

## 4. Current Land Uses

### 4.1 Current Industrial Data

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

19

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Electricity Sub Station	403577 394245	SK13	Electrical Features	Infrastructure and Facilities
2	3	S	Electricity Sub Station	403631 394203	SK13	Electrical Features	Infrastructure and Facilities
3	73	W	Works	403495 394217	SK13	Unspecified Works Or Factories	Industrial Features
4	83	W	Glossop Rail Station	403490 394184	SK13	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
5	100	NW	J D H Assessors	403520 394330	9, Fitzalan Street, Glossop, SK13 7DL	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	123	S	Glossop Tyres	403608 394079	25, High Street East, Glossop, SK13 8PN	Vehicle Parts and Accessories	Motoring
7	168	S	S D A Intruder Alarms	403530 394045	12a, High Street East, Glossop, SK13 8DA	Electronic Equipment	Industrial Products
8	172	S	Kwik-Fit (GB) Limited	403692 394043	36-40, High Street East, Glossop, SK13 8QA	Vehicle Repair, Testing and Servicing	Repair and Servicing
9A	179	S	Esso	403612 394023	High Street East, Glossop, SK13 8PN	Petrol and Fuel Stations	Road and Rail
10A	179	S	Townhouse Service Station	403612 394023	High Street East, Glossop, SK13 8PN	Petrol and Fuel Stations	Road and Rail
11	192	S	Factory	403703 394025	SK13	Unspecified Works Or Factories	Industrial Features
12	193	S	Gas Appliance Stockists	403498 394028	5, Victoria Street, Glossop, SK13 8HT	Fireplaces and Mantelpieces	Consumer Products
13B	206	S	Electricity Sub Station	403527 394007	SK13	Electrical Features	Infrastructure and Facilities
14	207	SW	Electricity Sub Station	403466 394030	SK13	Electrical Features	Infrastructure and Facilities
15	215	SE	Complink UK	403834 394099	76, High Street East, Glossop, SK13 8QA	Electrical Equipment Repair and Servicing	Repair and Servicing
16	218	SE	Electricity Sub Station	403744 394013	SK13	Electrical Features	Infrastructure and Facilities
17B	219	S	Electricity Sub Station	403505 394000	SK13	Electrical Features	Infrastructure and Facilities
18	224	S	Electricity Sub Station	403719 393996	SK13	Electrical Features	Infrastructure and Facilities

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
19	244	SW	Spec Save	403427 394011	Unit 17 Market Hall, Glossop, SK13 8AF	Photographic and Optical Equipment	Household, Office, Leisure and Garden

## 4.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
20	156	S	403630 394049	Esso	Townhouse Service Station, High Street East, High Street East, Glossop, Derbyshire, SK13 8PN	No	Open

## 4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

0

Database searched and no data found.

## 4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

0

Database searched and no data found.

# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

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## 5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TILLD	TILL, DEVENSIAN	DIAMICTON

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## 5.3 Bedrock and Solid Geology

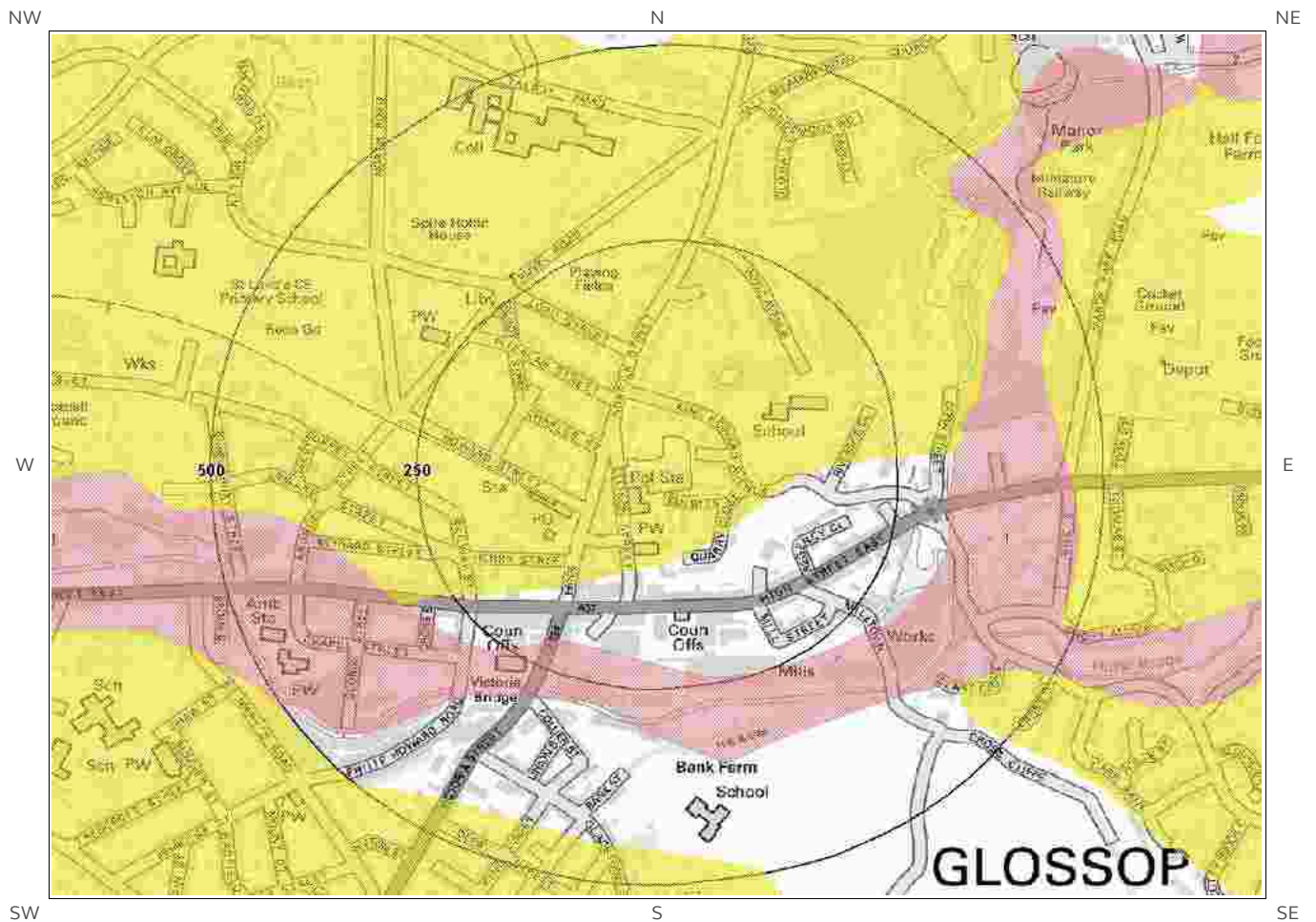
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LK-SDST	LOWER KINDERSCOUT GRIT	SANDSTONE
HEBD-MDSI	HEBDEN FORMATION	MUDSTONE AND SILTSTONE

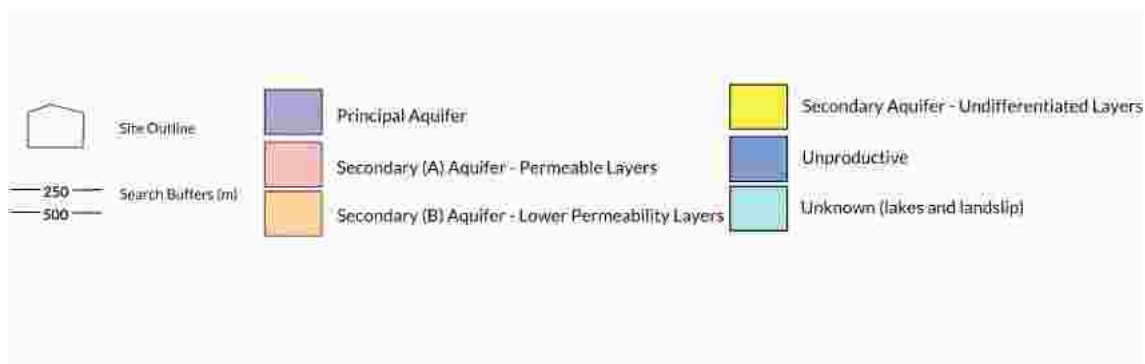
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology

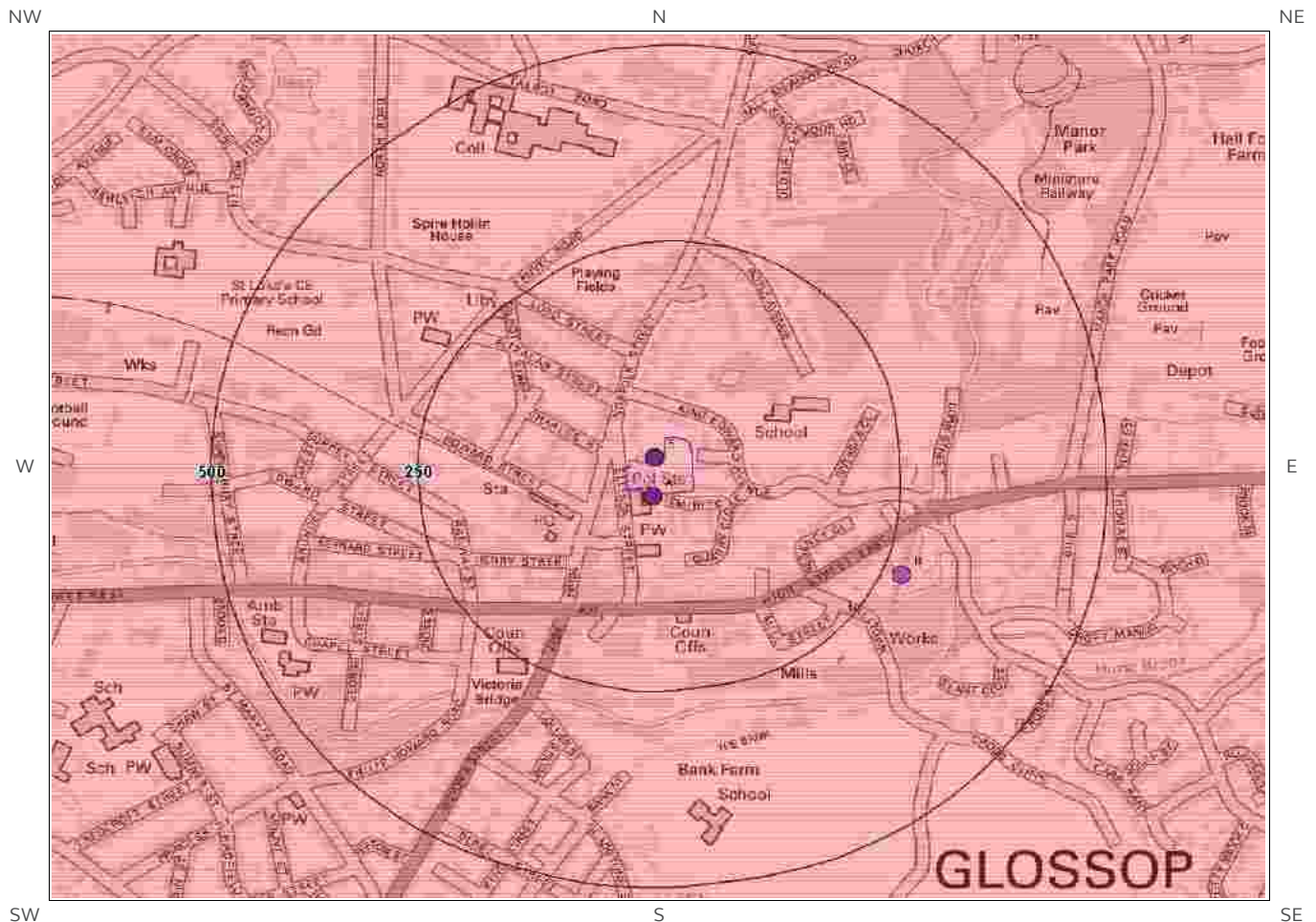


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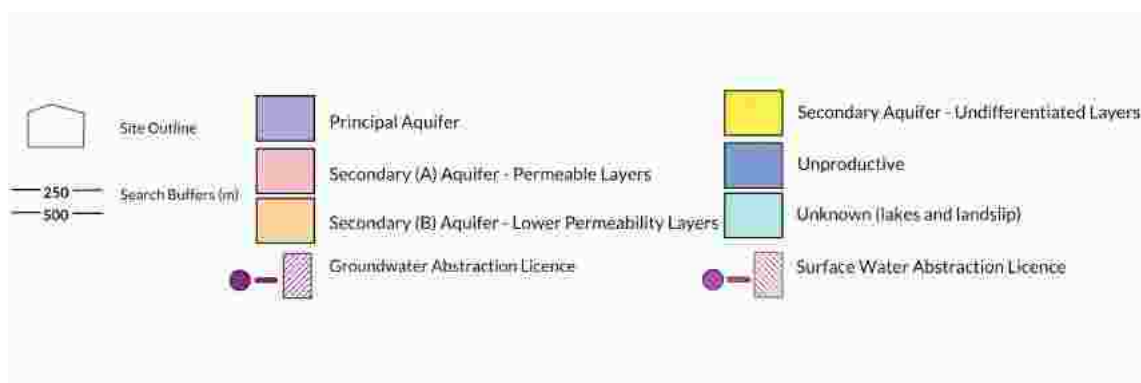


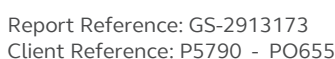
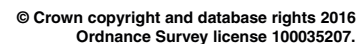


# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses

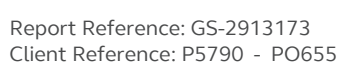
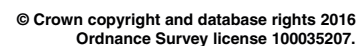


