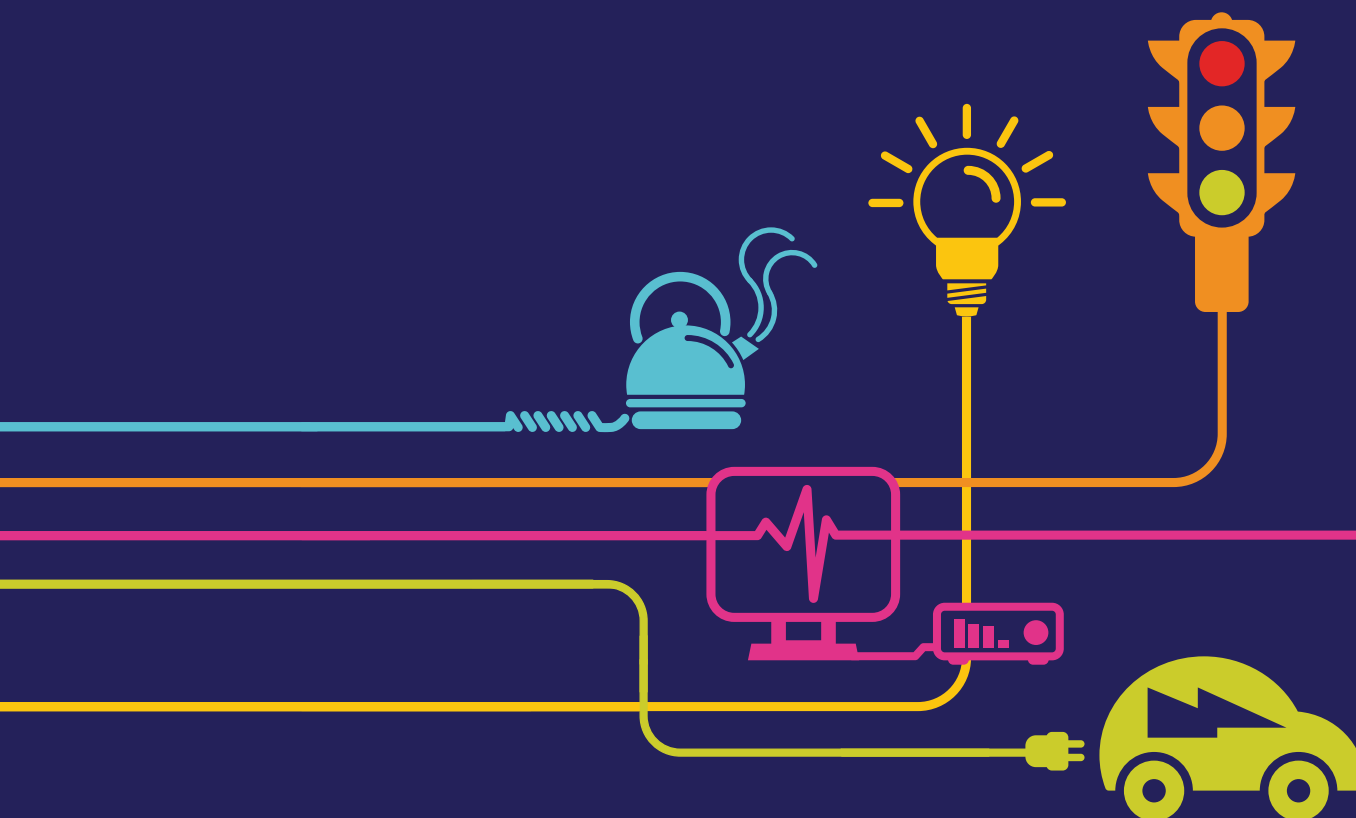


Environmental Statement Ground Environment Appendix 9D Part 1

Hinkley Point C Connection Project

*Regulation 5(2)(a) of the Infrastructure Planning
(Applications: Prescribed Forms and Procedure)
Regulations 2009*



Environmental Statement

Hinkley Point C Connection Project

5.9.2 – Ground Environment– Appendices (orange highlight indicates the contents of this Volume)

Appendix	Title
Volume 5.9.2.1	
9A	Preliminary Risk Assessment - Section A (Part 1)
Volume 5.9.2.2	
9A	Preliminary Risk Assessment - Section A (Part 2)
Volume 5.9.2.3	
9B	Preliminary Risk Assessment - Section B (Part 1)
Volume 5.9.2.4	
9B	Preliminary Risk Assessment - Section B (Part 2)
Volume 5.9.2.5	
9C	Preliminary Risk Assessment - Section C (Part 1)
Volume 5.9.2.6	
9C	Preliminary Risk Assessment - Section C (Part 2)
Volume 5.9.2.7	
9D	Preliminary Risk Assessment - Section D (Part 1)
Volume 5.9.2.8	
9D	Preliminary Risk Assessment - Section D (Part 2)
Volume 5.9.2.9	
9D	Preliminary Risk Assessment - Section D (Part 3)
Volume 5.9.2.10	
9D	Preliminary Risk Assessment - Section D (Part 4)
Volume 5.9.2.11	
9E	Preliminary Risk Assessment - Section E (Part 1)
Volume 5.9.2.12	
9E	Preliminary Risk Assessment - Section E (Part 2)
Volume 5.9.2.13	
9F	Preliminary Risk Assessment - Section F (Part 1)
Volume 5.9.2.14	
9F	Preliminary Risk Assessment - Section F (Part 2)
Volume 5.9.2.15	
9G	Preliminary Risk Assessment - Section G (Part 1)
Volume 5.9.2.16	
9G	Preliminary Risk Assessment - Section G (Part 2)
Volume 5.9.2.17	
9G	Preliminary Risk Assessment - Section G (Part 3)
Volume 5.9.2.18	
9H	Preliminary Risk Assessment - Section H
Volume 5.9.2.19	

Appendix	Title
9I	Coal Mining Risk Assessment (Part 1)
Volume 5.9.2.20	
9I	Coal Mining Risk Assessment (Part 2)
Volume 5.9.2.21	
9J	Factual Report on Ground Investigation Hinkley to Seabank 400kV Connection (Part 1)
Volume 5.9.2.22	
9J	Factual Report on Ground Investigation Hinkley to Seabank 400kV Connection (Part 2)
Volume 5.9.2.23	
9J	Factual Report on Ground Investigation Hinkley to Seabank 400kV Connection (Part 3)
Volume 5.9.2.24	
9K	Factual Report on Ground Investigation on New Electricity Substation at Sandford, Somerset

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Appendix 9D – Preliminary Risk Assessment - Section D



National Grid

Hinkley Point C to Seabank Grid Connection Project

Preliminary Risk Assessment – Section D Somerset Levels and
Moors North

312318 – R4 (02)

MARCH 2014





RSK GENERAL NOTES

Project No.: 312318 – R4 (02)

Title: Hinkley Point C to Seabank Grid Connection Project, Section D Somerset Levels and Moors South, Preliminary Risk Assessment

Client: National Grid

Date: March 2014

Office: The Old School, Stillhouse Lane, Bedminster, Bristol, BS49 4AH

Status: Final

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Date: March 2014

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

CONTENTS

EXECUTIVE SUMMARY	3
1 INTRODUCTION.....	8
1.1 Background	8
1.2 Objective and aims	12
1.3 Scope	12
1.4 Existing reports	13
2 THE SITE	14
2.1 Site location and description	14
2.2 Existing reports	15
2.2.1 Card Geotechnics Ltd, January 2010	15
2.2.2 LSTC Ltd, November 2012	16
3 PRELIMINARY RISK ASSESSMENT (PRA).....	18
3.1 Site walkover.....	18
3.1.1 Site description	18
3.1.2 Japanese Knotweed	20
3.1.3 Off site issues.....	21
3.1.4 On site geotechnical issues	21
3.2 Ground conditions.....	21
3.2.1 Geology.....	21
3.2.2 British Geological Survey (BGS) Borehole Records.....	23
3.2.3 Soils	23
3.2.4 Designated geological sites	24
3.2.5 Radon.....	24
3.2.6 Mining and quarrying	24
3.2.7 Designated mineral extraction sites.....	25
3.2.8 Ground stability hazards	26
3.2.9 Landfilling and land reclamation	27
3.2.10 Ground gas	27
3.3 Hydrogeology	27
3.3.1 Aquifer characteristics.....	27
3.3.2 Vulnerability of groundwater resources	28
3.3.3 Risk from rising groundwater levels.....	28
3.3.4 Licensed groundwater abstraction.....	28
3.4 Hydrology	29
3.4.1 Surface watercourses	30
3.4.2 Surface water abstractions	30
3.4.3 Site drainage	30
3.4.4 Preliminary flood risk assessment	30
3.5 History of site and surrounding area.....	31
3.6 Sensitive land uses	34
3.7 Licences and permissions.....	35

3.7.1	Local trade entries and other potentially contaminative uses.....	36
3.8	Third party enquiries	37
3.9	Initial conceptual model	38
3.9.1	Summary of potential contaminant sources.....	38
3.9.2	Sensitive receptors	39
3.9.3	Summary of plausible pathways	40
3.9.4	Potentially complete pollutant linkages	40
3.9.5	Data gaps and uncertainties	50
3.9.6	Recommendations	51
BIBLIOGRAPHY		52

TABLES

Table 1:	Proposed Development components	9
Table 2:	Geology within Section D Somerset Levels and Moors North	22
Table 3:	Ground stability hazards.....	26
Table 4:	Potential sources and types of contamination.....	38
Table 5:	Risk estimation for potentially complete pollutant linkages	41

FIGURES

Figure 1	Site location plan
Figure 2	Site features plan
Figure 3	Geological conditions plan
Figure 4	Initial conceptual site model

APPENDICES

Appendix A	Service constraints
Appendix B	Summary of legislation and policy relating to contaminated land
Appendix C	Site photographs
Appendix D	Risk assessment methodology
Appendix E	Environmental database report
Appendix F	Consultee responses
Appendix G	Existing site report

