
31I	94	N	Steel Barrel Works	1938
32H	96	N	Steel Barrel Works	1932
33J	96	N	Steel Barrel Works	1938
34J	97	N	Steel Barrel Works	1935

35I	105	N	Unspecified Works	1959
36I	105	N	Unspecified Commercial/Industrial	1974
37I	105	N	Unspecified Commercial/Industrial	1987
38E	106	NW	Unspecified Wharf	1913
39E	106	NW	Unspecified Wharf	1938
40AF	107	N	Unspecified Commercial/Industrial	1959
41K	118	N	Unspecified Works	1989
42K	118	N	Unspecified Works	1975
43K	118	N	Unspecified Works	1970
44L	126	E	Iron Works	1913
45L	128	E	Iron Works	1900
46L	128	E	Iron Works	1932
47L	128	E	Iron Works	1913
48AM	149	E	Unspecified Works	1959
49	190	W	Unspecified Works	1987
50	198	NE	Unspecified Works	1970
51BD	214	N	Unspecified Wharf	1932
52M	224	N	Mortuary	1913
53M	224	N	Mortuary	1938
54M	226	N	Mortuary	1932
55M	233	N	Mortuary	1913
56M	233	N	Mortuary	1938
57N	258	SW	Smithy	1932
58N	260	SW	Smithy	1913
59	262	N	Mortuary	1959
60R	279	N	Unspecified Wharf	1913
61P	284	W	Nursery	1932
62Q	290	S	Nursery	1932
63N	297	SW	Smithy	1913
64N	297	SW	Smithy	1897
65O	308	N	Timber Yard	1938
66O	313	N	Timber Yard	1935
67O	314	N	Timber Yard	1938
68P	316	W	Nursery	1938
69Q	316	S	Railway Sidings	1959
70Q	318	S	Nursery	1913
71	319	SW	Smithy	1900
72	326	S	Railway Sidings	1935
73P	332	SW	Nursery	1935
74P	333	SW	Nursery	1959
75R	334	N	Unspecified Wharf	1913
76S	335	N	Unspecified Works	1989
77S	335	N	Unspecified Works	1975
78P	335	SW	Nursery	1938

79	337	SW	Nursery	1974
80Q	339	S	Nursery	1913
81S	363	N	Unspecified Works	1970
82T	370	N	Unspecified Warehouse	1974
83T	370	N	Unspecified Warehouse	1987
84	376	SW	Smithy	1895
85U	392	E	Burial Ground	1868
86U	399	E	Burial Ground	1882
87	426	E	Police Station	1970
88V	431	NE	Telephone Exchange	1975
89V	431	NE	Telephone Exchange	1989
90W	431	N	Timber Yard	1913
91V	431	NE	Telephone Exchange	1970
92W	432	N	Timber Yard	1932
93	435	NE	Police Station	1975
94	462	N	Timber Yard	1913
95	466	N	Brewery	1897
96	482	N	Nursery	1932
97X	482	E	Terminus	1895
98X	482	E	Railway Sidings	1895
99X	484	E	Terminus	1897
100	486	N	Nursery	1959
101Y	488	S	Nursery	1932
102	490	E	Railway Sidings	1868
103Y	490	S	Nursery	1900
104	491	E	Railway Building	1868
105X	492	E	Railway Sidings	1932
106X	492	E	Railway Sidings	1900
107	493	E	Railway Sidings	1935
108Z	495	SE	Gravel Pit	1897
109Z	496	SE	Gravel Pit	1895
110X	497	E	Railway Sidings	1897
111	499	E	Unspecified Works	1970

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: 40

ID	Distance (m)	Direction	Use	Date
112	0	On Site	Unspecified Tank	1866
113AA	124	NW	Unspecified Tank	1995

114AA	124	NW	Unspecified Tank	1995
115AA	126	NW	Unspecified Tank	1986
116AB	130	SW	Tanks	1995
117AB	130	SW	Tanks	1995
118AB	131	SW	Unspecified Tank	1984
119AB	131	SW	Tanks	1986
120AB	136	SW	Tanks	1986
121AC	263	S	Unspecified Tank	1995
122AC	263	S	Unspecified Tank	1995
123AC	263	S	Unspecified Tank	1986
124AC	267	S	Unspecified Tank	1995
125AC	267	S	Unspecified Tank	1995
126AC	267	S	Unspecified Tank	1986
127AD	286	S	Unspecified Tank	1934
128AD	301	S	Unspecified Tank	1934
129AE	342	N	Unspecified Tank	1975
130AE	343	N	Unspecified Tank	1980
131AE	343	N	Unspecified Tank	1988
132AE	343	N	Unspecified Tank	1988
133AE	343	N	Unspecified Tank	1996
134AF	362	N	Unspecified Tank	1975
135AF	362	N	Unspecified Tank	1996
136AF	363	N	Unspecified Tank	1980
137AF	363	N	Unspecified Tank	1988
138AF	363	N	Unspecified Tank	1988
139AG	389	NE	Unspecified Tank	1996
140AG	390	NE	Unspecified Tank	1975
141AH	390	N	Tanks	1996
142AH	390	N	Tanks	1975
143AH	391	N	Tanks	1980
144AH	391	N	Tanks	1988
145AH	391	N	Tanks	1988
146AH	394	N	Tanks	1975
147AI	417	E	Unspecified Tank	1996
148AI	418	E	Unspecified Tank	1975
149AJ	436	N	Unspecified Tank	1992
150AJ	436	N	Unspecified Tank	1981
151AJ	436	N	Unspecified Tank	1981

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: 58

ID	Distance (m)	Direction	Use	Date
152AK	30	NE	Electricity Substation	1976
153AK	31	N	Electricity Substation	1980
154AK	31	N	Electricity Substation	1990
155A	32	N	Electricity Substation	1984
156A	42	N	Electricity Substation	1995
157A	42	N	Electricity Substation	1995
158A	42	N	Electricity Substation	1986
159AL	70	S	Electricity Substation	1990
160AL	70	S	Electricity Substation	1995
161AL	70	S	Electricity Substation	1995
162AL	71	S	Electricity Substation	1986
163AL	71	S	Electricity Substation	1984
164F	79	W	Electricity Substation	1986
165F	79	W	Electricity Substation	1984
166AN	141	E	Electricity Substation	1976
167AM	147	E	Electricity Substation	1980
168AN	147	E	Electricity Substation	1990
169AO	186	W	Electricity Substation	1984
170AO	187	W	Electricity Substation	1995
171AO	187	W	Electricity Substation	1995
172AO	188	W	Electricity Substation	1986
173E	202	N	Electricity Substation	1992
174AP	212	SW	Electricity Substation	1984
175AP	212	SW	Electricity Substation	1995
176AP	212	SW	Electricity Substation	1995
177AP	212	SW	Electricity Substation	1986
178AR	231	S	Electricity Works	1986
179	266	S	Electricity Works	1914
180AQ	298	NE	Electricity Substation	1975
181AQ	300	NE	Electricity Substation	1980
182AQ	300	NE	Electricity Substation	1988
183AQ	300	NE	Electricity Substation	1988
184	305	NE	Electricity Substation	1996
185AR	353	S	Electricity Substation	1995
186AR	353	S	Electricity Substation	1995
187AR	354	S	Electricity Substation	1986
188	357	S	Electricity Works	1968
189AR	357	S	Electricity Substation	1995
190AR	357	S	Electricity Substation	1995
191AR	357	S	Electricity Substation	1989
192	372	E	Electricity Substation	1976

193AR	382	S	Electricity Substation	1989
194AR	382	S	Electricity Substation	1979
195AR	383	S	Electricity Substation	1995
196AR	383	S	Electricity Substation	1995
197AS	419	E	Electricity Substation	1976
198AS	419	E	Electricity Substation	1980
199AJ	432	N	Electricity Substation	1992
200AJ	432	N	Electricity Substation	1981
201AJ	432	N	Electricity Substation	1981
202AT	436	SE	Electricity Substation	1976
203AT	437	SE	Electricity Substation	1980
204AT	437	SE	Electricity Substation	1990
205AU	446	N	Electricity Substation	1996
206AU	446	N	Electricity Substation	1975
207AU	447	N	Electricity Substation	1988
208AU	447	N	Electricity Substation	1988
209AU	447	N	Electricity Substation	1980

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: 12

ID	Distance (m)	Direction	Use	Date
210AV	319	E	Garage	1962
211AV	319	E	Garage	1962
212	326	E	Garage	1963
213AW	452	SW	Garage	1979
214AW	452	SW	Garage	1995
215AW	452	SW	Garage	1995
216AW	452	SW	Garage	1968
217AW	453	SW	Garage	1989
218AX	453	NE	Garage	1962

