APPENDIX B - GLOSSARY OF TERMS

ACEC	Aggressive Chemical Environment for Concrete (classification)
aOD	Above Ordnance Datum
bgl	Below ground level
BGS	British Geological Survey
BRE	Building Research Establishment
CBR	California Bearing Ratio (test)
COMAH	Control of Major Accident Hazards (regulations)
Designated location	Site (and the ecosystem on that site) protected under national of international legislation. A potential ecological receptor to be considered as part of the assessment of land contamination. Example designated locations include SSSIs (q.v.), SACs (q.v.), national nature reserves, Ramsar sites and bird special protection areas.
DQA	Data Quality Assessment
DQO	Data Quality Objective
DQRA	Detailed Quantitative Risk Assessment
DWS	Drinking Water Standard
EQS	Environmental Quality Standard
GAC	Generic Assessment Criterion
GQA	General Quality Assessment (Environment Agency)
GSV	Gas Screening Value
HCV	Health Criteria Value
IPPC	Integrated Pollution Prevention and Control (regulations)
K_{ow}	Octanol-water partition coefficient
LEL	Lower Explosive Limit
LL	Liquid Limit
LoD	Limit of Detection (analytical)
LoQ	Limit of Quantification (analytical)
Mean Value Test	Statistical test (described in CLR7) to estimate the mean value of a normally distributed population of data at a given level of confidence. Normally for contaminated land assessment, the 95th percentile (referred to as the 95%UCL or US95) is applied as a reasonable but conservative estimate of the mean concentration for comparison with the relevant assessment criteria.
Maximum Value Test	Statistical test (described in CLR7) to identify whether an elevated concentration within a normally distributed data set forms part of the underlying population from which it has been sampled or whether it is an outlier (such as a localised area of contamination) that merits further consideration.
MC	Moisture Content

NGR	National Grid Reference
NIHHS	Notification of Installations Handling Hazardous Substances (regulations)
OS	Ordnance Survey
PI	Plasticity Index
PID	Photoionisation Detector
PL	Plastic Limit
ppm	Parts per million
ppmv	Parts per million by volume
QA	Quality Assurance
QC	Quality Control
SAC	Special Area of Conservation
SOM	Soil Organic Matter
SPT	Standard Penetration Test
SPZ	Source Protection Zone (see Appendix G)
SSAC	Site-Specific Assessment Criterion
SSSI	Site of Special Scientific Interest
SVOC	Semi-Volatile Organic Compound
TEF	Toxicity Equivalent Factor
TPH	Total Petroleum Hydrocarbons
TWA	Time Weighted Average
US95	95^{th} percentile estimate of the true mean value of a data population (also known as 95%UCL).
VOC	Volatile Organic Compound

APPENDIX C - GROUNDSURE REPORT

GroundSure
ENVIRONMENTAL INSIGHT

Tier Environmental
Elm House Farm,
Saighton, CH3 6EN

GroundSure Reference:	HMD-341-103365
Your Reference:	T/11/1000
Report Date:	Jul 1, 2011
Report Delivery Method:	**xml**
Client Email:	james.blyth@tieruk.com

GroundSure EnviroInsight

Address: 1, SOUTH CLOSE, TINTWISTLE, GLOSSOP, SK13 1LY

Dear Sir/Madam,

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

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

Yours faithfully,

[redacted]

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure
ENVIRONMENTAL INSIGHT

GroundSure EnviroInsight

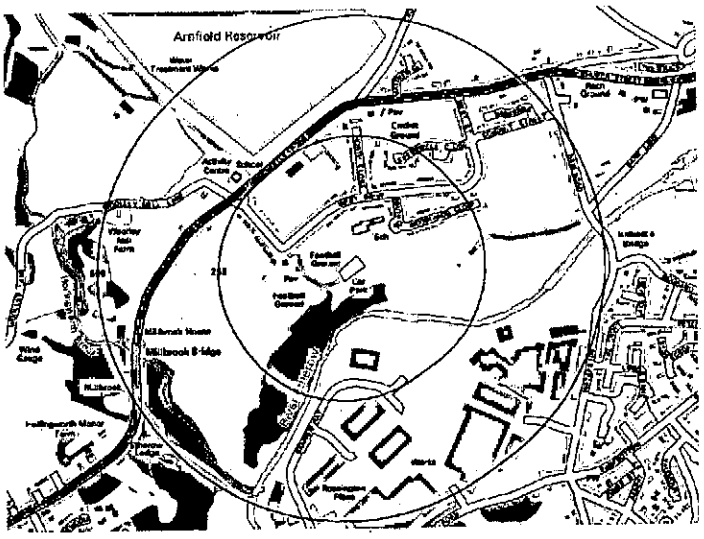
Address: 1, SOUTH CLOSE, TINTWISTLE, GLOSSOP, SK13 1LY

Date: Jul 1, 2011

GroundSure Reference: HMD-341-103365

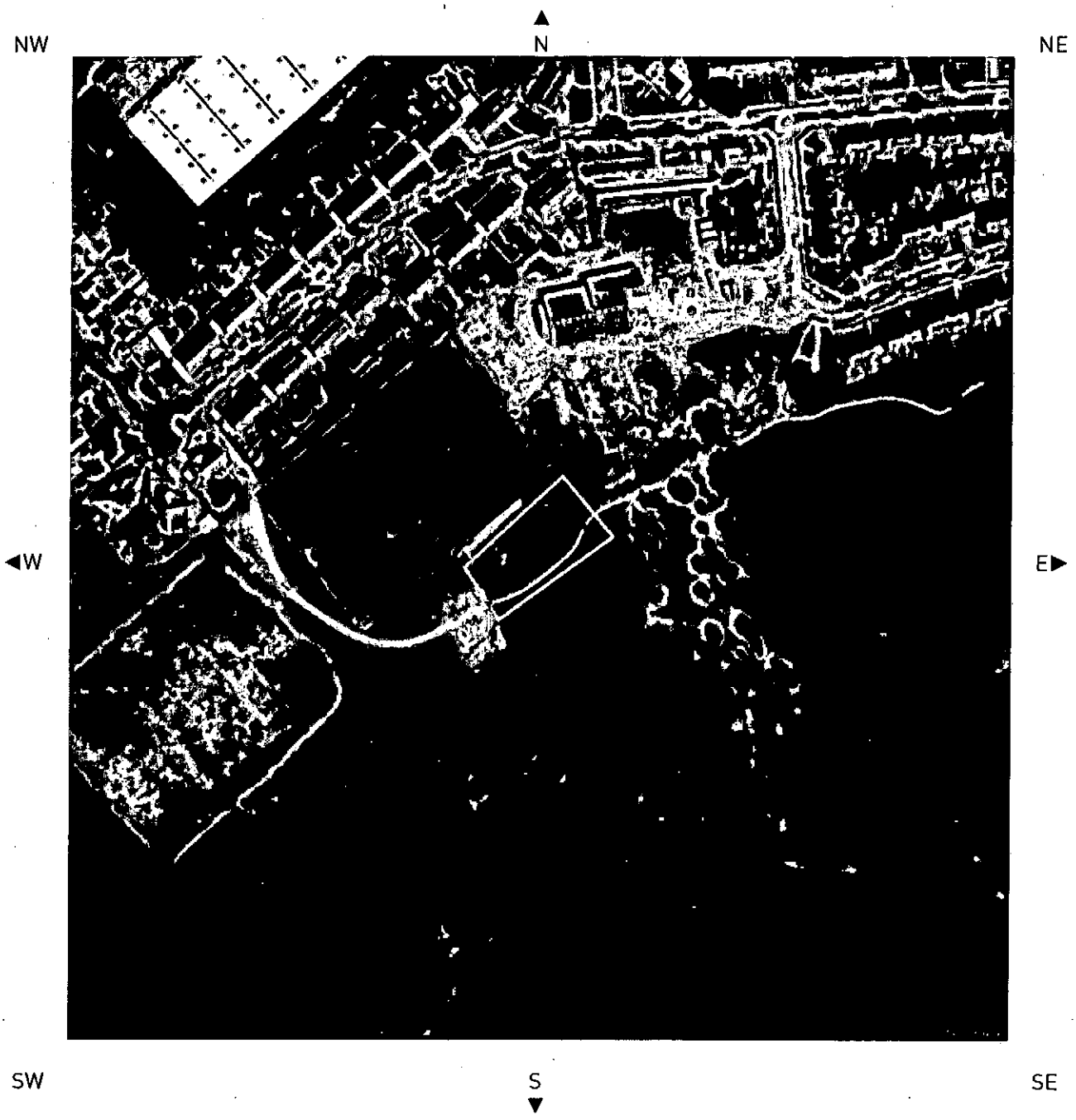
Your Reference: T/11/1000

Client: Tier Environmental



Brought to you by GroundSure

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: 1, SOUTH CLOSE, TINTWISTLE, GLOSSOP, SK13 1LY
Grid Reference: 401538,396880
Size of Site: 0.13 ha