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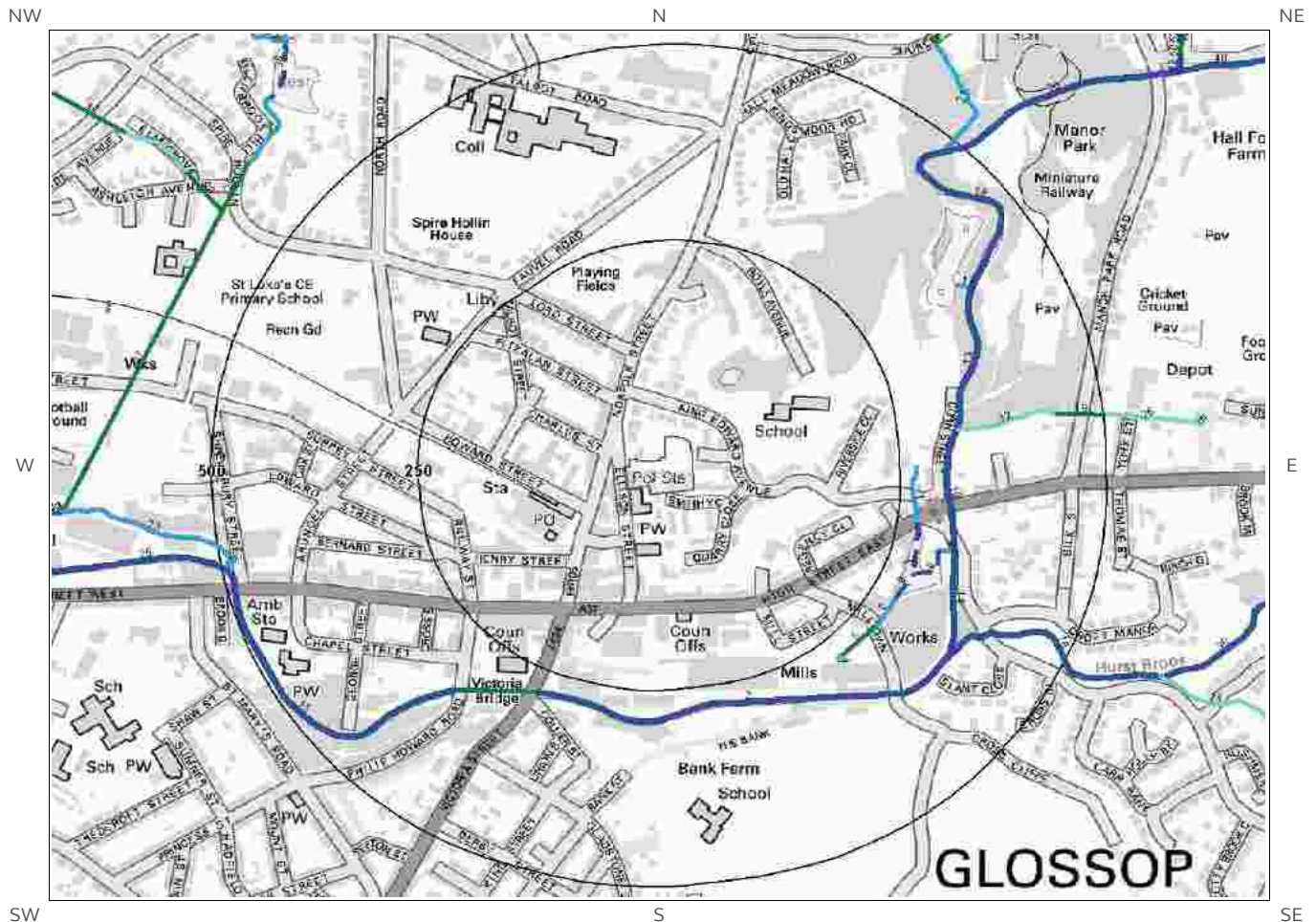




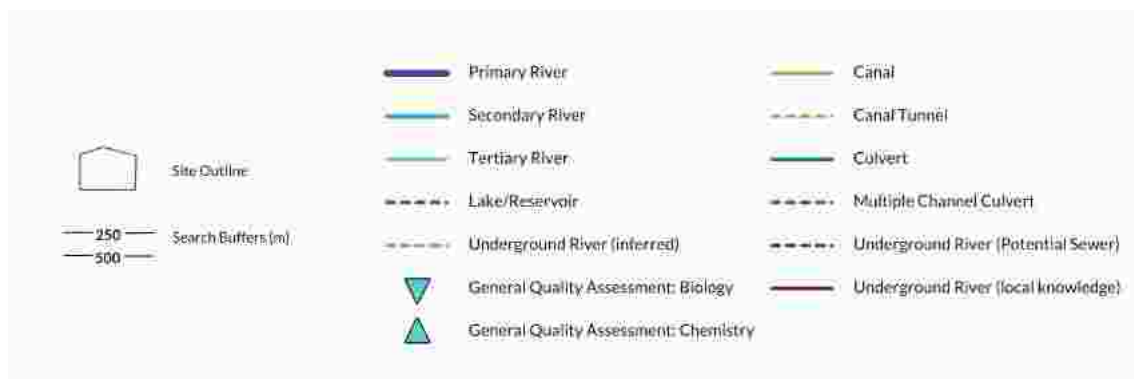




# 6e. Hydrology – Detailed River Network and River Quality



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# 6. Hydrogeology and Hydrology

## 6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
4	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	206	S	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	408	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	440	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
7	444	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

## 6.2 Aquifer within Bedrock Deposits

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

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

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

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

## 6.3 Groundwater Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
3A	2	S	403600 394200	Status: Historical Licence No: 2569010008 Details: Laundry Use Direct Source: Ground Water - North West Region Point: Borehole At Premises, Glossop Data Type: Point Name: Berendsen UK Limited Annual Volume (m³): 59098 Max Daily Volume (m³): 227.3 Original Application No: NPS/WR/013872 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/7/2013 Version End Date:
4A	2	S	403600 394200	Status: Historical Licence No: 2569010008 Details: Laundry Use Direct Source: Ground Water - North West Region Point: "borehole At Premises, Glossop" Data Type: Point Name: SUNLIGHT SERVICE GROUP LTD. Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW 0588 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 18/10/1996 Version End Date:
5	4	N	403602 394249	Status: Active Licence No: 2569010008 Details: Laundry Use Direct Source: Ground Water - North West Region Point: Borehole At Premises, Glossop Data Type: Point Name: Berendsen UK Limited Annual Volume (m³): 59098 Max Daily Volume (m³): 227.3 Original Application No: NPS/WR/013872 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/7/2013 Version End Date:
Not shown	777	W	402800 394100	Status: Historical Licence No: 2569010048 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Spring At Wren Nest Mill, Glossop Data Type: Point Name: MODUS GREGORY LIMITED Annual Volume (m³): 203890 Max Daily Volume (m³): 627.36 Original Application No: 2710 Original Start Date: 5/12/1985 Expiry Date: - Issue No: 102 Version Start Date: 18/8/2004 Version End Date:
Not shown	1168	W	402400 394300	Status: Active Licence No: 2569010036 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At High Street West Glossop Derbyshire Data Type: Point Name: PLATER CHEMICALS LIMITED Annual Volume (m³): 50006 Max Daily Volume (m³): 272.76 Original Application No: NPSWR001139 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 2/6/2009 Version End Date:
Not shown	1168	W	402400 394300	Status: Historical Licence No: 2569010036 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole At High Street West, Glossop, Derbyshire Data Type: Point Name: LANCASHIRE CHEMICAL WORKS LTD Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2098 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 31/3/2005 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1168	W	402400 394300	Status: Historical Licence No: 2569010036 Details: Boiler Feed Direct Source: Ground Water - North West Region Point: Borehole At High Street West, Glossop, Derbyshire Data Type: Point Name: LANCASHIRE CHEMICAL WORKS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2098 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 31/3/2005 Version End Date:
Not shown	1168	W	402400 394300	Status: Active Licence No: 2569010036 Details: Boiler Feed Direct Source: Ground Water - North West Region Point: Borehole At High Street West Glossop Derbyshire Data Type: Point Name: PLATER CHEMICALS LIMITED	Annual Volume (m³): 50006 Max Daily Volume (m³): 272.76 Original Application No: NPSWR001139 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 2/6/2009 Version End Date:
Not shown	1168	W	402400 394300	Status: Historical Licence No: 2569010036 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At High Street West, Glossop, Derbyshire" Data Type: Point Name: LANCASHIRE CHEMICAL WORKS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2098 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 23/12/1965 Version End Date:
Not shown	1168	W	402400 394300	Status: Historical Licence No: 2569010036 Details: Boiler Feed Direct Source: Ground Water - North West Region Point: "borehole At High Street West, Glossop, Derbyshire" Data Type: Point Name: LANCASHIRE CHEMICAL WORKS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2098 Original Start Date: 23/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 23/12/1965 Version End Date:
Not shown	1317	S	403800 392900	Status: Historical Licence No: 2569010022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Spring Fed Collecting Tanks At Lane Ends Farm, Whitfield, Gl Data Type: Point Name: GREENHALGH	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1239 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:
Not shown	1317	S	403800 392900	Status: Historical Licence No: 2569010022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "spring Fed Collecting Tanks At Lane Ends Farm, Whitfield, Gl" Data Type: Point Name: GREENHALGH	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1239 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:



ID	Distance (m)	Direction	NGR	Details
Not shown	1333	S	403900 392900	<p>Status: Historical Licence No: 2569010018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Spring Fed Collecting Tanks (2) At Hoecraft Farm, Glossop Data Type: Point Name: BRADLEY</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1121 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:</p>
Not shown	1333	S	403900 392900	<p>Status: Historical Licence No: 2569010018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "spring Fed Collecting Tanks (2) At Hoecraft Farm, Glossop" Data Type: Point Name: BRADLEY</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1121 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:</p>
Not shown	1461	NW	403000 395600	<p>Status: Historical Licence No: 2569010027 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "spring Fed Collecting Tanks (2) At Bettenhill Farm, North R" Data Type: Point Name: SHARPLES</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1536 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:</p>
Not shown	1461	NW	403000 395600	<p>Status: Historical Licence No: 2569010027 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Spring Fed Collecting Tanks (2) At Bettenhill Farm, North R Data Type: Point Name: SHARPLES</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1536 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:</p>
Not shown	1951	N	403300 396200	<p>Status: Historical Licence No: 2569010017 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "spring Fed Well At Little Padfield Farm, Hadfield, Hyde" Data Type: Point Name: WILMAN</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2035 Original Start Date: 8/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 8/2/1966 Version End Date:</p>
Not shown	1951	N	403300 396200	<p>Status: Historical Licence No: 2569010017 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Spring Fed Well At Little Padfield Farm, Hadfield, Hyde Data Type: Point Name: WILMAN</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2035 Original Start Date: 8/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 8/2/1966 Version End Date:</p>

## 6.4 Surface Water Abstraction Licences

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

Yes

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

ID	Distance (m)	Direction	NGR	Details
21B	274	SE	403900 394100	Status: Historical Licence No: 2569010005 Details: Boiler Feed Direct Source: Surface, Non-tidal - North West Region Point: Reservoir Fed By Shelf Brk At Milltown Works, Glossop Data Type: Point Name: VOLCREPE LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 618 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/7/1991 Version End Date:
22B	274	SE	403900 394100	Status: Historical Licence No: 2569010005 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "reservoir Fed By Shelf Brk At Milltown Works, Glossop" Data Type: Point Name: VOLCREPE LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 618 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/7/1991 Version End Date:
23B	274	SE	403900 394100	Status: Historical Licence No: 2569010005 Details: Process water Direct Source: Surface, Non-tidal - North West Region Point: Reservoir Fed By Shelf Brk At Milltown Works, Glossop Data Type: Point Name: VOLCREPE LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 618 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/7/1991 Version End Date:
24B	274	SE	403900 394100	Status: Historical Licence No: 2569010005 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: Reservoir Fed By Shelf Brk At Milltown Works, Glossop Data Type: Point Name: E & R POLYMERS LIMITED Annual Volume (m³): - Max Daily Volume (m³): - Application No: 0618 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/11/2001 Version End Date:
25B	274	SE	403900 394100	Status: Historical Licence No: 2569010005 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: Reservoir Fed By Shelf Brook At Milltown Works Glossop Data Type: Point Name: E & R POLYMERS LIMITED Annual Volume (m³): 657533.44 Max Daily Volume (m³): 2400.28 Application No: 0618 Original Start Date: 16/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 22/11/2001 Version End Date:
Not shown	767	W	402800 394200	Status: Active Licence No: 2569010032 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk At Glossop Data Type: Point Name: ZURICH ASSURANCE LTD Annual Volume (m³): 203890 Max Daily Volume (m³): 627.4 Application No: 619 Original Start Date: 16/2/1966 Expiry Date: - Issue No: 104 Version Start Date: 7/1/2008 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	777	W	402800 394100	Status: Historical Licence No: 2569010048 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "spring At Wren Nest Mill, Glossop" Data Type: Point Name: VOLCREPE LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 2710 Original Start Date: 5/12/1985 Expiry Date: - Issue No: 100 Version Start Date: 5/12/1985 Version End Date:
Not shown	777	W	402800 394100	Status: Historical Licence No: 2569010033 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk At Glossop Data Type: Point Name: MODUS GREGORY LIMITED	Annual Volume (m³): 0 Max Daily Volume (m³): 627.34 Application No: 0619 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 18/8/2004 Version End Date:
Not shown	1067	W	402500 394200	Status: Historical Licence No: 2569010030 Details: Process water Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk And Gamesley Brk At Glossop \$155 Data Type: Point Name: CHARTDELL UTILITIES LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1370 Original Start Date: 23/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1991 Version End Date:
Not shown	1067	W	402500 394200	Status: Historical Licence No: 2569010030 Details: Boiler Feed Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk And Gamesley Brk At Glossop \$155 Data Type: Point Name: CHARTDELL UTILITIES LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1370 Original Start Date: 23/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1991 Version End Date:
Not shown	1124	NE	404400 395100	Status: Historical Licence No: 2569010014 Details: Process water Direct Source: "surface, Non-tidal - North West Region" Point: "blackshaw Clough At Premises, Hawkshead Mill, Glossop" Data Type: Point Name: JACKSON FASTENERS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 2091 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:
Not shown	1124	NE	404400 395100	Status: Historical Licence No: 2569010014 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "blackshaw Clough At Premises, Hawkshead Mill, Glossop" Data Type: Point Name: JACKSON FASTENERS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 2091 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/2/1991 Version End Date:
Not shown	1124	NE	404400 395100	Status: Historical Licence No: 2569010014 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: Blackshaw Clough At Premises, Hawkshead Mill, Glossop Data Type: Point Name: FLEXIBLE STEEL LACING COMPANY LIMITED	Annual Volume (m³): 81828 Max Daily Volume (m³): 327.312 Application No: CW2091 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2001 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1124	NE	404400 395100	Status: Historical Licence No: 2569010014 Details: Process water Direct Source: Surface, Non-tidal - North West Region Point: Blackshaw Clough At Premises, Hawkshead Mill, Glossop Data Type: Point Name: FLEXIBLE STEEL LACING COMPANY LIMITED	Annual Volume (m³): 81828 Max Daily Volume (m³): 327.312 Application No: CW2091 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2001 Version End Date:
Not shown	1475	W	402100 394400	Status: Historical Licence No: 2569010030 Details: Boiler Feed Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk And Gamesley Brk At Glossop Data Type: Point Name: CHARTDELL UTILITIES LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1370 Original Start Date: 23/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1991 Version End Date:
Not shown	1475	W	402100 394400	Status: Historical Licence No: 2569010030 Details: Process water Direct Source: Surface, Non-tidal - North West Region Point: Glossop Brk And Gamesley Brk At Glossop Data Type: Point Name: CHARTDELL UTILITIES LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1370 Original Start Date: 23/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1991 Version End Date:
Not shown	1483	NE	404300 395600	Status: Active Licence No: 2569010038 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Swineshaw Reservoir Impounding Tribsof Glossop Brk At Glosso Data Type: Point Name: UNITED UTILITIES WATER LTD	Annual Volume (m³): 1272880 Max Daily Volume (m³): 4546 Application No: 1684 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 23/3/1966 Version End Date:
Not shown	1565	E	405200 394000	Status: Historical Licence No: 2569010045 Details: Spray Irrigation - Direct Direct Source: Surface, Non-tidal - North West Region Point: Hurst Brk At Chapel-en-le-frith Data Type: Point Name: GLOSSOP GOLF CLUB	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 2358 Original Start Date: 16/12/1971 Expiry Date: - Issue No: 100 Version Start Date: 1/1/1988 Version End Date:
Not shown	1896	E	405500 393800	Status: Historical Licence No: 2569010040 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Hurst Reservoir Impounding Hurst Brkat Glossop Data Type: Point Name: UNITED UTILITIES WATER PLC	Annual Volume (m³): 1250150 Max Daily Volume (m³): 3409.5 Application No: 1686 Original Start Date: 22/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/3/1966 Version End Date:



## 6.5 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 (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1483	NE	404300 395600	<p>Status: Active Licence No: 2569010038 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Swineshaw Reservoir Impounding Tribsof Glossop Brk At Glossop Data Type: Point Name: UNITED UTILITIES WATER LTD</p> <p>Annual Volume (m³): 1272880 Max Daily Volume (m³): 4546 Original Application No: 1684 Original Start Date: 23/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>
Not shown	1896	E	405500 393800	<p>Status: Historical Licence No: 2569010040 Details: Potable Water Supply - Direct Direct Source: Surface, Non-tidal - North West Region Point: Hurst Reservoir Impounding Hurst Brkat Glossop Data Type: Point Name: UNITED UTILITIES WATER PLC</p> <p>Annual Volume (m³): 1250150 Max Daily Volume (m³): 3409.5 Original Application No: 1686 Original Start Date: 22/3/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>

## 6.6 Source Protection Zones

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

No

Database searched and no data found.

## 6.7 Source Protection Zones within Confined Aquifer

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

No

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

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
307	SW	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.
413	SE	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.

## 6.9 River Quality

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

Yes

### 6.9.1 Biological Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1050	NE	404550 394800	River Name: Glossop Bk Reach: Old Glossop To Etherow End/Start of Stretch: Start of Stretch NGR	C	C	D	D	D
Not shown	1050	NE	404550 394800	River Name: Shelf Bk Reach: Qsl At Yellowstacks Bk. To Old Glossop End/Start of Stretch: End of Stretch NGR	C	C	D	D	D

## 6.9.2 Chemical Quality:

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1050	NE	404550 394800	River Name: Glossop (shelf) Bk. Reach: Old Glossop To Etherow End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A

## 6.10 Detailed River Network

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

Yes

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

ID	Distance (m)	Direction	Details	
1	264	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
2	273	S	River Name: Glossop Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
3	274	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
4	277	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
5	278	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
6	281	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
7	281	SW	River Name: Glossop Brook Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
8	281	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
9	287	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Lake/Reservoir Main River Status: Currently Undefined
10	306	E	River Name: Shelf Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
11	309	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
12	320	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13	320	E	River Name: Shelf Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
14	326	E	River Name: Shelf Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
15	329	SW	River Name: Glossop Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
16	375	SE	River Name: Hurst Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
17	378	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
18	394	NE	River Name: Shelf Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
19	443	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
20	481	NE	River Name: Shelf Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
21	481	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
22A	485	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
23	489	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
24A	490	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
25	495	W	River Name: Glossop Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

## 6.11 Surface Water Features

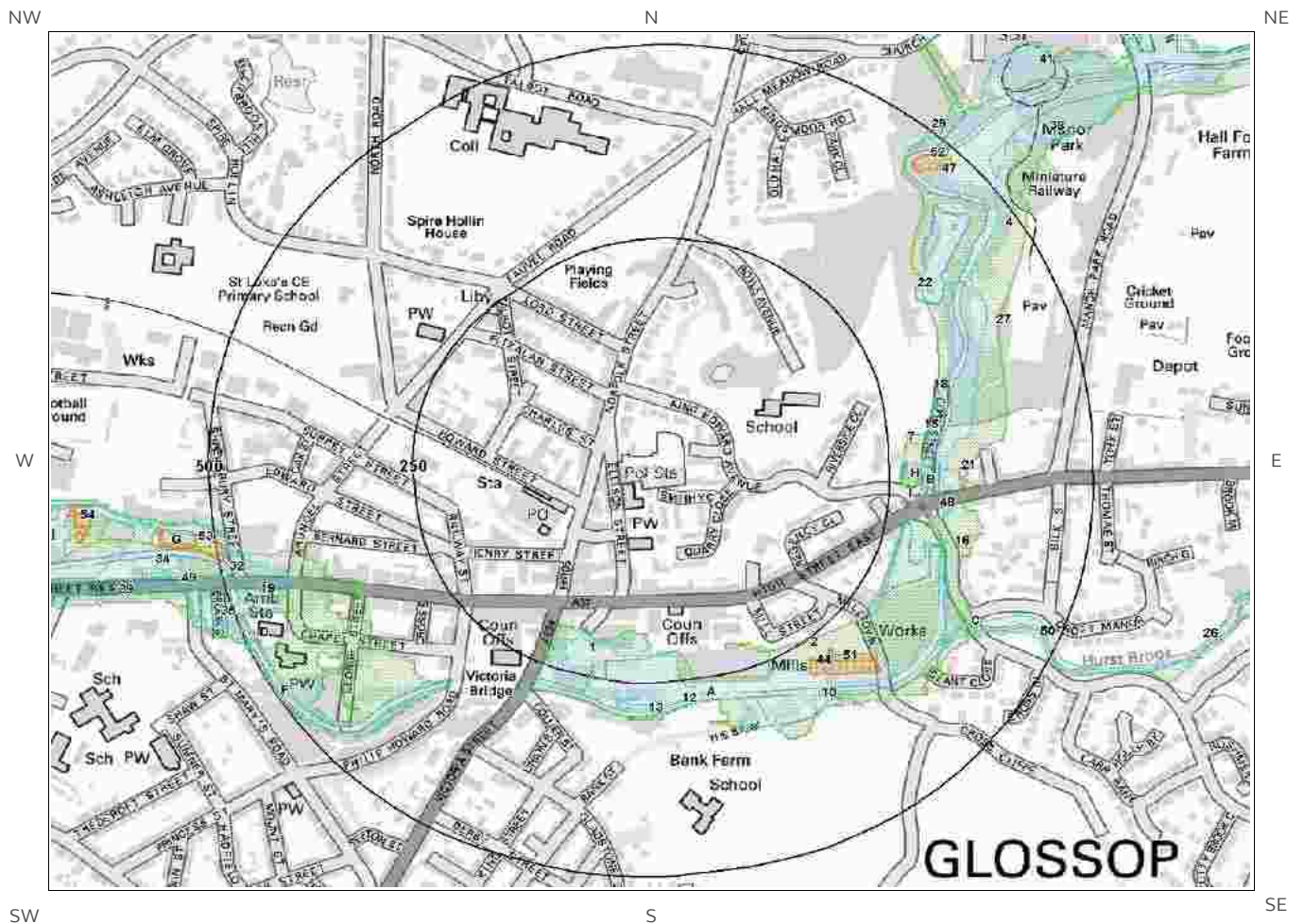
Are there any surface water features within 250m of the study site?

No

Database searched and no data found.



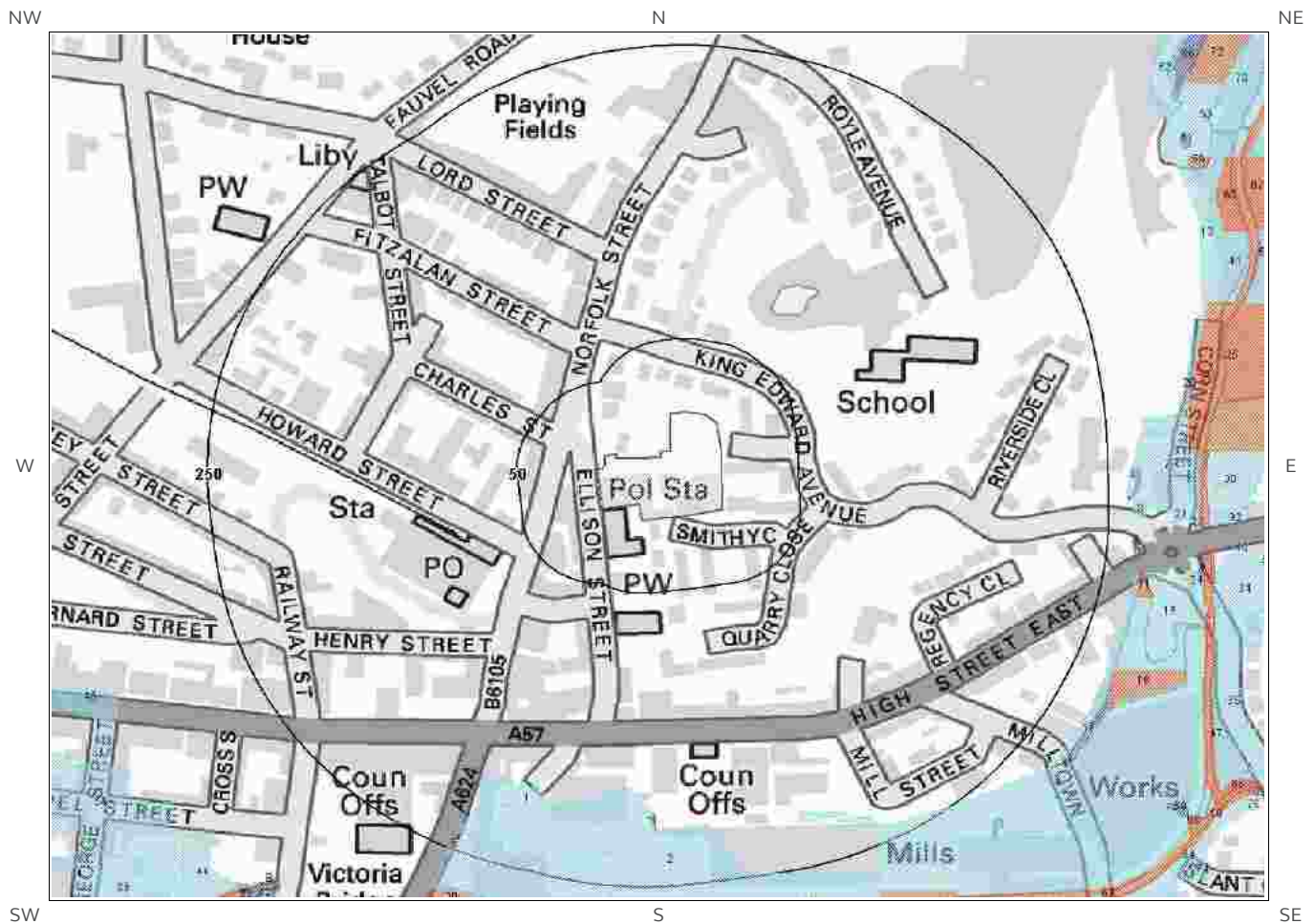
# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