219AX	453	NE	Garage	1962
220AW	455	SW	Garage	1986
221AW	455	SW	Garage	1963

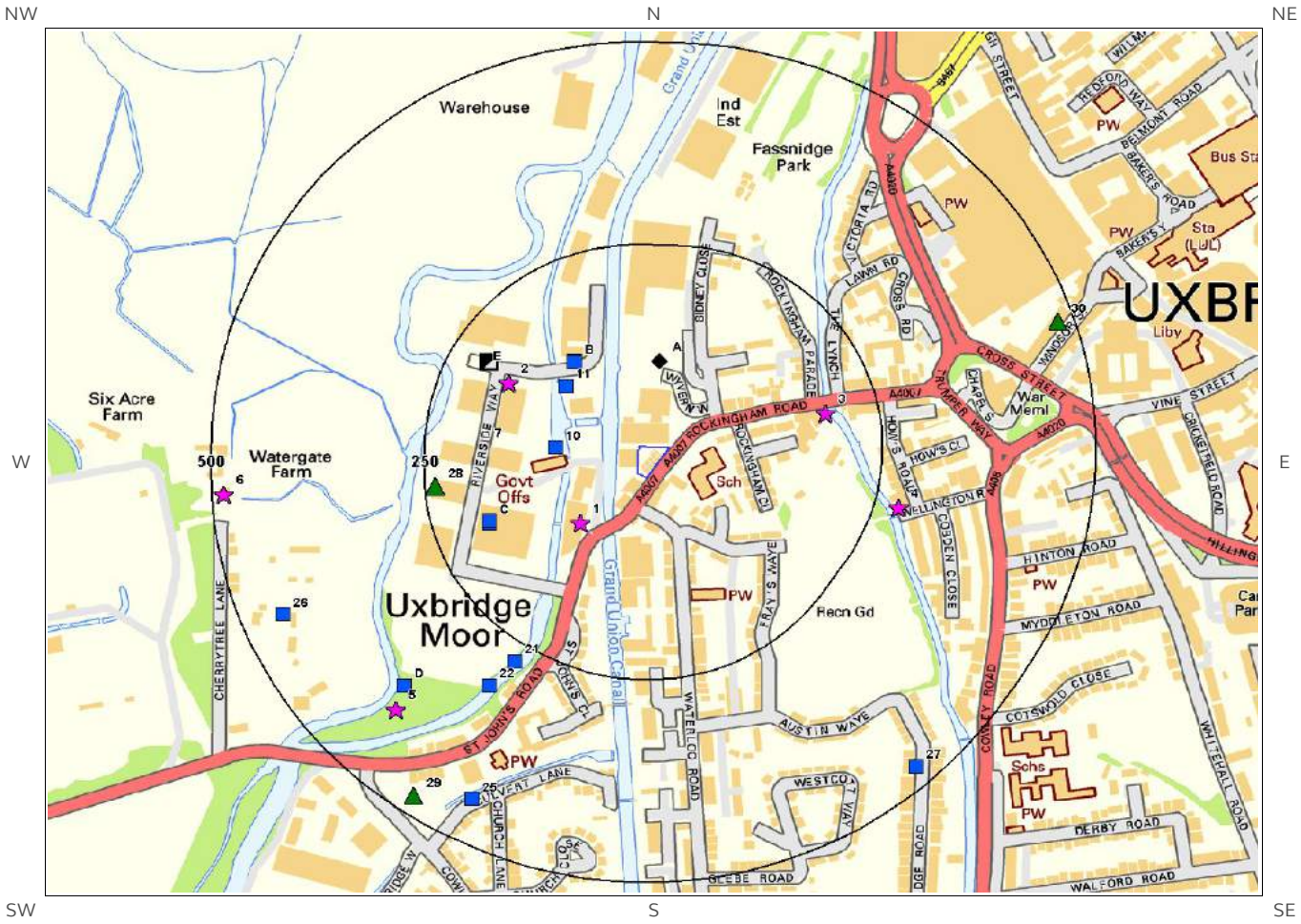
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 35

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

ID	Distance(m)	Direction	Use	Date
222	17	W	Canal	1882
223AY	23	W	Canal	1932
224AY	23	W	Canal	1900
225AZ	24	W	Canal	1935
226BB	24	W	Canal	1913
227AD	24	W	Canal	1959
228AD	24	W	Canal	1987
229AD	24	W	Canal	1974
230	25	W	Canal	1868
231AZ	26	W	Canal	1938
232BA	27	W	Canal	1913
233BA	27	W	Canal	1938
234BB	32	W	Canal	1895
235AZ	33	W	Canal	1897
236E	55	NW	Unspecified Wharf	1938
237E	80	NW	Unspecified Wharf	1913
238J	80	N	Unspecified Wharf	1959
239E	106	NW	Unspecified Wharf	1913
240E	106	NW	Unspecified Wharf	1938
241BC	167	N	Canal	1932
242BC	167	N	Canal	1897
243BD	214	N	Unspecified Wharf	1932
244R	279	N	Unspecified Wharf	1913
245R	334	N	Unspecified Wharf	1913
246BE	368	N	Canal	1970
247BE	368	N	Canal	1975
248BE	368	N	Canal	1989
249	374	N	Canal	1959
250U	392	E	Burial Ground	1868
251U	399	E	Burial Ground	1882
252BF	446	NE	Pond	1897
253BF	449	NE	Fish Pond	1868
254BF	455	NE	Fish Pond	1882
255Z	495	SE	Gravel Pit	1897
256Z	496	SE	Gravel Pit	1895

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:

2

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
8A	106	N	505000 184000	Name: Electro Hi-tech Ltd Unit D 2 Riverside Drive Middx Ub8 Status: Not Active Receiving Water: -	Authorised Substances: -
9A	106	N	505000 184000	Name: Electro Hi-tech Ltd Unit D2 Riverside Way Middx Ub8 Status: Not Active Receiving Water: -	Authorised Substances: -

---

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:

3

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

ID	Distance (m)	Direction	NGR	Details	
28	239	W	504737 183844	Address: Sanyo Gallenkamp, Riverside Way Process: coating & enamelling process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
29	479	SW	504711 183462	Address: Shell Uxbridge, St Johns Rd, Uxbridge, UB8 2UY Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
30	480	E	505466 184048	Address: Bromptons Dry Cleaners, 47 Windsor Street, Uxbridge, Middlesex, UB8 1AB Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

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

ID	Distance (m)	Direction	NGR	Details	
10	97	W	504878 183894	Address: PHASE 300, RIVERSIDE WAY, UXBRIDGE, MIDDLESEX, UB8 2YF Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: CANM.0981 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 09/09/2005 Effective Date: 10-Sep-2005 Revocation Date: -
11	114	NW	504890 183970	Address: WEIR HOUSE, RIVERSIDE WAY, UXBRIDGE, WEIR HOUSE, RIVERSIDE WAY, UXBRI, DGE, MIDDLESEX, -, - Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CNTW.0789 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 30/10/1990 Effective Date: 30-Oct-1990 Revocation Date: 11/12/1992
12B	130	NW	504900 184000	Address: ROCKINGHAM ROAD, UXBRIDGE, MIDDX, ROCKINGHAM ROAD, UXBRIDGE, MIDDX, -, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1216 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 08/02/1971 Effective Date: 08-Feb-1971 Revocation Date: 29/03/1990
13B	130	NW	504900 184001	Address: Riverside Way (No. 2) Uxbridge, Riverside Way (No. 2) Uxbridge, -, -, - Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1807 Permit Version: 1	Receiving Water: Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02-Nov-1989 Revocation Date: 02/09/2010
14B	130	NW	504900 184001	Address: Riverside Way (No. 2) Uxbridge, Riverside Way (No. 2) Uxbridge, -, -, - Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1807 Permit Version: 2	Receiving Water: Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: 19/08/2014
15C	185	W	504800 183803	Address: Riverside Way (No. 1) Uxbridge, Riverside Way (No. 1) Uxbridge, -, -, - Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1806 Permit Version: 1	Receiving Water: Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02-Nov-1989 Revocation Date: 02/09/2010
16C	185	W	504800 183803	Address: Riverside Way (No. 1) Uxbridge, Riverside Way (No. 1) Uxbridge, -, -, - Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1806 Permit Version: 2	Receiving Water: Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: 19/08/2014
17C	186	W	504800 183800	Address: FACTORY PREMISES, THE ISLAND, UXBRI, FACTORY PREMISES, THE ISLAND, UX, BRIDGE, MIDDX, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0173 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15-Mar-1966 Revocation Date: 03/06/1992

ID	Distance (m)	Direction	NGR	Details	
18C	186	W	504800 183800	Address: SPORTS PAVILION, THE ISLAND, ST JOH, SPORTS PAVILION, THE ISLAND, ST, JOHNS ROAD, UXBRIDGE, MIDDX, -, - Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCU.0170 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15-Mar-1966 Revocation Date: 08/04/1991
19C	186	W	504800 183800	Address: THE ISLAND, ST JOHNS ROAD, UXBRIDGE, THE ISLAND, ST JOHNS ROAD, UXBRI, DGE, MIDDX, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0171 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 13-May-1968 Revocation Date: 03/06/1992
20C	186	W	504800 183800	Address: FACTORY PREMISES, THE ISLAND, UXBRI, FACTORY PREMISES, THE ISLAND, UX, BRIDGE, MIDDX, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0172 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15-Mar-1966 Revocation Date: 03/06/1992
21	274	SW	504830 183630	Address: SANYO GALLENKAMP, RIVERSIDE WAY, UX, SANYO GALLENKAMP, RIVERSIDE WAY,, UXBRIDGE, MIDDLESEX UB8 2YF, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CNTM.0839 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 30/04/1993 Effective Date: 30-Apr-1993 Revocation Date: 16/01/1998
22	315	SW	504800 183600	Address: SCIENTIFIC EQUIPMENT DIVISION, RIVE, SCIENTIFIC EQUIPMENT DIVISION, R, IVERSIDE WAY, UXBRIDGE, UB8 2YF, -, - Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0541 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 13/01/1986 Effective Date: 13-Jan-1986 Revocation Date: 30/04/1992
23D	380	SW	504700 183600	Address: SCIENTIFIC EQUIPMENT DIVISION, RIVE, SCIENTIFIC EQUIPMENT DIVISION, R, IVERSIDE WAY, UXBRIDGE, UB8 2YF, -, - Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0540 Permit Version: 1	Receiving Water: Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 13/01/1986 Effective Date: 13-Jan-1986 Revocation Date: 07/10/1998
24D	380	SW	504700 183600	Address: SANYO GALLENKAMP, RIVERSIDE WAY, UX, SANYO GALLENKAMP, RIVERSIDE WAY,, UXBRIDGE, MIDDLESEX UB8 2YF, -, - Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1658 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 14/04/1980 Effective Date: 14-Apr-1980 Revocation Date: 29/04/1993
25	447	SW	504780 183460	Address: COWLEY MILL PHASE II, COWLEY MILL R, COWLEY MILL PHASE II, COWLEY MIL, L ROAD, UXBRIDGE, MIDDLESEX, -, - Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CNTW.0169 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 21/11/1989 Effective Date: 21-Nov-1989 Revocation Date: 08/10/1996