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	2	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	1	-	-
Records of Licensed Discharge Consents	0	0	11	5	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data - Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	2	2	2	4
Landfill Data - Non-Operational Landfill Sites	0	0	0	4	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	3	3	2
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	1	0	0

3. Current Land Uses

	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	0	6	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology

	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	

Source: Scale: 1:50,000 BGS Sheet 086

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

5. Hydrogeology and Hydrology

	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	8	0	-
5.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	3	4	-
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	3	2	4
5.6 Are there any Source Protection Zones within 500m of the study site?					No	

5.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	No	No
5.8 Detailed River Network entries within 500m of the site	0	0	3	12	-	-
5.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

6. Flooding

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

7. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-

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

8. Natural Hazards

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

9. Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
9.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Environmental Permits, Incidents and Registers

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

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

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

6. Flooding

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

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

Note: Maps

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

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

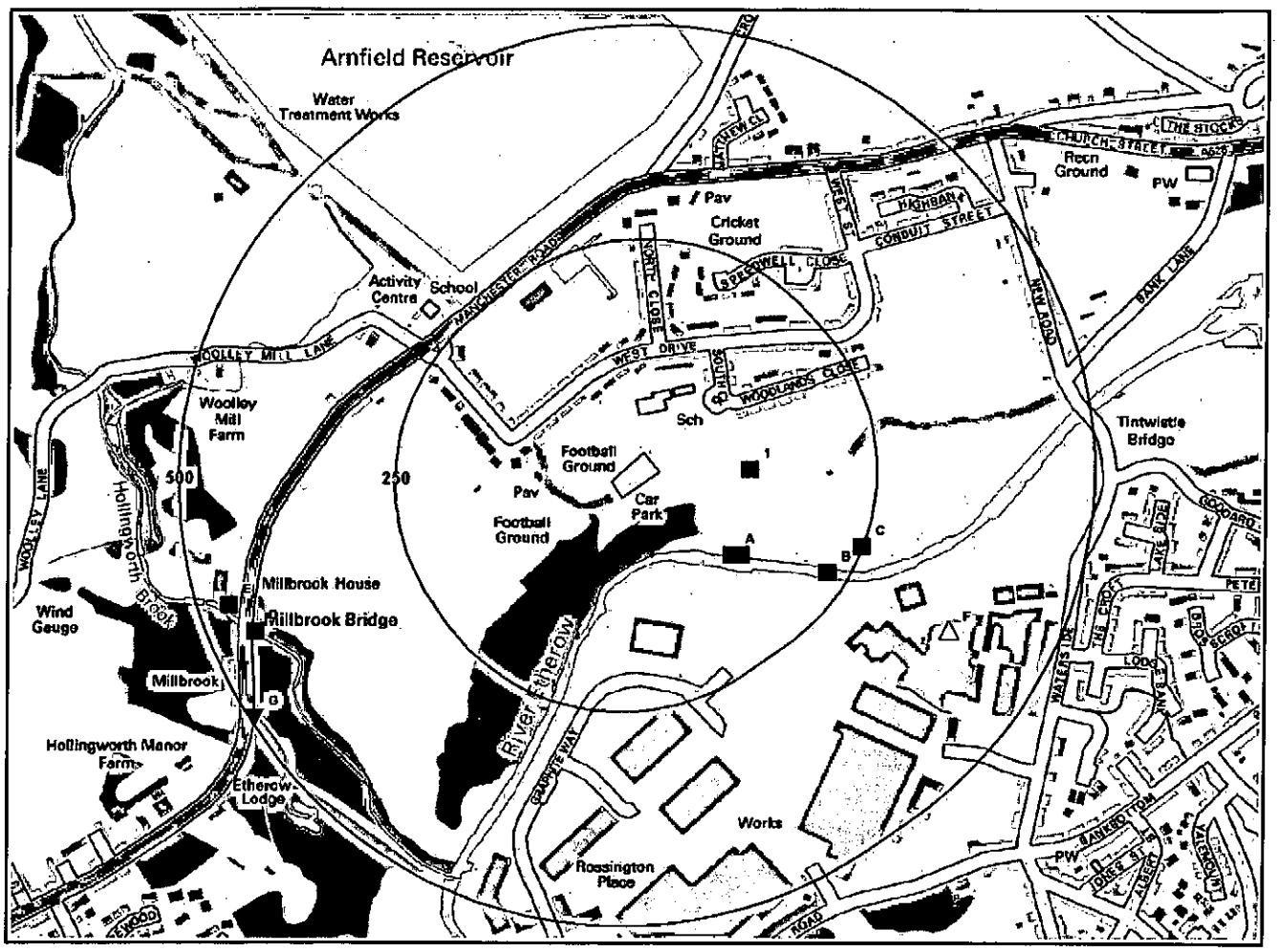
All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Environmental Permits, Incidents and Registers Map

NW N NE

W E

SW S SE



Authorisations,Incidents and Registers Legend

Enabled by Ordnance Survey

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- Site Outline
- 250 / 500 — Search Buffers (m)
- 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

Report Reference: HMD-341-103365

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

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

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

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

ID	Distance	Direction	NGR	Details	
17F	381.0	SE	401900, 396700	Address: Gb Beeson & Sons Process: Concrete & Crushing Process Status: Current Permit Type: Part B	Enforcement: Enforcement Notified Date of Enforcement: 20/06/2006 Comment: Breach of conditions
18F	381.0	SE	401900, 396700	Address: Regency Kitchens Process: Coating & Enamelling Process, Process:timber Process Status: Unknown Permit Type: Part B	Enforcement: Data requested, not received. Date of Enforcement: Data requested, not received. Comment: Data requested, not received.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: **1**

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

ID	Distance [m]	Direction	Address	Operator	Type	Permission Number	Dates	Status
20G	495.0	SW	Loparex Ltd, Etherow Works,woolley Bridge, Glossop, Derbyshire, SK13 2NU	Loparex Ltd	Keeping And Use Of Radioactive Materials (was Rsa60 Section 1).	AZ3429	Date of Approval:- Effective from:- Last date of update:20 03-06-04	-

Records of Licensed Discharge Consents within 500m of the study site: **16**

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

ID	Distance	Direction	NGR	Details	
1	103.0	E	401670, 396890	Address: Woodland Close, High Peak, Derbyshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01PEA0042 Permit Version: 1	Receiving Water: River Etherow Status: Consent Revoked Or Revised - New Consent Issued (37(1)) Issue date: - Effective Date: 1/1/1995 Revocation Date: 30/3/2004
2A	127.0	SE	401650, 396790	Address: Bank Lane Cso, Tintwistle, High Peak, Derbyshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01PEA0043 Permit Version: 1	Receiving Water: River Etherow Status: Revoked - Unspecified Issue date: - Effective Date: 1/1/1995 Revocation Date: -
3A	134.0	SE	401660, 396790	Address: Woodland Close, High Peak, Derbyshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01PEA0042 Permit Version: 2	Receiving Water: River Etherow Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/3/2004 Effective Date: 31/3/2004 Revocation Date: -
4B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 016940183 Permit Version: 1	Receiving Water: River Etherow Status: Revoked - Unspecified Issue date: - Effective Date: 29/2/1980 Revocation Date: 30/1/1985
5B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 016940183 Permit Version: 2	Receiving Water: River Etherow Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: 31/1/1985 Revocation Date: -
6B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 016940183 Permit Version: 2	Receiving Water: River Etherow Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: 31/1/1985 Revocation Date: -
7B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 016940183 Permit Version: 3	Receiving Water: River Etherow Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 24/9/2009 Effective Date: 1/1/2010 Revocation Date: -