EXECUTIVE SUMMARY

Site description and Proposed Development	<p>The Proposed Development within Section D Somerset Levels and Moors North is to comprise:</p> <ul style="list-style-type: none"> • Construction of 400kV underground cables; • Construction of a 400/132kV substation at Nye Road, Sandford; • Construction of a 400kV overhead line; • The removal of the F Route and part of the W Route 132kV overhead lines, and a short section on N Route and AT Route overhead lines; • Construction of a 132kV overhead line between Sandford Substation and existing N Route overhead line; • Modifications at Churchill 132kV Substation; • Construction of 132kV underground cables between Y Route and Churchill Substation; • Construction of a 132kV overhead line between W route and Churchill Substation; • Construction of 132kV overhead line and underground cable between Sandford substation and AT Route; • Construction of 132kV W Route underground cables and CSEPP; and • Temporary 132kV overhead line diversions. <p>Section D Somerset Levels and Moors North comprises the areas between the northern edge of the Mendip Hills and the southern-most edge of the Tickenham Ridge. The area generally comprises low-lying, flat open fields used for agricultural purposes. The topography ranges between approximately 6-8m above Ordnance Datum (aOD) on the levels and approximately 25m aOD on the northern-most edge of the Mendip Hills, Tickenham Ridge and Nailsea.</p> <p>Isolated hamlets and farmsteads are located along the route, with the primarily population centres consisting of Sandford, Hewish, Yatton, and Nailsea.</p> <p>Numerous interconnected surface water features such as ponds, drainage ditches and rhynes cross the Puxton, Kenn, Nailsea and Tickenham Moors within this section of the development. Primary surface water features include the Oldbridge River, Congresbury Yeo, Little River, River Kenn and the Land Yeo in addition to numerous larger named rhynes.</p>
Purpose of assessment	<p>In accordance with the information provided at tender stage, this assessment was undertaken to provide an initial assessment of potential contamination on site and determine potentially complete pollutant linkages, if present. The report can be used as a technical baseline in support of a preliminary environmental impact (PEI) report and subsequent environmental statement (ES).</p>
PRELIMINARY RISK ASSESSMENT	

Site walkover	<p>A site walkover inspection was undertaken by RSK between 31 May and 3 June 2013. The alignment of the F route trends approximately NE to south from the Mendip Hills at Sandford in the south and the Tickenham Ridge in the NE. A series of towers are located on predominantly low-lying open agricultural fields.</p> <p>The proposed 400kV OHL would exit the Mendip Hill via an underground section of cable, which would enter a new substation at Sandford. The site of the proposed substation currently comprises fields used for agricultural purposes. The new 400kV OHL would roughly trend parallel to the F route, until diverging slightly on the Nailsea Moors. The route would pass NW of Nailsea towards the Tickenham Ridge. The route would cross predominantly low-lying open agricultural fields, bounded by drainage ditches and rhynes.</p> <p>An existing substation is located at Churchill. It is proposed to make alterations to the existing structure and associated grid connections entering the site. The substation is currently located within a rural agricultural setting.</p> <p>Two proposed lay down areas are located at West Hewish and East Hewish, respectively. These currently comprise open flat fields used for agricultural purposes. These are bounded a railway line to the north and Weston Road (A370) to the south and have rhynes adjoining them.</p> <p>The general area between the Mendip Hills and the Tickenham Ridge comprises agricultural fields used for animal grazing. Numerous interconnected drainage ditches and rhynes were identified along field boundaries. Isolated farm and associate buildings are located within the landscape. Larger population centres include Yatton and Nailsea which have commercial and light industrial activities associated with trading estates.</p> <p>No significant current sources of potential contamination were noted in close proximity to the development corridor.</p> <p>Japanese Knotweed was noted growing on the Kenn Moor at Decoypool Drove. It is noted that this was located within 500m of the F route and the proposed 400kV OHL.</p>
History of site and surrounding area	<p>The area within Section D Somerset Levels and Moors North has historically comprised a rural agricultural setting. Numerous fields have generally been used for animal grazing. Occasional small wooded areas and orchards have been located within the area.</p> <p>Industrial land uses have been generally associated with larger population centres along the route such as Yatton and Nailsea. These have included gas works, warehouses and industrial estates at Yatton and the West End Colliery and general coal mining activities, landfills, sewage works and industrial estates at Nailsea.</p> <p>The area around Nailsea has been subject to historic below ground coal working.</p>
Geology, hydrogeology and hydrology	<p>Superficial deposits comprise Tidal Flat Deposits along the majority of the Proposed Development corridor between the Mendip Hills and the Tickenham Ridge and consists of silty clays with basal gravel. Head deposits comprising clay, silt, sand and gravel are located at the base of the Mendip Hills, around Yatton and the Tickenham Ridge. Peat is also identified between Yatton and the Tickenham Ridge on the Kenn, Nailsea and Tickenham Moors.</p> <p>The Mendip Hills and the Tickenham Ridge are generally absent of superficial deposits.</p>

	<p>Bedrock geology between the Mendip Hills and Nailsea comprises the Mercia Mudstone Group (MMG) consisting of mudstone. Beneath Nailsea the bedrock is identified as the Down End Member consisting of sandstone with coal bearing horizons, and the South Wales Lower and Middle Coal Measures consisting of sandstone, and siltstones with coal bearing seems. The Tickenham Ridge comprises limestone of the Clifton Down Formation. The Carboniferous age rocks around Nailsea are heavily faulted.</p> <p>The superficial Tidal Flat Depots and the Head Deposits are designated a secondary undifferentiated aquifer.</p> <p>The MMG is designated a secondary B aquifer. Bedrock beneath Nailsea is generally designated a secondary A aquifer. The Clifton Down Formation on the Tickenham Ridge is designated a principal aquifer and a groundwater SPZ zone 3 (total catchment).</p> <p>Numerous interconnected surface water drainage ditches, ponds and rhynes are located on the low-lying areas of Section D Somerset Levels and Moors North including rivers.</p>
Potentially contaminative uses on site and in surrounding area	<p>Two historic landfills have been identified close to proposed tower locations LD75 to LD76 off North Drove, West End Nailsea. The recorded wastes are inert, non-putrescible and non-hazardous material. The exact extent of one of the landfills is unclear.</p> <p>The former West End Colliery is located at West End, Nailsea. The proposed underground section of the W route would pass through the former colliery site, which included a mine shaft, spoil heap, kiln, buildings and at least two tanks and weighing machinery.</p> <p>A former gas works has been identified off Wemberham Lane at Yatton, located approximately 500m from the F route. This is unlikely to have resulted in significant contamination of ground beneath the Proposed Development. Several other smaller light industries are located close to the development route and include scrap metal recycling, vehicle breakers, garage/MOT service centre, and a former sewage works. These are inferred as having a low potential to result in significant contamination to the Proposed Development area.</p> <p>An existing below ground high pressure gas and/or oil pipeline crossed the proposed 400kV OHL at Stone-edge-Batch close to proposed tower LD81 and the proposed underground route for the W route.</p>
Conceptual model	<p>No potentially complete relevant pollutant linkages have been identified with a risk of moderate or greater.</p> <p>It is likely that a specific coal mining risk assessment will be required for sections of the Proposed Development corridor around Nailsea. This is to be undertaken under separate cover.</p>
CONCLUSIONS AND RECOMMENDATIONS	
Environmental assessment	<p>Potential risks to both controlled waters and human health from the Proposed Development are considered to be low.</p> <p>There is potential requirement to undertake ecological surveys owing to the rural setting of the site.</p> <p>There is the potential requirement to undertake flood risk assessment.</p> <p>There is the requirement to undertake a hydrological risk assessment.</p>

	<p>Suitable mitigation measures should be implemented to prevent ingress of surface water runoff or sediment arising through construction activity to the surface water drains and rhynes. Construction activities should additionally take other ecological constraints/considerations into account and implement appropriate mitigation measures for the protection of ecological receptors. An emergency response plan might be required to document procedures should an incident occur.</p> <p>It is also recommended that during any geotechnical investigations consideration be given to undertaking contamination testing, sampling, monitoring to confirm the low to moderate risk rating.</p> <p>Japanese Knotweed was identified growing within 500m of propose tower locations LD68, however no proposed access tracks are to be located close to this location. As such, risks to the built environment for the Proposed Development are considered low.</p> <p>The proposed 400kV OHL passes through or close to two recorded historic landfills on the Nailsea Moors at North Drove. The environmental database records deposited wastes as including inert, non-putrescible waste and non-hazardous waste.</p> <p>The proposed underground section of the W route around Nailsea passes through the former West End Colliery. In addition, the Nailsea coal field is located close to the Proposed Development and the area is known to have been subject to historic below ground mining.</p> <p>Before any site operations are carried out the site should be inspected by an individual experienced in the recognition of Japanese Knotweed. If Japanese Knotweed is found to be present, adequate precautions must be employed to prevent its spread, in particular along water courses during construction and demolition activities.</p>
<p>Geotechnical assessment</p>	<p>Geotechnical desk studies of site ground conditions were undertaken by LSTC during November 2012 and by Card Geotechnics during January 2010. The geotechnical desk study reports should be read for further site-specific information.</p> <p>A geotechnical assessment of ground conditions was not undertaken as part of the RSK's scope of work.</p> <p>There may be the requirement for intrusive ground works to collect appropriate data to support foundation and concrete design for towers and other structures located along the development route this should include an appropriate assessment to confirm ground stability issues associated with compressible ground hazards owing to Tidal Flat Deposits, Alluvium and Head Deposits along the proposed route.</p> <p>Potential risks to building infrastructure (foundations) from aggressive ground conditions has been identified. The bedrock over most of Section D comprises the Mercia Mudstone Group which is potential sulphate bearing. Potential risks can be mitigated and risks reduced to very low/low through appropriate concrete design.</p> <p>A coal mining risk assessment is likely to be required for the Nailsea area.</p> <p>Peat deposits are known to be present on the Kenn, Nailsea and Tickenham Moors. These may result in compressible ground stability hazards.</p> <p>Potential risks from ground stability hazards may apply for proposed tower or access track locations close to historic landfills on North Drove, West end,</p>

	Nailsea.
<p><i>The information given in this summary is necessarily incomplete and is provided for initial briefing purposes only. The summary must not be used as a substitute for the full text of the report.</i></p>	

1 INTRODUCTION

RSK Environment Limited (RSK) was commissioned by TEP Limited (TEP), on behalf of National Grid (NG), to produce a preliminary risk assessment (PRA) relating to the ground environment. This is in support of a preliminary environmental impact report (PEIR) and subsequent environmental statement (ES) relating to the Proposed Development of a grid connection between Hinkley Point C and Seabank substation.