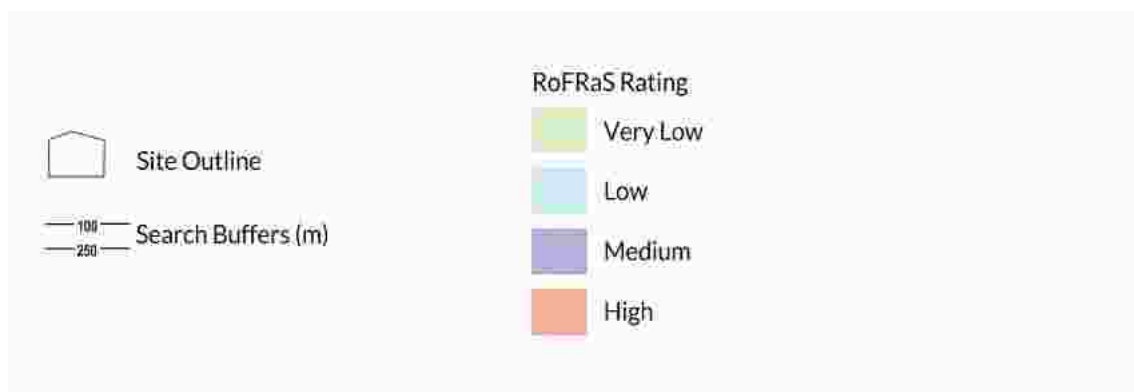
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# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	183	S	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)
2	211	S	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)
3	211	S	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)

## 7.2 River and Coastal Zone 3 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	192	S	23-Feb-2016	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? Very Low

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

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

## 7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No  
Database searched and no data found.

---

## 7.5 Areas benefiting from Flood Defences

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

---

## 7.6 Areas benefiting from Flood Storage

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

---

## 7.7 Groundwater Flooding Susceptibility Areas

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

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

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

---

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

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

---

## 7.8 Groundwater Flooding Confidence Areas

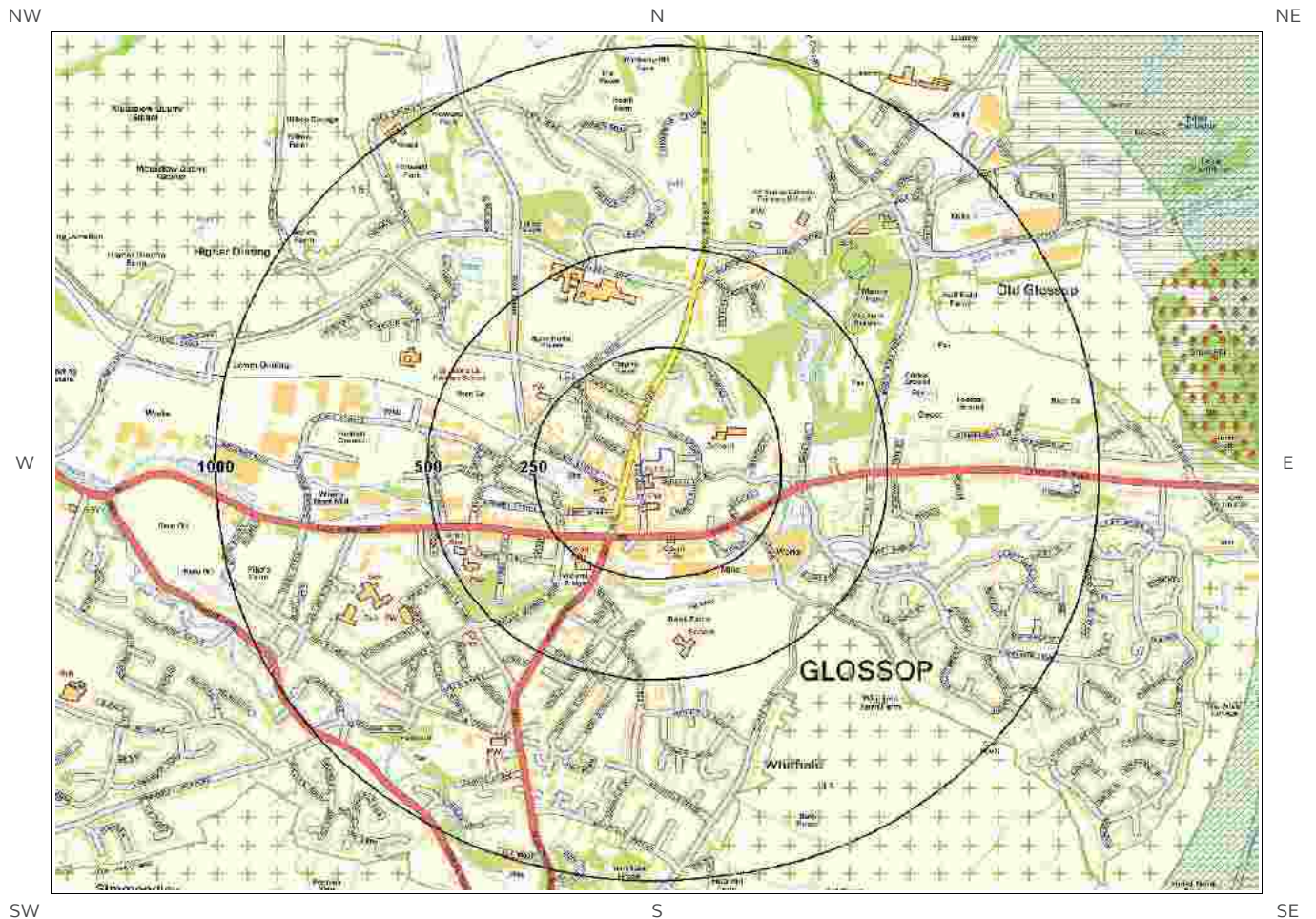
What is the British Geological Survey confidence rating in this result? High

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

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



# 8. Designated Environmentally Sensitive Sites Map



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## 8. Designated Environmentally Sensitive Sites

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

Yes

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

2

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

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1685	E	Dark Peak	Natural England
Not shown	1891	S	Dark Peak	Natural England

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	SAC Name	Data Source
Not shown	1685	E	South Pennine Moors	Natural England

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

1

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

ID	Distance (m)	Direction	SPA Name	Data Source
Not shown	1685	E	Peak District Moors (South Pennine Moors Phase 1)	Natural England

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

0

Database searched and no data found.

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

7

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
7	1169	E	UNKNOWN	Ancient and Semi-Natural Woodland
8	1188	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1716	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1724	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1735	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1897	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1938	SW	UNKNOWN	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	ESA Name	Data Source
6	1079	NE	North Peak	Natural England

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	SSSI Name	Data Source
5	1300	NE	Peak District	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

---

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

3

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
14	439	SE	Liverpool, Manchester and West Yorks Greenbelt	High Peak District (B)
15	706	NE	Liverpool, Manchester and West Yorks Greenbelt	High Peak District (B)
Not shown	1709	W	Liverpool, Manchester and West Yorks Greenbelt	High Peak District (B)

---



# 9. Natural Hazards Findings

## 9.1 Detailed BGS GeoSure Data

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

### 9.1.1 Shrink Swell

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

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

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

### 9.1.2 Landslides

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

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

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

### 9.1.3 Soluble Rocks

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

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

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

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

#### 9.1.4 Compressible Ground

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

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

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

#### 9.1.5 Collapsible Rocks

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

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

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

#### 9.1.6 Running Sand

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

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

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

### 9.2 Radon

#### 9.2.1 Radon Affected Areas

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

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

### 9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

# 10. Mining

## 10.1 Coal Mining

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

Database searched and no data found.

## 10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

## 10.3 Brine Affected Areas

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

Guidance: No Guidance Required.

# Contact Details

**Groundsure Helpline**  
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info@groundsure.com



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**Local Authority**  
Authority: High Peak Borough Council  
Phone: 0845 129 7777  
Web: <http://www.highpeak.gov.uk/>  
Address: Town Hall, Buxton, Derbyshire, SK17 6EL

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





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

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

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 3 The Client’s obligations

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

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

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

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

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

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

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

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

### 4 Reliance

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

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

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

### 5 Fees and Disbursements

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

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

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

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

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

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

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

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

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

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

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for

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

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

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

## 8 Groundsure's right to suspend or terminate

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

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

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

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

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

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

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

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

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

## 12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website [www.tpos.co.uk](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

## **APPENDIX D:      GROUNDSURE GEOINSIGHT REPORT**





Thomas Consulting Ltd  
32, EATON AVENUE,  
CHORLEY, PR7 7NA

Groundsure Reference: GS-2913174  
Your Reference: P5790\_-\_PO655  
Report Date: 20 Apr 2016  
Report Delivery Method: Email - pdf

## Groundsure Geoinsight

Address: FABRICARE GLOSSOP LTD, ELLISON STREET, GLOSSOP, SK13 8BY

Dear Sir/ Madam,

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

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

Yours faithfully,

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

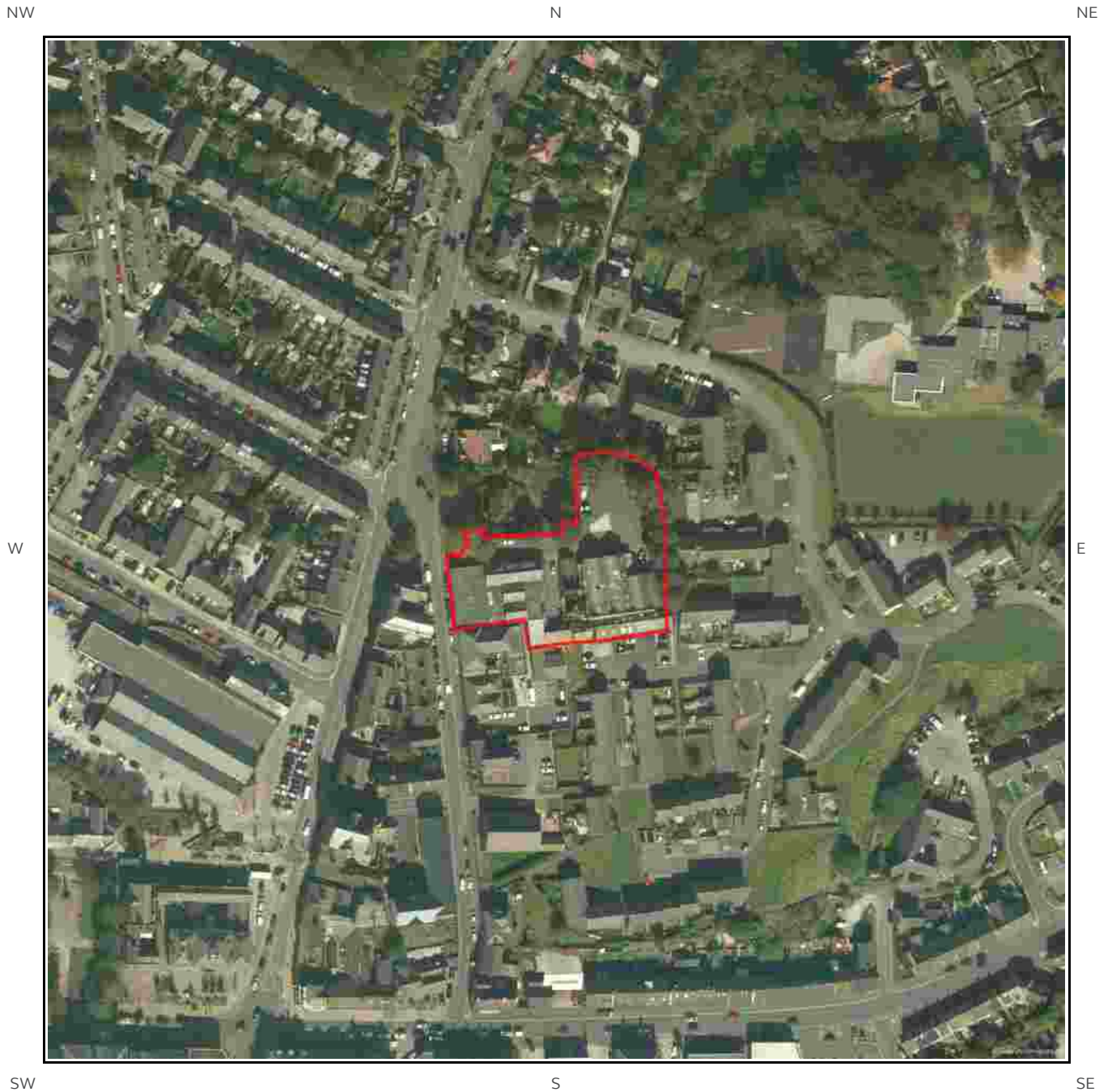
Managing Director  
Groundsure Limited

Enc.  
Groundsure Geoinsight



# Groundsure Geoinsight

Address: FABRICARE GLOSSOP LTD, ELLISON STREET, GLOSSOP, SK13 8BY  
Date: 20 Apr 2016  
Reference: GS-2913174  
Client: Thomas Consulting Ltd



Aerial Photograph Capture date: 08-Oct-2011  
Grid Reference: 403606,394233  
Site Size: 0.40ha

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# Overview of Findings

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

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

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

## Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	1	20	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	1	2	3



Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	1
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	1	0	0	0	5
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Very Low
4.2 Landslides	Very Low
4.3 Ground Dissolution of Soluble Rocks	Negligible
4.4 Compressible Deposits	Negligible
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Very Low