8B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 016940183 Permit Version: 3	Receiving Water: River Etherow Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 24/9/2009 Effective Date: 1/1/2010 Revocation Date: -
9B	225.0	SE	401760, 396770	Address: Tintwistle Stw, New Road, Tintwistle, Hadfield, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 016940183 Permit Version: 1	Receiving Water: River Etherow Status: Revoked - Unspecified Issue date: - Effective Date: 29/2/1980 Revocation Date: 30/1/1985
10C	248.0	E	401800, 396800	Address: Spaulding Russell Ltd, Tintwistle, Greater Manchester Effluent Type: Trade Discharges - Process Effluent - Not Water Company Permit Number: 016990230 Permit Version: 2	Receiving Water: Tributary River Etherow Status: Revoked - Unspecified Issue date: - Effective Date: 1/7/1981 Revocation Date: 5/4/1991
11C	248.0	E	401800, 396800	Address: Spaulding Russell Ltd, Tintwistle, Greater Manchester Effluent Type: Trade Discharges - Process Effluent - Not Water Company Permit Number: 016990230 Permit Version: 1	Receiving Water: Tributary River Etherow Status: Revoked - Unspecified Issue date: - Effective Date: 27/2/1980 Revocation Date: 30/6/1981
12D	447.0	SW	401100, 396700	Address: Millbrook Cottages, Hollingworth, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 016993210 Permit Version: 2	Receiving Water: Hollingworth Brook Status: Post Nra Legislation Where Issue Date > 31-aug-89 (historic Only) Issue date: - Effective Date: 1/4/1997 Revocation Date: -
13D	447.0	SW	401100, 396700	Address: Millbrook Cottages, Hollingworth, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 016992473 Permit Version: 1	Receiving Water: Hollingworth Brook Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: - Effective Date: 16/4/1992 Revocation Date: 1/4/1997
14D	447.0	SW	401100, 396700	Address: Millbrook Cottages, Hollingworth, Hyde, Greater Manchester Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 016993210 Permit Version: 1	Receiving Water: Hollingworth Brook Status: Revoked - Unspecified Issue date: - Effective Date: 16/4/1992 Revocation Date: 31/3/1997
15E	464.0	W	401070, 396730	Address: Stp Serving Millbrook House, Manchester Road, Tintwistle, Derbyshire, SK14 8LA Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 016892024 Permit Version: 2	Receiving Water: Hollingworth Brook Status: Revoked - Unspecified Issue date: 2/12/2002 Effective Date: 2/12/2002 Revocation Date: 8/9/2009
16E	464.0	W	401070, 396730	Address: Stp Serving Millbrook House, Manchester Road, Tintwistle, Derbyshire, SK14 8LA Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 016892024 Permit Version: 1	Receiving Water: Hollingworth Brook Status: Revoked - Unspecified Issue date: 5/5/2000 Effective Date: 5/5/2000 Revocation Date: 1/12/2000

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

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: **0**

Database searched and no data found.

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

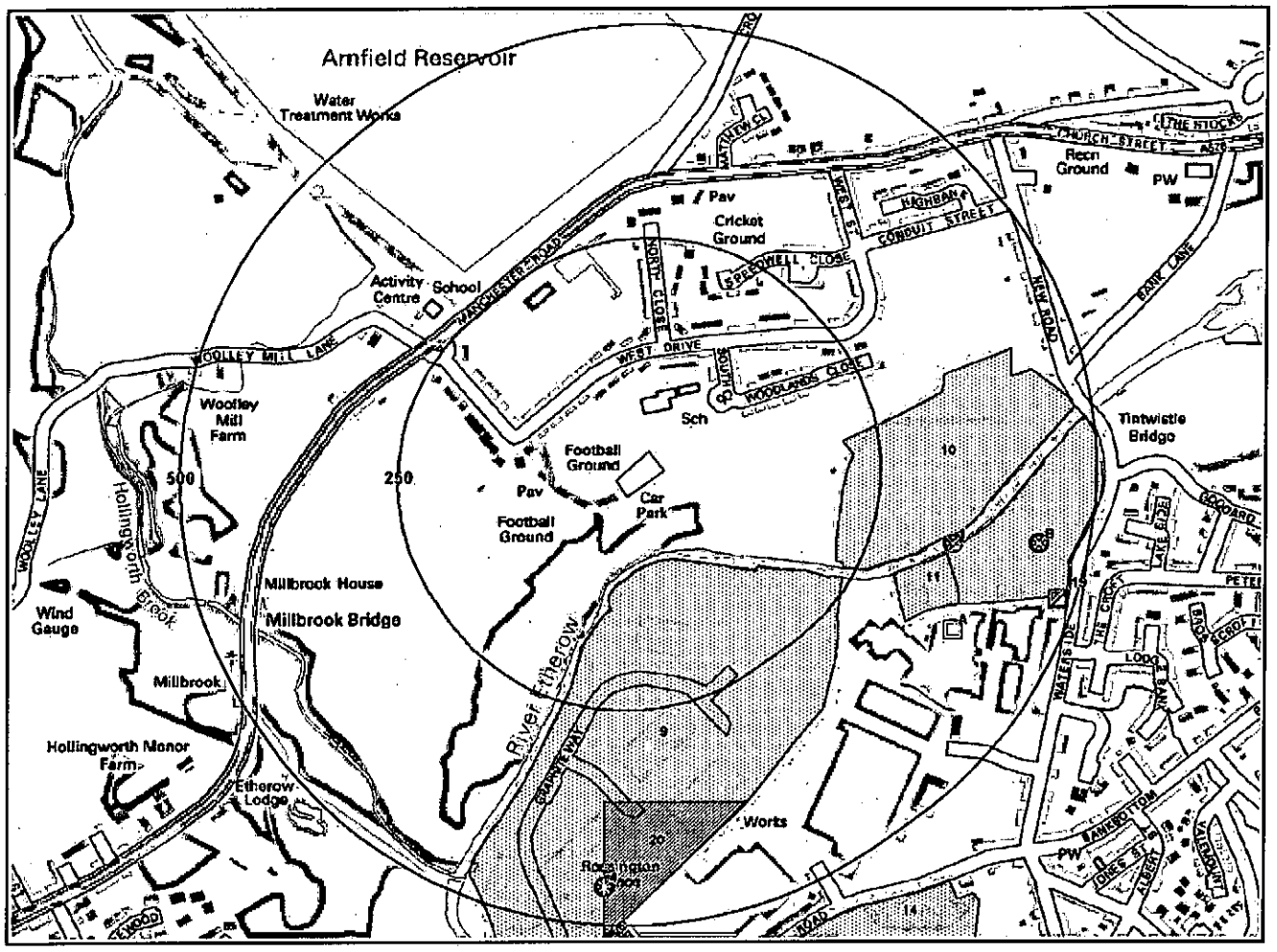
Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Enabled by Ordnance Survey

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

2. Landfill and Other Waste Sites

2.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **10**

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

ID	Distance	Direction	NGR	Details	
9	83.0	S	401500, 396500	Site Address: Woolley Bridge Road, Hadfield, Glossop, Derbyshire Waste Licence: Yes Site Reference: U022, LG23 Waste Type: Inert Regis Reference: -	Licence Issue: 26-Sep-1990 Licence Surrendered: - Licence Hold Address: - Operator: New Soils Limited
10	208.0	E	401800, 396800	Site Address: Bridge Mill, Derbyshire Waste Licence: Yes Site Reference: LT10 Waste Type: Inert Regis Reference: -	Licence Issue: 12-Aug-1983 Licence Surrendered: 26/10/1989 Licence Hold Address: - Operator: Audenshaw Diesel Engines Limited
11	291.0	SE	401800, 396700	Site Address: Old Mill Site, Waterside Road, Hadfield, Glossop, Derbyshire Waste Licence: Yes Site Reference: LG12 Waste Type: - Regis Reference: -	Licence Issue: 20-Dec-1982 Licence Surrendered: - Licence Hold Address: - Operator: H R Wilson
12B	342.0	E	401900, 396800	Site Address: Old Mill Site, Waterside Road, Hadfield, Glossop, Derbyshire Waste Licence: Yes Site Reference: U023, LG13 Waste Type: Inert Regis Reference: -	Licence Issue: 15-Sep-1983 Licence Surrendered: 31/05/1991 Licence Hold Address: - Operator: G B Beeson and Sons
13D	505.0	S	401400, 396200	Site Address: Woolley Bridge Road, Hadfield, Glossop, Derbyshire Waste Licence: - Site Reference: U002 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: - Licence Hold Address: - Operator: -
14	546.0	SE	401800, 396300	Site Address: Paradise Quarry, Paradise Street, Glossop Waste Licence: - Site Reference: U003 Waste Type: Industrial, Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: - Licence Hold Address: - Operator: -
Not shown	1177.0	SE	402600, 396200	Site Address: Longdendale Trial (Site 2), Disused Railway Embankment, Longdendale, Derbyshire Waste Licence: Yes Site Reference: LC49, GDO U049 Waste Type: Inert Regis Reference: -	Licence Issue: 07-Mar-1991 Licence Surrendered: 30/06/1993 Licence Hold Address: - Operator: -
Not shown	1189.0	S	401100, 395600	Site Address: Disused Railway Line, Lower Barn Road, Hadfield, Glossop, Derbyshire Waste Licence: Yes Site Reference: U038, LG16 Waste Type: Inert Regis Reference: -	Licence Issue: 10-Jul-1990 Licence Surrendered: 10/11/1991 Licence Hold Address: - Operator: Moorside Land and Development Company Limited