ID	Distance (m)	Direction	NGR	Details	
26	451	SW	504559 183688	Address: 'LONGBRIDGE', CHERRY TREE LANE, IVER HEATH, BUCKINGHAMSHIRE, SL0 0EE, SL0 0EE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CANM.1009 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 03/04/2006 Effective Date: 21-Mar-2006 Revocation Date: -
27	476	SE	505300 183500	Address: 71-73 COWLEY ROAD, UXBRIDGE, MIDDLE, 71-73 COWLEY ROAD, UXBRIDGE, MID, DLESEX, -, - Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CTWC.3594 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 28/07/1989 Effective Date: 28-Jul-1989 Revocation Date: 08/11/1990

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

1

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

ID	Distance (m)	Direction	Address	Permission reference	Local Authority	First Date Received	Last Date Received	Status
32E	205	NW	ELECTRO HI-TEC LTD (DISSOLVED), UNIT D2, RIVERSIDE WAY, RIVERSIDE WAY, UXBRIDGE, UXBRIDGE, UB8 2YF	AT8363	LONDON BOROUGH OF HILLINGDON	01-Jul-2010	08-Oct-2016	RECEIVED

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:

6

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	92	SW	504906 183801	Incident Date: 08-Nov-2001 Incident Identification: 46486 Pollutant: Oils and Fuel Pollutant Description: Other Oil or Fuel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	173	NW	504822 183974	Incident Date: 17-Mar-2003 Incident Identification: 143655 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	187	E	505193 183936	Incident Date: 20-Aug-2002 Incident Identification: 101774 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	278	E	505279 183819	Incident Date: 17-Apr-2003 Incident Identification: 152118 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	408	SW	504690 183570	Incident Date: 22-Dec-2001 Incident Identification: 49355 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	487	W	504489 183836	Incident Date: 04-Jul-2002 Incident Identification: 89442 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Natural Organic Material	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

1

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

ID	Distance(m)	Direction	NGR	Details	
7	175	W		Incident Date: 03-May-2000 Incident Identification: 7977.0 Catchments Name: COLNE Water Description: GROUNDWATER - NOT AQUIFER Water Course: GROUNDWATER Incident Substantiated: N/A	Priority Description: 1 Day (24 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: Not Available

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

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

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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Site Outline

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:

6

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	
4	564	SW	504300 183300	Site Address: Slough Road B, Slough Road Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	821	SW	504200 183100	Site Address: Elk Meadow Estate, Slough Road, Iver Heath, Buckinghamshire Waste Licence: Yes Site Reference: WDA/266, 1092/2 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 13-Feb-1989 Licence Surrendered: 13-Jun-1989 Licence Holder Address: Moorwards Farm Operator: - Licence Holder: P J Gray First Recorded: 30-Nov-1988 Last Recorded: 30-Nov-1992
Not shown	852	SW	504000 183200	Site Address: Slough Road A, Slough Road Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	855	SW	504300 183100	Site Address: Elk Meadows Estate, Slough Road, Iver Heath, Buckinghamshire Waste Licence: Yes Site Reference: WDA/275 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 13-Jun-1989 Licence Surrendered: 03-May-1994 Licence Holder Address: Moorwards Farm Operator: - Licence Holder: P J Gray First Recorded: 30-Nov-1988 Last Recorded: 30-Jun-1993

ID	Distance (m)	Direction	NGR	Details	
Not shown	870	SW	504400 182600	Site Address: Woodlands Park, Slough Road, Iver Heath, Buckinghamshire Waste Licence: Yes Site Reference: WDA/108 (1092/1), WDA/134, 0400/0138 Waste Type: Inert, Industrial, Commercial, Household, Special, Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 09-Mar-1978 Licence Surrendered: 20-May-1993 Licence Holder Address: Iver Lane, Uxbridge Operator: - Licence Holder: Cape Boards and Panels Limited First Recorded: 31-Dec-1972 Last Recorded: 20-May-1993
Not shown	958	SW	504500 182800	Site Address: Cape Products, Iver Lane, Uxbridge, Middlesex Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3

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

ID	Distance (m)	Direction	NGR	Details	
1	818	SW	504300.0 183400.0	Address: Willment Bros, Woodlands Pk, Slough Rd, Denham BGS Number: 1581.0	Risk: Risk to minor aquifer Waste Type: N/A
Not shown	1040	SW	504100.0 183300.0	Address: Willment Bros, Woodlands Park, Slough Rd, Denham BGS Number: 1580.0	Risk: Risk to minor aquifer Waste Type: N/A
Not shown	1095	S	504700.0 182800.0	Address: Cape Products, Iver Lane, Uxbridge , Middx BGS Number: 1582.0	Risk: Risk to minor aquifer Waste Type: N/A

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:

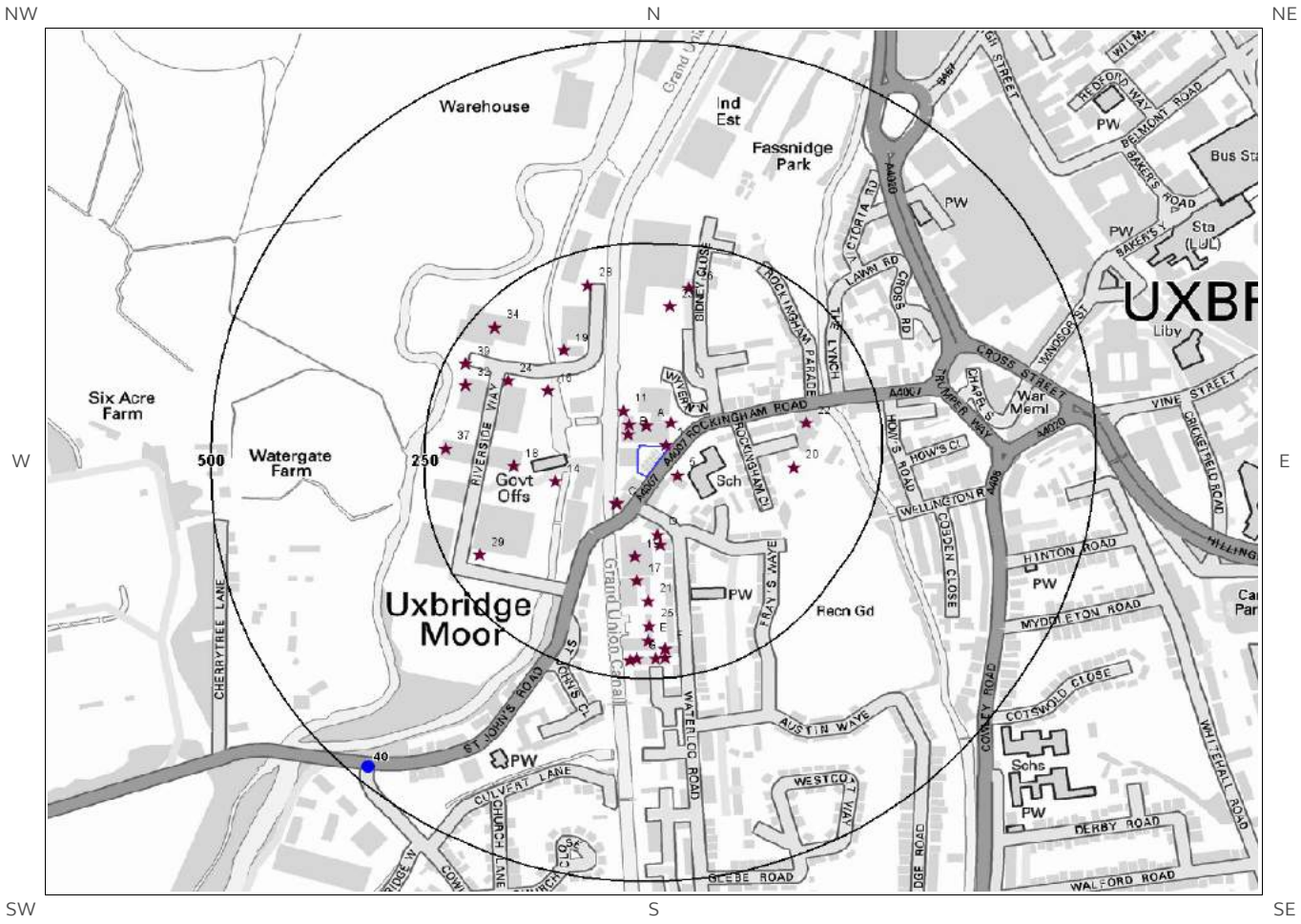
9

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	875	NW	504200 184300	Site Address: Denham Quarry, Denham Road, Uxbridge, Buckinghamshire, UB9 4EH Type: Inert & Excavation WTS with treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM017 EPR reference: EA/EPR/ZP3198VX/A001 Operator: Summerleaze Limited Waste Management licence No: 102886 Annual Tonnage: 250000.0	Issue Date: 30/08/2011 Effective Date: - Modified: - Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Issued Site Name: Denham Quarry Correspondence Address: -
Not shown	1087	S	504921 182772	Site Address: Wallingford Road Recycling Facility, 1a, Wallingford Road, Uxbridge Ind Est, Uxbridge, Middlesex, UB8 2FR Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JMW005 EPR reference: EA/EPR/PB3330RA/T001 Operator: Johal Mya Waste Management Limited Waste Management licence No: 104532 Annual Tonnage: 74999.0	Issue Date: 16/10/2012 Effective Date: 25/04/2013 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Wallingford Road Recycling Facility Correspondence Address: -
Not shown	1087	S	504921 182772	Site Address: Wallingford Road Recycling Facility, 1a, Wallingford Road, Uxbridge Ind Est, Uxbridge, Middlesex, UB8 2FR Type: Material Recycling Treatment Facility Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MYA004 EPR reference: EA/EPR/JB3834RX/A001 Operator: Mya Recycling Ltd Waste Management licence No: 104532 Annual Tonnage: 74999.0	Issue Date: 16/10/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Wallingford Road Recycling Facility Correspondence Address: -
Not shown	1087	S	504921 182772	Site Address: Wallingford Road Recycling Facility, 1a, Wallingford Road, Uxbridge Ind Est, Uxbridge, Middlesex, UB8 2FR Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAL172 EPR reference: EA/EPR/DB3604KH/T001 Operator: Bally Skips Limited Waste Management licence No: 104532 Annual Tonnage: 74999.0	Issue Date: 16/10/2012 Effective Date: 19/11/2015 Modified: - Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Wallingford Road Recycling Facility Correspondence Address: -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1104	S	504938 182754	Site Address: A1 Uxbridge Waste Lrd, 1A, Wallingford Road, Uxbridge Ind.Est, Uxbridge, Middlesex, UB8 2FR Type: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AAA001 EPR reference: EA/EPR/GP3497NG/T002 Operator: A & A Recycling Ltd Waste Management licence No: 80506 Annual Tonnage: 77988.0	Issue Date: 06/09/1999 Effective Date: 21/06/2007 Modified: - Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Wallingford Road, Uxbridge Correspondence Address: -
Not shown	1104	S	504938 182754	Site Address: A1 Uxbridge Waste Lrd, 1A, Wallingford Road, Uxbridge Ind.Est, Uxbridge, Middx, UB8 2FR Type: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: A1U001 EPR reference: - Operator: A1 Uxbridge Waste Ltd Waste Management licence No: 80506 Annual Tonnage: 77988.0	Issue Date: 06/09/1999 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: A1 Uxbridge Waste Ltd Correspondence Address: Smith Stuart Reynolds, Bignell Park Barns, Chesterton, Bicester, Oxon, OX6 8TD
Not shown	1104	S	504938 182754	Site Address: A1 Uxbridge Waste Lrd, 1A, Wallingford Road, Uxbridge Ind.Est, Uxbridge, Middx, UB8 2FR Type: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UXB002 EPR reference: - Operator: A1 Uxbridge Environmental Services Ltd Waste Management licence No: 80506 Annual Tonnage: 77988.0	Issue Date: 06/09/1999 Effective Date: 26/10/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: - Correspondence Address: 1 A Wallingford Road, Uxbridge Ind Estate, Uxbridge, Middlesex, UB8 2FR
Not shown	1184	NW	504129 184723	Site Address: Land At Denham, Uxbridge, Middlesex, UB9 4HE Type: Deposit of waste to land as a recovery operation Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM009 EPR reference: EA/EPR/BP3693MY/V002 Operator: Summerleaze Ltd Waste Management licence No: 100631 Annual Tonnage: 165000.0	Issue Date: 24/08/2010 Effective Date: - Modified: 06/03/2012 Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Modified Site Name: New Denham Quarry Correspondence Address: -
Not shown	1280	NW	504097 184825	Site Address: Denham Quarry, Denham Road, Uxbridge, Buckinghamshire, UB9 4EH Type: Mining Waste Operations Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUM018 EPR reference: EA/EPR/BB3030AU/A001 Operator: Summerleaze Limited Waste Management licence No: 103151 Annual Tonnage: 0.0	Issue Date: 19/09/2011 Effective Date: - Modified: - Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Issued Site Name: Denham Quarry Correspondence Address: -

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: 39

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	3	N	Rockingham Wharf	505007 183897	UB8	Moorings and Unloading Facilities	Water
2B	20	NW	Works	504963 183910	UB8	Unspecified Works Or Factories	Industrial Features
3A	26	N	Fiske Interiors	504984 183920	Unit 3 Rockingham Wharf, Rockingham Road, Uxbridge, UB8 2UH	Office and Shop Equipment	Industrial Products
4A	26	N	Halfords Autocentre	504984 183920	Unit 2 Rockingham Wharf, Rockingham Road, Uxbridge, UB8 2UH	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	28	SE	Works	505021 183859	UB8	Unspecified Works Or Factories	Industrial Features
6B	29	NW	Display Signs	504963 183921	Popes Quay, Rockingham Road, Uxbridge, UB8 2UB	Signs	Industrial Products
7	30	N	Electricity Sub Station	505013 183924	UB8	Electrical Features	Infrastructure and Facilities
8C	46	SW	Acorn Precision Components Ltd	504949 183824	1, Rockingham Road, Uxbridge, UB8 2UB	Precision Engineers	Engineering Services
9C	46	SW	Freeway Lift Services Ltd	504949 183824	1, Rockingham Road, Uxbridge, UB8 2UB	Disability and Mobility Equipment	Consumer Products
10C	46	SW	Auto Repairs & Service Ltd	504949 183824	1, Rockingham Road, Uxbridge, UB8 2UB	Vehicle Components	Industrial Products
11	48	N	Electricity Sub Station	504958 183939	UB8	Electrical Features	Infrastructure and Facilities
12D	72	S	Electricity Sub Station	504997 183786	UB8	Electrical Features	Infrastructure and Facilities
13D	85	S	Electricity Sub Station	505001 183774	UB8	Electrical Features	Infrastructure and Facilities
14	98	W	Electricity Sub Station	504878 183852	UB8	Electrical Features	Infrastructure and Facilities
15	99	S	Waterloo Wharf	504971 183759	UB8	Moorings and Unloading Facilities	Water
16	127	NW	Tank	504869 183964	UB8	Tanks (Generic)	Industrial Features
17	129	S	Warehouse	504973 183729	UB8	Container and Storage	Transport, Storage and Delivery

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
18	146	W	Daniel James Furnishings Ltd	504829 183871	24, Riverside Way, Cowley, Uxbridge, UB8 2YF	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
19	148	NW	E T Enterprises Ltd	504888 184013	45, Riverside Way, Cowley, Uxbridge, UB8 2YF	Electrical Components	Industrial Products
20	148	E	Electricity Sub Station	505157 183869	UB8	Electrical Features	Infrastructure and Facilities
21	153	S	Uxbridge Boat Centre Ltd	504985 183704	Waterloo Road, Uxbridge, UB8 2QX	Marine Equipment Including Boats and Ships	Industrial Products
22	163	E	Works	505171 183924	UB8	Unspecified Works Or Factories	Industrial Features
23	174	N	Union Business Park	505012 184068	UB8	Business Parks and Industrial Estates	Industrial Features
24	174	NW	Mode-al	504822 183976	32, Riverside Way, Cowley, Uxbridge, UB8 2YF	Electronic Equipment	Industrial Products
25	184	S	Works	504987 183673	UB8	Unspecified Works Or Factories	Industrial Features
26	197	N	Electricity Sub Station	505034 184090	UB8	Electrical Features	Infrastructure and Facilities
27E	202	S	Works	504986 183655	UB8	Unspecified Works Or Factories	Industrial Features
28	208	N	Electricity Sub Station	504915 184094	UB8	Electrical Features	Infrastructure and Facilities
29	212	SW	Electricity Sub Station	504789 183761	UB8	Electrical Features	Infrastructure and Facilities
30E	213	S	J B	505005 183645	43, Waterloo Road, Uxbridge, UB8 2QX	Vehicle Repair, Testing and Servicing	Repair and Servicing
31F	213	S	Japanese Auto Spares	505005 183645	44, Waterloo Road, Uxbridge, UB8 2QX	Vehicle Parts and Accessories	Motoring
32	218	W	F S L	504772 183970	33, Riverside Way, Cowley, Uxbridge, UB8 2YF	Aeroplanes	Industrial Products
33F	224	S	Works	505006 183634	UB8	Unspecified Works Or Factories	Industrial Features
34	224	NW	Warehouse	504807 184042	UB8	Container and Storage	Transport, Storage and Delivery
35F	224	S	Works	504995 183633	UB8	Unspecified Works Or Factories	Industrial Features
36G	224	S	Wks	504973 183633	UB8	Unspecified Works Or Factories	Industrial Features
37	226	W	L H D UK Ltd	504748 183892	29, Riverside Way, Cowley, Uxbridge, UB8 2YF	Workwear	Industrial Products
38G	227	S	Wks	504965 183631	UB8	Unspecified Works Or Factories	Industrial Features
39	227	NW	Electricity Sub Station	504773 183997	UB8	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
40	482	SW	504658 183499	Pace	Dagenham Motors Uxbridge, St Johns Road, St Johns Road, Cowley Mill Road, Uxbridge Moor, Uxbridge, Middlesex, UB8 2UR	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

