

F.A.O.

Bradley Shelton  
Coal Authority



Re: Outline planning V/2024/0635

Please see scanned report to address  
any fundamental concerns re 18A DOME STREET  
JACKSDALE, NOTTS NE16 5JZ.

Brought in today with regards tel conversation  
on 25/3/2025 with applicant below.

D J Thornton (D J THORNTON MRS)

## **Desktop Study/Mining Report**

18a Dixie Street

Jacksdale

Nottingham

July 2012



**MK Design Associates**  
*Consulting Structural and Civil Engineers*

## **1.0 Introduction**

- 1.01 The proposed site for development is immediately to the north of No 18a Dixie street Jacksdale Nottingham. 18 a is located behind number 18 Dixie street.
  - 1.02 A commercial Enviro All- in-One investigation was commissioned by the Author and the findings should be read in conjunction with this report.
  - 1.03 The land in the area of the site is on a slope . Mature trees are present around the periphery of the development. Smaller trees are present on the site itself.
-

## 2.0 Ground Conditions

- 2.01 Geological records indicate that the site is located on the middle coal measures which are mainly sandstones but could include mudstones or siltstones. The subsoil is therefore likely to be low shrinkability so the presence of the trees should not be a problem. The lower coal measures are present below the surface and these have been mined at 170 metres below the surface but activity ceased in 1940 so any ground movement as a result of this should have stopped long ago.
- 2.02 The ground conditions can of course only be truly verified by trial holes on site.

### **3.0 Site History**

- 3.01 The site has been part of the gardens of domestic development since the houses along Dixie Street were built in the expansion following the building of this part of the great northern railway.
- 3.02 The area was an ex mining community and a colliery was sited nearby in the 19<sup>th</sup> century. The mining search established however that there is no record of any shaft in the immediate vicinity of the site.
- 3.03 The site is however located directly on the middle coal measures and drift mines are present nearby but obviously not on the site itself. There is a possibility of localised domestic extraction using bell pits. The risk of this is identified in the report as being low to moderate. Bell pits are usually small scale excavations that could easily be missed by a site investigation but when found on site the pit can be treated in a similar manner to finding say a well.
- 3.04 Given its use for domestic purposes the risk of ground contamination is low and this is confirmed by the environmental report.
- 3.05 An ironworks is present in the nearby town and localised mining will have occurred in the surrounding area.

#### 4.0 Conclusion

- 5.01 As the ground is likely to be low shrinkability and uncontaminated no special measures are likely to be required for foundations and normal strip foots are likely to be able to be used subject to approval of the formation by a Building Inspector and noting the comments given in Sections 3.03 of this report.
- 5.02 A trial pit investigation would be usefull to identify any problems at an early stage but as discussed this might not pick up localised problems.

Signed:

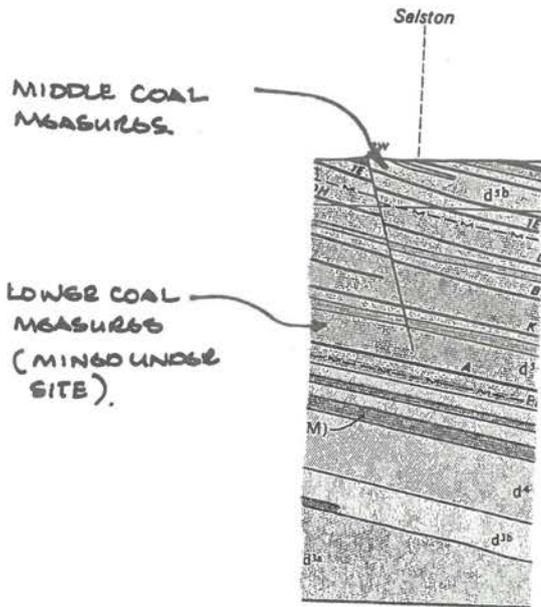


Mike Kirkham BSc (Hons.), C.Eng.M.I.Struct.E.

Date: 15<sup>th</sup> July 2012



LOCATION OF SITE





**The Coal Authority Property Search Services**  
**200 Lichfield Lane, Berry Hill,**  
**Mansfield, Nottinghamshire, NG18 4RG**  
Phone: 0845 762 6848  
DX 716176 MANSFIELD 5

GroundSure Reference: 51000109436001  
Our Reference: 51000109436001  
Your Reference: 40616  
RRUID: 000000000060000168  
Report Date Jul 12, 2012

### **Commercial Enviro All-in-One**

**Address: 18A, DIXIE STREET, JACKSDALE, NOTTINGHAM,**  
**NOTTINGHAMSHIRE, NG16 5JZ**

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the GroundSure Screening and Coal Authority CON29M Coal Mining and Brine Subsidence Claim report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	yes
Brine Compensation Area	no

If you need any further assistance, please do not hesitate to contact our helpline on 0845 762 6848 quoting the above report reference number.

Enc.  
GroundSure Screening and the Coal Authority CON29M Coal Mining And Brine Subsidence Claim Report

# GroundSure Screening

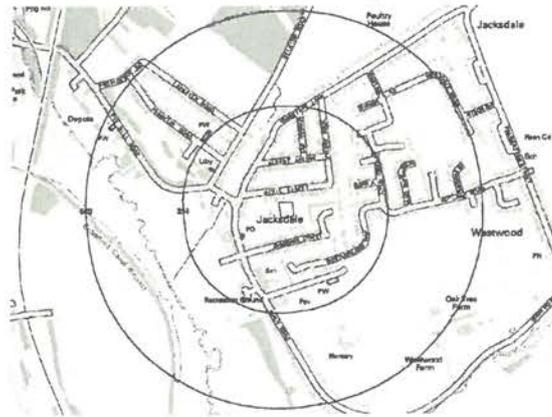
Address: 18A, DIXIE STREET, JACKSDALE, NOTTINGHAM, NOTTINGHAMSHIRE, NG16 5JZ

Date: Jul 12, 2012

GroundSure Reference: 51000109436001

Your Reference: 40616

Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services

## Aerial Photograph of Study Site



Site Name: 18A, DIXIE STREET, JACKSDALE, NOTTINGHAM,  
NOTTINGHAMSHIRE, NG16 5JZ

Grid Reference: 444704,351564

Size of Site: 0.13 ha

Aerial photography supplied by Getmapping PLC.  
© Copyright Getmapping PLC 2003. All Rights Reserved.

Report Reference: 51000109436001

## Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

### Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low

### The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	yes
Brine Compensation Area	no

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

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## Recommendations

None Required.

If you would like any further assistance regarding this report, then please contact the GroundSure Helpline on 08444 159000.

**Environmental Consultancy:** GroundSure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment, or where other outstanding environmental issues require further consideration.

**Environmental Insurance:** Environmental insurance may be available for the subject property. Please contact GroundSure for further details.

## Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used for residential purposes.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	No potentially contaminative land uses have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including the underlying Secondary A aquifer within bedrock geology, the on site residents and the on site and adjacent residential gardens.
Conclusion	GroundSure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

## Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	No issues identified.
Shallow Mining	The BGS has identified a low-moderate potential for the property to be affected by shallow mining. Further information may be available from a RICS accredited surveyor, local Building Control or direct from the BGS. Contact details are provided in Section 12 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact the Health Protection Agency for further advice. Contact details are given in Section 12 of this report.
Radon Protection	No issues identified.

## Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Historical Industrial Sites</b>						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	22	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
<b>2. Environmental Permits, Incidents and Registers</b>						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	1	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>3.1 Landfill Sites</b>						
Environment Agency Registered landfill Sites	0	0	0	0	1	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	2	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	1	-
BGS/DoE Landfill Site Survey	0	0	0	1	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
<b>3.2 Landfill and Other Waste Sites Findings</b>						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	2	2

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	0	5	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 125	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-1500
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	1	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?					No	
6.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	Yes	Yes
6.8 Detailed River Network entries within 500m of the site	0	0	3	9	-	-
6.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

## 7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very Low
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

## 8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
8.6 Records of Ramsar sites	0	0	0	0	-	-
8.7 Records of World Heritage Sites	0	0	0	0	-	-
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
8.10 Records of National Parks	0	0	0	0	-	-
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-

## 9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Records of mobile phone transmitters	0	0	0	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

## 10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
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

## 11. Non CON29M Coal Mining Information

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low-Moderate
11.3 Are there any brine affected areas within 75m of the study site?	No
<b>The Coal Authority CON29M Coal and Brine report</b>	<b>Appendix 1</b>

Report Reference: 51000109436001

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## Using this Report

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

### 1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

### 2. Environmental Permits, Incidents and Registers

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

### 3. Landfills and Other Waste Sites

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

### 4. Current Land Uses

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

### 5. Geology

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

### 6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

### 7. Flooding

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

### 8. Designated Environmentally Sensitive Sites

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

### 9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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## 10. Natural Hazards

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

## 11. Non Con29m Mining Information

Provides information on areas of coal and shallow mining.

## 12. Contacts

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

### Note: Maps

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

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

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

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# GroundSure Risk Assessment Methodology

## Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

## Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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## Risk Assessment Definitions

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified

**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

**LOW:** There are unlikely to be significant environmental liabilities associated with the property

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

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

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

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

# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

**Records of sites with a potentially contaminative past land use within 250m of the search centre: 22**

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
129.0	W	Unspecified Wharf (B)	1950
146.0	N	Railway Building	1880
159.0	W	Railway Building	1880
163.0	W	Railway Building	1880
183.0	N	Unspecified Heap	1921
189.0	W	Unspecified Wharf	1921
194.0	W	Railway sidings	1899
196.0	W	Unspecified Wharf	1880
198.0	W	Railway Station	1967
198.0	W	Railway Station	1950
198.0	W	Railway sidings	1921
199.0	W	Railway Station	1899
200.0	W	Railway Station	1921
201.0	W	Railway Station	1921
201.0	W	Unspecified Wharf	1899
202.0	W	Unspecified Wharf	1921
204.0	W	Unspecified Wharf	1880
207.0	W	Railway Station	1921
212.0	W	Railway Sidings	1975
226.0	W	Unspecified Disused Wharf (B)	1950
229.0	W	Railway Sidings	1967
233.0	W	Unspecified Disused Wharf (B)	1880
247.0	W	Railway Sidings	

## 1.2 Additional Information – Historical Tank Database

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

**Records of historical tanks within 100m of the search centre: 0**

Database searched and no data found.

## 1.3 Additional Information – Historical Energy Features Database

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

**Records of historical energy features within 100m of the search centre: 0**

Database searched and no data found.

Report Reference: 51000109436001

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#### 1.4 Additional Information – Historical Petrol and Fuel Site Database

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

**Records of historical petrol stations and fuel sites within 100m of the search centre: 0**

Database searched and no data found.

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#### 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

**Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0**

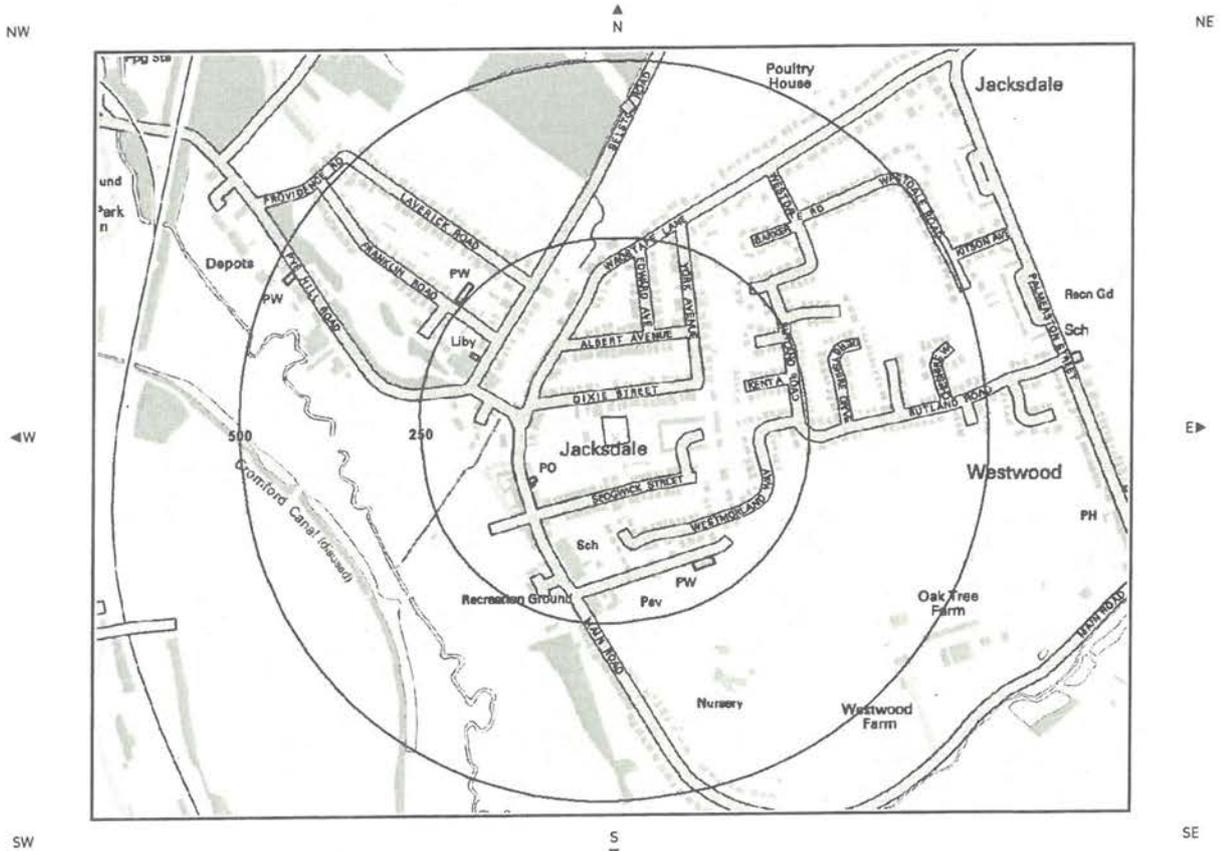
Database searched and no data found.

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#### 1.6 Potentially Infilled Land

**Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0**

## 2. Environmental Permits, Incidents and Registers Map



### Authorisations, Incidents and Registers Legend

Enabled by 

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Licence Number: 100035207

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

## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 1**

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
1	435.0	N	444720, 352020	Name: British Coal Smotherfly Occs Derby Outlet 6 Status: Not Active Receiving Water: Pyehill Brook Authorised Substances: Iron, pH, Zinc

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

Database searched and no data found.

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0**

Database searched and no data found.