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	1	0	6

Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	1	21

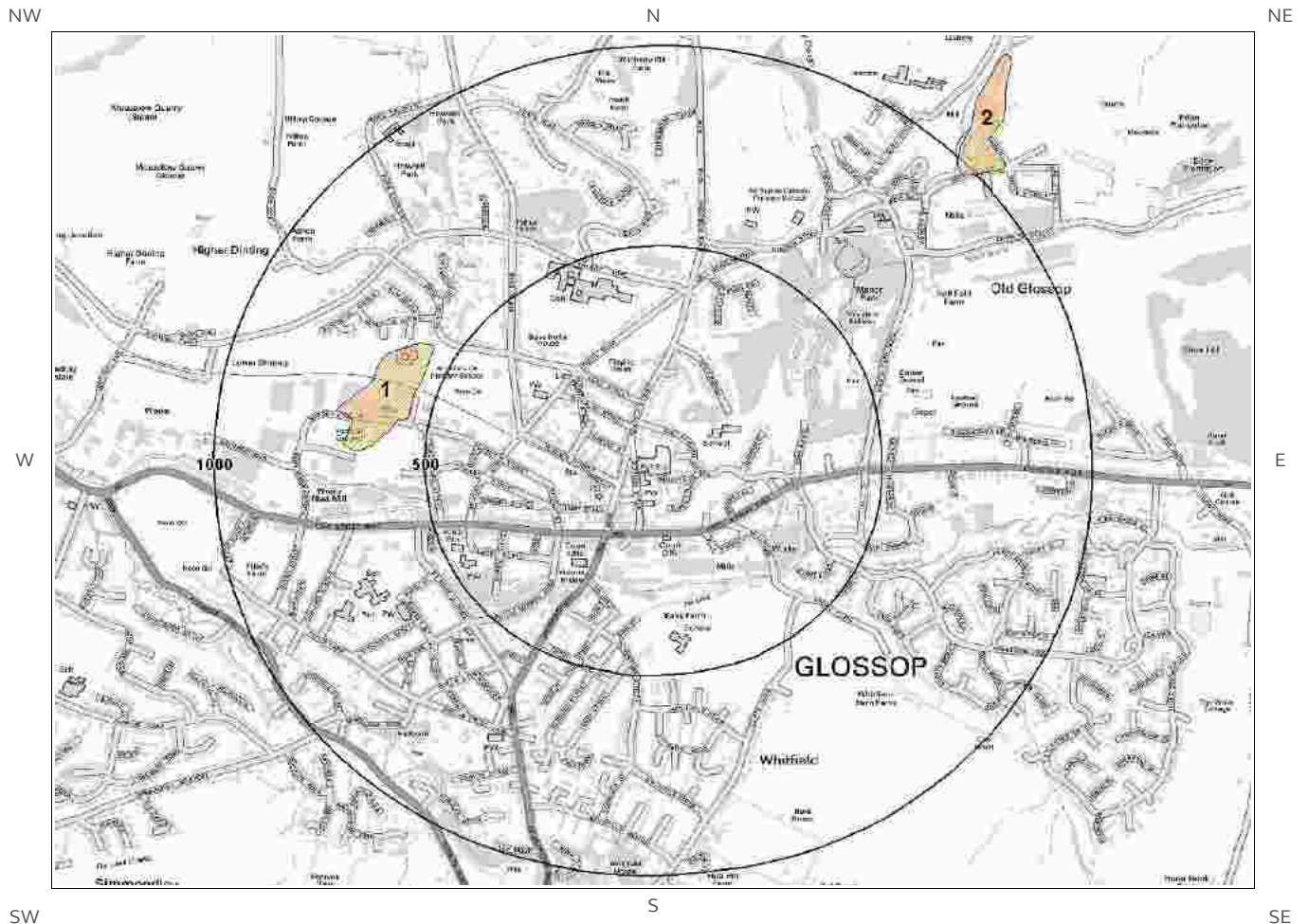
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	0	Not Searched
7.2 Historical Railway and Tunnel Features	0	0	15	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	0	0	2	Not Searched

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

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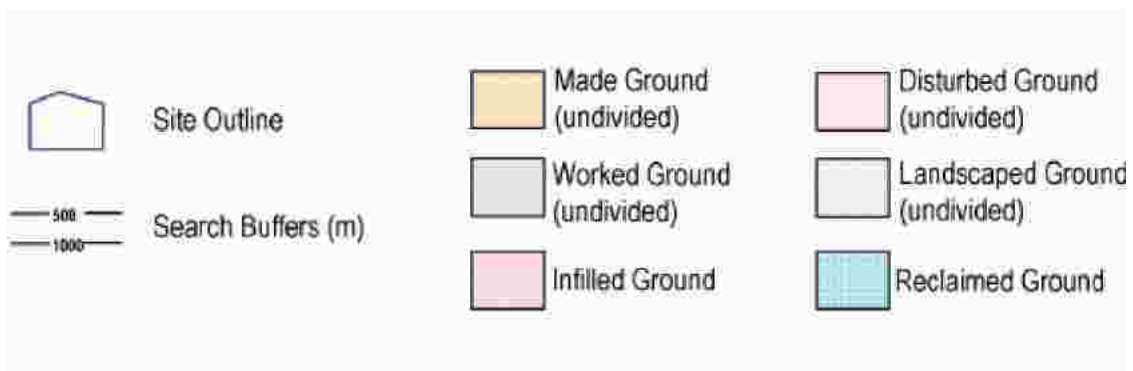
# 1 Geology

## 1.1 Artificial Ground Map



Artificial Ground Legend

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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:086

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

Database searched and no data found.

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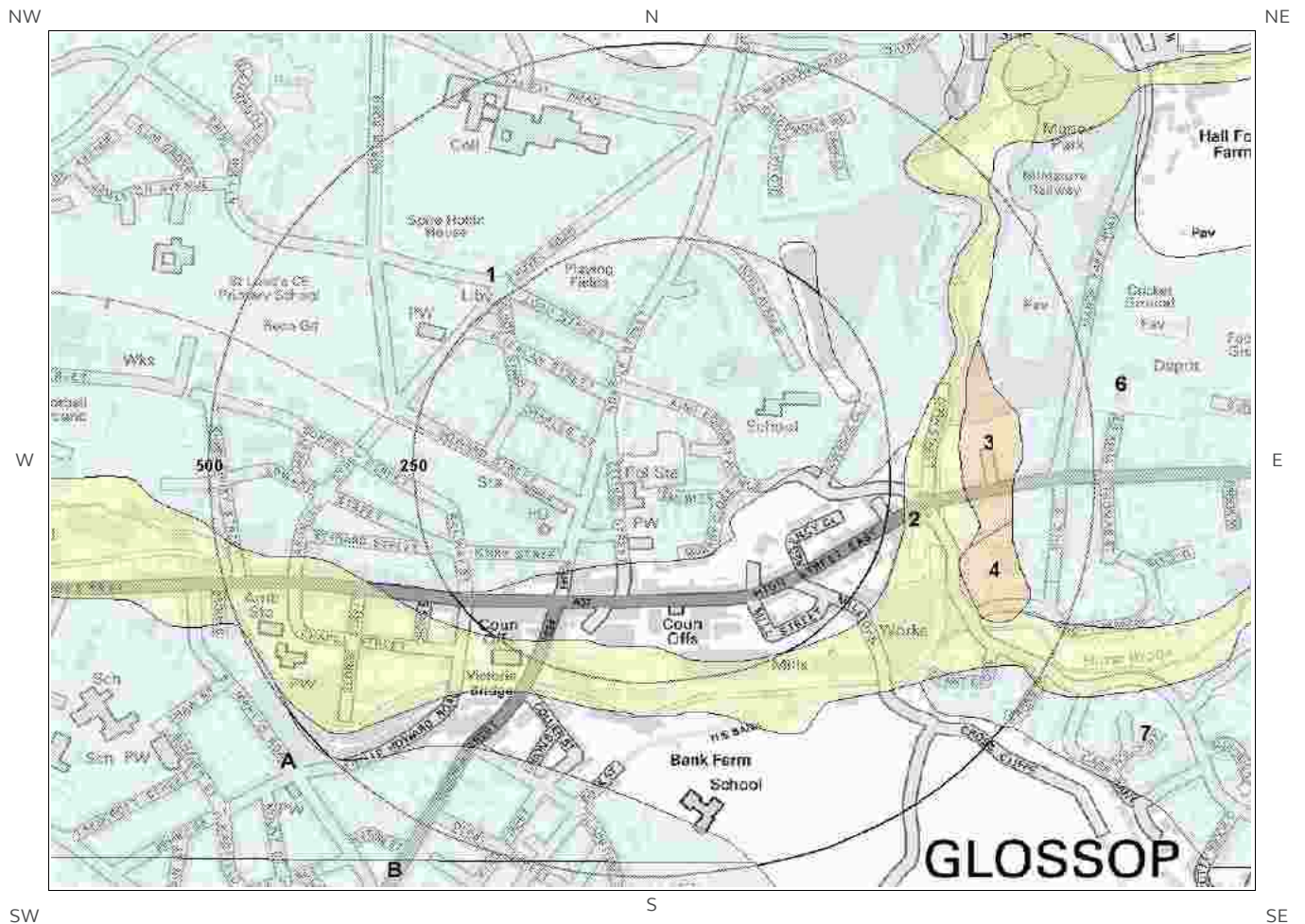
### 1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

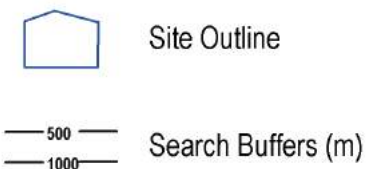
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# 1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips  
Legend

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# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON
2	202.0	S	ALV	ALLUVIUM	CLAY, SILTY [UNLITHIFIED DEPOSITS CODING SCHEME]
3	335.0	E	RTD1	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
4	349.0	E	RTD2	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
5A	376.0	S	TILLD	TILL, DEVENSIAN	DIAMICTON
9A	376.0	S	TILLD	TILL, DEVENSIAN	DIAMICTON
6	382.0	E	TILLD	TILL, DEVENSIAN	DIAMICTON
7	384.0	SE	TILLD	TILL, DEVENSIAN	DIAMICTON
8B	481.0	S	TILLD	TILL, DEVENSIAN	DIAMICTON
10B	481.0	S	TILLD	TILL, DEVENSIAN	DIAMICTON

## 1.2.2 Permeability of Superficial Ground

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

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

## 1.2.3 Landslip

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

Database searched and no data found.

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

#### 1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site\*\* boundary?

No

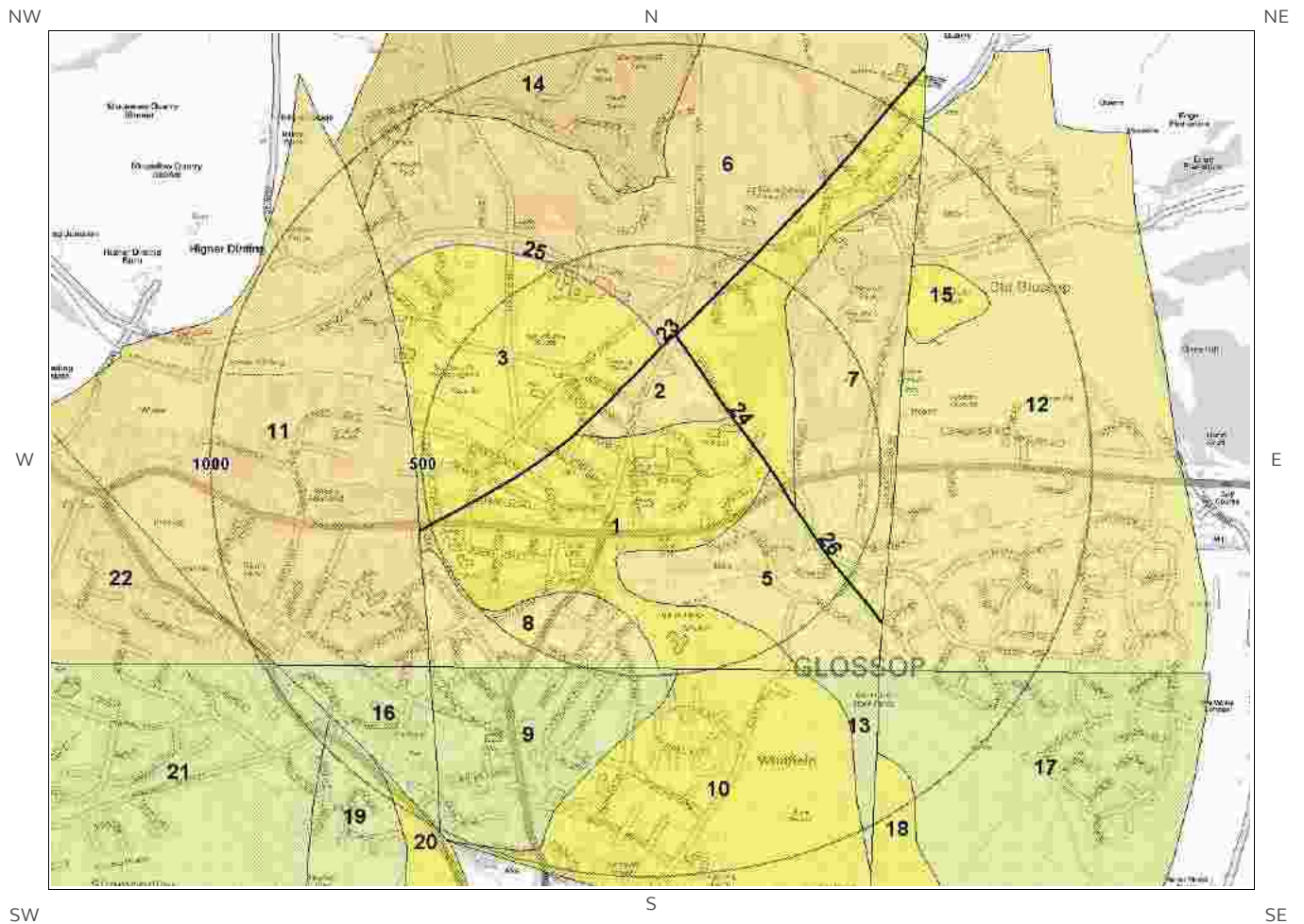
Database searched and no data found.