5.3 Bedrock and Solid Geology

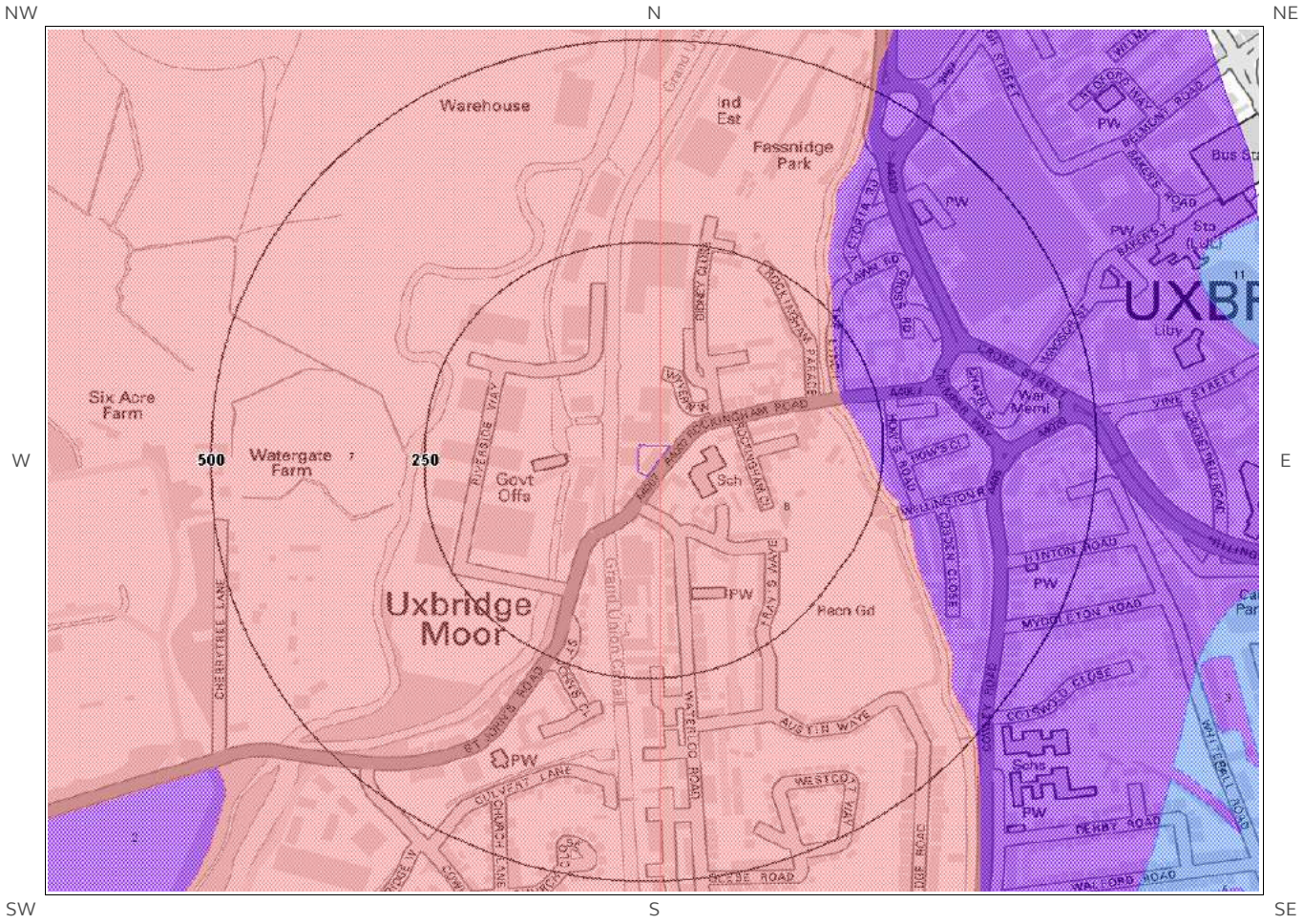
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LMBE-CLSISA	LAMBETH GROUP	CLAY, SILT AND SAND
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

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

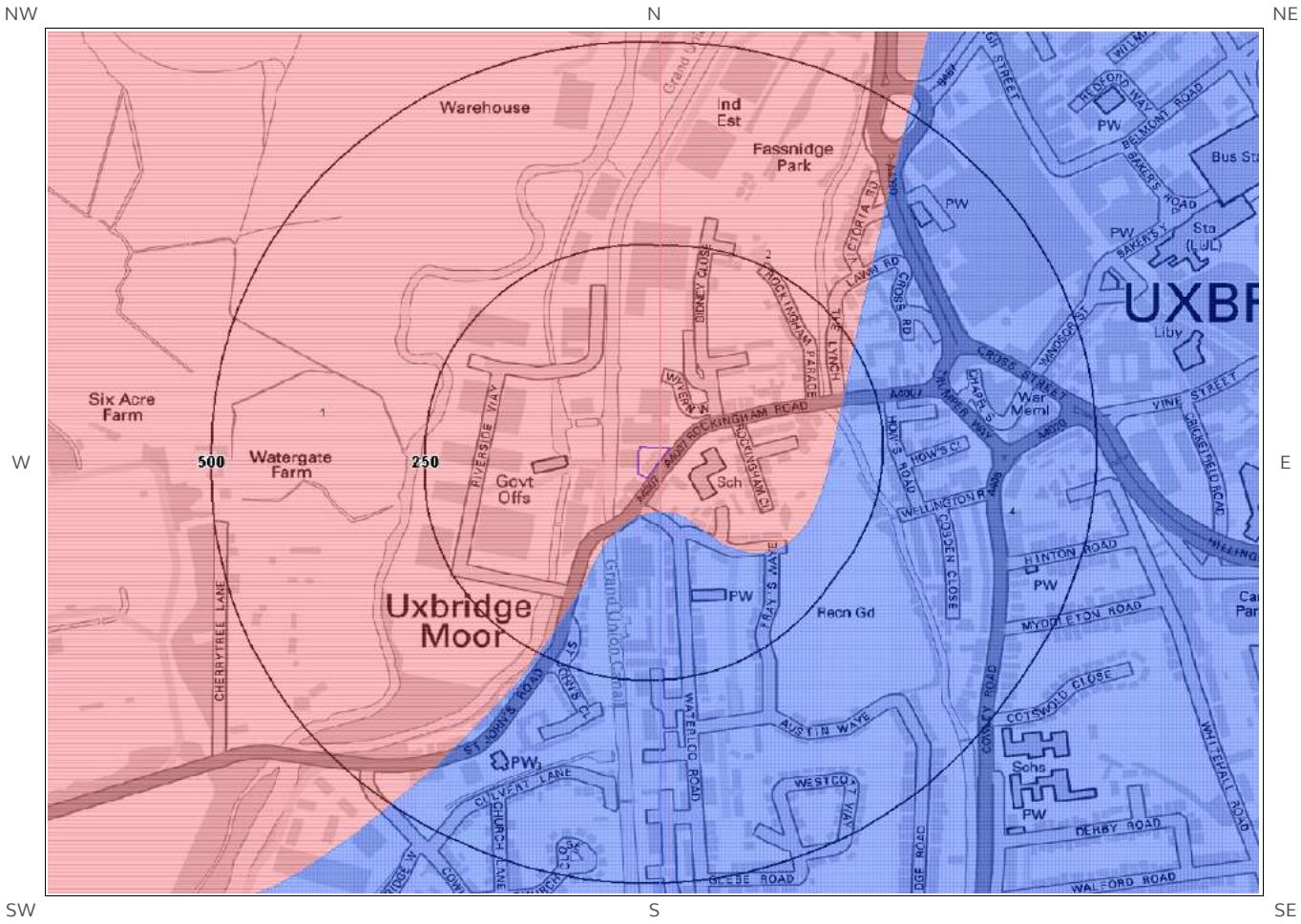
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

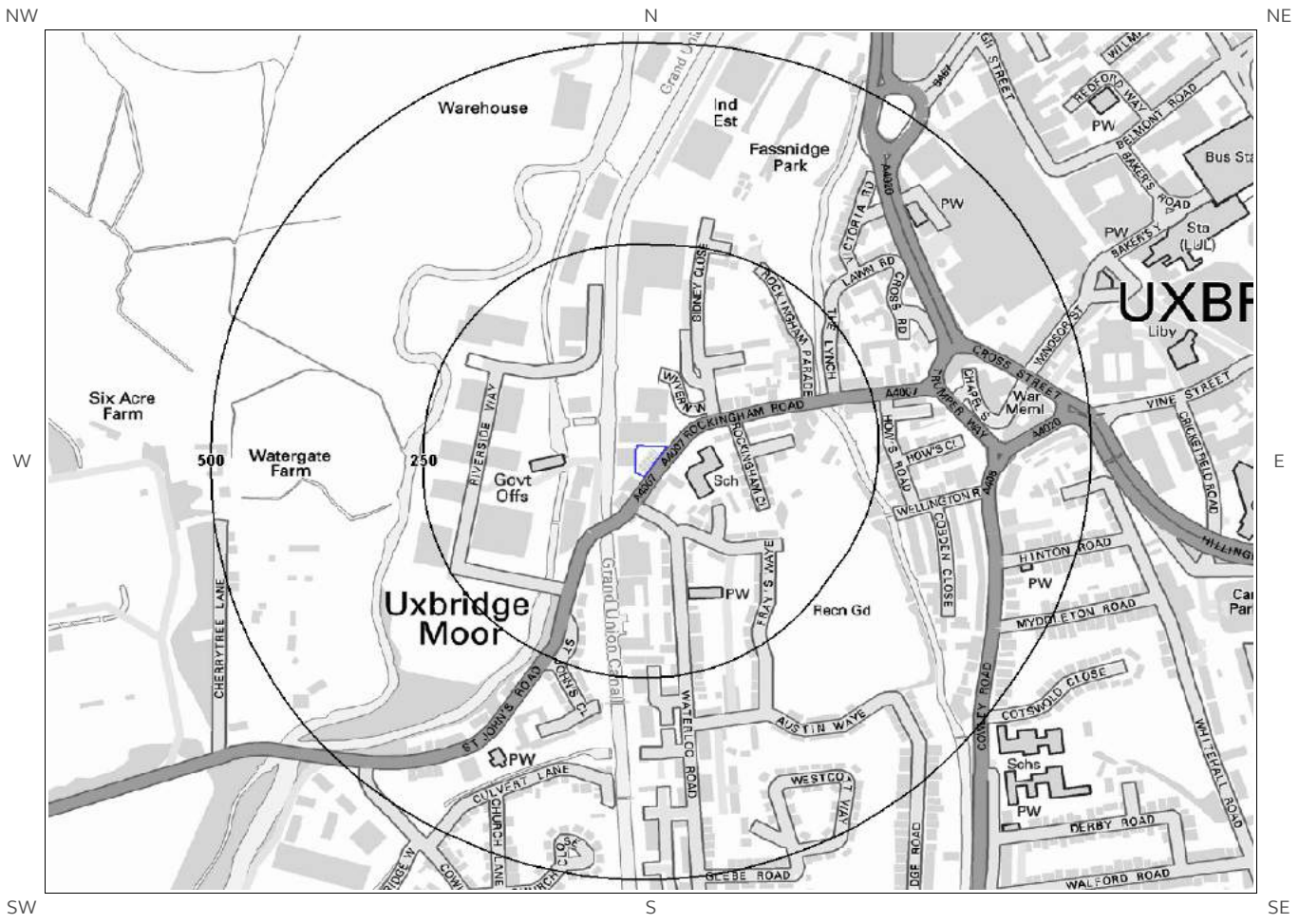
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