Report Reference: 51000109436001

---

**Records of Licensed Discharge Consents within 500m of the study site:** 0  
Database searched and no data found.

---

**Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:** 0  
Database searched and no data found.

---

## 2.2 Dangerous or Hazardous Sites

**Records of COMAH & NIHHS sites within 500m of the study site:** 0  
Database searched and no data found.

---

## 2.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site:** 0  
Database searched and no data found.

---

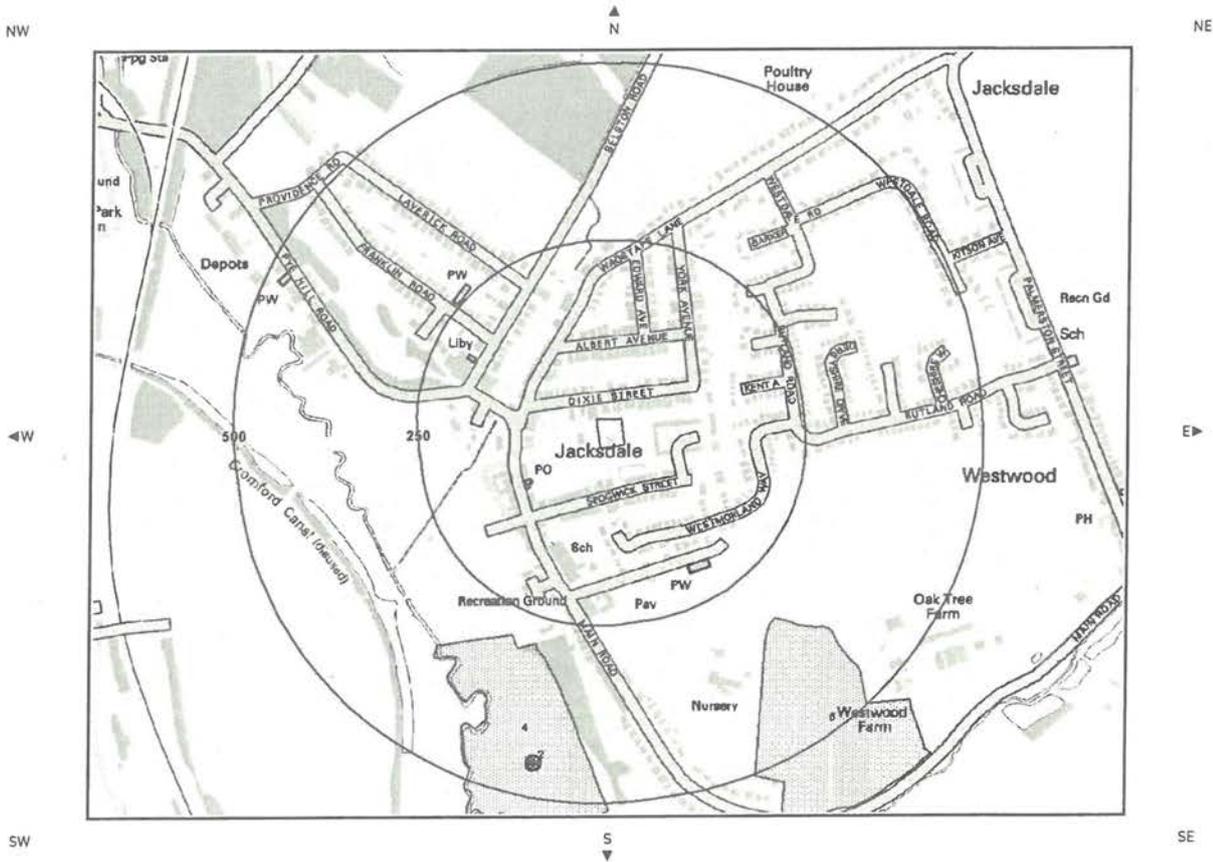
**Records of National Incidents Recording System, List 1 within 250m of the study site:** 0  
Database searched and no data found.

---

## 2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990<sup>1</sup>

**How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?** 0  
Database searched and no data found.

### 3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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

## 3. Landfill and Other Waste Sites

### 3.1 Landfill Sites

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

**1**

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

ID	Distance [m]	Direction	NGR	Details
Not shown	647.0	NW	444297, 352312	Address: Area C Smotherly Opencast, Coal Site, Pye Hill Pye Bridge, Jacksdale, Nottinghamshire, NG16 5LL Landfill Reference: 43406.0 Regis Reference: RJB001 Landfill Type: A1 : Co-Disposal Landfill Site Operator: R J B Mining Ltd Status: Closure IPPC Reference:

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

**0**

Database searched and no data found.

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

**2**

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

ID	Distance [m]	Direction	NGR	Details
4	289.0	S	444500, 351100	Site Address: Main Road, Jacksdale, Selston, Nottinghamshire Waste Licence: - Site Reference: - Waste Type: Commercial Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Basford Rural District Council
5	323.0	SE	445000, 351100	Site Address: Westwood Farm, Jacksdale Waste Licence: - Site Reference: 4/85/166/45SW Waste Type: - Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

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

**1**

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

ID	Distance [m]	Direction	NGR	Details
Not shown	771.0	N	444400, 352300	Site Address: Smotherly Opencast (Coal Site area C), Pye Hill, Selston, NOTTINGHAM, Nottinghamshire, Landfill Licence: 33AAJKAL Agency Reference: EAWML43406 Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: Waste produced/controlled by licence holder Record Date: 01-Feb-1991 Transfer Date: 01-Sep-1995 Modification Date: 01-Sep-1994 Status: Site closed Category: LANDFILL Regulator: EA - Midlands Region - Lower Trent Area (Nottingham) Size: Medium (< 75,000 tonnes/year)

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

**1**

Report Reference: 51000109436001

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

ID	Distance [m]	Direction	NGR	Details
2	452.0	S	444600, 351100	Address: Main Road, Jacksdale, Selston, Notts BGS Number: 1345.0 Risk: No risk to aquifer Waste Type: N/A

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

Database searched and no data found.

### 3.2 Other Waste Sites

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Environment Agency licensed waste sites within 1500m of the study site: 4**

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

ID	Distance [m]	Direction	NGR	Details
Not shown	825.0	NW	444296, 352311	Site Address: Area C Smotherly Opencast, Coal Site, Pye Hill / Pye Bridge Type: Co-Disposal Landfill Site Size: >= 75000 tonnes Regis Licence Number: RJB001 Operator: R J B Mining Ltd Surrendered Date: - Waste Management licence No: 43406 Annual Tonnage: 0.0 Issue Date: 13/02/1991 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Smotherly Opencast Cancelled Date: - Correspondence Address: -, Thorndcliffe Hall, Thorndcliffe Park, Chapeltown, Sheffield, S30 4PX
Not shown	825.0	NW	444297, 352312	Site Address: Area C Smotherly Opencast, Coal Site, Pye Hill Pye Bridge, Jacksdale, Nottinghamshire, NG16 5LL Type: Co-Disposal Landfill Site Size: < 25000 tonnes Regis Licence Number: RJB001 Operator: R J B Mining Ltd Surrendered Date: - Waste Management licence No: 43406 Annual Tonnage: 75000.0 Issue Date: 13/02/1991 Expiry Date: - Effective Date: - Status: Closure Modified: - Site Name: Smotherly Opencast Cancelled Date: - Correspondence Address: -, -
Not shown	1428.0	N	444184, 352921	Site Address: 66, Main Road, Pye Bridge, Alfreton, Derbyshire, DE55 4NY Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: BRI004 Operator: Mr Cullen Surrendered Date: - Waste Management licence No: 43401 Annual Tonnage: 24999.0 Issue Date: 06/01/1993 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Bridge Waste Disposal Cancelled Date: - Correspondence Address: -, -