---

---

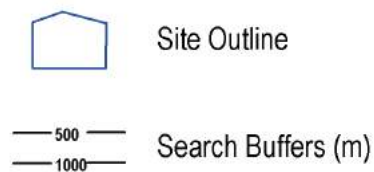
\* This includes an automatically generated 50m buffer zone around the site

# 1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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## 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:086

### 1.3.1 Bedrock/ Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LK-SDST	Lower Kinderscout Grit - Sandstone	Kinderscoutian
2	35.0	N	HEBD-MDSI	Hebden Formation - Mudstone And Siltstone	Kinderscoutian
3	144.0	NW	UK-SDST	Upper Kinderscout Grit - Sandstone	Kinderscoutian
4	172.0	NE	LK-SDST	Lower Kinderscout Grit - Sandstone	Kinderscoutian
5	188.0	S	HEBD-MDSI	Hebden Formation - Mudstone And Siltstone	Kinderscoutian
6	242.0	N	MARSD-MDSI	Marsden Formation - Mudstone And Siltstone	Marsdenian
7	297.0	E	HEBD-MDSI	Hebden Formation - Mudstone And Siltstone	Kinderscoutian
8	321.0	S	HEBD-MDSI	Hebden Formation - Mudstone And Siltstone	Kinderscoutian
9	481.0	S	MG-MDSS	Millstone Grit Group [see Also Migr] - Mudstone, Siltstone And Sandstone	No Details
10	487.0	S	KG-SDST	Kinderscout Grit - Sandstone	Kinderscoutian

### 1.3.2 Permeability of Bedrock Ground

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

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	High	Moderate
35.0	N	Fracture	Low	Low

### 1.3.3 Faults

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

ID	Distance (m)	Direction	Category Description	Feature Description
23	144.0	NW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
24	172.0	NE	FAULT	Fault, observed , crossmark on downthrow side, throw in metres

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

ID	Distance (m)	Direction	Category Description	Feature Description
25	242.0	N	FOSSIL_HORIZON	Marine band
26	263.0	E	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

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

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

---



# 1.4 Radon Data

## 1.4.1 Radon Affected Areas

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

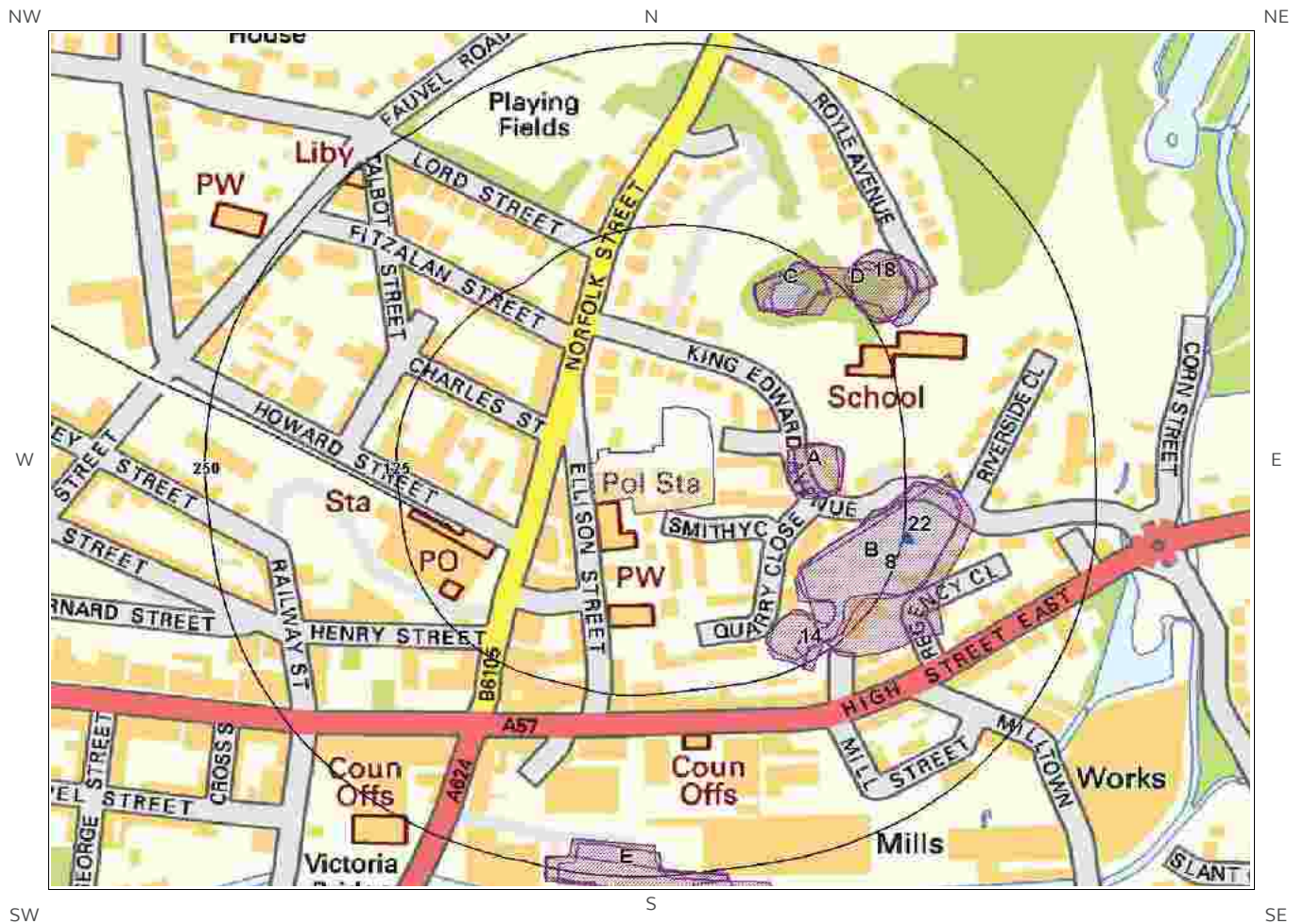
---

## 1.4.2 Radon Protection

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

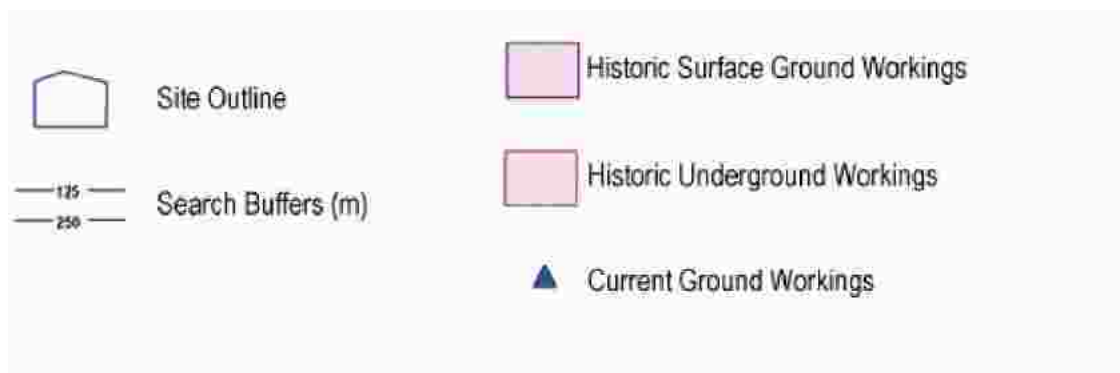
---

# 2 Ground Workings Map



Ground Workings Legend

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## 2 Ground Workings

### 2.1 Historical Surface Ground Working Features derived from Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1A	48.0	E	403713 394231	Unspecified Pit	1924
2A	53.0	E	403717 394232	Unspecified Pit	1951
3A	54.0	E	403718 394233	Unspecified Pit	1938
4B	70.0	SE	403746 394163	Unspecified Old Quarries	1951
5B	73.0	SE	403747 394159	Unspecified Old Quarry	1897
6B	73.0	SE	403747 394159	Unspecified Old Quarries	1924
7B	73.0	SE	403747 394159	Unspecified Old Quarries	1938
8	73.0	SE	402310 394107	Mill Pond	1879
9C	80.0	NE	403699 394358	Old Fish Pond	1938
10C	80.0	NE	403699 394358	Old Fish Pond	1897
11C	80.0	NE	403699 394358	Fish Pond	1924
12C	82.0	NE	403699 394359	Old Fish Pond	1951
13D	84.0	NE	404656 394989	Pond	1879
14	108.0	SE	404338 394592	Unspecified Quarry	1879
15D	124.0	NE	403757 394359	Unspecified Pit	1938
16D	125.0	NE	403756 394355	Old Fish Pond	1924
17D	125.0	NE	403756 394355	Unspecified Disused Pit	1897
18	127.0	NE	403760 394359	Unspecified Pit	1951
19E	226.0	S	403600 393959	Mill Pond	1897
20E	228.0	S	403762 394162	Unspecified Old Quarry	1879

ID	Distance (m)	Direction	NGR	Use	Date
21E	239.0	S	403598 393952	Pond	1924

## 2.2 Historical Underground Working Features derived from Historical Mapping

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

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

## 2.3 Current Ground Workings

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

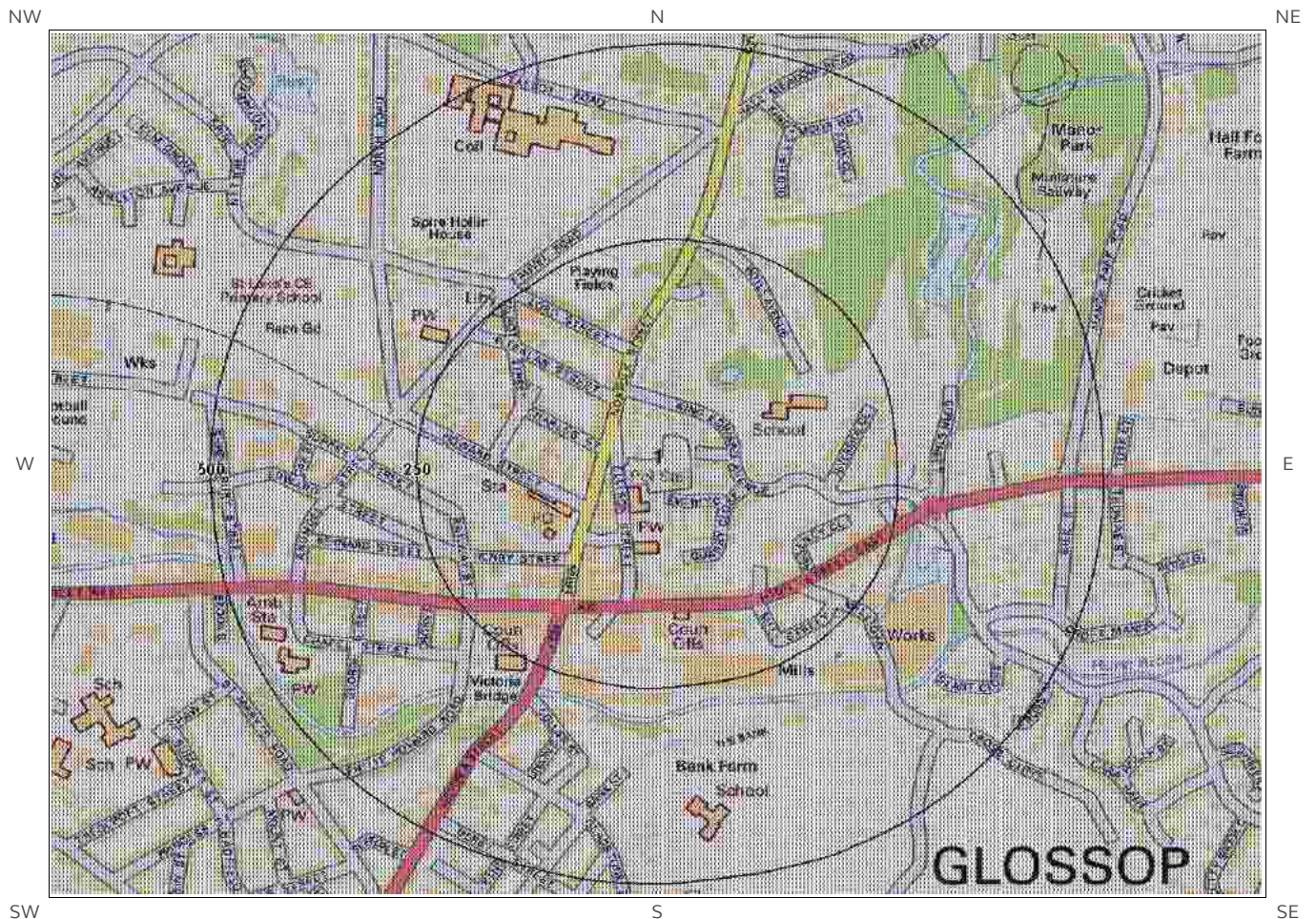
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
22	128.0	E	403775 394186	Sandstone	Glossop	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	355.0	S	403648 393851	Sandstone	Glossop	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	364.0	SE	403876 393925	Sandstone	Glossop	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	552.0	SE	403914 393725	Sandstone	Glossop	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	764.0	NE	404336 394594	Sandstone	Glossop	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	970.0	S	403939 393283	Sandstone	Bankview	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased



# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and  
Natural Cavities Legend

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

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

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

Database searched and no data found.

## 3.2 Coal Mining

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

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

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

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

## 3.3 Johnson Poole and Bloomer

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

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

The following information provided by JPB is not represented on mapping: Database searched and no data found.

### 3.4 Non-Coal Mining

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

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

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
Not shown	647.0	N	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
Not shown	724.0	N	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
Not shown	724.0	N	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
Not shown	738.0	N	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
Not shown	938.0	SW	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

### 3.5 Non-Coal Mining Cavities

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

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

### 3.6 Natural Cavities

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

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

Database searched and no data found.

### 3.7 Brine Extraction

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

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

Database searched and no data found.

---

### 3.8 Gypsum Extraction

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

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

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

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

Database searched and no data found.