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

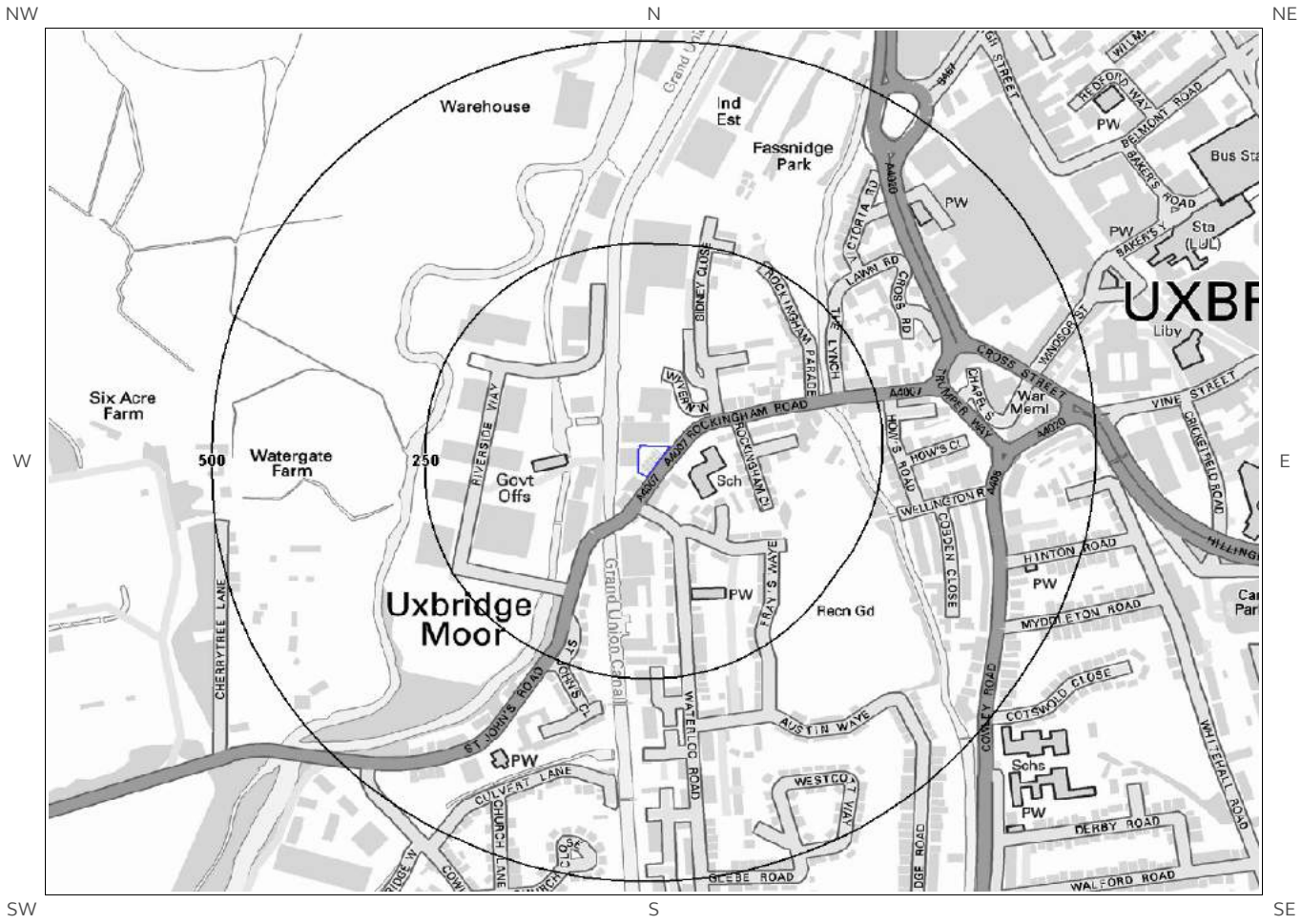
Source Protection Zone 2 - Outer Catchment

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)

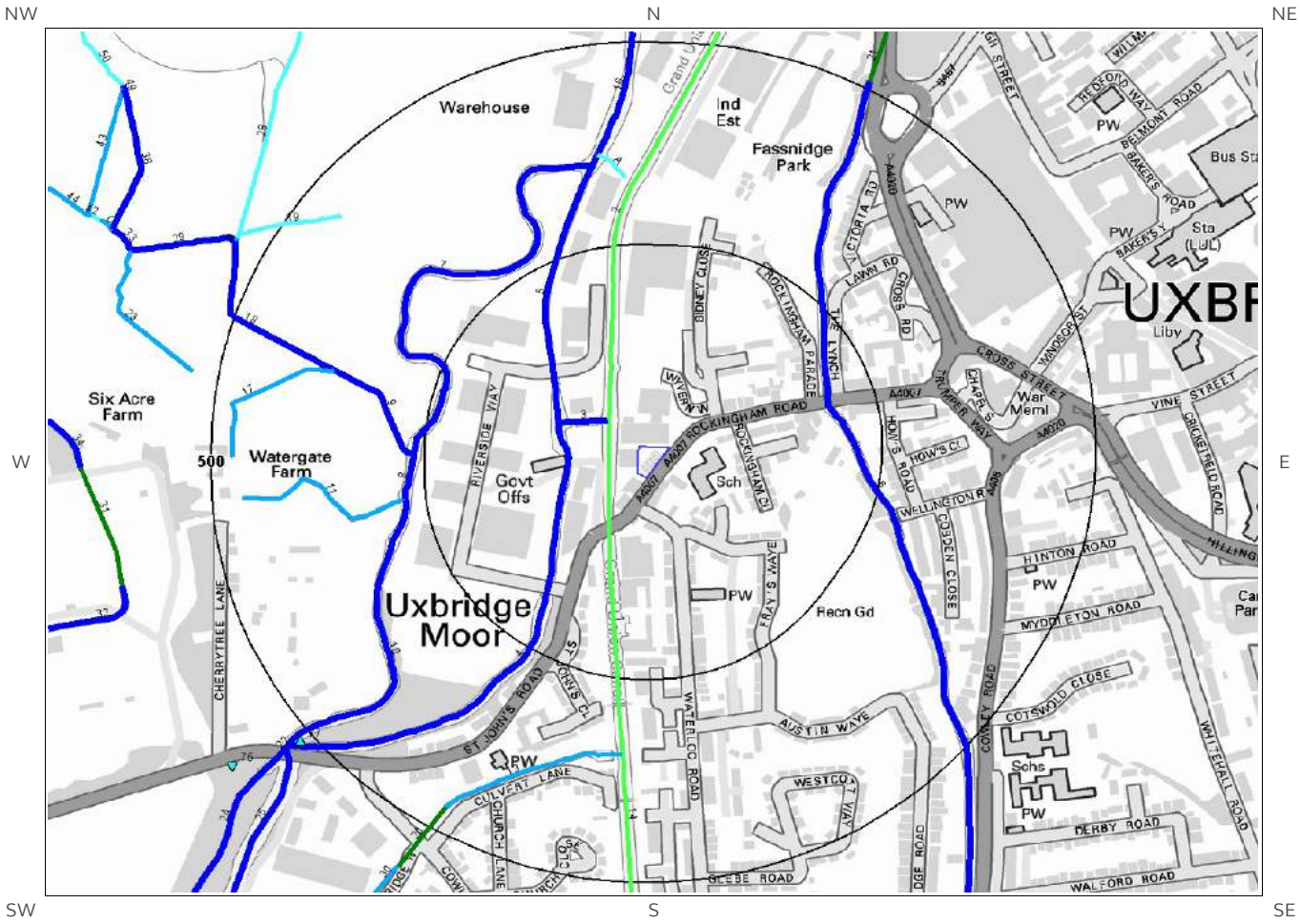
Source Protection Zone 1 - Inner Catchment

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 Enviro Insight User Guide.