Report Reference: 51000109436001

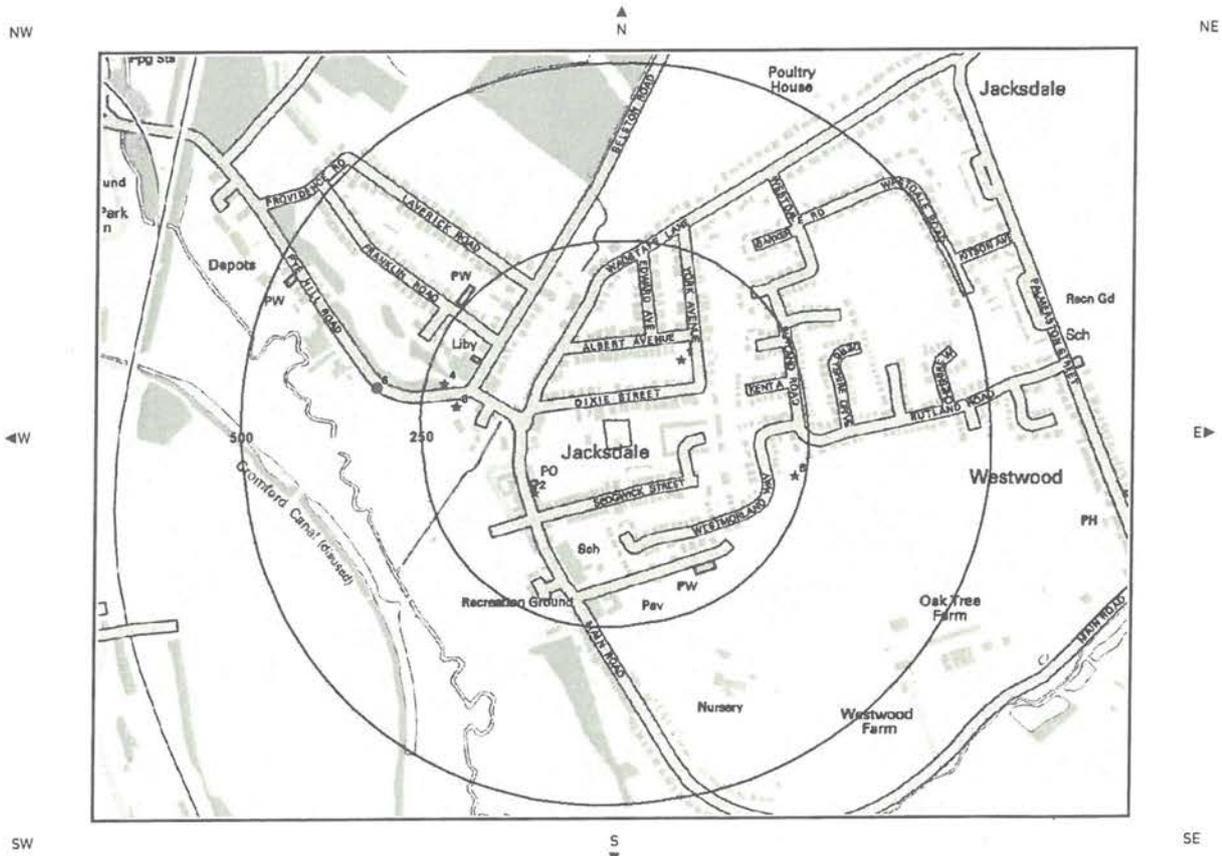


---

Not shown	1428.0	N	444184, 352921	Site Address: 66, Main Road, Pyre Bridge, Alfreton, Derbyshire, DE55 4NY Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: BRI004 Operator: Bridge Waste Disposal Surrendered Date: - Waste Management licence No: 43401 Annual Tonnage: 0.0	Issue Date: 06/01/1993 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Bridge Waste Cancelled Date: - Correspondence Address: -, 66, Main Road, Pyre Bridge, Alfreton, Derbyshire, DE55 4NY
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---

## 4. Current Land Use Map



Current Land Use Legend



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

## 4. Current Land Uses

### 4.1 Current Industrial Data

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

**5**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	111.0	NE	Electricity Sub Station	NG16	Electrical Features	Infrastructure and Facilities
2	116.0	SW	V A R Services Ltd	27, Main Road, Jacksdale, Nottingham, NG16 5JU	Electrical and Electronic Engineers	Engineering Services
3	202.0	W	Bits & Pieces	Station House, Pye Hill Road, Jacksdale, Nottingham, NG16 5LR	Vehicle Parts and Accessories	Motoring
4	223.0	W	Electricity Sub Station	NG16	Electrical Features	Infrastructure and Facilities
5	235.0	E	Electricity Sub Station	NG16	Electrical Features	Infrastructure and Facilities

### 4.2 Petrol and Fuel Sites

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

**1**

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

ID	Distance [m]	Direction	NGR	Company	Address	LPG	Status
6	314.0	W	444374, 351630	Obsolete	Knightsbridge Garage, Pye Hill Road, Pye Hill Road, Jacksdale, Nottingham, Nottinghamshire, NG16 5LR	Not Applicable	Obsolete

### 4.3 Underground High Pressure Oil and Gas Pipelines

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

**0**

Database searched and no data found.

## 5. Geology

### 5.1 Artificial Ground and Made Ground

Database searched and no data found.  
The database has been searched on site, including a 50m buffer.

### 5.2 Superficial Ground and Drift Geology

Database searched and no data found.  
The database has been searched on site, including a 50m buffer.

### 5.3 Bedrock and Solid Geology

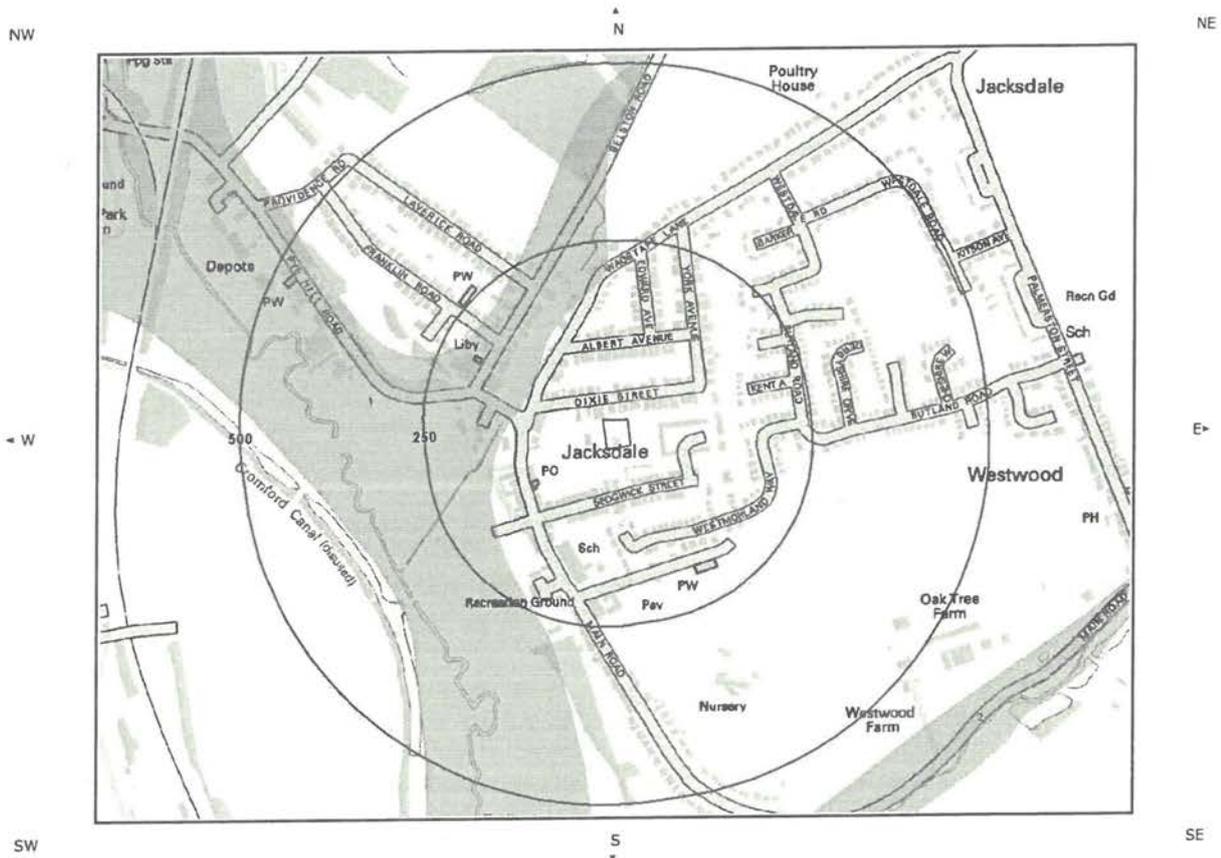
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-SDST	PENNINE MIDDLE COAL MEASURES FORMATION	SANDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