---

### 3.10 Clay Mining

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

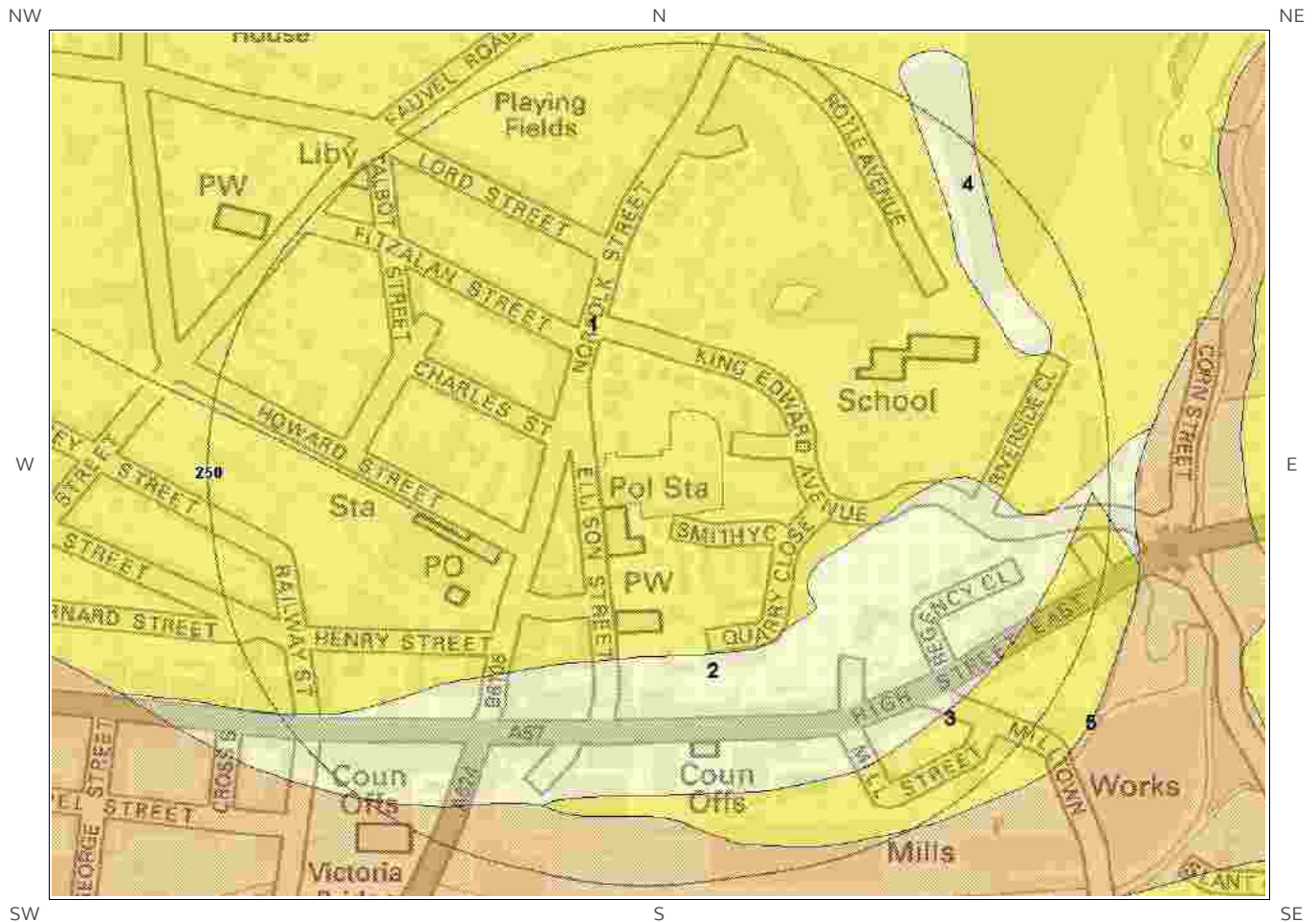
Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map

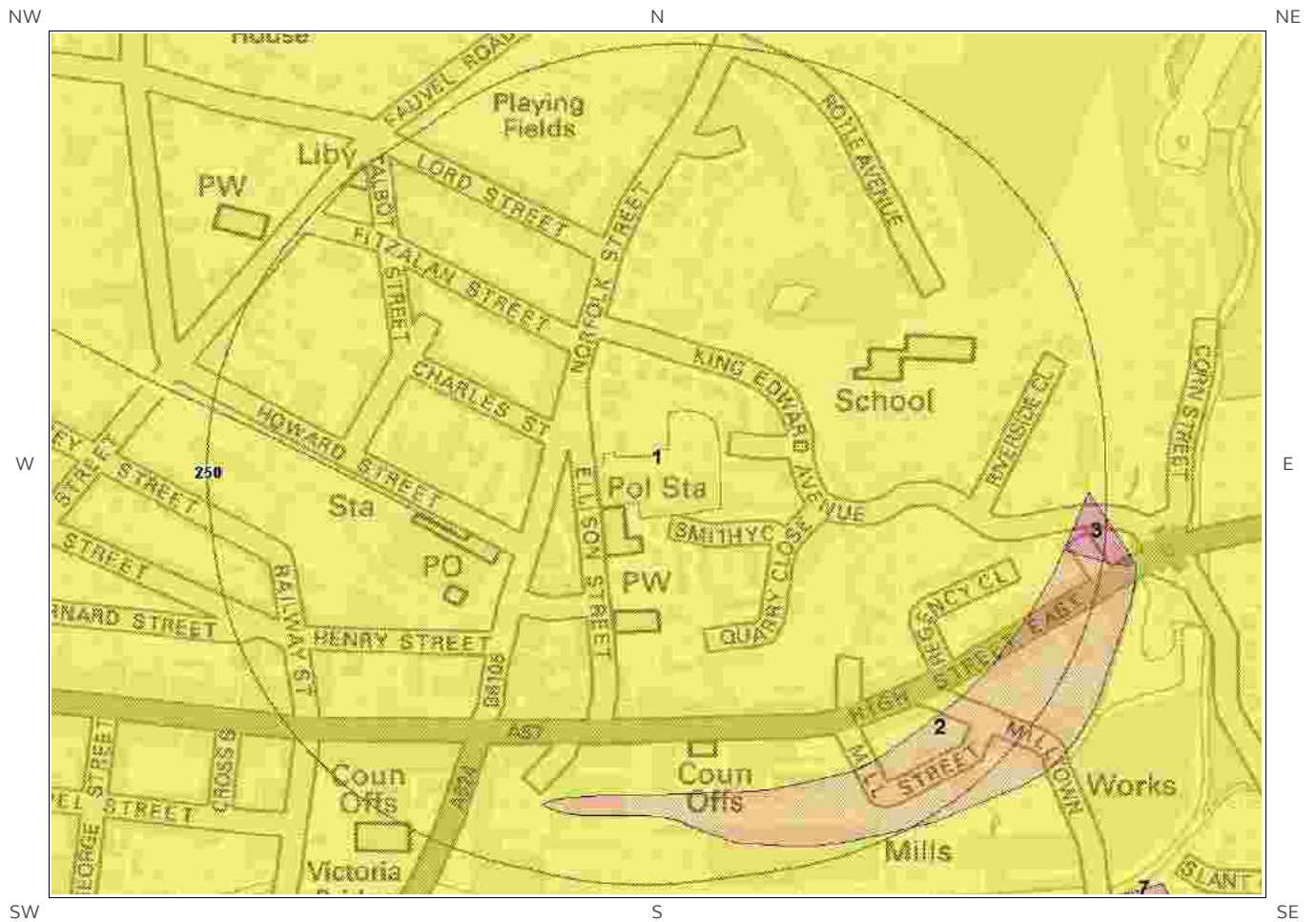


Shrink Swell Clay Legend

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## 4.2 Landslides Map



Landslides Legend

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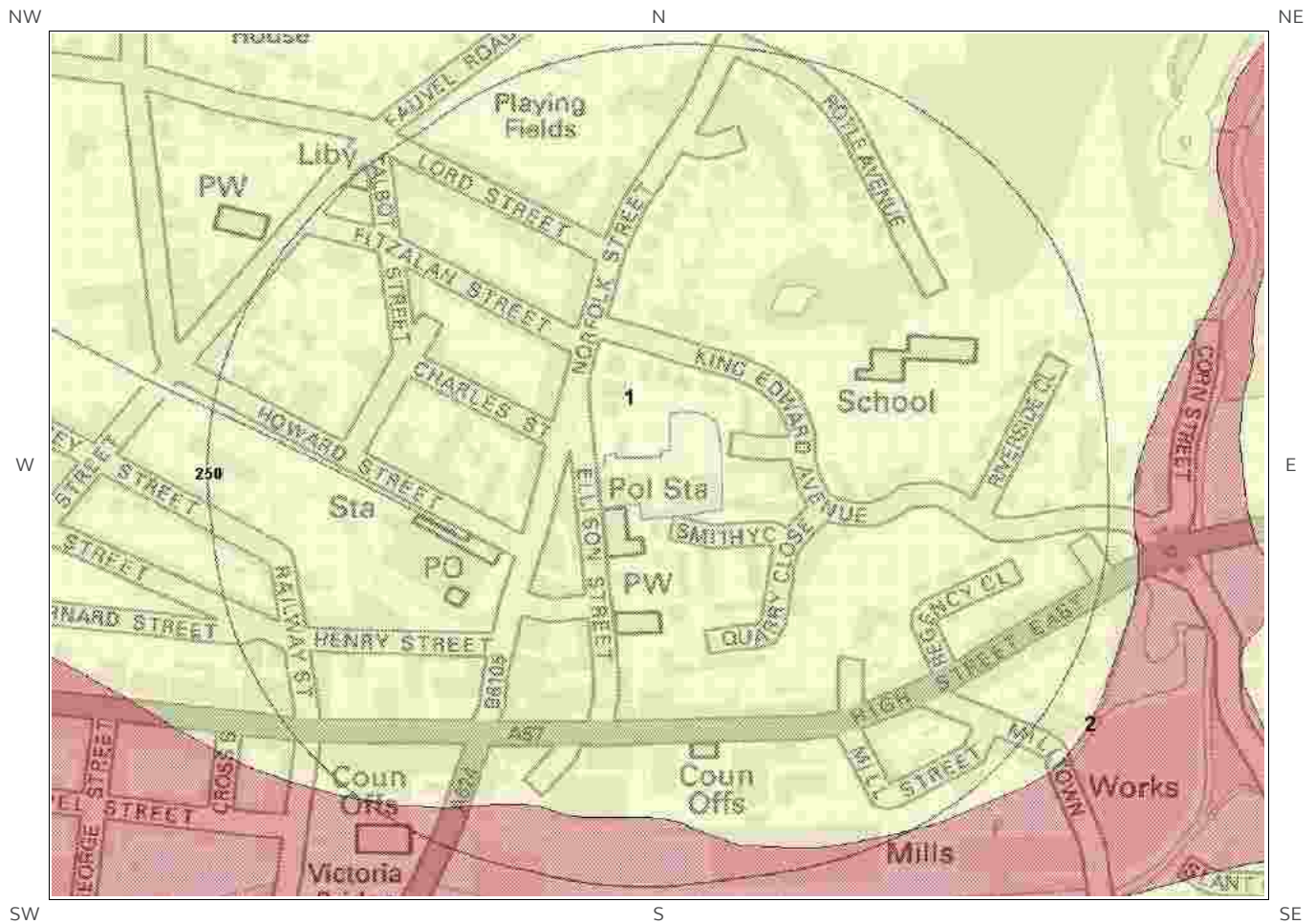








## 4.4 Compressible Deposits Map

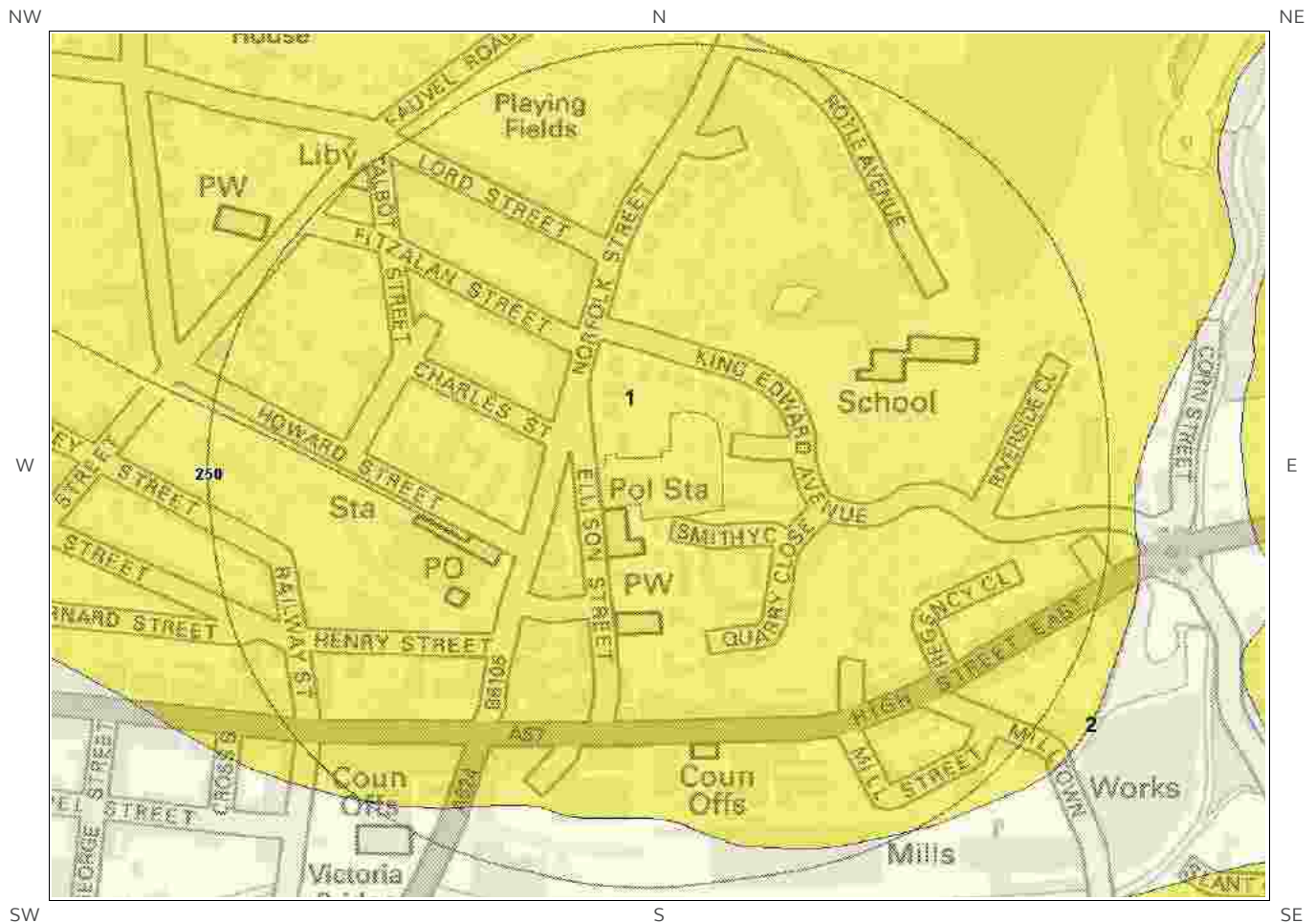


Compressible Deposits Legend

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## 4.5 Collapsible Deposits Map