The Proposed Development is to comprise the removal of an existing 132kV overhead line (OHL) defined as the F route, between Bridgwater substation and Avonmouth substation, and the construction of a new 400kV connection, of approximately 54.4km length, between the proposed Hinkley Point C nuclear power facility and the existing Seabank substation, using a combination of OHL and underground cables. The Proposed Development includes modifications to existing OHL infrastructure and the construction of new substations / compounds and ancillary work, as detailed within Section 1.1.

This report is subject to the RSK service constraints given in Appendix A.

1.1 Background

On 16 April 2013, the Secretary of State (SoS) received a scoping report submitted by NG (the Applicant) under Regulation 8 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 (SI2263) (as amended) (the EIA Regulations) in order to request a scoping opinion for the Proposed Development. The applicant notified the SoS under Regulation 6(1)(b) of the EIA Regulations that it proposes to provide an ES in respect of the Proposed Development. In accordance with Regulation 4(2)(a) of the EIA Regulations, the Proposed Development is determined to be EIA development.

The components of the development are summarised within **Error! Reference source not found..**

Table 1: Proposed Development components

Proposed Development Component	Section(s)
<p>400kV Overhead Line</p> <p>Construction of a new 400kV overhead line of approximately 4.5km from the existing Hinkley to Bridgwater 275kV overhead line on Horsey Level (which would be uprated to 400kV operation) to the existing Hinkley to Melksham 400kV overhead line north of Woolavington.</p> <p>Construction of a new 400kV overhead line of approximately 12.75km from the existing Hinkley to Melksham 400kV overhead line north of Woolavington to a proposed CSE compound south of the Mendip Hills and the River Axe.</p>	A and B
<p>400kV Overhead Line</p> <p>Construction of a 400kV overhead line from the proposed Sandford Substation to Seabank Substation. In the Portishead/Portbury area two options are included within the Development Consent Order (DCO) application: National Grid's preferred route (Option A); and an alternative route (Option B). The total length of the preferred route is approximately 29.8km (Option A) and the alternative route is 31.2km (Option B).</p>	D, E, F and G
<p>Modifications to the Overhead Lines at Hinkley Point</p>	H
<p>CSE Compounds</p> <p>Two single circuit CSE compounds of approximately 34m by 30m are proposed on Horsey Level, north of Bridgwater.</p> <p>A double circuit CSE compound of approximately 65m by 40m is proposed adjacent and east of the M5 motorway to the south of the Mendip Hills and the River Axe.</p>	<p>A (Horsey Level)</p> <p>B (South of Mendip Hills)</p>
<p>400kV Underground Cables</p> <p>These comprise approximately 300m of underground cables between two single circuit CSE compounds on Horsey Level, north of Bridgwater and approximately 8.5km of underground cables between a CSE compound south of the Mendip Hills and the proposed Sandford Substation.</p>	<p>A (Horsey Level)</p> <p>B, C and D (between CSE compound and Sandford Substation)</p>

Proposed Development Component	Section(s)
Removal of Existing 132kV Overhead Lines <ul style="list-style-type: none"> Approximately 53.2km of the existing overhead line (F and G Route) between Bridgwater and Avonmouth substations. Approximately 8.7km of the existing overhead line (W Route) between Nailsea and Portishead Substation (to be replaced with 132kV underground cables). Approximately 1.1km of the existing overhead line (AT Route) to the south of Puxton. Approximately 400m of the existing overhead line (N Route) near Mead Lane, Sandford. A short section of the existing overhead line (BW Route) between Portishead and Avonmouth to achieve a crossing of electrical circuits (to be replaced with 132kV underground cables). Approximately 1.7km of existing overhead line (G Route) from the existing Avonmouth Substation northwards (to be replaced with 132kV underground cables). A short section of three existing 132kV overhead lines (G, DA and BW Routes) in the vicinity of Seabank Substation to achieve a crossing of electrical circuits (to be replaced with 132kV underground cables). 	<p>A, B, C, D, E, F and G (F and G Route)</p> <p>D, E and F (W Route)</p> <p>D (AT and N Route)</p> <p>F and G (BW Routes)</p> <p>G (G Route)</p> <p>G (G, DA and BW Routes at Seabank)</p>
Sandford Substation	D
Construction of 132kV Overhead Lines <p>132kV overhead line connections are required between the proposed Sandford Substation and the existing overhead lines feeding Weston-super-Mare (AT Route) (2.3km) and Churchill (N Route) (285m) and between Churchill Substation and an existing overhead line that currently passes by the substation (264m).</p>	D

Proposed Development Component	Section(s)
Construction of 132kV Underground Cables <ul style="list-style-type: none"> A short section of approximately 250m of underground cable (Y Route) to connect Churchill Substation with an existing overhead line that currently passes by the substation. Approximately 700m of underground cables (AT Route) in the vicinity of the proposed Sandford substation. Approximately 10km of underground cables (W Route) between Nailsea and Portishead Substation. Approximately 2.3km of underground cables (G Route) between the existing Avonmouth substation and just south of the Bristol to Avonmouth railway line. A short section of approximately 150m for Option A and 650m for Option B of underground cable (BW Route) to allow the 400kV overhead line to cross an existing 132kV overhead line to the north east of Portishead. Three short sections of underground cable (G, DA and BW Routes) of between 150m and 300m to allow the 400kV overhead line to cross three existing 132kV overhead lines in the vicinity of Seabank Substation. 	D (Y and AT Routes) D, E and F (W Route) F and G (BW Routes) G (G Route) G (G, DA and BW Routes at Seabank)
Seabank 400kV Substation Extension	G
Extensions/Modifications to Existing 132kV Substations Modifications are required to existing 132kV substations at Churchill, Portishead, Avonmouth and Seabank.	D (Churchill) F (Portishead) G (Avonmouth and Seabank)
Associated Works These include temporary masts and supports for overhead line construction, temporary and permanent access roads, modifications to the highway network and construction storage and working areas.	A, B, C, D, E, F, G and H

The proposed route for the new grid connection and associated work has been subdivided into nine sections. This report assesses the Proposed Development within Section D, defined as the grid connection between the northern-most extent of the Mendip Hills at Webbington and the Tickenham Ridge, north of Nailsea. The subsequent sections of the development are covered in separate standalone reports.

A summary of the proposed components within Section D Somerset Levels and Moors North are as follows:

- Construction of 400kV underground cables;
- Construction of a 400/132kV substation at Nye Road, Sandford;
- Construction of a 400kV overhead line;
- The removal of the F Route and part of the W Route 132kV overhead lines, and a short section on N Route and AT Route overhead lines;

- Construction of a 132kV overhead line between Sandford Substation and existing N Route overhead line;
- Modifications at Churchill 132kV Substation;
- Construction of 132kV underground cables between Y Route and Churchill Substation;
- Construction of a 132kV overhead line between W route and Churchill Substation;
- Construction of 132kV overhead line and underground cable between Sandford substation and AT Route;
- Construction of 132kV W Route underground cables and CSEPP; and
- Temporary 132kV overhead line diversions.

Two previous ground investigation reports have been made available to RSK for review. The primary purpose of these investigations was to identify ground conditions for geotechnical purposes and to provide an unexploded ordnances (UXO) survey. A summary of these investigations is presented within Section 2.3.

1.2 Objective and aims

The objective of the work is to provide an indication of potential contamination issues and other ground related constraints at the site.

The aim of this work is to undertake an assessment of the site and surrounding area in terms of history, environmental setting and potential sources of contamination, from which an initial conceptual site model (ICSM) can be produced. This report and ICSM are to be utilised as a baseline technical report for the PEIR and ES.

1.3 Scope

The scope of the investigation and layout of this report has been designed with consideration of CLR11 (Environment Agency, 2004a), BS 10175: 2011 (BSI, 2011), and National Planning Policy Framework (DCLG, 2012), plus guidance on land contamination reports issued by the Environment Agency (2010a). A summary of relevant legislation is included in Appendix B.

The project was carried out to an agreed brief, as set out in RSK's proposal (reference 110574, dated March 2013). The scope of works for the environmental assessment included:

- a preliminary risk assessment (PRA), to include a review of existing reports (if available), geological, hydrogeological and hydrological information, a commercially available environmental database and historical plans, correspondence with regulatory authorities, and a site walkover; this information is used to develop an initial conceptual site model (ICSM) to consider any potentially complete pollutant linkages;

- a review of published geological data to assess ground stability;
- consultation with the following organisations:
 - Environment Agency (EA);
 - The Coal Authority;
 - Bristol Coal Mining Archives;
 - North Somerset District Council; and
 - Somerset County Council.
- presentation of the baseline data in a standalone technical report, along with a PRA for the site, including an ICSM. It is intended that the PRA and ICSM will form the basis of an environmental statement chapter.

1.4 Existing reports

The following reports were made available to RSK for review:

- Branson, A., Key, S., Strange, J., and Pennock, J., 2010. *Seabank to Bridgwater and Avonmouth: Desk study and preliminary geotechnical risk rating report; CGN/2644*. Harrogate: Card Geotechnics Limited; and
- Triffitt, A.A. and Jones, M.R., 2012. *Hinkley Point – Seabank 400kV Overhead Line: Geotechnical Desk Top Study; LSTC/GI 244*. Issue A. Driffield: LS Transmission Consultancy Limited.

The reader is also directed to the following Coal Mining Risk Assessment report which should be read in conjunction with this report.

- Przewieslik A, Morton, T., 2014. Hinkley Point C to Seabank Grid Connection Project Coal Mining Risk Assessment. 312318 – R10 (00). RSK Environment Ltd.