# 6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

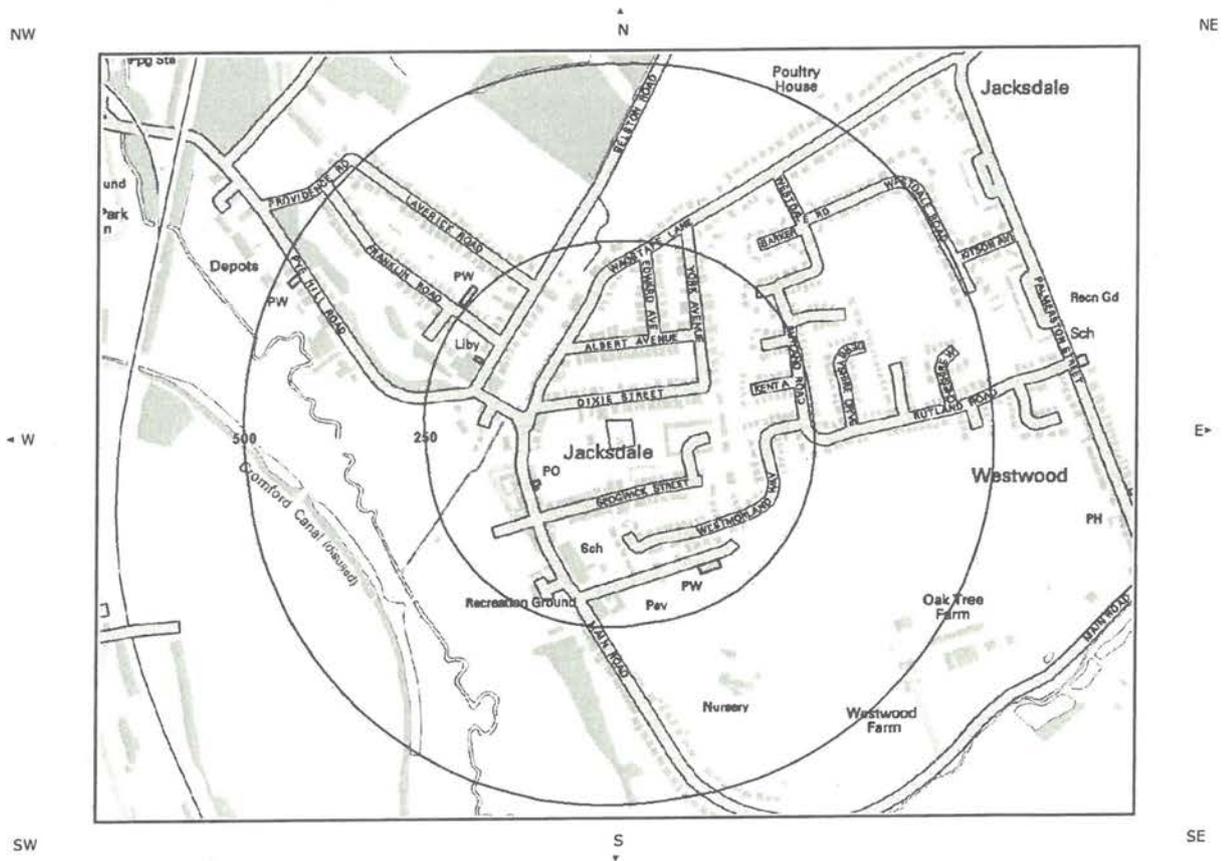
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	Site Outline		Principal Aquifer		Secondary Aquifer - Undifferentiated Layers
	Search Buffers (m)		Secondary (A) Aquifer - Permeable Layers		Unproductive
			Secondary (B) Aquifer - Lower Permeability Layers		Unknown (lakes and landslip)



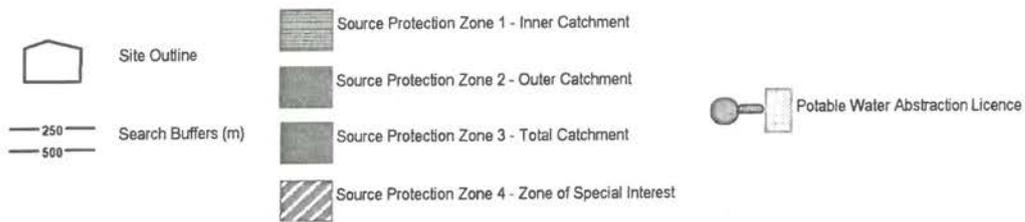
## 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



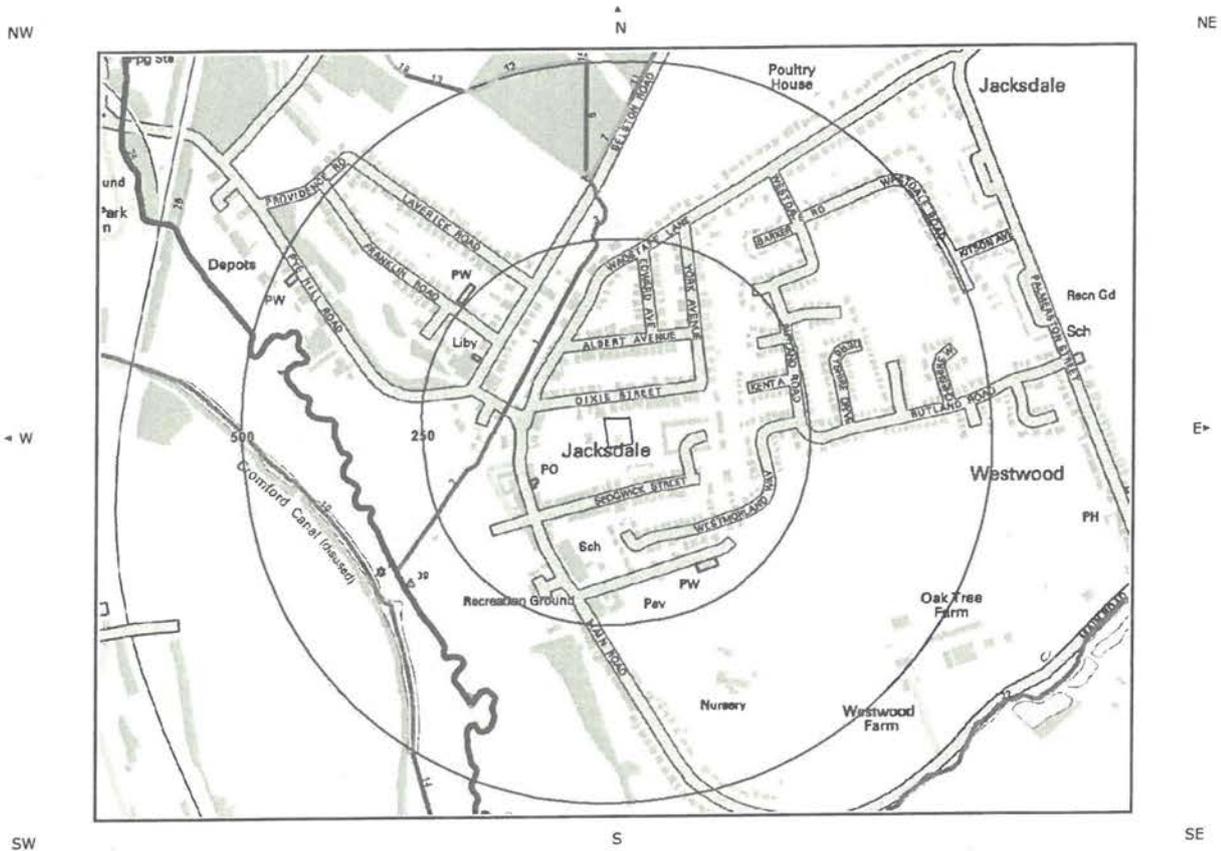
SPZ and Potable Water Abstraction Licenses Legend