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

ID	Distance (m)	Direction	Designation	Description
7	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
8	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
1	208	E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	44	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	46	S	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	
Not shown	1069	NW	504250 184680	Status: Historical Licence No: 28/39/28/0610 Details: Mineral Washing Direct Source: Thames Groundwater Point: Summerleaze New Denham Quarry, Buckinghamshire Data Type: Point Name: SUMMERLEAZE LIMITED	Annual Volume (m^3): 742500 Max Daily Volume (m^3): 2600 Original Application No: GEN/28/252 Original Start Date: 26/10/2007 Expiry Date: 31/3/2014 Issue No: 1 Version Start Date: 26/10/2007 Version End Date:
Not shown	1077	NW	504263 184702	Status: Historical Licence No: TH/039/0028/035 Details: Mineral Washing Direct Source: Thames Groundwater Point: Lagoon At New Denham Quarry, Buckinghamshire Data Type: Point Name: SUMMERLEAZE LIMITED	Annual Volume (m^3): 742500 Max Daily Volume (m^3): 2600 Original Application No: NPS/WR/012708 Original Start Date: 1/4/2014 Expiry Date: 31/3/2026 Issue No: 1 Version Start Date: 1/4/2014 Version End Date:
Not shown	1139	NW	504460 184910	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well C Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1139	NW	504460 184910	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well C Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1158	NW	504400 184900	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Well 'c' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:
Not shown	1158	NW	504400 184900	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Well 'c' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1172	S	504800 182700	Status: Historical Licence No: 28/39/28/0444 Details: Process water Direct Source: Thames Groundwater Point: Borehole A & B At Iver Lane, Uxbridge Data Type: Point Name: CAPE BUILDING PRODUCTS LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 9/5/1979 Expiry Date: - Issue No: 100 Version Start Date: 17/5/1989 Version End Date:
Not shown	1224	N	505350 185070	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: 100 Acres, Denham, Bucks- Borehole A Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 8/9/2003 Version End Date:
Not shown	1224	N	505350 185070	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole A At 100 Acres, Denham, Bucks. Data Type: Point Name: HARBOUR PROPERTIES LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2002 Version End Date:
Not shown	1236	N	504700 185100	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Well 'a' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:
Not shown	1236	N	504700 185100	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Well 'a' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:
Not shown	1255	SW	504500 182700	Status: Historical Licence No: 28/39/28/0444 Details: Process water Direct Source: Thames Groundwater Point: Wet Gravel Pit At Iver Lane, Uxbridge Data Type: Point Name: CAPE BUILDING PRODUCTS LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 9/5/1979 Expiry Date: - Issue No: 100 Version Start Date: 17/5/1989 Version End Date:
Not shown	1267	N	505400 185100	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole C At 100 Acres Data Type: Point Name: A SANDERSON AND SONS LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 8/11/1965 Version End Date:
Not shown	1267	N	505400 185100	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole A At 100 Acres Data Type: Point Name: A SANDERSON AND SONS LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 8/11/1965 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1267	N	505400 185100	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole B At 100acres Data Type: Point Name: A SANDERSON AND SONS LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 8/11/1965 Version End Date:
Not shown	1281	N	504720 185150	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well A Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1281	N	504720 185150	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well A Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1296	N	504500 185100	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Well 'b' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:
Not shown	1296	N	504500 185100	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Well 'b' At New Denham Data Type: Point Name: B T SMITH & SON	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date:
Not shown	1304	N	505360 185150	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: 100 Acres, Denham, Bucks- Borehole C Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 8/9/2003 Version End Date:
Not shown	1304	N	505360 185150	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole C At 100 Acres, Denham, Bucks. Data Type: Point Name: HARBOUR PROPERTIES LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2002 Version End Date:
Not shown	1307	N	504520 185120	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well B Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1307	N	504520 185120	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Smiths Nurseries, Denham- Well B Data Type: Point Name: SMITHS NURSERIES LIMITED	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.6 Original Application No: - Original Start Date: 5/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1325	W	503700 183500	Status: Historical Licence No: 28/39/28/0080 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Well At Iver Heath, Slough Data Type: Point Name: JONES	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 4/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/6/1986 Version End Date:
Not shown	1346	N	505410 185180	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Borehole B At 100 Acres, Denham, Bucks Data Type: Point Name: HARBOUR PROPERTIES LIMITED	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2002 Version End Date:
Not shown	1346	N	505410 185180	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: 100 Acres, Denham, Bucks- Borehole B Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 8/9/2003 Version End Date:
Not shown	1816	NW	503658 185145	Status: Historical Licence No: 28/39/28/0593/R01 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Kingcup Farm, Denham-borehole Data Type: Point Name: Mr Intisar Hussain and Mrs Attiya Hussain	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/009972 Original Start Date: 1/4/2014 Expiry Date: 31/3/2026 Issue No: 2 Version Start Date: 16/10/2014 Version End Date:
Not shown	1825	NW	503660 185160	Status: Historical Licence No: 28/39/28/0533 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Borehole At Kingcup Farm, Denham Data Type: Point Name: CLARKE	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: WRA/6359 Original Start Date: 10/2/1997 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 10/2/1997 Version End Date:
Not shown	1826	NW	503650 185150	Status: Historical Licence No: 28/39/28/0593 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Kingcup Farm, Denham-borehole Data Type: Point Name: Mr Intisar Hussain and Mrs Attiya Hussain	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/009461 Original Start Date: 14/2/2005 Expiry Date: 31/3/2014 Issue No: 3 Version Start Date: 25/2/2012 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	803	W	504000 184200	Status: Active Licence No: 28/39/28/0079 Details: Spray Irrigation - Direct Direct Source: Thames Surface Water - Non Tidal Point: Reach A-b On River Alderbourne At Mansfield Farm, Iver Heath Data Type: Line Name: JONES	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 205 Application No: - Original Start Date: 4/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/6/1986 Version End Date:
Not shown	947	W	504100 183500	Status: Active Licence No: 28/39/28/0079 Details: Spray Irrigation - Direct Direct Source: Thames Surface Water - Non Tidal Point: Reach C-d On River Alderbourne At Mansfield Farm, Iver Heath Data Type: Line Name: JONES	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 205 Application No: - Original Start Date: 4/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/6/1986 Version End Date:

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

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

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
75	597	SW	504500 183500	River Name: Colne Reach: Misbourne - Uxbridge End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1098	N	505230 184970	River Name: Grand Union Canal (cowley Reach) Reach: Source - Iron Bridge End/Start of Stretch: Start of Stretch NGR	C	C	C	E	E

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):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
77	516	SW	504580 183530	River Name: Colne Brook Reach: Uxbridge Moor - Thames End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1098	N	505230 184970	River Name: Guc (cowley Reach) Reach: Source - Iron Bridge End/Start of Stretch: Start of Stretch NGR	C	C	D	D	D

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	34	W	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
2	49	NW	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
3	49	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
4	81	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
5	99	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
6	194	E	River Name: Fray's River Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
7	238	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
8	262	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
9	262	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
10	274	W	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
11	274	W	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
12A	334	N	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13	342	S	River Name: The Culvert Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14	342	S	River Name: Grand Union Canal Regent's Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
15A	352	N	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
16	364	N	River Name: River Colne Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
17	370	W	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
18	370	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
19	450	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
20	470	SW	River Name: The Culvert Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