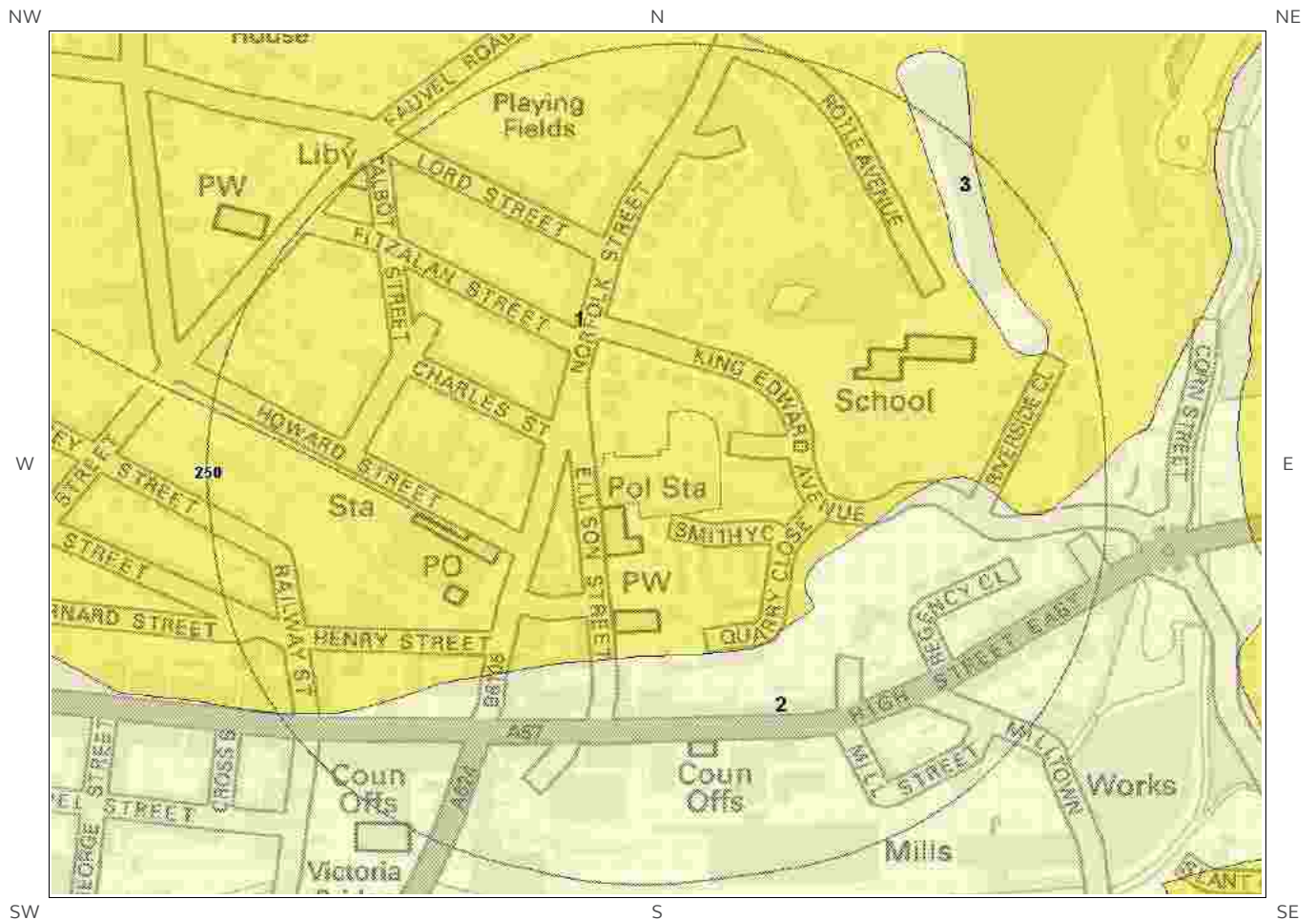


Collapsible Deposits Legend

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## 4.6 Running Sand Map



Running Sand Legend

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## 4 Natural Ground Subsidence

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

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

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

### 4.1 Shrink-Swell Clays

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	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.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

### 4.3 Ground Dissolution of Soluble Rocks

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

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

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



## 4.4 Compressible Deposits

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

## 4.5 Collapsible Deposits

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

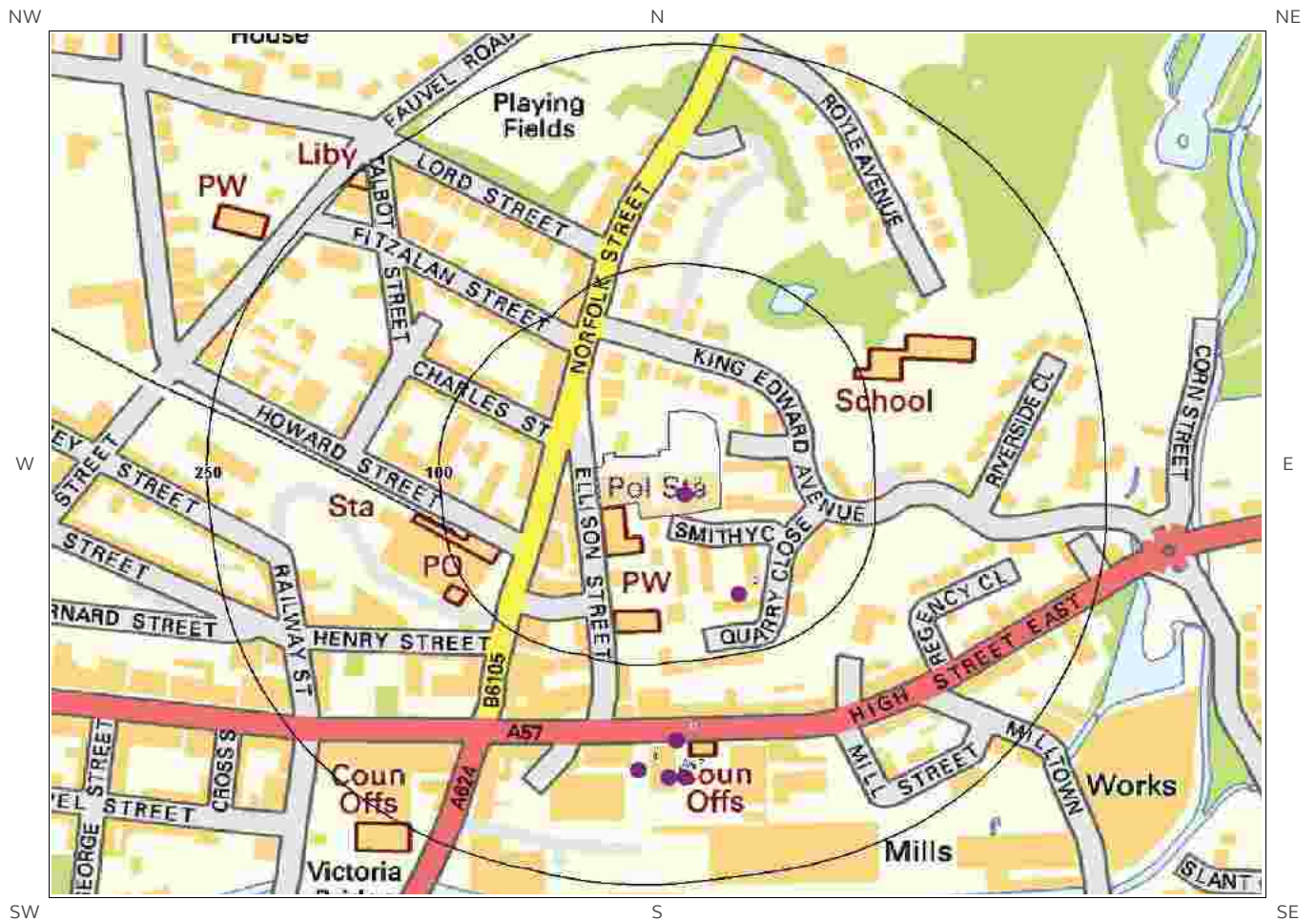
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible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

## 4.6 Running Sands

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

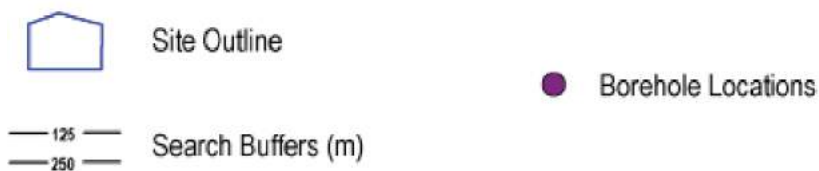
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

# 5 Borehole Records Map



Borehole Records Legend

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## 5 Borehole Records

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

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

7

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	403625 394218	SK09SW42	69.49	GLOSSOP
2	60.0	S	403660 394150	SK09SW55	-1.0	GLOSSOP BROOK PHASE 3&4 PH 6
3	154.0	S	403620 394050	SK09SW209	7.0	TOWNHOUSE SERVICE STATION, GLOSSOP BH3.
4	172.0	S	403595 394030	SK09SW208	8.0	TOWNHOUSE SERVICE STATION, GLOSSOP BH2.
5A	178.0	S	403615 394025	SK09SW207	8.0	TOWNHOUSE SERVICE STATION, GLOSSOP BH1.
6A	178.0	S	403615 394025	SK09SW210	3.0	TOWNHOUSE SERVICE STATION, GLOSSOP TP1.
7	179.0	S	403625 394025	SK09SW211	2.6	TOWNHOUSE SERVICE STATION, GLOSSOP TP2.

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/193684](https://scans.bgs.ac.uk/sobi_scans/boreholes/193684)  
 #3: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18347553](https://scans.bgs.ac.uk/sobi_scans/boreholes/18347553)  
 #4: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18347552](https://scans.bgs.ac.uk/sobi_scans/boreholes/18347552)  
 #5A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18347551](https://scans.bgs.ac.uk/sobi_scans/boreholes/18347551)  
 #6A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18347554](https://scans.bgs.ac.uk/sobi_scans/boreholes/18347554)  
 #7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18347555](https://scans.bgs.ac.uk/sobi_scans/boreholes/18347555)

# 6 Estimated Background Soil Chemistry

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

23

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

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
31.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
66.0	W	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
67.0	SE	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
91.0	NW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
129.0	NW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
132.0	NW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
140.0	SW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
173.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
185.0	NE	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
202.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
206.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
207.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
207.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
208.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
209.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
211.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
220.0	S	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
224.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
224.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
227.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
235.0	E	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
245.0	NE	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

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



# 7 Railways and Tunnels

## 7.1 Tunnels

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

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

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

Database searched and no data found.

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

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

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

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

Database searched and no data found.

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

## 7.2 Historical Railway and Tunnel Features

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

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

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1	65	W	403296 394267	Railway Sidings	1897
2A	65	W	403296 394267	Railway Sidings	1938
3A	65	W	403296 394267	Railway Sidings	1924
4	65	W	403226 394300	Railway Sidings	1969
5C	70	SW	403280 394290	Railway Sidings	1919
8	80	SW	403372 394241	Railway Sidings	1967

ID	Distance (m)	Direction	NGR	Details	Date
6	81	W	403258 394295	Railway Sidings	1938
9B	90	W	403384 394244	Railway Sidings	1994
10B	90	W	403384 394244	Railway Sidings	1994
11B	90	W	403384 394244	Railway Sidings	1995
12	96	W	403411 394216	Railway Sidings	1881
13A	100	W	403307 394267	Railway Sidings	1921
14C	100	W	403307 394267	Railway Sidings	1898
15B	121	W	403365 394251	Railway Sidings	1987
7	122	SW	403394 394210	Railway Sidings	1879

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

### 7.3 Historical Railways

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

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

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

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

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

### 7.4 Active Railways

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

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

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
83	W	Glossop Line	Rail
93	W	Not given	Multi Track

Note: multiple sections of the same track may be listed in the detail above

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

## 7.5 Railway Projects

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

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

Is the study site within 500m of the route of the Crossrail 1 rail project? No

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

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



# Contact Details



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



## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## Johnson Poole & Bloomer Limited

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



## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505  
Website: <http://www.ordnancesurvey.co.uk/>



## Getmapping PLC

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



# Contact Details



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**Peter Brett Associates**

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Website: <http://www.peterbrett.com/home>



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## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

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

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

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

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

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

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

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

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

### 4 Reliance

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

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

(i) the Beneficiary,  
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),  
(iv) the first purchaser or first tenant of the Site, and  
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

### 5 Fees and Disbursements

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

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

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

### 6 Intellectual Property and Confidentiality

6.1 Subject to

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

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

## **8 Groundsure's right to suspend or terminate**

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

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

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

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

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

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

## **9. Client's Right to Terminate and Suspend**

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

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

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

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

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

## **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

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

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

## **11 Anti-Bribery**

11.1 The Client warrants that it shall:

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

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

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

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

## **12 General**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website [www.tpos.co.uk](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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