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



### Hydrology Legend

	Site Outline		Primary River		Canal
	250 Search Buffers (m)		Secondary River		Canal Tunnel
	500 Search Buffers (m)		Tertiary River		Extended Culvert (greater than 50m)
			Lake/Reservoir		D/S of High Water Mark
			Underground River (inferred)		D/S seaward extension
			General Quality Assessment: Chemistry		General Quality Assessment: Biology

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## 6. Hydrogeology and Hydrology

### 6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
1	113.0	NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

### 6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
2	276.0	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

### 6.3 Groundwater Abstraction Licences

**Are there any Groundwater Abstraction Licences within 1000m of the study site?** **No**

Database searched and no data found.

### 6.4 Surface Water Abstraction Licences

**Are there any Surface Water Abstraction Licences within 1000m of the study site?** **Yes**

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

Report Reference: 51000109436001

ID	Distance	Direction	NGR	Details
Not shown	726.0	E	445440, 351430	Licence No: 03/28/61/0068 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface Water Midlands Region Point: Bagthorpe Brook At Yew Tree Farm, Westwood Data Type: Point Annual Volume (m <sup>3</sup> ): 120000 Max Daily Volume (m <sup>3</sup> ): 864 Application No: A/28/61/0068 Original Start Date: 21/12/2000 Expiry Date: 31/3/2018 Issue No: 1 Version Start Date: 21/12/2000 Version End Date:

## 6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

## 6.6 Source Protection Zones

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

Database searched and no data found.

## 6.7 River Quality

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

### Biological Quality:

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

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

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
36B	355.0	SW	444380, 351370	River Name: Erewash Reach: Pye Bridge B600 To Trib. From Jacksdale End/Start of Stretch: End of Stretch NGR	D	D	D	C	C
Not shown	713.0	S	444670, 350830	River Name: Bagthorpe Brook Reach: Millington Springs To R. Erewash End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1370.0	N	444240, 352880	River Name: Erewash Reach: Pye Bridge B600 To Trib. From Jacksdale End/Start of Stretch: Start of Stretch NGR	D	D	D	C	C

### Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHl). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for

Report Reference: 51000109436001

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 (6d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
39	329.0	SW	444421, 351354	River Name: Erewash R Reach: Pye Bridge B600 To Trib From Jacksdale End/Start of Stretch: Sample Point NGR	B	B	C	C	C
40B	355.0	SW	444380, 351370	River Name: Erewash R Reach: Trib From Jacksdale To Conf Bailey Bk End/Start of Stretch: Start of Stretch NGR	B	A	C	C	C
41B	355.0	SW	444380, 351370	River Name: Erewash R Reach: Pye Bridge B600 To Trib From Jacksdale End/Start of Stretch: End of Stretch NGR	B	B	C	C	C
Not shown	1370.0	N	444240, 352880	River Name: Erewash R Reach: Pye Bridge B600 To Trib From Jacksdale End/Start of Stretch: Start of Stretch NGR	B	B	C	C	C

## 6.8 Detailed River Network

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

**Yes**

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

ID	Distance	Direction	Details
1	125.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
2	141.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	214.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	334.0	W	River Name: River Erewash Water Course Name: RIVER EREWASH Welsh River Name: - Alternative Name: - River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
5A	334.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	336.0	SW	River Name: - Water Course Name: RIVER EREWASH Welsh River Name: - Alternative Name: - River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	339.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
8A	339.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	349.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

Report Reference: 51000109436001

10	369.0	SW	River Name: Cromford Canal Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	440.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
12	493.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

## 6.9 Surface Water Features

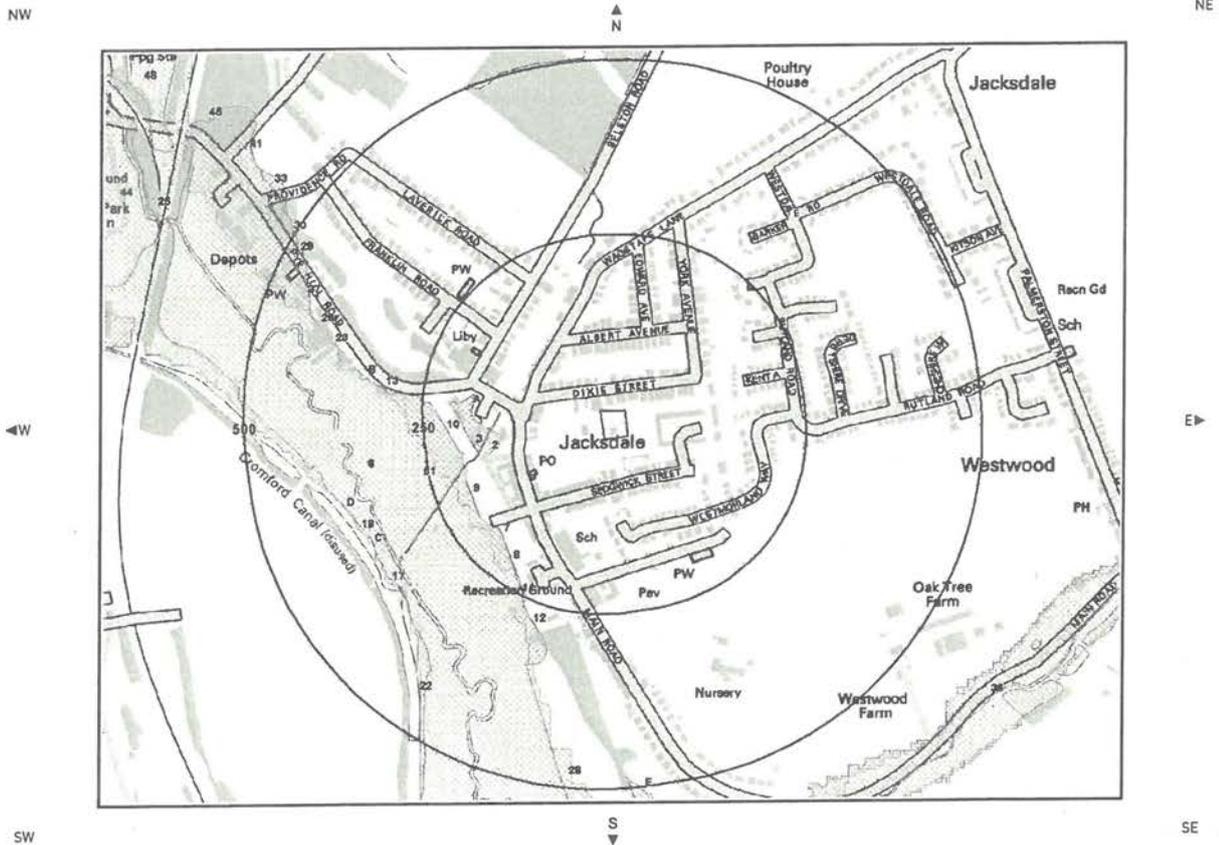
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