Not shown	1281.0	SE	402700, 396300	Site Address: Off Platt Street, Padfield, Derbyshire Waste Licence: - Site Reference: GDO U008 Waste Type: Household Regis Reference: -	Licence Issue: Licence Surrendered: - Licence Hold Address: - Operator: -
Not shown	1411.0	SW	400300, 395900	Site Address: Land Adjacent to Woolley Lane Gas Works, Field numbers 3976 and 6471, Woolley Lane Gas Works, Wooley Lane, Hollingworth Waste Licence: Yes Site Reference: K087, RD/LIC/160/78, RD/LIC/940/93 Waste Type: Inert Regis Reference: -	Licence Issue: 13-May-1993 Licence Surrendered: - Licence Hold Address: Carr House Farm, Hollingworth, Hyde Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: **4**

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

ID	Distance	Direction	NGR	Details	
1	344.0	E	401900, 396800	Site Address: Etherow Gardens, Waterside Industrial Estate, Hadfield, HYDE, Cheshire Landfill Licence: 100AEZAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Dec-1982 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Midlands Region - Lower Trent Area (Alfreton) Size: Undefined
2A	381.0	SE	401900, 396700	Site Address: Bridge Mill New Road, Tintwistle, GLOSSOP, Derbyshire Landfill Licence: 100AKXAL Agency Reference: Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Aug-1983 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Midlands Region - Lower Trent Area (Alfreton) Size: Very Small (<10,000 tonnes/year)
3B	441.0	E	402000, 396800	Site Address: Old Mill Site, Waterside Road, Hadfield, HYDE, Cheshire Landfill Licence: 100AFAAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Sep-1983 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Midlands Region - Lower Trent Area (Alfreton) Size: Undefined
4	457.0	S	401500, 396400	Site Address: Wooley Bridge Road, Hadfield, HYDE, Cheshire Landfill Licence: 100ASSAL Agency Reference: Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Sep-1990 Transfer Date: Modification Date: 01-Jul-1992 Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Midlands Region - Lower Trent Area (Alfreton) Size: Undefined

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

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: **8**

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

ID	Distance	Direction	Site Address	Source	Data Type
20	356.0	S	Refuse Tip	1992 mapping	Polygon
21C	498.0	S	Refuse Tip	1990 mapping	Polygon
22C	499.0	S	Refuse Tip	1974 mapping	Polygon
23D	506.0	S	Refuse Tip	1970 mapping	Polygon
Not shown	514.0	S	Refuse Tip	1974 mapping	Polygon
Not shown	515.0	S	Refuse Tip	1988 mapping	Polygon
Not shown	1296.0	SW	Refuse Tip	1996 mapping	Polygon
Not shown	1297.0	SW	Refuse Tip	1973 mapping	Polygon

2.2 Other Waste Sites

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

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

ID	Distance	Direction	NGR	Details	
8A	381.0	SE	401900, 396700	Site Address: adj Waterside Mill, Waterside Road, Hadfield, HYDE, Cheshire, Landfill Licence: 100ATZAL EA Reference: - Waste Type: Non-Hazardous Rating: Non-Hazardous Transfer Known Restrictions: No known restriction on source of waste	Record Date: 01-Jan-1991 Transfer Date: Modification Date: Status: Operational as far as is known Category: TRANSFER Regulator: EA - North West Region - South Area (East - Sale) Size: Small (<25,000 tonnes/year)

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

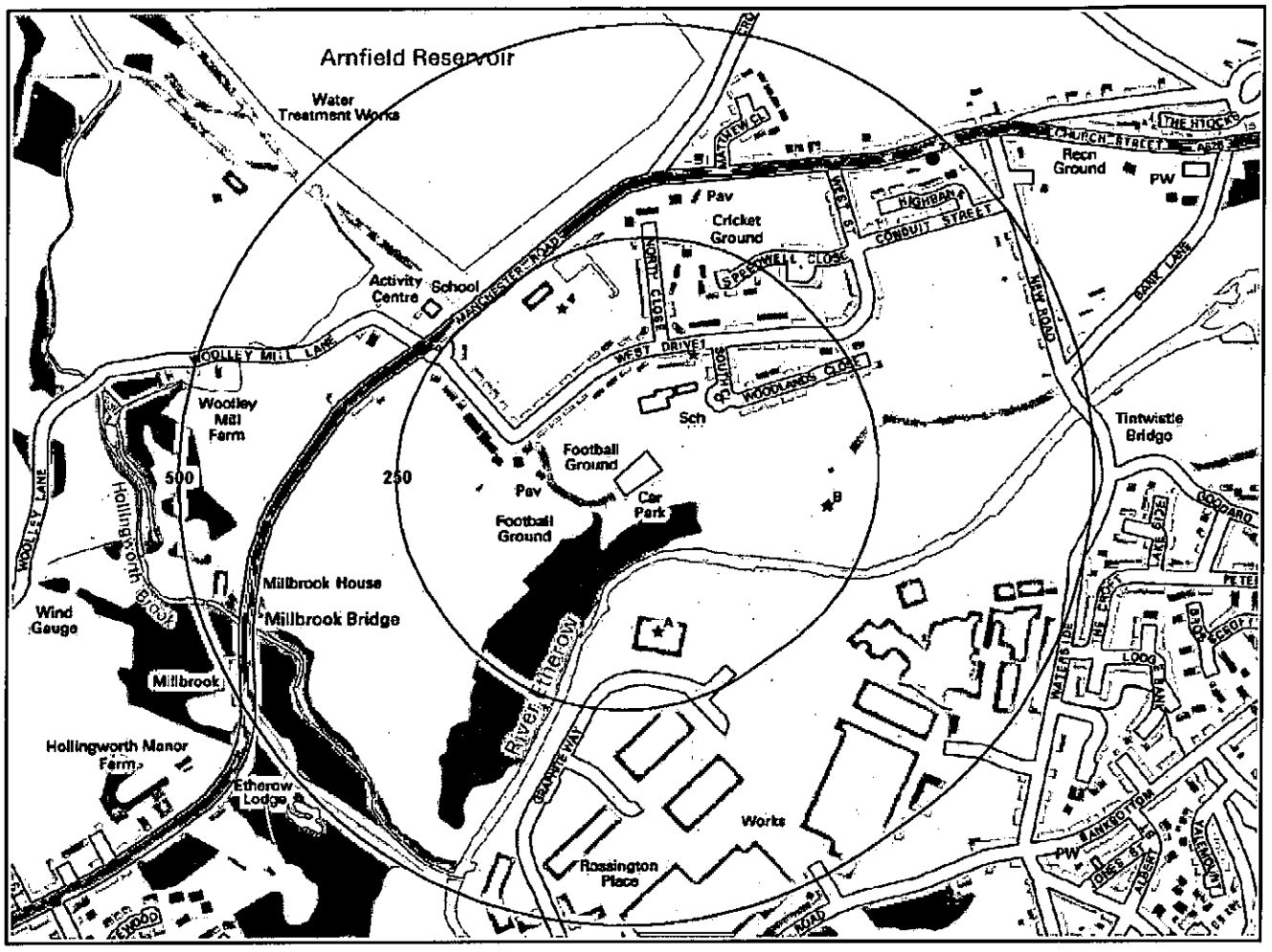
Records of Environment Agency licensed waste sites within 1500m of the study site: 1

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

ID	Distance	Direction	NGR	Details	
19	480.0	E	402023, 396736	Site Address: Waterside Garage, Waterside, Hadfield, Glossop, Derbyshire, SK13 1BS Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: BWD001 EPR reference: QP3696CK/A001 Operator: Beeson Waste Disposal Ltd Waste Management licence No: 53903 Annual Tonnage: 2083.33	Issue Date: 08/01/1991 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Beeson Waste Disposal Ltd Correspondence Address: -

3. Current Land Use Map

NW N NE



W E

SW S SE

Current Land Use Legend

Enabled by Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: **6**

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

ID	Distance	Direction	Company	Address	Activity	Category
1	125.0	NE	Electridty Sub Station	SK13	Electrical Features	Infrastructure and Facilities
2A	163.0	S	Lynton Trailers UK Ltd	Unit 16, Graphite Way, Hadfield, Glossop, SK13 1QH	Lifting and Handling Equipment	Industrial Products
3A	163.0	S	O-Lynton Trailers UK Ltd	Unit 16, Graphite Way, Hadfield, Glossop, SK13 1QH	Vehicle Hire and Rental	Hire Services
4	194.0	NW	Water Treatment Plant	SK13	Non Alcoholic Drinks	Foodstuffs
5B	195.0	E	Works	SK13	Unspecified Works Or Factories	Industrial Features
6B	196.0	E	Sewage Works	SK13	Waste Storage, Processing and Disposal	Infrastructure and Facilities