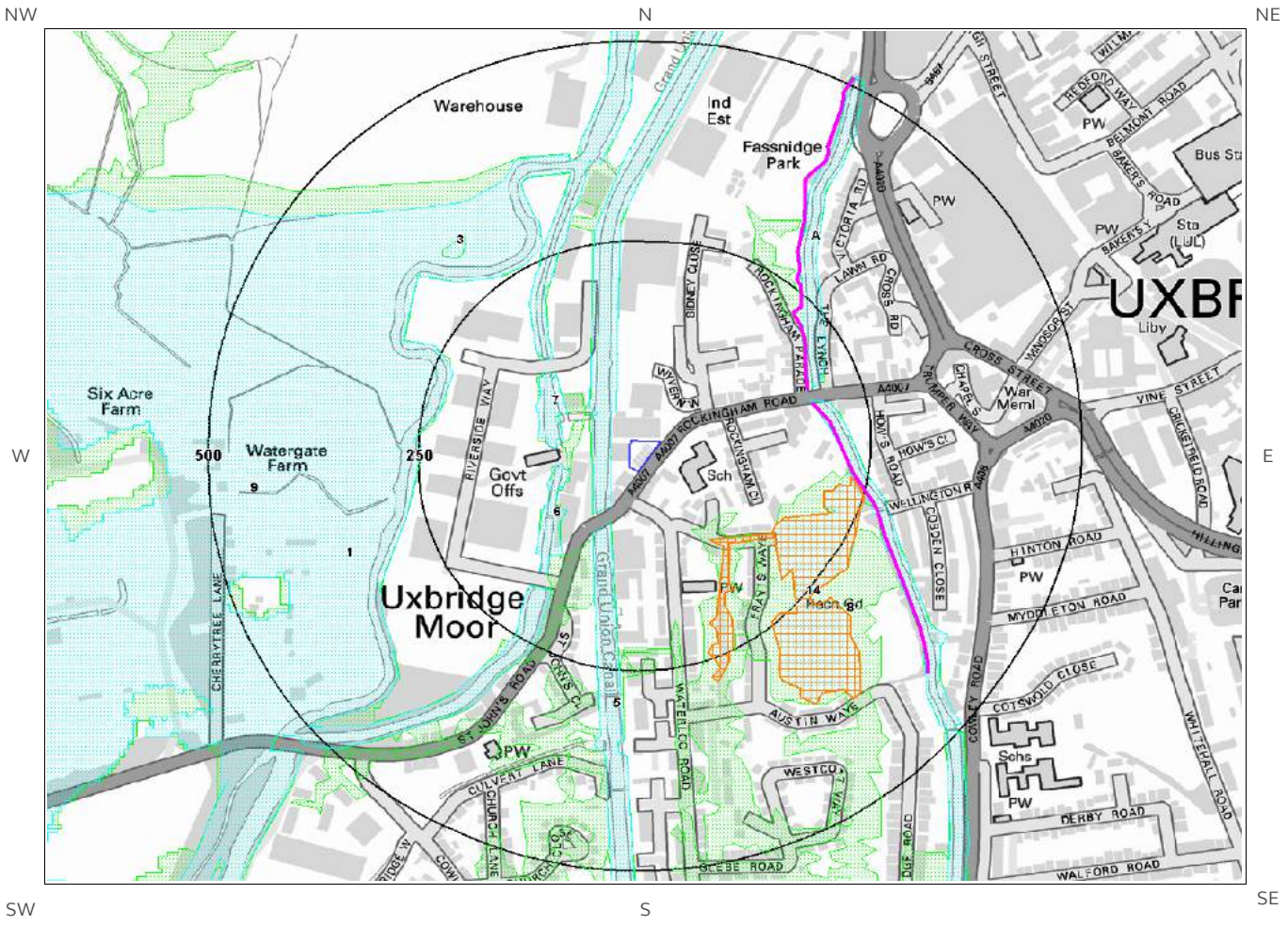
6.11 Surface Water Features

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

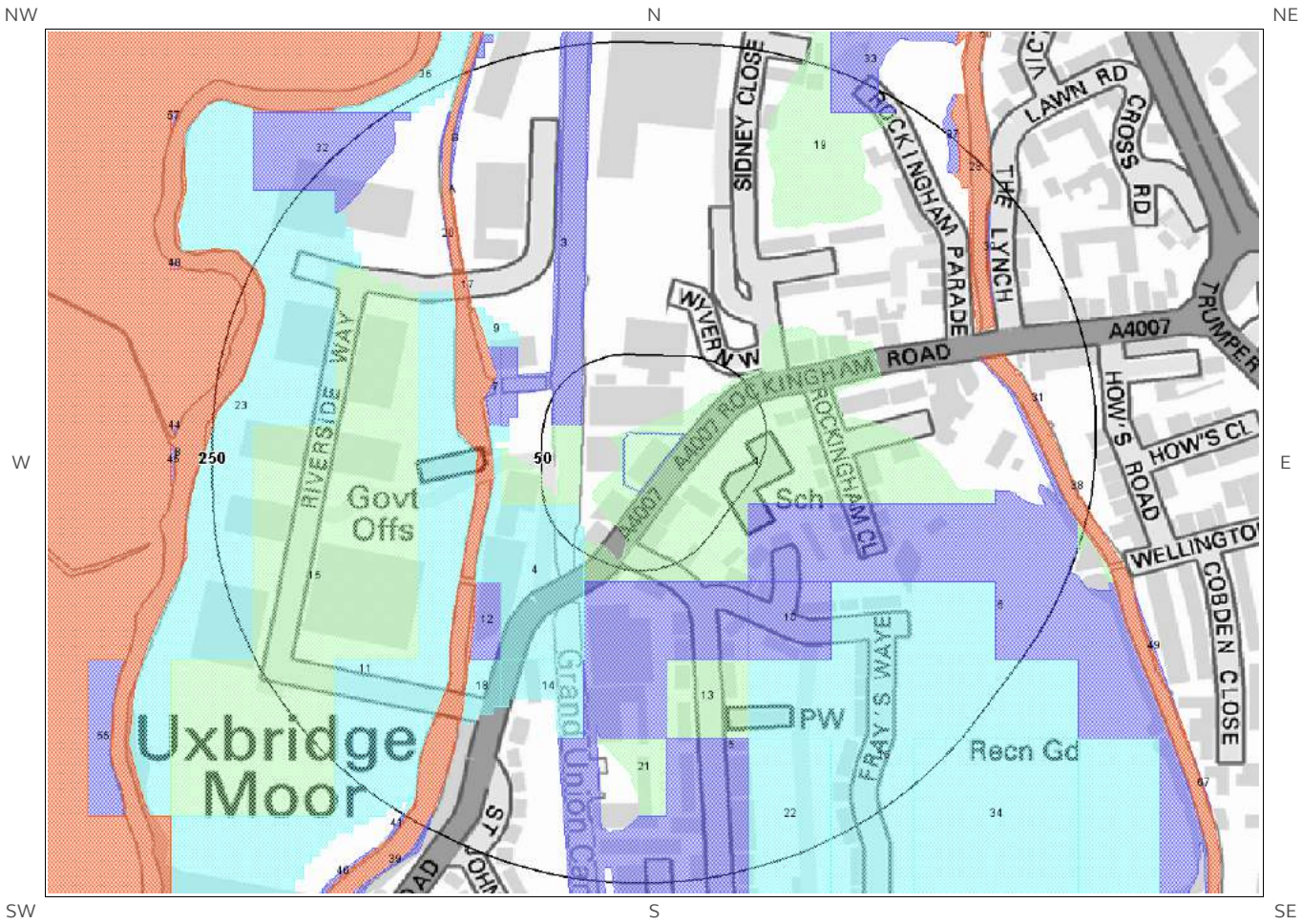
The following surface water records are not represented on mapping:

Distance (m)	Direction
26	W
79	SW
80	W
80	W
139	NW
186	E
189	E

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


NW
N
NE
W
E
SW
S
SE
Warehouse
Ind Est
Fassnidge Park
Six Acre Farm
Watergate Farm
500
250
Govt Offs
Sch
Uxbridge Moor
Grand Union Canal
RIVERSIDE WAY
CHERRYTREE LANE
ROCKINGHAM ROAD
A4007
A4020
A4020
A4020

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? Yes

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

ID	Distance (m)	Direction	Update	Type
1	23	W	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
2A	188	NE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

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.

ID	Distance (m)	Direction	Update	Type
1	23	W	01-Jul-2016	Zone 3 - (Fluvial Models)
2A	71	SW	01-Jul-2016	Zone 3 - (Fluvial Models)
	73	W	01-Jul-2016	Zone 3 - (Fluvial Models)
	80	W	01-Jul-2016	Zone 3 - (Fluvial Models)
	120	SE	01-Jul-2016	Zone 3 - (Fluvial Models)
	139	NW	01-Jul-2016	Zone 3 - (Fluvial Models)
	188	NE	01-Jul-2016	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? Very Low

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

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

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

ID	Distance (m)	Direction	RoFRas flood Risk
1	0.0	On Site	Very Low
2	27.0	W	Very Low
3	28.0	W	Medium
4	30.0	SW	Low

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? Yes

The following flood defence records are represented as lines on the Flood Map:

ID	Distance (m)	Direction	Update
15	186	E	30-Jun-2016
16	186	E	30-Jun-2016

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? Yes

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

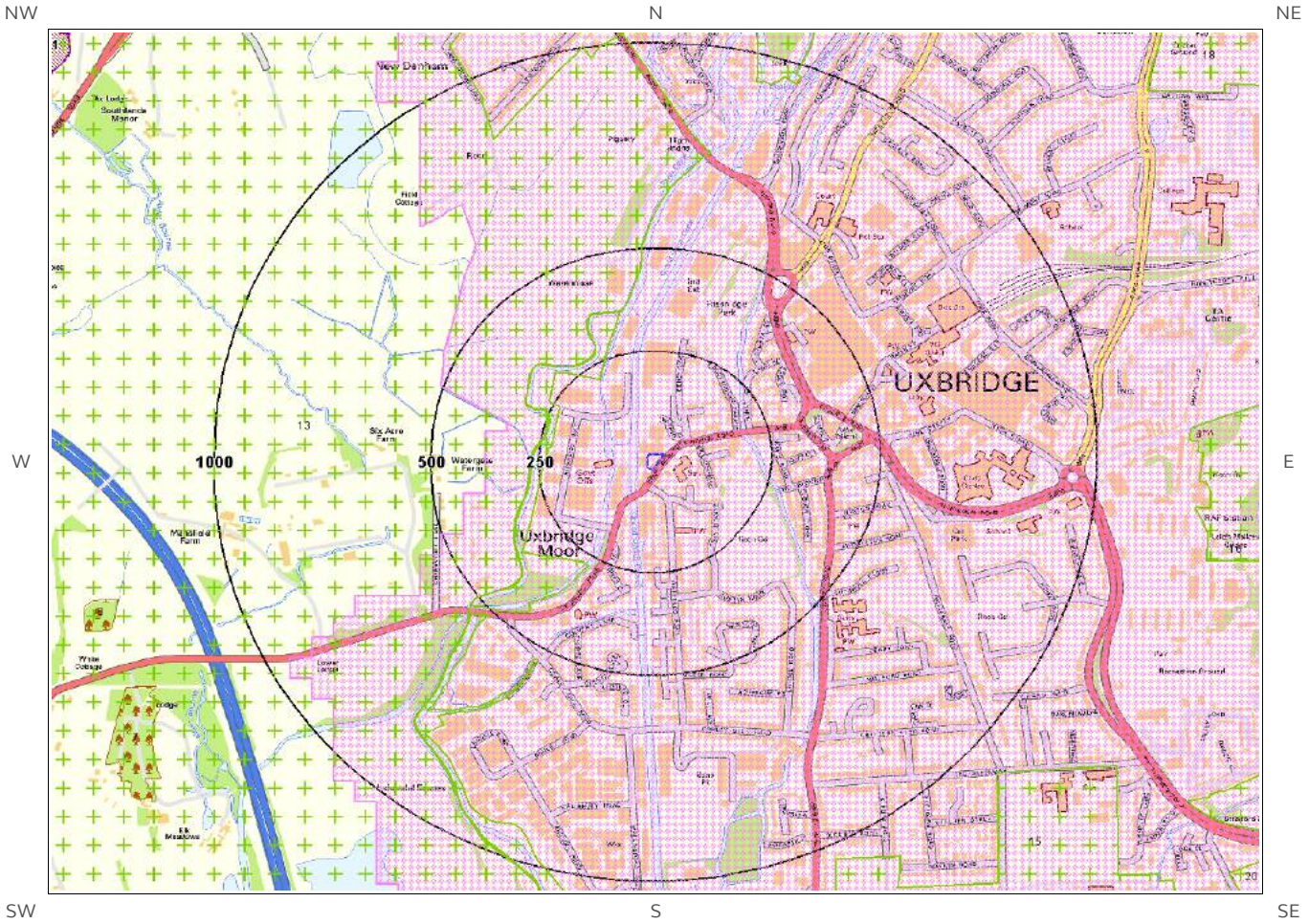
7.8 Groundwater Flooding Confidence Areas

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

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

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

8. Designated Environmentally Sensitive Sites Map



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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:

3

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

ID	Distance (m)	Direction	SSSI Name	Data Source
1	1652	NW	Kingcup Meadows and Oldhouse Wood	Natural England
Not shown	1881	N	Fray's Farm Meadows	Natural England
Not shown	1948	N	Fray's Farm Meadows	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:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

5

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
7	1251	SW	UNKNOWN	Ancient and Semi-Natural Woodland
8	1262	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1587	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1690	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1734	NW	UNKNOWN	Ancient and Semi-Natural Woodland

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

2

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1867	N	Frays Valley	Natural England
Not shown	1880	N	Frays Valley	Natural England

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:

1

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
6	0	On Site	Existing	DEFRA

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

11

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ID	Distance	Direction	Green Belt Name	Local Authority Name
12	214	NW	London Area Greenbelt	Hillingdon London Boro
13	243	W	London Area Greenbelt	South Bucks District

14	515	SW	London Area Greenbelt	Hillingdon London Boro
15	1036	SE	London Area Greenbelt	Hillingdon London Boro
16	1213	E	London Area Greenbelt	Hillingdon London Boro
Not shown	1271	NE	London Area Greenbelt	Hillingdon London Boro
18	1425	NE	London Area Greenbelt	Hillingdon London Boro
Not shown	1572	S	London Area Greenbelt	Hillingdon London Boro
20	1652	SE	London Area Greenbelt	Hillingdon London Boro
Not shown	1736	E	London Area Greenbelt	Hillingdon London Boro
Not shown	1866	N	London Area Greenbelt	Hillingdon London Boro

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

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

9.1.2 Landslides

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

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

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

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

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

Hazard
No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

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

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

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is in a Radon Affected Area, as between 1 and 3% 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

Jomas Associates Ltd
Telephone: +44843 289 2187
rs@jomasassociates.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: London Borough of Hillingdon
Phone: 01895 250 111
Web: http://www.hillingdon.gov.uk/
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

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. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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