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

## 7. River and Tidal Flood Map



River and Tidal Flood Legend

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

## 7. Flooding

### 7.1 Zone 2 Flooding

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

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

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

ID	Distance [m]	Direction	Update	Type
1	143.0	W	04-Jul-2012	Zone 2 - (Fluvial Models and Fluvial Events)
2	148.0	W	04-Jul-2012	Zone 2 - (Fluvial Events)
3	173.0	W	04-Jul-2012	Zone 2 - (Fluvial Events)
4A	179.0	W	04-Jul-2012	Zone 2 - (Fluvial Events)
5A	180.0	W	04-Jul-2012	Zone 2 - (Fluvial Models)
6	193.0	SW	04-Jul-2012	Zone 2 - (Fluvial Models and Fluvial Events)
7	193.0	SW	04-Jul-2012	Zone 2 - (Fluvial Events)
8	199.0	SW	04-Jul-2012	Zone 2 - (Fluvial Models)
9	201.0	W	04-Jul-2012	Zone 2 - (Fluvial Models)
10	204.0	W	04-Jul-2012	Zone 2 - (Fluvial Events)
11	243.0	SW	04-Jul-2012	Zone 2 - (Fluvial Models)

### 7.2 Zone 3 Flooding

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

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

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

ID	Distance [m]	Direction	Update	Type
51	204.0	SW	04-Jul-2012	Zone 3 - (Fluvial Models)

### 7.3 Flood Defences

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

Report Reference: 51000109436001

---

## 7.4 Areas benefiting from Flood Defences

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

---

## 7.5 Areas used for Flood Storage

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

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

---

## 7.6 Groundwater Flooding Susceptibility Areas

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

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

Guidance:  
Where very low susceptibility is indicated this means that you need take no further action in relation to groundwater hazard in this area.

---

## 7.7 Groundwater Flooding Confidence Areas

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

**Notes:**

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

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

# 8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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

## 8. Designated Environmentally Sensitive Sites

<b>Presence of Designated Environmentally Sensitive Sites within 500m of the study site:</b>	<b>No</b>
<b>Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of National Nature Reserves (NNR) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Special Areas of Conservation (SAC) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Special Protection Areas (SPA) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Ramsar sites within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Local Nature Reserves (LNR) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of World Heritage Sites within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Environmentally Sensitive Areas within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>Records of National Parks (NP) within 500m of the study site:</b>	<b>0</b>
Database searched and no data found.	
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**Records of Nitrate Sensitive Areas within 500m of the study site:**

**0**

Database searched and no data found.

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## 9. Additional Information

### 9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

**Have any mobile phone transmitters been identified within 250m of the study site?** **No**

Database searched and no data found.

### 9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

**Have any OfCom telecommunication masts been identified within 250m of the study site?** **No**

Database searched and no data found.

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### 9.3 Pylons and Electricity Transmission Lines

**Have any overhead transmission lines or pylons been identified in proximity to the study site?** **No**

Database searched and no data found.

Guidance:None required.

## 10. Natural Hazards Findings

### 10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

#### 10.1.1 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.

#### 10.1.2 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.

#### 10.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

#### 10.1.4 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.

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### 10.1.5 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.

---

### 10.1.6 Running Sand

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

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

---

Hazard

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

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

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## 10.2 Radon

**What is the maximum radon potential at the study site?**  
**The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level**

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**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**

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No radon protection measures are required.

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## 11. Non CON29M Mining Information

### 11.1 Coal Mining

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

**Yes**

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

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### 11.2 Shallow Mining

**What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer) ?**

**Low-Moderate**

Guidance: Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

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### 11.3 Brine Affected Areas

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

**No**

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

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## 12. Contacts

The Coal Authority Property Search Services  
200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire,  
NG18 4RG  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)  
Web: [www.groundstability.com](http://www.groundstability.com)



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



Environment Agency  
Tel: 08708 506 506  
East  
Trentside Office - Scarrington Road, West Bridgford,  
Nottingham, NG2 5FA  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



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



The Coal Authority  
200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848. DX 716176 Mansfield 5  
[www.groundstability.com](http://www.groundstability.com)  
Coal mining reports and related enquiries



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



Local Authority  
Authority: Ashfield District Council  
Phone: 01623 450000  
Web: [www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk)  
Address: Council Offices, Urban Road, Kirkby in Ashfield,  
Nottinghamshire, NG17 8DA

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



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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, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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### **Search Code**

#### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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

The Search Code:

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

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

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

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

#### **COMPLAINTS**

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

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

#### **TPOs Contact Details:**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

#### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.  
Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com)  
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).  
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.
- "Commercial" means any building which is not Residential.
- "Commission" means an order for Consultancy Services submitted by a Client.
- "Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.
- "Client" means the party that submits an Order or Commission.
- "Data Provider" means any third party providing Third Party Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.
- "Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "Order" means an order form submitted by the Client requiring Services from GroundSure which is not set out and expressly agreed in the Contract.
- "Order Website" means online platform via which Orders may be placed.
- "Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "Residential" means any building used as or suitable for use as an individual dwelling.
- "Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".
- "Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "Site" means the landsite in respect of which GroundSure provides the Services.
- "Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

### 2 Scope of Services

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

### 3 The Client's obligations

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

### 4 Reliance

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

### 5 Fees and Disbursements

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

### 6 Intellectual Property and Confidentiality

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

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- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
- In each case of parts (ii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("Disclosing Party") to the other party ("Receiving Party") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7 Liability**
- THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION**
- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
- (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
- (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
- (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
- (ii) shall affect the statutory rights of a consumer under the applicable legislation.
- 8 GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend**
- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Data Providers; or
- (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.
- © GroundSure Limited January 2012

Appendix 1  
**The Coal Authority CON29M Coal  
Mining and Brine Subsidence Claim  
report**

The  
**COAL**  
AUTHORITY

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**M K DESIGNS ASSOC LTD**  
**57 STATION ROAD**  
**MORTON**  
**BOURNE**  
**LINCOLNSHIRE**  
**PE10 0NN**

Our reference: **51000109436001**  
Your reference: **40616**  
Date of your enquiry: **11 July 2012**  
Date we received your enquiry: **11 July 2012**  
Date of issue: **13 July 2012**

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

**Non-Residential Enviro All-in-One - On Coalfield**

**18A, DIXIE STREET, JACKSDALE, NOTTINGHAM, NOTTINGHAMSHIRE, NG16 5JZ**

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

Coal mining	See comments below
Brine Compensation District	No

**Information from the Coal Authority**

**Underground coal mining**

**Past**

The property is in the likely zone of influence from workings in 1 seam of coal at 170m depth, and last worked in 1940.