3.2 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	Direction	NGR	Company	Address	LPG	Status
7	475.0	NE	401878, 397250	Obsolete	Tintwistle Garage, Manchester Road, Manchester Road, Hadfield, Tintwistle, Derbyshire, SK13 1LW	Not Applicable	Obsolete

3.3 Underground High Pressure Oil and Gas Pipelines

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

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

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

4.3 Bedrock and Solid Geology

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

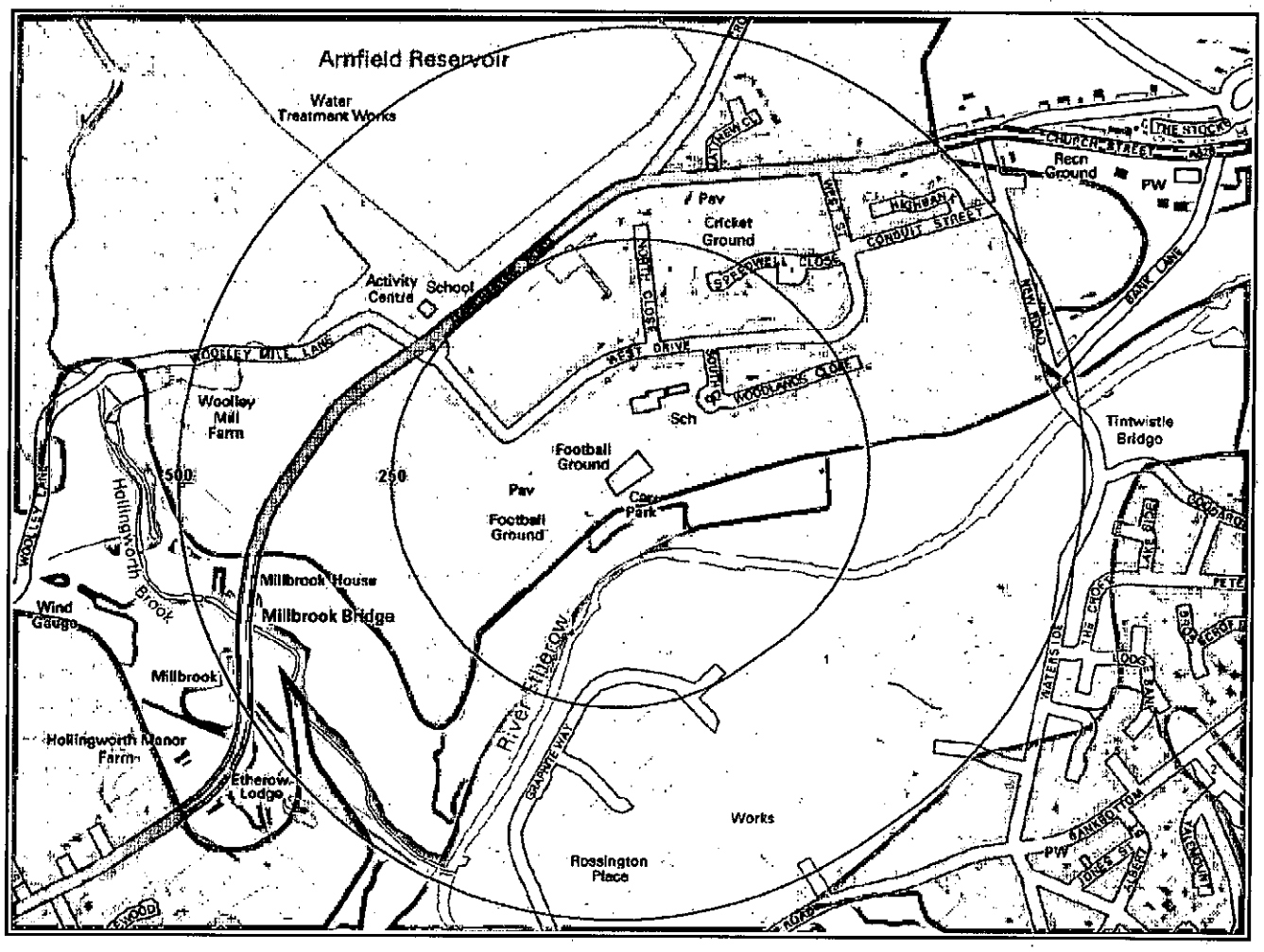
LEX Code	Description	Rock Type
KG-SDST	KINDERSCOUT GRIT	SANDSTONE
MG-MDSS	MILLSTONE GRIT GROUP [SEE ALSO MIGR]	MUDSTONE, SILTSTONE AND SANDSTONE

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

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

5a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE



W E

SW S SE

Aquifer Within Superficial Geology Legend

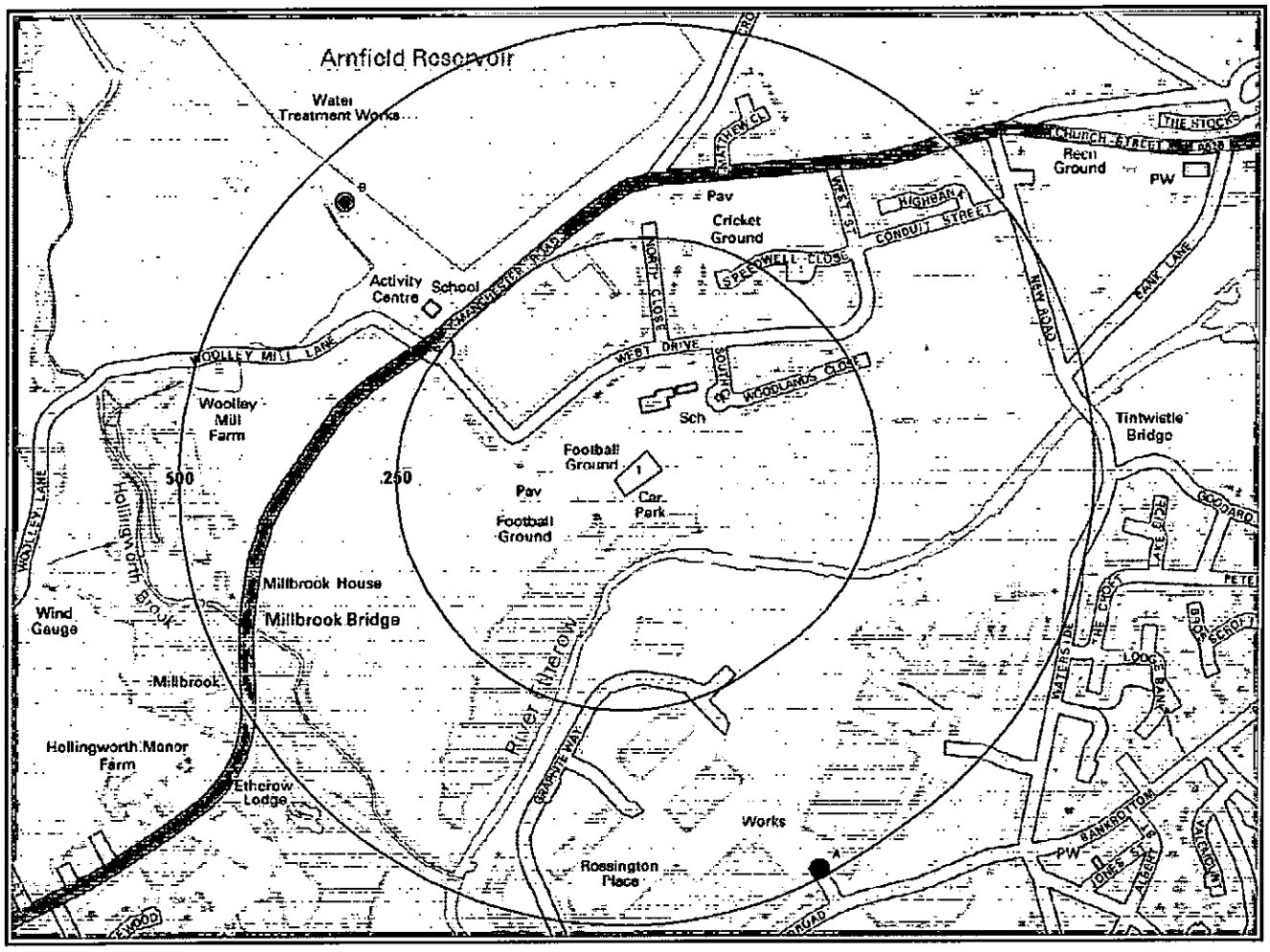
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- Site Outline
- Search Buffers (m): 250, 500
- Principal Aquifer
- Secondary (A) Aquifer - Permeable Layers
- Secondary (B) Aquifer - Lower Permeability Layers
- Secondary Aquifer - Undifferentiated Layers
- Unproductive
- Unknown (lakes and landslip)