2 THE SITE

2.1 Site location and description

Section D Somerset Levels and Moors North lies between the northern edge of the Mendip Hills at approximate NG reference 341325 159550 in Sandford to the Tickenham Ridge, north of Nailsea at approximate NG reference 346724 171790. The area generally comprises low-lying flat open fields crossed by numerous interconnected drainage ditches and rhynes and includes the Puxton Moor, Kenn Moor, Nailsea Moor, and Tickenham Moor. The low-lying areas are generally at between 6-8m above Ordnance Datum (aOD), rising gently to approximately 12-17m AOD at Nailsea. The topography slopes gently up towards the north to approximately 80m aOD on the Tickenham Ridge (along the route corridor within Section D). The low-lying areas are predominantly used for agricultural purposes including animal grazing. The field boundaries are generally marked by low hedgerows, occasional mature trees and drainage ditches. In the vicinity of Sandford, land use is given over to orchards. No significant industrial areas are located within this section.

Typically small villages and hamlets are located on the low-lying areas. The larger residential areas include Sandford, Puxton, Hewish, Churchill, Congresbury, Yatton, Kingston Seymour, Kenn and Nailsea. Numerous farmsteads and associated buildings are located on the moors.

The primary surface water features within Section D Somerset Levels and Moors North along the route corridor include the Oldbridge River, Congresbury Yeo, Little River, River Kenn and the Land Yeo. Several larger named rhynes are found within this section include the following:

- Hardmead Rhyne, Liddy Rhyne, Rockers Rhyne, Carditch Rhyne, Crookwell Rhyne, Moor wall Rhyne, Littlewall Rhyne, Brandeer Rhyne, Binhay Rhyne, Biddle Street Rhyne, Branch Rhyne, Wemberham Rhyne, Lamprey Rhyne, Tynever rhyme, Thirteen Acre Rhyne, Mawkins' Rhyne, Say's Rhyne, Blackditch Rhyne, Decoypool Rhyne, Parish Rhyne, Ten Feet Rhyne, North Drove Rhyne, Tickenham Boundary Rhyne, North Drove Rhyne and Parish Brook.

A site location plan is presented as Figure 1 and the proposed redline boundary is presented as Figure 2.

2.2 Existing reports

2.2.1 Card Geotechnics Ltd, January 2010

The report presents a desk study and preliminary geotechnical risk rating for the proposed 400kV OHL between the Bridgwater 275/132kV substation at Dunwear, Bridgwater and the Seabank 400/275kV substation at Avonmouth. The report also includes an unexploded ordnance (UXO) desk study for the entire route corridor. It is noted that the current route alignment has been adjusted since the production of the Card report, 2010. The report covers the whole length of the proposed grid connection as it stood in 2010.

The key findings of the report are summarised below, however they cover the whole length of the grid connection route. Where feasible, pertinent features relating to Section D Somerset Levels and Moors South have been highlighted within the summary below:

- The existing F route was constructed over a phased programme between the 1950s and 1970s, with some additions during the 1980s;
- In general, either Estuarine Alluvium or Tidal Flat Deposits are noted to underlie most of the proposed towers. Localised deposits of the Burtle Beds, Peat, Head Deposits, Alluvium, Higher Estuarine Alluvium and First and Second River Terrace Deposits are located along the route corridor;
- Made Ground or worked ground is predominantly located within the Avonmouth area along the route corridor, however may be located along the M5 motorway or railway lines and other road infrastructure;
- Soft ground, peat and potentially aggressive ground conditions have been identified along the route at a number of tower locations;
- The solid geology south of the Mendips is dominated by the Triassic Mercia Mudstone Group (MMG), which has a thickness of up to 350m. Within the southern most sections of the route corridor, the solid geology was identified as the Lower Lias or Blue Lias Formations. Through the Mendips, the bedrock comprises steeply dipping Carboniferous age rocks including the Upper and Lower Coal Measures and the Pembroke Limestone Group. Within the Nailsea area the bedrock comprises the Pennant Sandstone Formation and through the Tickenham Ridge section the bedrock comprises the Pembroke Limestone Group. From Portishead to Avonmouth, bedrock comprises the MMG;
- Several geological faults are identified along the route corridor. Within the southern section of the route there is a slight syncline within the rock strata and a series of faults where the Lower and Blue Lias Formation overlies the gently dipping MMG. A significant, however unnamed fault is located in the vicinity of Biddisham, dipping to the south-west and trending east-west. Faulting intensity increases within the northern part of the route corridor, especially within the coal measures;

- Within the Nailsea area, the route corridor passed over coal bearing strata. Recorded coal workings are located within 250m of some proposed towers within this area;
- Several small quarries and gravel pits are located along the route corridor and several historic landfills, are predominantly located within the Avonmouth area;
- A full UXO desk study was undertaken on behalf of Card Geotechnics by BAE systems. The report identified five former explosives/munitions factories along the route, dating back to World War I (WWI) at Avonmouth, Henbury, Portishead, Chittening and Bridgwater. Several World War II (WWII) defence structures including pill boxes and heavy anti-aircraft (HAA) batteries were identified in the vicinity of the route corridor, although these have been dismantled. The majority of the route corridor comprised a low density population area and as such had a very low aerial bombing density. Within the City Borough of Bristol (including Avonmouth) the bombing density of 6e HE/100ha, a relatively high frequency was identified. The report states that the typical maximum depth of German air-dropped UXO within the tidal flat deposits within Avonmouth is likely to be in the order of 10m below ground level (bgl).
- The risk of encountering contamination or explosive devices from munitions factories or buried UXO is low as the surrounding land use is rural or has been extensively developed (Portishead/Avonmouth area's) and any residues are likely to have degraded and dispersed in the intervening time;
- The report recommends that where ground work is to be undertaken in close proximity to munitions factories at Bridgwater, Avonmouth and Henbury, that soil samples should be sent for laboratory analysis to check for the presence of contamination. Where ground work is to be undertaken close to any HAA sites at Bridgwater and Avonmouth, site operatives should be made aware of the potential of encountering munitions; and
- The report provides generic geotechnical recommendations for foundation design.

A copy of the report is presented within Appendix G.

2.2.2 LSTC Ltd, November 2012

The report provides an assessment of anticipated ground conditions based on a geotechnical desk study, historic borehole logs and historic maps to make recommendations for preliminary ground investigations, from which preliminary tower foundations can be designed.

It is noted that the current route alignment has been adjusted since the production of the LSTC report, 2012. The report covers the whole length of the proposed grid connection as it stood in 2012.

The key findings of the report are summarised, however cover the whole length of the grid connection route. Where feasible, pertinent features relating to Section D Somerset Levels and Moors North have been highlighted within the summary below:

- The geological mapping for the route corridor indicates the potential for weak ground bearing properties at tower locations for the majority of locations and piled foundations would be anticipated;
- Cone penetration tests (CPT's) were recommended as an effective investigation methodology to provide geotechnical parameters. Rotary boreholes should be drilled to confirm CPT results and monitoring wells installed to monitor groundwater levels;
- The report identifies both the superficial and bedrock geology beneath the route corridor;
- The Avonmouth and Nailsea coal fields are located within the northern section of the route. Mining activity may have been undertaken and further investigation was recommended;
- The report summarises the findings of the previous Card Geotechnics, 2010, investigations including the UXO desk study; and
- The report makes generic recommendations for ground investigation techniques to allow geotechnical parameters to be collected.

A copy of the report is presented within Appendix G.

3 PRELIMINARY RISK ASSESSMENT (PRA)

3.1 Site walkover

A preliminary site visit was undertaken on between 31 May and 3 June 2013. Photographs of the study site and surrounds are provided in Appendix C. A description of the site and potentially significant environmental and geotechnical issues arising from the survey are summarised below.

3.1.1 Site description

Sandford to Yatton

The F route leaves the Mendip Hills at their northern extent close to Towerhead, Sandford at approximate National Grid (NG) reference 341325 159550. The F route crosses Towerhead Road (A368) close to a depot and proceeds north towards Wastleigh Farm off Mead Lane, crossing agricultural fields. At approximate NG reference 341298 159931, the F route connects with the existing N route (132kV OHL) operated by Western Power Distribution (WPD). The N route trends east-north-east (ENE) towards Sandford. At the tee between the F route and the N route, the F route proceeds in a north-north-east (NNE) direction towards Puxton. The F route crosses predominately agricultural fields used for arable farming, animal grazing and as orchards. At approximate NG reference 341713 162274 on the Puxton Moor, the F route connects with the existing AT route (132kV OHL) that trends west towards East Rolstone.

The F route proceeds north, across the Puxton Moor, which comprises flat, open low-lying fields bounded by numerous interconnected drainage ditches and rhynes. The land is predominantly used for animal grazing. Low hedgerows and occasional mature trees bound the field margins. The F route passes east of Puxton and Hewish, crossing Weston Road (A370) at approximate NG reference 341712 164521. The route proceeds north, crossing the Congresbury Yeo at NG reference 341650 164867, west of Yatton.

The proposed 400kV connection would comprise an underground section of cable emerging from the northern extent on the Mendip Hill at Towerhead, Sandford. The Proposed Development corridor is located beneath fields currently used for agricultural purposes and roughly follows the current alignment of the F route. The underground cable would enter a proposed substation, located off Nye Road, Sandford at NG reference 341688 160523. This site currently a field, is used for animal grazing and as part of an orchard. The site houses several small buildings used for agricultural purposes. A second proposed underground cable route compound would be constructed on a field located immediately west of the proposed substation. This field currently comprises fields used for agricultural purposes.

The proposed 400kV OHL would exit the proposed substation and roughly proceed parallel to the existing F route alignment towards Puxton Moor and Yatton.

Two additional, however separate areas associated with the development works are located close to Hewish. These areas are proposed to be used as lay down or staging areas, although the precise site use has not been determined. These two sites are currently open fields used for animal grazing. The northern boundaries of both sites adjoin a railway line with the southern boundaries adjoining Weston Road (A370). The first site is centred at approximate NG reference 340312 164591 at East Hewish. A residential property is located adjoining the southern boundary and New Rhyne beyond the northern boundary. The second site is located at approximate NG reference 336216 163647 at West Hewish. This site is bounded to the east by Balls Yeo Rhyne.