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

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

**Present**

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

**Future**

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

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

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

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

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

**Mine entries**

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

**Coal mining geology**

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

**Opencast coal mining****Past**

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

**Present**

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

**Future**

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

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

**Coal mining subsidence**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

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

**Mine gas**

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

**Hazards related to coal mining**

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

**Withdrawal of support**

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

**Working facilities orders**

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

**Payments to owners of former copyhold land**

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

### Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

### Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

### Additional Remarks

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

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	11 July 2012
Issued to:	M K DESIGNS ASSOC LTD 57 STATION ROAD MORTON BOURNE LINCOLNSHIRE PE10 0NN
Property Search for:	18A, DIXIE STREET, JACKSDALE, NOTTINGHAM, NOTTINGHAMSHIRE, NG16 5JZ
Reference Number:	51000109436001
Date of Issue:	13 July 2012
Cost:	£189.00
VAT @ 20%:	£37.80
Total Received:	£226.80
VAT Registration	598 5850 68

**Location map**

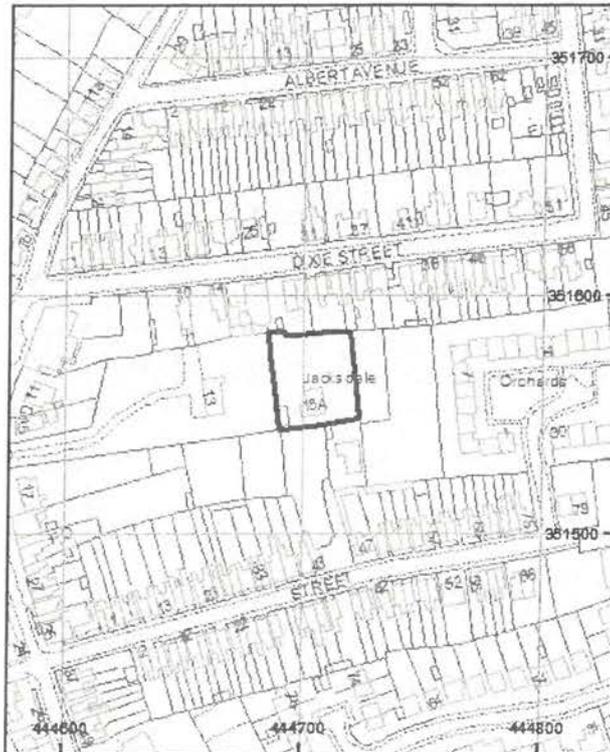


Approximate position of property



**Enquiry boundary**

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**Key**

Approximate position of enquiry boundary shown



16 July 2012

Helen Denney  
144 Empingham Road  
Stamford  
PE9 2SU

Ref: 40716

Dear Sir

**RE:                            Structural Inspection of Roofspace  
                                  68 Aldworth Road, Stratford, London**

Further to your instructions and our inspection at the above we can report as follows;

68 Aldworth Road, Stratford is a traditionally constructed mid-terrace two storey property. The original roof covering which was probably slate has been replaced with a much heavier concrete tile at some time in the past. No strengthening work was carried out at that time.

The roof construction consists of 50 mm wide x 100 mm deep rafters at approximately 365 mm centres spanning from eaves to apex with intermediate support from 50 mm wide x 75 deep timber purlin. A small central ridge board is present.

The purlin is supported at one end off a metal tie built into the brickwork and at the other end off a diagonal strut off the chimney breast in the loft space.

Our calculations indicate that the rafters require immediate support from a purlin and that the purlin present is of insufficient size to carry the loads acting or to prevent the rafters sliding down the roof.

A slight dip is present in the roof line and the roof at the purlin point dips indicating that the purlin has deflected excessively. The supports to the purlin either end are also inadequate to support the loads that could act (i.e. snow on the roof or point loads from access).

An attempt has been made to strengthen the purlin on the rear slope by nailing a piece of 500mm x 200 mm timber to the existing purlin. This timber stops just short of the wall each side and is not connected to it in any way. Calculations show that whilst the additional timber deals with the forces acting perpendicular to the roof it does not deal with the forces acting in the rafter plane.

We conclude that the roof purlins are grossly undersized for the loads that they must carry and that the repair to the purlin at the rear has not fully rectified the situation.

Strengthening work is required as indicated on our sketch sheet 01 attached. The work must be carried out as shown on the sketch to ensure that the vertical and lateral forces acting are dealt with.

We trust that the above clarifies the situation regarding the roof however if you have any queries please ring.

We enclose our invoice for this work for your prompt attention.

Yours faithfully

Mike Kirkham  
BSc CEng MStructE

## **BRE Digest 251**

Table 6.2 Classification of visible damage to walls with particular reference to type of repair, and rectification considerations.

Category of damage	Approximate crack width	Definition of cracks and repair types/considerations
0	Up to 0.1	Hairline – Internally cracks can be filled or covered by wall covering, and redecorated. Externally, cracks rarely visible and remedial works rarely justified
1	0.2 to 2	Fine – Internally cracks can be filled or covered by wall covering, and redecorated. Externally cracks may be visible, sometimes repairs required for weather tightness or aesthetics. Note: Plaster cracks may in time become visible again if not covered by a wall covering.
2	2 to 5	Moderate – Internal cracks are likely to need raking out and repairing to a recognised specification. May need to be chopped back and repaired with expanded metal/ plaster then redecorated. The crack will inevitably become visible again in time if these measures are not carried out. External cracks will require raking out and repointing, cracked bricks may require replacement.
3	5 to 15	Serious – Internal cracks repaired as for moderate, plus perhaps reconstruction if seriously cracked. Rebonding will be required. External cracks may require reconstruction perhaps of panels of brickwork. Alternatively, specialist resin bonding techniques may need to be employed and/or joint reinforcement.
4	15 to 25	Severe – Major reconstruction works to both internal and external wall skins are likely to be required. Realignment of windows and doors may be necessary.
5	Greater than 25	Very severe – Major reconstruction works, plus possibly structural lifting or sectional demolition and rebuild may need to be considered. Replacement of windows and doors plus other structural elements, possibly necessary. Note: Building and CDM regulations will probably apply to this category of work.

#### Conditions

This letter report is confined to an investigation based on a visual examination into cracking present at first floor level. No other part of the property has been examined unless in the Authors opinion it may be related to the above.

The comments are based on a visual examination of the structural fabric of this area. Only structural faults that are exposed to view can be reasonably expected to be detected. No attempt has been made to remove or break away finishes or to remove vegetation or furniture that may be hiding defects. To do would constitute unreasonable intrusion.

Only significant structural defects will be noted. The intention of the survey is to identify these not to produce a long list of every blemish. Advice on damp penetration into the structure does not form part of this survey.

Likewise a detailed examination of timbers for rot or beetle attack is beyond the scope of this report. The roof structure will usually be viewed from the loft hatch only as the presence of insulation makes the roofspace a hazardous environment.

Minor hairline cracking may not be mentioned in the report if it is not considered significant. In addition minor cracking that is obvious on a sunlit face may not be visible in overcast conditions. Manhole covers would not normally be lifted unless it is suspected that the drains undermine the house foundations.

Internally cracking may be masked by recent redecoration. You are advised to check with the local authority to check if any underpinning work has been carried out and to ensure that any alterations or extensions made to the property have received building regulation and planning permission.

Visual examination of a defect can often enable an experienced Engineer to suggest a cause or possible causes of the defect. This diagnosis is made on the basis of limited visual evidence only and can only be truly verified by further Invasive examination.

Whilst every care is taken during the examination of the property, no responsibility is accepted if very badly damaged material breaks away on touch.

The contents of this survey are confidential. No third party should have access to the contents of this report without written permission from this company.

The survey can only comment on structural matters. No examination will be made of the heating system, the plumbing or the electrics. Outbuildings that are not attached to the main building will not be examined unless we are specifically asked to do so. Garden walls or boundary walls will not be examined and do not form part of this report.

No attempt will be made to gain access to a neighbour's property or to any fenced off area to view the building.

Older properties were often built to much lower standards than those that operate today and with foundations that are often shallow. Bulging walls and deflecting timbers that are often seen as part of the character of an older property would not be tolerated on a newer building. Cyclical movement with cracks opening and closing can often occur in this type of property and this form of movement is not usually considered to affect the structural stability of the building. If there is no evidence of recent progressive movement then older properties are given a sympathetic treatment on the strict understanding that a prospective purchaser should not expect the same level of performance they would get from a new property.

When purchasing any older property it is highly likely that ongoing repairs will be necessary as materials reach the end of their life. These defects can often only be discovered when stripping away finishes and a purchaser should expect this situation and budget accordingly.

Conversion of an existing building or barn is a major undertaking very little of the existing structure will be suitable for a conversion without modification ie extra insulation etc. In many cases the cost of converting an existing building is equal to or more than the cost of new build.