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

NW N NE



W E

SW S SE

Aquifer Within Bedrock Geology Legend

Enabled by Ordnance Survey

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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

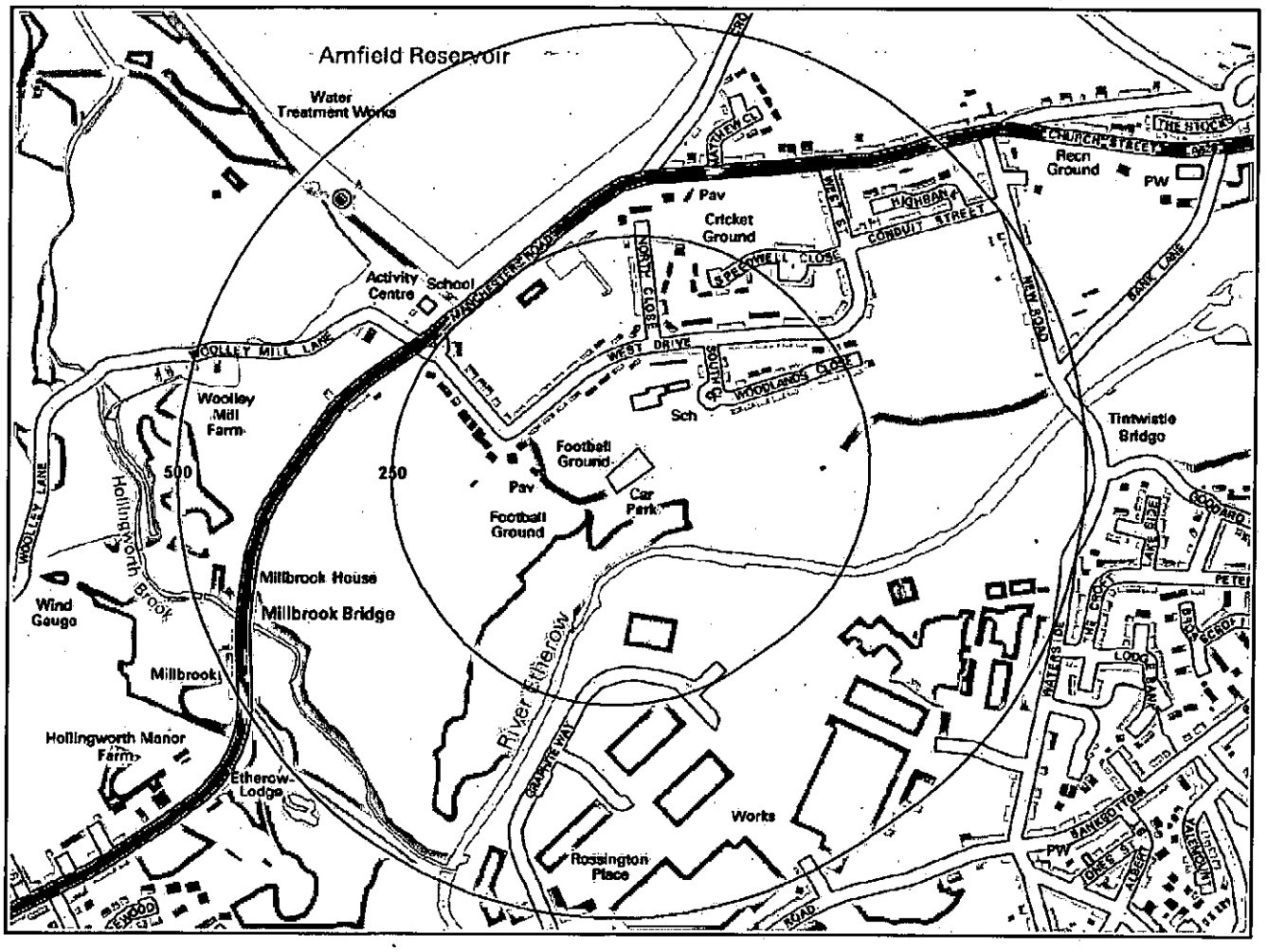
Report Reference: HMD-341-103365

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

NW N NE

W E

SW S SE



SPZ and Potable Water Abstraction Licenses Legend

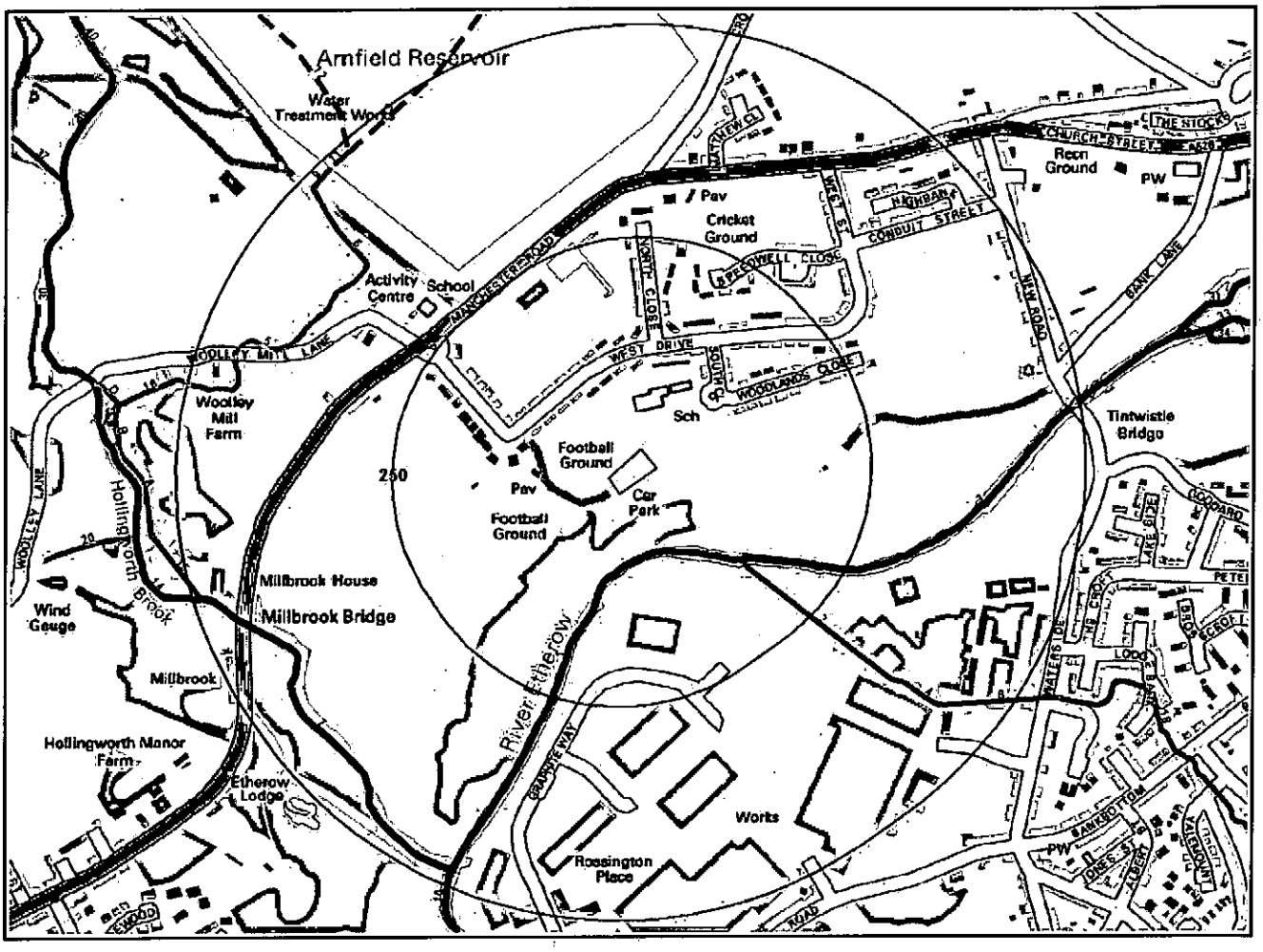
Enabled by Ordnance Survey

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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