Yatton to Nailsea

Between Kingston Seymour and North End, Yatton, at approximate NG reference 341072 166992, the F route follows a north-east (NE) direction across Kenn Moor. Both the Puxton Moor and Kenn Moor comprise flat, open low-lying fields used predominantly for animal grazing. The moors are crossed by numerous interconnected drainage ditches and rhynes with low hedgerows at field margins.

The F route crosses the Kenn Moor towards West End, Nailsea, crossing the River Kenn at approximate NG reference 344063 169358 and proceeds around the north-western edge of Nailsea, across both the Nailsea Moor and Tickenham Moor. These moors are low-lying agricultural fields used for animal grazing. The F route proceeds north, following the local topography, rising up to the Tickenham Ridge at Stone-edge Batch, north of Nailsea.

Additional work in the vicinity of West End, Nailsea, involves alterations to the existing W Route, a 132kV OHL operated by WPD that proceeds north from the Churchill 132/33kV substation, around the north-western edge of Nailsea and over the Tickenham Ridge. These alterations include the removal of the existing 132kV OHL from West End, Nailsea, close to Nursebatch Farm. The current 132kV OHL proceeds NE around the western edge of Nailsea, parallel to the F route over the Nailsea Moor and Tickenham Moor. The W route crosses the Middle Yeo at approximate NG reference 346411 171574 and follows the local topography up towards the Tickenham Ridge. An underground 132kV cable is proposed to replace the W route OHL section around west Nailsea. The underground section would connect to the existing W route at Nursebatch Farm and trend NE towards Engine Lane on the western edge of Nailsea. This area currently comprises open flat fields used for arable farming and animal grazing. The underground cable would then proceed north, parallel with Engine Road, until the junction with Blackfriars Road at the West End Trading Estate at approximate NG reference 345806 169982. At this junction, the underground cable would split into two separate sections. One section would follow Blackfriars Road, through the trading estate to the junction with Hannah Moor Road. The trading estate currently comprises warehouses and commercial business units with associated vehicle parking. Surrounding the trading estate are residential properties with private gardens. The

underground cable follows Hannah Moor Road, north towards the junction with Queens Road, following this road until reaching Hannah Way.

The second section of underground cable would continue north at the junction of Engine Lane and Blackfriars Road until the junction with West End Lane. The underground cable would proceed east along West End Lane until the junction with Queens Road, at which both cables would be rejoin into a single route. This area predominantly comprises residential properties with private gardens.

The proposed 400kV OHL would follow parallel to the current F route alignment from North End, Yatton to Nailsea. The route would cross open flat low-lying agricultural fields with numerous interconnected drainage ditches and low hedgerows. At West End, Nailsea, the proposed 400kV OHL would diverge slightly from the current F route alignment, proceeding NE across the Nailsea Moor and Tickenham Moor, and up towards the Tickenham Ridge at Stone-edge Batch, north of Nailsea.

Four separate lay down areas associated with the construction of the underground cable route would be constructed. All four areas currently comprise open fields used for agricultural purposes. These are located at NG reference 346047 171885 at Tickenham, off the causeway on the Tickenham Moors at NG reference 345866 170602, at 345874 169673 off Engine Lane, Nailsea and within fields east of Nursebatch Farm at NG reference 345578 169458.

Churchill Substation

The Churchill 132/33kV sub-station is located close to Stock at NG reference 345132 162242 off Stock Lane (B3133). The site currently houses an electrical substation including electric switch-gear, several towers, ancillary buildings and both asphalt and gravel access tracks and is surrounded by an electrified metal palisade fence. The site was not accessible during the site inspections.

3.1.2 Japanese Knotweed

Japanese knotweed is a non-native, highly invasive species and spreads via rhizomes (underground 'stems') rather than seeds in the UK. It is found in a range of habitats across the UK including roadsides, riverbanks and derelict land.

The initial site walkover identified Japanese Knotweed on Kenn Moor off a Decoypool Drove (track) at approximate NG reference 343425 168418. The nearest tower location is LD68 at approximately 450m distance from the JK growth. It is noted that Decoypool Drove is not a proposed access track for the development and that no proposed towers will be constructed within circa 500m of the identified Japanese Knotweed.

This inspection was not undertaken by a Japanese Knotweed expert. It is therefore recommended that before any site operations are carried out the site is inspected by an individual experienced in the recognition of Japanese Knotweed. If Japanese Knotweed is found to be present, adequate precautions must be employed to prevent its spread, in particular along water courses during construction and demolition activities.

3.1.3 Off site issues

The low lying areas are crossed by numerous interconnected drainage ditches and rhynes (surface water features). A water treatment works is located opposite the site proposed for development as the substation off Nye Road, Sandford.

3.1.4 On site geotechnical issues

Both the existing F route and the proposed 400kV OHL are located on flat, low-lying land with numerous interconnected drainage ditches and rhynes bordering field margins. These low-lying fields may be water logged or partly flooded during prolonged rainfall or during spring, autumn and winter seasons. In addition, there may be areas that are waterlogged or partly flooded during 'normal' weather conditions. The drainage ditches can be wide and deep, although the water flow rate is typically low.

There is the potential for weak ground bearing properties where Alluvium, Tidal Flat Deposits or peat are present at existing and proposed tower locations and along access tracks. In addition, there is the potential compressible ground stability hazards associated with peat and soft clays.

Many drainage ditches and rhynes are culverted to allow access tracks to cross these surface water features. These may be old or in general disrepair. Assessment of their condition may be required prior to vehicle movement over them.

The areas between West End, Nailsea and the Tickenham Ridge falls within the Nailsea coal field. Historical below ground coal working is known to have been undertaken within the area. There may be ground stability hazards associated with former coal mining activities.

3.2 Ground conditions

3.2.1 Geology

Published records (British Geological Survey) for the area indicated the geology of the site to be characterised by the succession recorded in Table 2.

Table 2: Geology within Section D Somerset Levels and Moors North

Geological unit	Description	Estimated thickness (m)
Superficial geology	<p>Superficial deposits are shown to underlie the majority of both the proposed 400kV OHL and existing F route. These include:</p> <p>Tidal Flat Deposits: comprising clay, silt and sand. These are described as consolidated soft silty clay, with layers of sand, gravel and peat. These deposits are typically located beneath the entire route between the northern edge of the Mendip Hills at Sandford to Yatton and Kenn Moor.</p> <p>Head Deposits: comprising clay, silt, sand and gravel. These are described as poorly sorted and poorly stratified deposits formed mostly by solifluction and/or hillwash and soil creep. Essentially comprising sand and gravel, locally with lenses of silt, clay or peat and organic material. In the Bristol area: red or brown silt and stony clay with cobbles of hard rock, eg Carboniferous limestone or sandstone. Argillaceous frost-shattered rock debris either <i>in-situ</i> or soliflucted. These deposits are principally located at the northern edge of the Mendip Hills at Sandford and around North End, Yatton.</p> <p>Peat: comprising peat deposits. These are described as an organic-rich clay; humic deposits - accumulation of wet, dark brown, partially decomposed vegetation. Peat is located on Kenn Moor NE of Yatton, Nailsea Moor and Tickenham Moor.</p> <p>Superficial deposits are generally absent on the Mendip Hills and the Tickenham Ridge and over Nailsea.</p>	Several meters
Bedrock	<p>The northern edge of the Mendip Hills comprises the Mercia Mudstone Group (MMG) described as dominantly red, less commonly green-grey, mudstones and subordinate siltstones with thick halite-bearing units in some basinal areas at depth. This extends from Sandford to West, End Nailsea.</p> <p>At West End, Nailsea the bedrock is identified as the Down End Member comprising sandstone. This member forms part of the Pennant Series, the Upper Coal Measures of Carboniferous Period. These are described as sandstone with some conglomerate and pebbly sandstone and sporadic fissile mudstone beds. Some workable coal seams are also present. Sandstone is typically a coarse-grained lithic arenite of "Pennant" type.</p> <p>At the northern end of Nailsea, the bedrock comprises the South Wales Lower Coal Measures Formation and South Wales Middle Coal Measures Formation. These comprise undifferentiated sedimentary bedrock with coal bearing seams.</p> <p>The area is generally heavily faulted with significant faults identified as the Tickenham Fault and Naish House Fault.</p> <p>The Middle and Lower Coal Measures Formation sit unconformably on the Clifton Down Limestone Formation</p>	Up to 660m thickness on the Somerset coal field

Geological unit	Description	Estimated thickness (m)
	comprising limestone. This is located north of Nailsea at the base of the Tickenham Ridge.	
Source: British Geological Survey website: http://mapapps.bgs.ac.uk/geologyofbritain/home.html		

Made or artificial ground is not indicated on the geological mapping included with the environmental database report for the route or within 50m of the route alignment.

Coal bearing strata are identified within the Down End Member, the South Wales Lower Coal Measures Formation and South Wales Middle Coal Measures Formation in the vicinity of Nailsea. As such, there may be ground stability hazards associated with historic coal mining activities.

It is noted that the proposed 400kV OHL does not cross the Down End Member or coal bearing strata, with the alignment of this route west of these deposits. However the proposed underground section of existing 132kV cable would cross the Down End Member at West End, Nailsea.

A summary of the geology is presented on Figure 3.

3.2.2 British Geological Survey (BGS) Borehole Records

The previous geotechnical desk study reports identified a comprehensive list of BGS borehole records for the general vicinity of the Proposed Development corridor. Please refer to the relevant reports for further details on available BGS records.

A brief review of these BGS records indicates that the published geology along the Proposed Development corridor corresponds with ground conditions encountered during historic ground investigations.

Copies of the previous geotechnical desk study reports are presented within Appendix G.

3.2.3 Soils

Reference has been made to the National Soils Resources Institute at the Cranfield University for data on soil types present within the section using <https://www.landis.org.uk/soilscapes/>.

A large part of Section D is underlain by soils comprising naturally wet loamy and clayey soils of the coastal flats and around Nailsea freely draining acid loamy soil.

Slightly acid loamy and clayey soils with impeded drainage; and loamy and sandy soils with a peaty surface are also present to a lesser extent.

3.2.4 Designated geological sites

Evidence has been sought to identify any designated geological sites in the vicinity of the site. The sources of information referenced in this element of the desk study include:

- environmental database report (SSSI's);
- the Joint Nature Conservation Committee (JNCC) (<http://jncc.defra.gov.uk/default.aspx?page=4177&authority=UKK12>) for details of Geological Conservation Review reports; and
- the European Geoparks Network (<http://www.europeangeoparks.org/>) for details of European Designated Geoparks

No geologically related SSSIs were identified within the environmental database report. The site does not lie within a designated European Geopark, and there were no records within the JNCC database that relate to the site or the immediately surrounding area.

3.2.5 Radon

The environmental database report indicates that the proposed OHL routes between Sandford and Nailsea are not located within an 'Affected Area' as defined by the Documents of the National Radiological Protection Board (Radon Atlas of England and Wales, NRPB-W26-2002). The report states that 'no radon protection measures are necessary in the construction of new dwellings or extensions'.

Areas around Nailsea, located over the South Wales Middle and Lower Coal Measures Formation are defined as not being within an 'Affected Area' as defined by the Documents of the National Radiological Protection Board (Radon Atlas of England and Wales, NRPB-W26-2002). The report states that 'no radon protection measures are necessary in the construction of new dwellings or extensions'.

The areas in the vicinity of the Tickenham Ridge along the proposed underground 132kV route and 400kV OHL is defined as being within an 'Affected Area' as defined by the Documents of the National Radiological Protection Board (Radon Atlas of England and Wales, NRPB-W26-2002). The report states that 'full radon protection measures are necessary in the construction of new dwellings or extensions. This relates to the presence of limestone on the ridge.

3.2.6 Mining and quarrying

Evidence has been sought to identify any mining and quarrying operations, past and present, which have taken place in the vicinity of the site. The sources of information referenced in this element of the desk study include:

- environmental database report

The lay down areas close to Hewish, the Churchill 132/33kV sub-station and the development corridor between the Mendip Hills at Sandford and West End, Nailsea are not located within an area at risk from coal mining activities or within a brine affected area. Risks from shallow mine workings are negligible.

The area along the development corridor between West End, Nailsea and the Tickenham Ridge is identified within the environmental database as being at risk from historic coal mining activities. A low risk designation has been applied to this section of the route from shallow mine workings. This section of the route is not located within a brine affected area.

The route passes through the Nailsea coal field, which ranges from West End, Nailsea to the Tickenham Ridge and east towards Wraxhall. Historic below ground mining of coal seams is known to have been undertaken in the vicinity of Nailsea and the Tickenham Ridge. In addition, parts of the proposed underground section of 132kV cable at the western end of Nailsea pass through Coal Authority referral areas.

A number of small ponds, ground workings, and cuttings have been identified within the wider area that may have represented borrow pits and have been potentially infilled. None are identified beneath proposed tower locations based on a review of historic maps.

3.2.7 Designated mineral extraction sites

To determine whether sites with current or future mineral value are located in close proximity to the development corridor, a review of information available on the BGS website relating to designated mineral safeguard areas (MSA's) within Somerset was undertaken. No MSA's are located along the Proposed Development. A review of planning application for mineral purposes was also undertaken. This included the review of any recorded valid or expired planning permissions for both surface and underground mineral extraction activities as recorded by the Mineral Planning Authority. This data specifically relates to planning permissions dated as of 1 October 2004 and includes information on the mineral resource extracted.

Key features within Section D Somerset Levels and Moors North is summarised below, although it should be noted that there are additional sites within the wider regional area that are considered to have a lower impact on the development corridor:

- There are no recorded mineral sites along the route corridor within Section D Somerset Levels and Moors North; and
- There are peat deposits identified on the Kenn, Nailsea and Tickenham Moors. These have the potential to be a future resource.

A copy of the Mineral Resource Map can be viewed at <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>.

The northern-most part of Section D Somerset Levels and Moors North is located within an area designated under the petroleum exploration and development licence, issued under the Petroleum (Production) Act 1934 (as at September 2004). This incorporates areas within Section D including the northern half of Nailsea, Tickenham Moors and the southern part of the Tickenham Ridge.

3.2.8 Ground stability hazards

Evidence has been sought to identify any potential ground stability hazards on or in the immediate vicinity of the site. The sources of information referenced in this element of the desk study include:

- environmental database report

Table 3: Ground stability hazards

Hazard	Hazard Potential on Site
Collapsible Ground	Negligible to very low hazard
Compressible Ground	Moderate to high hazard
Ground Dissolution	Null/negligible to moderate hazard
Landslide	Very low to low hazard
Running Sand	Moderate hazard
Shrinking or Swelling Clay	Very low to low hazard

Potential ground stability hazards arising from ground dissolution is generally null/negligible for the route alignment. However a moderate risk has been identified on the Tickenham Ridge. This is likely to be associated with the limestone bedrock.

Potential ground stability hazards arising from compressible ground are classed as moderate on the flat-low lying areas, where the superficial deposits comprise either head deposits or tidal flat deposits between the Mendip Hills and west Yatton.

Where peat deposits are found between east of Yatton and the base of the Tickenham Ridge, north of Nailsea, a high risk potential has been identified. This is owing to the compressible nature of peat.

There are no recorded natural cavities or man-made cavities within the site boundary.

3.2.9 Landfilling and land reclamation

Evidence has been sought to identify any landfilling or land reclamation operations, past and present, which have taken place in the vicinity of the site. The sources of information referenced in this element of the desk study include:

- environmental database report

There are no recorded historic landfills operational landfills and waste sites in the vicinity of the Churchill 1332/33kV sub-station, or the lay down areas close to Hewish.

A metal recycling site is located off Weston Road (A370) east of Hewish. The site is located within 50m of the proposed 400kV OHL. Additional scrap yards, vehicle dismantlers are located along the A370 east of Hewish. The proposed 400kV OHL would cross overhead of these land uses between towers LD50 and LD51.

There are several landfills and registered waste sites greater than 500m from the route corridor. These are considered unlikely to significantly impact the site owing to the distance from the site.

A historic landfill (North Drove) is located on the Nailsea Moors within very close proximity to the proposed 400kVOHL at tower location LD75 and the proposed associated access tracks. This landfill is located at approximate NG reference 344800 170400, close to West End, Nailsea. The recorded waste material deposited include inert waste. The landfill operated between 1972 and 1987.

A second recorded non-operational landfill is located at approximate NG reference 345500 170600, close to the proposed access track and tower LD76 on the Nailsea Moor. The precise site boundary is not provided. The landfill operated during the 1970s and included non-hazardous waste.

3.2.10 Ground gas

Given the anticipated ground conditions the risk associated with ground gas (methane and carbon dioxide) is considered low to moderate in accordance with CIRIA C665 (Wilson et al., 2007). It is noted that peat deposits are present on the Nailsea and Tickenham Moors.

Landfills are also located on the Nailsea Moors at North Drove. The risk rating for ground gas is considered moderate to high for this section of the route alignment.

3.3 Hydrogeology

3.3.1 Aquifer characteristics

The groundwater flow is expected to follow the topography and flow generally towards surface water features such as the rivers and rhynes.

3.3.2 Vulnerability of groundwater resources

The head deposits close to the Mendip Hills at Sandford and around Yatton are designated a secondary undifferentiated aquifer. The Tidal Flat deposits and peat deposits along the remaining Proposed Development corridor are designated as unproductive.

Strata beneath a short section of the proposed 132kV OHL at the Churchill 132/33kV sub-station is designated as a secondary B aquifer. The MMG between the Mendip Hills at Sandford and Nailsea is also classified by the EA as a secondary B aquifer:

- Secondary B aquifers are permeable layers capable of supporting water supplies at a local level rather than strategic scale, and in some cases forming an imported source of base flow to rivers.

The South Wales Middle and Lower Coal Measures Formations have been designated as secondary A aquifers:

- secondary A aquifer: permeable layers capable of supporting water supplies at a local level rather than strategic scale, and in some cases forming an imported source of base flow to rivers.

The Down End Limestone Formation on the Tickenham Ridge has been designated a principal aquifer:

- Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/base flow on a strategic scale.

3.3.3 Risk from rising groundwater levels

Rising groundwater levels can result in flooding if not properly controlled. In certain areas groundwater levels are rising owing to reduced groundwater abstraction by industry.

The environmental database indicates that the area in the vicinity of the Churchill 132/33kV sub-station may be at very high risk from groundwater flooding susceptibility. The confidence level in this information is moderate.

The proposed lay down areas at Hewish are indicated to be at negligible risk from groundwater flooding susceptibility.

The Proposed Development corridor between Sandford and Tickenham Ridge is indicated to be at very high risk from groundwater flooding susceptibility. The confidence level in this information is moderate to high.

3.3.4 Licensed groundwater abstraction

There are several groundwater abstractions in the general vicinity of the Proposed Development corridor. These are as follows:

- A single abstraction located close to Nye Road, Sandford – for general farming and domestic use, not potable;
- Four abstractions between Sandford and Yatton - for general farming and domestic use, not potable;
- Two abstractions between Yatton and Nailsea - for general farming and domestic use, not potable;
- Two abstractions between Nailsea and Tickenham Ridge - for general farming and domestic use and general use relating to medium loss, not potable; and
- Seven abstractions close to the Churchill sub-station – for process water, not potable.

There are four potable water abstractions within 1,500m of the development corridor. These include:

- 890m north-east of the Churchill sub-station – for use as bottled water;
- 1,255m south-west of Sandford – for direct potable water;
- 1,632m north-west of Yatton - for direct potable water; and
- 1,662m south-east of Yatton - for direct potable water.

In terms of aquifer protection, the EA generally adopts a three-fold classification of source protection zones (SPZ) for public supply abstraction wells.