5d. Hydrology – Detailed River Network and River Quality

NW N NE



W E

SW S SE

Hydrology Legend

Enabled by Ordnance Survey

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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: Chemistry
- Canal
- Canal Tunnel
- Extended Culvert (greater than 50m)
- D/S of High Water Mark
- D/S seaward extension
- General Quality Assessment: Biology

5.Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
3	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	73.0	SE	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
4	435.0	SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

5.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? Yes

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

ID	Distance	Direction	NGR	Details	
2A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "a Borehole At Hadfield,hyde,cheshire" Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:

3A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "a Borehole At Hadfield,hyde,cheshire" Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
4A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: Boiler Feed Direct Source: Ground Water - North West Region Point: "a Borehole At Hadfield,hyde,cheshire" Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
5A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: Process water Direct Source: Ground Water - North West Region Point: "a Borehole At Hadfield,hyde,cheshire" Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
6A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: A Borehole At Hadfield,hyde,cheshire Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
7A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: A Borehole At Hadfield,hyde,cheshire Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
8A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: Boiler Feed Direct Source: Ground Water - North West Region Point: A Borehole At Hadfield,hyde,cheshire Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:
9A	491.0	SE	401750, 396420	Licence No: 2569010010 Details: Process water Direct Source: Ground Water - North West Region Point: A Borehole At Hadfield,hyde,cheshire Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: CW 0502 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/2/1998 Version End Date:

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m 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 (5b):

ID	Distance	Direction	NGR	Details	
10B	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: "surface, Non-tidal - North West Region" Point: "woodhead;torside,rhodeswood,holling-worth & Arnfield Re$156" Data Type: Point	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:

11B	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re$156 Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:
12B	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re Data Type: Point	Annual Volume (m³): 49778700 Max Daily Volume (m³): 154564 Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:
Not shown	599.0	S	401300, 396300	Licence No: 2569010001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "r Etherow At Hollingworth, Hyde, Cheshire" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 893 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 6/10/1999 Version End Date:
Not shown	599.0	S	401300, 396300	Licence No: 2569010001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: R Etherow At Hollingworth, Hyde, Cheshire Data Type: Point	Annual Volume (m³): 1091062.8 Max Daily Volume (m³): 4546.1 Application No: CW0893 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/3/2001 Version End Date:
Not shown	947.0	NW	400800, 397500	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: "surface, Non-tidal - North West Region" Point: "woodhead,torside,rhodeswood,holling-worth & Arnfield Reservo" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:
Not shown	947.0	NW	400800, 397500	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Reservo Data Type: Point	Annual Volume (m³): 49778700 Max Daily Volume (m³): 154564 Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:

5.5 Potable Water Abstraction Licences

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

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance	Direction	NGR	Details	
1A	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re Data Type: Point	Annual Volume (m³): 49778700 Max Daily Volume (m³): 154564 Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
2A	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re$156 Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

3A	450.0	NW	401200, 397200	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: "surface, Non-tidal - North West Region" Point: "woodhead,torside,rhodeswood,holling-worth & Arnfield Re$156" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	947.0	NW	400800, 397500	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Reservo Data Type: Point	Annual Volume (m³): 49778700 Max Daily Volume (m³): 154564 Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	947.0	NW	400800, 397500	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: "surface, Non-tidal - North West Region" Point: "woodhead,torside,rhodeswood,holling-worth & Arnfield Reservo" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1315.0	NE	402600, 397700	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re Data Type: Point	Annual Volume (m³): 49778700 Max Daily Volume (m³): 154564 Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1315.0	NE	402600, 397700	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: "surface, Non-tidal - North West Region" Point: "woodhead,torside,rhodeswood,holling-worth & Arnfield Re[20" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1315.0	NE	402600, 397700	Licence No: 2569010034 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Woodhead,torside,rhodeswood,holling-worth & Arnfield Re[20 Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1682 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1687.0	NW	400100, 397800	Licence No: 2569010050 Details: Potable Water Supply - Direct Direct Source: Ground Water - North West Region Point: Borehole At Hollingworth Hall Farm Data Type: Point	Annual Volume (m³): 4546 Max Daily Volume (m³): 22.73 Original Application No: 2847 Original Start Date: 9/7/1991 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

5.6 Source Protection Zones

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

Database searched and no data found.

5.7 River Quality

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

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
58F	448.0	E	402000, 397000	River Name: Etherow Reach: Outlet Bottoms Res.to Glossop Brook End/Start of Stretch: Start of Stretch NGR	E	E	B	B	B
59F	448.0	E	402000, 397000	River Name: Etherow Reach: Qsl Nr Black Clough To Outlet Bottoms R. End/Start of Stretch: End of Stretch NGR	C	B	B	B	B

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
60F	448.0	E	402000, 397000	River Name: Etherow Reach: Outlet Bottoms Res.to Glossop Brook End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
61F	448.0	E	402000, 397000	River Name: Etherow Reach: Qsl Nr Black Clough To Outlet Bottoms R. End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
62	493.0	E	402054, 396961	River Name: Etherow Reach: Qsl Nr Black Clough To Outlet Bottoms R. End/Start of Stretch: Sample Point NGR	A	A	A	A	A

5.8 Detailed River Network

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

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance	Direction	Details	
1	79.0	S	River Name: River Etherow Water Course Name: ETHEROW Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	145.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
3	145.0	SE	River Name: River Etherow Water Course Name: ETHEROW Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	369.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

5	374.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	374.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	415.0	SW	River Name: Hollingworth Brook Water Course Name: HOLLINGWORTH BROOK Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
8	436.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
9	466.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
10	481.0	SW	River Name: River Etherow Water Course Name: ETHEROW Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	487.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
12	487.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
13	487.0	NW	River Name: Arnfield Reservoir Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Catchment: - Drain: NO Main River Status: Currently Undefined
14	492.0	W	River Name: - Water Course Name: HOLLINGWORTH BROOK Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
15	492.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

5.9 Surface Water Features

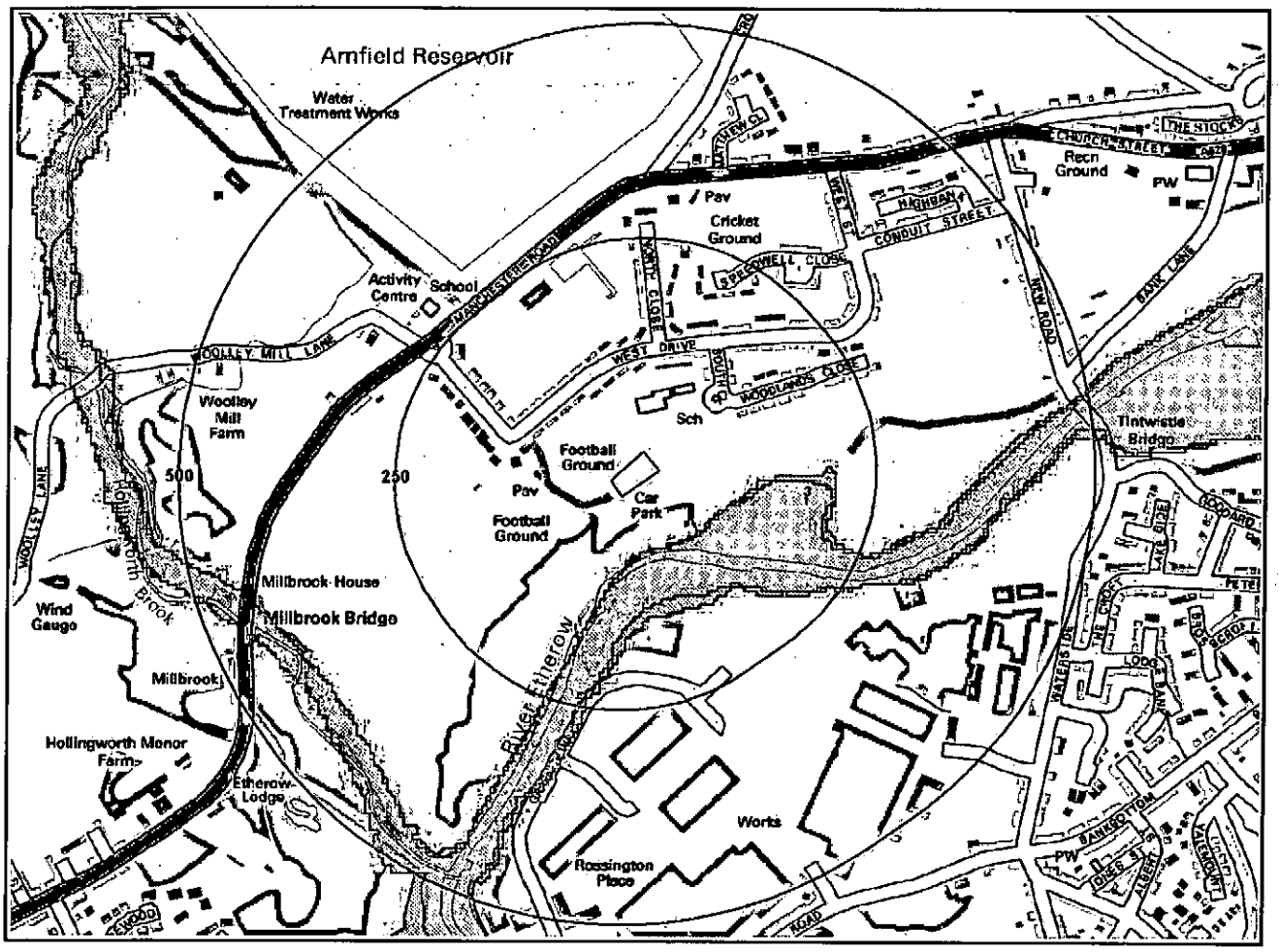
Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes

6. Environment Agency Flood Map

NW N NE



W E

SW S SE

Environment Agency Flood Legend

Enabled by Ordnance Survey

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- Site Outline
- 250 / 500 — Search Buffers (m)
- Zone 2 Floodplain
- Zone 3 Floodplain
- Flood Storage Area
- Area Benefiting from Flood Defences
- Flood Defences

6. Flooding

6.1 Zone 2 Flooding

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

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

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	68.0	SE	09-Jun-2011	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

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

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

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
3	69.0	S	09-Jun-2011	Zone 3 - (Fluvial Models)

6.3 Flood Defences

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

6.4 Areas benefiting from Flood Defences

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

6.5 Areas used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

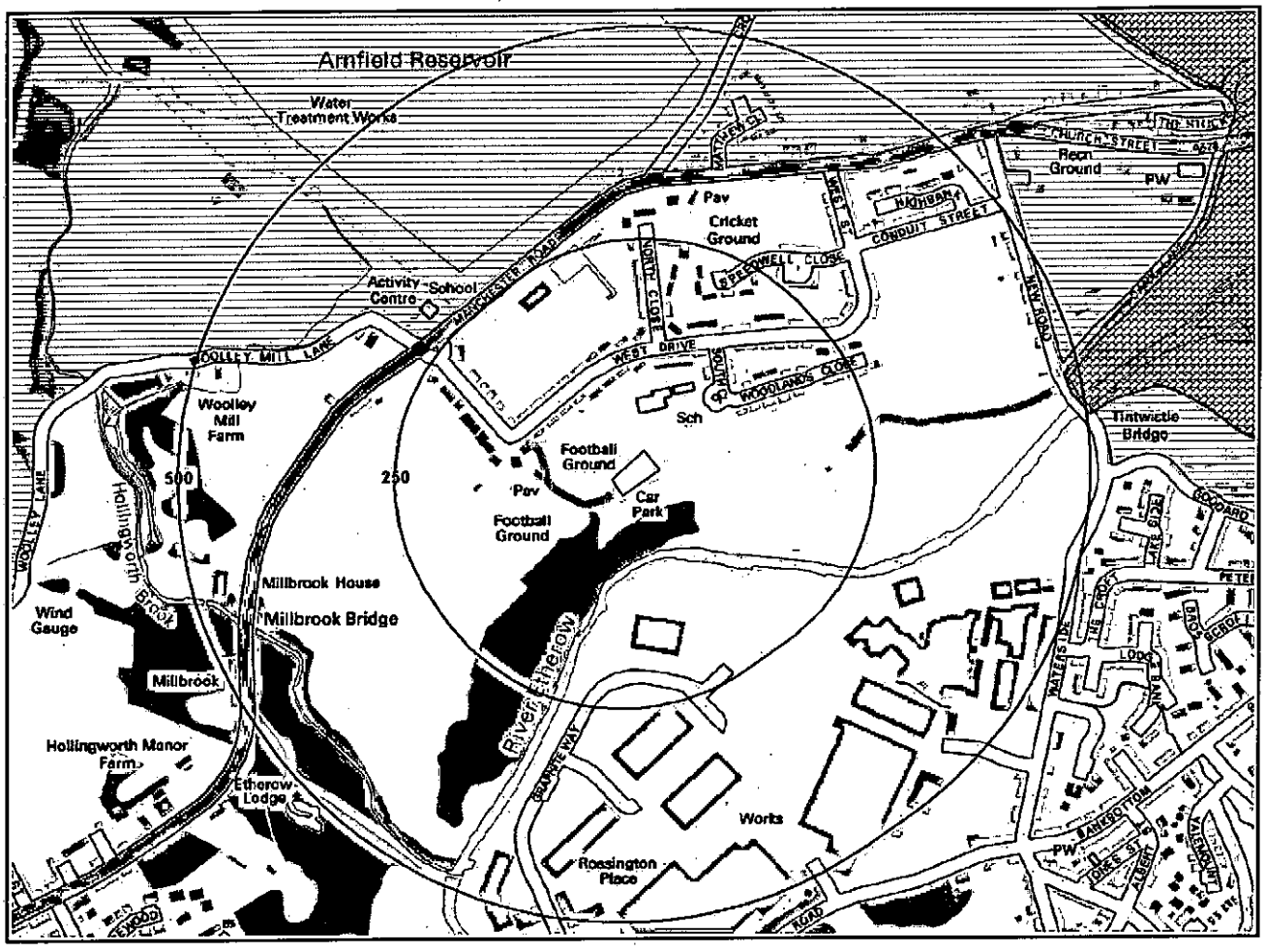
Notes:

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

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

7.Designated Environmentally Sensitive Sites Map

NW N NE



W E

SW S SE

Designated Environmentally Sensitive Sites Legend

Enabled by Ordnance Survey

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- Site Outline
- 250 / 500 Search Buffers (m)
- SAC
- SSSI
- NNR
- World Heritage Sites
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

7.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site? **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 500m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 500m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 500m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 500m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 500m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 500m of the study site: **1**

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

ID	Distance	Direction	ESA Name	Data Source
2	268.0	NW	North Peak	Natural England

Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 500m of the study site: 1

The following National Park (NP) records provided by Natural England/Countryside Council for Wales/Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NP Name	Data Source
1	483.0	E	Peak District	Natural England

Records of Nitrate Sensitive Areas within 500m of the study site: 0

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 500m of the study site: 0

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

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

8.1.1 Shrink Swell

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

8.1.2 Landslides

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

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

Hazard
Very significant potential for slope instability. Active or inactive landslides may be present; Seek expert advice about stability of the ground and the management of ground stability. For new build slope stability assessment necessary, special design may be necessary, construction may not be possible. For existing property significant increase in insurance risk in some cases. Site-specific consideration is necessary to separate cases where landslides are artificially or naturally stabilised from those that may be active or may fall.

8.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. 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.

8.1.4 Compressible Ground

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

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

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

8.1.5 Collapsible Rocks

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

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

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

8.1.6Running Sand

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

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

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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

9.Mining

9.1 Coal Mining

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

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

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

9.2 Shallow Mining

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

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

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? **No**

Database searched and no data found.

10.Contacts

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

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

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

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

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848. DX 716176 Mansfield 5
www.coal-authority.co.uk
Coal mining reports and related enquiries

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

Local Authority
Authority: High Peak Borough Council
Phone: 0845 129 7777
Web: www.highpeak.gov.uk
Address: Council Offices, Hayfield Road, Chapel-en-le-Frith, SK23 0QJ

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

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

Report Reference: HMD-341-103365

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

"Commercial" means any building which is not Residential.

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

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

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

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

"Client" means the party that submits an Orderor Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

2 Scope of Services

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

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

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

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

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

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

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

6 Intellectual Property

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

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

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

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

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

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

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
6.7 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.
7.2 Save as otherwise set out in these conditions, any information provided by one party (**"Disclosing Party"**) to the other party (**"Receiving Party"**) shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).
7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

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

10 Consequences of Withdrawal, Termination or Suspension

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

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
(i) the Client or Beneficiary's failure to provide facilities, access or information;
(ii) fire, storm, flood, tempest or epidemic;
(iii) Acts of God or the public enemy;
(iv) riot, civil commotion or war;
(v) strikes, labour disputes or industrial action;
(vi) acts or regulations of any governmental or other agency;
(vii) suspension or delay of services at public registries by Data Providers; or
(viii) changes in law.
11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisionsshall not in any way be tainted or impaired.
11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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