- zone 1 or 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source;
- zone 2 or 'outer protection zone' is defined by a 400-day travel time to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants; and
- zone 3 or 'total catchment' is the total area needed to support removal of water from the borehole, and to support any discharge from the borehole.

Information available on the EA website indicates that the majority of the Proposed Development corridor does not lie within a currently designated groundwater SPZ. The notable exception is the Tickenham Ridge. The Down End Limestone Member has been designated a SPZ 1 (inner zone).

A SPZ 3 (total catchment) is located approximately 450m south of the site.

3.4 Hydrology

This is commented on in brief in the following sub-sections as the hydrology of the site will be dealt with in a separate technical report.

3.4.1 Surface watercourses

There are numerous interconnected small surface water courses, drainage ditches and rhynes within the low-lying flat areas between the Mendip Hills and the Tickenham Ridge.

The primary surface water features within Section D Somerset Levels and Moors North along the route corridor include the Oldbridge River, Congresbury Yeo, Little River, River Kenn and the Land Yeo. Many additional named rhynes are located within this area. These are summarised within section 2.1.

Several pollution incidents to controlled waters are recorded within 250m of the Proposed Development corridor. The pollutant type variably comprised household waste and demolition waste, agricultural materials, and slurry. These are considered unlikely to significantly impact the development.

A significant impact to controlled waters was recorded in 2002 at the West End Trading estate. The pollutant type is recorded as inorganic chemicals or products. It is noted that this incident occurred close to the proposed underground section of the 132kV OHL through Nailsea. Additional pollution incidents to controlled waters are recorded along the Causeway on the Nailsea and Tickenham Moors. These were designated major and significant incidents resulting through the release of surfactants and detergents.

The environmental database indicates that the biological water quality within the interconnected drainage network is generally very good to excellent (grade A-B, however the chemical quality typically ranges between moderate to good (D-C).

3.4.2 Surface water abstractions

There are several surface water abstractions within 1,000m of the development corridor. These abstractions predominantly extract water from the larger surface water features such as the rivers. The specified uses for the abstractions include hydroelectric power generation, transfer between water sources, medium loss activities, spray irrigation and fish farm uses.

No potable surface water abstractions are noted within 1,500m of the development area.

3.4.3 Site drainage

The development area predominantly comprises agricultural fields, which drain into an interconnected drainage and rhyne system.

3.4.4 Preliminary flood risk assessment

A standalone flood risk assessment is to be undertaken under separate cover. A general overview is presented below.

The majority of the existing F route and proposed 400kV OHL/underground cable and associated compounds are located within a zone 2 and zone 3 flood risk area. This includes the low-lying land north of the Mendip Hills at Sandford to West End, Nailsea and includes the Kenn Moors, Nailsea Moors and Tickenham Moors. A floodwater storage area is identified north of Weston Road (A370) between Hewish, Congresbury and Yatton, close to proposed tower LD52.

Both the Mendip Hills and Tickenham Ridge are absent of flood risks.

The Churchill sub-station is not shown to lie within an area prone to flooding, although land 60m north is situated within a zone 2 and 3 flood area.

The additional two areas in the vicinity of Hewish are shown to be located inside a zone 3 floodplain with zone 2 floodplains in close proximity. Flood defences are shown to be present along the Congresbury Yeo, north of Hewish and south of Yatton.

Zone 2 flood areas estimate the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and sea but less than 1% from rivers and 0.5% from the sea.

Zone 3 flood areas estimate the annual probability of flooding as one in one hundred (1%) or greater from rivers and one in two hundred (0.5%) or greater from the sea.

3.5 History of site and surrounding area

The history of the land-use and development of the site and surrounding area has been assessed based on the following sources:

- historical maps within the environmental database from 1884 to 2012.

Copies of OS and County Series maps are included in the environmental database report in Appendix E. Reference to historical maps provides invaluable information regarding the land use history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive maps.

The development history of the Churchill 132/33kV sub-station and the lay down areas close to Hewish and surrounding area from the above sources are summarised below:

1880s: The site housing the current Churchill 132/32kV sub-station comprises agricultural fields and wooded areas. Small pounds are located beyond the site boundary. Wood Lane bounds the eastern edge of the future sub-station site. The wider surrounding land use is rural and agricultural with isolated farmsteads and associated buildings. Both sites at Hewish comprise open fields. Balls Yeo Rhyne bounds the site at West Hewish along the western boundary and Palmer's Elm Farm bounds the north-eastern boundary. A lane crosses the northern-most part of the site. A railway line bounds both sites to the north. The Congresbury Yeo (river) is located within 500m of the site at East Hewish. The surrounding land use around both sites is generally agricultural and rural with isolated farms and associated buildings.

1900s: A railway line has been constructed north of the future Churchill sub-station site. The railway line trends west to east at a distance of approximately 100m from the site. No significant changes are evident for the sites at East and West Hewish.

1930s: No historic maps are available for the Churchill sub-station site. Partial maps are available for the East Hewish site. No significant changes are evident for the sites at East and West Hewish.

1950s: A sub-station and OHL are shown on site and entering the site from the east, south and west. The building footprint of the sub-station is larger than the current footprint and the sub-station extends beyond the western site boundary into the adjacent field. No significant changes are evident for the sites at East and West Hewish.

1960s: A map for the site at East Hewish is available. This shows that a residential property was constructed adjoining the southern boundary of the site.

1970s: The sub-station building footprint has changed and corresponds to the current layout. The OHL connections associated with the site have changed and correspond with the current layout. Commercial development is evident at Stock, located approximately 500m south of the Churchill sub-station. This includes a mushroom farm. The railway line north of the site is noted to have been dismantled. The M5 motorway is shown west of the site at west Hewish. No significant changes are evident for the sites at East and West Hewish.

1980s: No historic maps are available for the Churchill sub-station site. Partial maps are available for the East Hewish site. No significant changes are evident for the sites at East and West Hewish.

2000s: No significant changes are evident at the Churchill sub-station site. No significant changes are evident for the sites at East and West Hewish.

2010s: No significant changes are evident at the Churchill sub-station site. No significant changes are evident for the sites at East and West Hewish.

In general, the site history for the Churchill 132/33kV sub-station has comprised agricultural fields until the construction of the sub-station during the 1950s. The sub-station was re-developed during the 1970s to its current layout. The surrounding land use has predominantly consisted of rural and agricultural setting. A railway line was constructed approximately 100m north of the site, however is shown to be disused by the 1970s.

The lay down sites at West and East Hewish are shown to have comprises agricultural fields since prior to 1884 until present. The surrounding land use has consisted of a rural agricultural setting. A railway line has bounded both sites to the north since prior to 1884 and surface water features are located within close proximity.

The development history of the existing F route, the proposed 400kV OHL line and supporting below ground works around Nailsea and surrounding area from the above sources is summarised below:

1880s: The area surrounding the proposed underground section of 400kV cable north of the Mendip Hills comprises agricultural fields and orchards. The Towerhead Brook is shown to cross the proposed underground section of cable. Several ponds are shown in the general vicinity of the site. The proposed Sandford substation off Nye Road comprises open fields. A railway line bounds the southern boundary. The area beneath the proposed 132kV OHL connecting the proposed Sandford substation off Nye Road to the existing AT route, consists of agricultural fields and hedgerows. The proposed route of the 400kV OHL crosses agricultural fields, rhynes and rivers between Nye Road and Nailsea.

A gas works is located 500m east of the proposed 400kV OHL off Wemberham Lane, Yatton. This is located close to a proposed access track for proposed towers LD54.

Several disused coal pits are shown in the vicinity of Nailsea. These are generally located east of the Proposed Development corridor and at a distance of greater than 500m. The proposed underground cable route for the existing 132kV OHL, through the western part of Nailsea at West End Trading Estate, is shown to comprise the West End Colliery (disused by 1884). The colliery included a spoil heap, two weighing machines, a kiln, buildings of unspecified use including at least two tanks and a shaft situated centrally within the site. A smithy is located north-east of the colliery, along the proposed underground cable route.

1900s: No significant changes are evident.

1930s: The gas works at Yatton is no longer marked as a gas works, however the buildings remain present. Residential development along Nye Road, Sanford is evident. The building layout on the disused West End Colliery in Nailsea has changed.

1950s: The gas works at Yatton is clearly shown and includes a gasholder. No significant changes are evident.

1960: The West End Colliery at Nailsea is shown as a disused mine including a kiln and spoil heap. The smithy close by is no longer marked. Residential development in Nailsea is evident. An overhead line and towers are shown on the Nailsea Moors, corresponding with the current F route alignment.

1970s: The F route and the AT route are shown on their current alignment on Puxton Moor, Bridle Street at Yatton and the Kenn, Nailsea and Tickenham Moors. A gas holder is shown at the gas works at Yatton. Additional works and warehouses have been constructed at Horsecastle in Yatton, approximately 500m east of the F route alignment. The railway line between Sandford and Clevedon has been dismantled. A landfill is shown on the Nailsea Moors at North Drove, West End, Nailsea. The West End Colliery at Nailsea has been redeveloped, with residential properties along the northern boundary of the former colliery and warehouses/commercial buildings located

on the southern and eastern parts of the former colliery. These warehouses form part of the larger West End Trading Estate. A sewage works is shown immediately west of Nailsea on the Tickenham Moors, close to proposed tower LD77.

1980s: Only partial maps are available for selected sections along the development corridor. Significant residential development is evident at Nailsea and West End. The G OHL is shown to over sail residential properties at West End, Nailsea and to be located very close to residential gardens in western Nailsea. The sewage works close to proposed tower LD77 is no longer shown by the late 1980s.

1990s: Only partial maps are available for selected sections along the development corridor. The gas works at Yatton is no longer present. Development of additional warehouses and works at a trading estate in Yatton is evident. The landfill off North drove, West End, Nailsea is still indicated along the proposed 400kV OHL. A pond, constructed between 1992 and 1995 is shown at Nye on the Puxton Moor close to the proposed 132kV OHL to connect the substation at Sandford to the AT route.

2000s: No significant changes are evident. The Landfill off North Drove, West End Nailsea is not shown.

2010s: No significant changes are evident.

The general site history along the F route and proposed 400kV OHL has comprised rural and agricultural land use since prior to the 1880s. This includes fields with hedgerow and drainage ditches and occasional small wooded areas or orchards. Commercial and industrial land uses have been identified where the development corridor passes closer to residential population centres such as Yatton and Nailsea. These have included a gas works at Yatton since prior to 1884 until the 1990s (close to proposed tower locations LD54 to LD55; and the West End Colliery at West End, Nailsea from prior to 1884 until the 1970s. The proposed undergrounding of the existing 132kV OHL (G route) would pass through the former colliery, which included kiln, weighing machines, a spoil heap, a mine shaft and buildings of unspecified use with two identified tanks.

Other key historic land uses within close vicinity of the development corridor include a historic landfill at North Drove, West End, Nailsea (close to proposed towers LD74 to LD75) on the Nailsea Moors, a former sewage works with ancillary buildings on the Nailsea Moors, close to proposed tower LD77; and beacon works and metal recycling facility close to proposed tower LD51.

Several buildings/structures designated as historic monuments are located at Nye Farm on the Puxton Moors and at Briddle Street, Yatton.

3.6 Sensitive land uses

The environmental database does not record any environmentally sensitive areas in the vicinity of the Churchill 132/33kV sub-station.

The drainage ditches on Puxton Moor and the Biddle Street levels between Yatton and Congresbury are designated sites of special scientific interest (SSSI). Proposed tower locations LD46 to LD49 pass east of the Puxton Moor SSSI and towers LD53 to LD54 are located within the Biddle Street SSSI. Additional SSSI's are located greater than 1,000m distance from the Proposed Development corridor, east of Yatton and Congresbury.

North-east of Yatton, the proposed 400kV OHL passed through the Kenn, Nailsea and Tickenham Moors SSSI. The SSSI relates to the drainage ditches and rhynes along field margins. Proposed tower locations LD66 to LD81 are located within this SSSI.

The Yanal Bog, located 350m of the proposed substation at Nye Road is designated a SSSI. The Banwell Ochre Caves on the Mendip Hills, located 550m south of Sandford are designated a SSSI.

The Mendip Hill south of Section D Somerset Levels and Moors North are designated an area of outstanding natural beauty (AOB). A special area of conservation (SAC) is also located 550m south, for the protection of bats.

The Cheddar Valley Railway walk, that connects Sandford across the Puxton Moors to Congresbury and Yatton beyond, is designated a local nature reserve (LNR). The proposed CSE compound adjoins the LNR along Nye Road, opposite a water treatment works.

3.7 Licences and permissions

There are no records of planning hazardous substance consents, COMAH and NIHHS sites, water industry referrals, category 3 and 4 radioactive substances licences, red list discharge consents or sites designated as contaminated land under part 2A within 500m of the route alignment.

There are several discharge consents in the general vicinity of the route corridor. These predominantly relate to discharge of final/treated effluent by waster companies, trade companies or effluent discharges associated with agricultural activities at local farms to surface water receptors or via soakaways at residential properties. These are considered unlikely to significantly impact the Proposed Development.

There is a recorded soakaway at approximate NG reference 340550 162200 at close to a depot at East Rolstone. The discharge consent relates to a soakaway for treated/final effluent. The soakaway is noted to be located beneath the proposed 132kV connection between the Proposed substation off Nye Road and the AT route.

There are two recorded land uses registered as Part A(1) or IPPC authorised activities. These are located west of Yatton and are located within 250m of the development corridor. These relate to Smart Systems Limited, for the coating and printing of textiles business and the surface treatment of metals and plastics. This business is located on

an industrial estate of Arnold's Way, Yatton at approximate NG reference 341850 166070.

A further two recorded land uses registered as Part A(1) or IPPC authorised activities are identified in Nailsea. These relate to enamelling and coating processes and the use of waste oil burners at the West End Trading Estate in Nailsea.

A recorded Part A(2) and Part B activity is recorded within 250m of the site. This relates to a cement works operated by Stowell Concrete in Yatton, off Arnold's Way.

3.7.1 Local trade entries and other potentially contaminative uses

Recorded businesses in the area that might be considered contaminative include a wood products process, car sales, works of unspecified use and construction completion service at Hewish.

Industries close to the proposed 132kV OHL to connect the Proposed substation off Nye Road and the AT route include container storage depot, vehicle parts and accessories.

Industries in the vicinity of Yatton include various works and factories, medical equipment sales and pharmaceuticals, farming equipment sales, precision engineers and vehicle dismantlers amongst others.

Within Nailsea and in particular close to the West End Trading estate, industrial activities include storage and container depots, food processes, vehicle repair and testing, construction completion services, general construction supplies and various engineering firms. These industrial land uses are generally typical for a residential town the size of Nailsea. The Proposed Development works for the new 400kV OHL are unlikely to be significantly impacted by these trades. However, the works to underground the existing 132kV connection through Nailsea and West End Trading Estate may be impacted by these businesses.

Several disused lime kilns are recorded on the Tickenham Ridge. In addition:

- A gas valve compound and gas governor are located in the Yatton and West End, Nailsea areas. Given the residential areas of Sandford, Yatton and Nailsea along the route corridor, several electrical sub-stations are identified within the general area of the route alignment.
- A petrol filling station has been identified along Weston Road (A370), east of Hewish. A petrol filling station is located in Nailsea, within 500m of the Proposed Development area. These are unlikely to significantly impact the development.
- A high pressure oil or gas pipeline is located along the Tickenham ridge. The pipeline trends NW to SE north of Nailsea and crossed the proposed 400kV OHL close to tower LD79. The proposed underground 132kV cable at Tickenham also crosses the high pressure oil/gas pipeline at approximate NG reference 346122 171859. The pipeline is operated by GPSS Aldermastone

Pipelines. The environmental database does not record the product carried within the pipeline.

3.8 Third party enquiries

The following third parties were contacted and requested to provide information pertaining to the site:

- Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY;
- Somerset County Council; and
- North Somerset District Council.

Correspondence from North Somerset Council (NSC) included the following information:

- The council has identified several potentially contaminated land sites within their records in the vicinity of the proposed route from their historical maps or through their planning records;
- There is still the potential for unknown contaminated land sites to be discovered during the works;
- There are no contaminated land Part IIA of the Environmental Protection Act 1990 on or in the vicinity of the proposed route;
- Potentially contaminative land uses include:
 - transport depot and scrap yards off Box Brush Lane, Puxton Moor – located within 150m of the proposed connection between the proposed Sandford substation and the At OHL, planning records indicate the depot is used for maintenance of HGVs;
 - scrap yard off Weston Road (A370) near Hewish – located within 50m of the F route, no further information; and
 - landfill (North Drove, Nailsea) – located within 25m of the proposed 400kV OHL, tipping of inert and general non-putrescible waste;

It should be noted that the correspondence from NSC identified further potentially contaminative land uses, however these fall outside of Section D Somerset Levels and Moors North and have been discussed in the appropriate section.

Correspondence from Somerset Council included the following information:

- Information on contaminated land sites is held by the district planning authorities on the contaminated land register;

- Somerset Council recommended contacting the relevant district councils for further information;
- Somerset Council recommended the following sources of further information:
 - “The British Geological Survey county map which details all geology in Somerset. Available from here: <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>”;
 - “Minerals preferred options document, Appendix 1 details quarries, peat areas, building stone etc. I’d draw particular attention to figure 9-12 which detail the proposed safeguarding areas (covering mineral and infrastructure such as wharves). http://www.somerset.gov.uk/irj/go/km/docs/CouncilDocuments/SCC/Documents/Environment/Minerals%20and%20waste/Minerals%20Preferred%20Options/Minerals_Plan_Jan_13.pdf”; and
 - “There are 208 county geology sites in Somerset, and Somerset Environmental Records Centre hold a GIS dataset of these (<http://www.somerc.com/homepage/>)

Correspondence from the EA included the following information:

- The EA recommend that the PRA and EIA considers historic land use and potential contamination risks on a site by site basis.

Copies of correspondence received at the time of writing the report are presented in Appendix F.

3.9 Initial conceptual model

The information presented in Sections 2 and 3.1 to 3.8 has been used to compile an initial conceptual model (ISCM). The identified potential sources of contamination, associated contaminants and receptors have been considered with plausible pathways that may link them. The resulting potential pollutant linkages are considered in Section 3.9.5. The risk classification has been estimated in accordance with information in Appendix D.

3.9.1 Summary of potential contaminant sources

Potential sources and contaminants of concern are summarised in Table 4.

Table 4: Potential sources and types of contamination

Potential sources	Contaminants of concern
On-site historical and present day	

Potential sources	Contaminants of concern
General made ground (if present)	Potential made ground (including heavy metals, polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), total petroleum hydrocarbons (TPH), asbestos, herbicides and pesticides)
Infilled ponds and workings	
Minor hydrocarbon spills from farming equipment and tanks at farms	
PCBs associated with the existing CSE compound and other electrical equipment	
Herbicides and pesticides associated with the agricultural use	
Natural geology (peat deposits)	Ground gases (carbon dioxide and methane)
Off-site	
Former railway line – within 150m distance of the Churchill substation Smithy – within 25m distance of proposed underground route through Nailsea Scrap yard and metal recycling sites – within 50m of the F route Pump houses – within 250m of the F route Former sewage works and ancillary buildings – within 50m of proposed underground route and beneath F and W routes Gas works – 550m distance from F route Trading Estate – over proposed underground route through Nailsea	Potential made ground (including heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), asbestos, cyanide, spent oxides, gas works wastes)
West End Colliery including tanks, buildings of unspecified use, kiln, spoil heap and shaft	Acids and alkalis, heavy metals, PAH, ash, TPH, asbestos, general colliery spoil
Two landfills at North Drove, West End, Nailsea	Ground gases including carbon dioxide and methane
High pressure gas/oil pipe at Tickenham Ridge	Methane and natural gas or oils and petroleum compounds
Notes: The site is located within a predominantly rural/agricultural setting. The presence of significant sources of contamination is considered unlikely.	

3.9.2 Sensitive receptors

Sensitive receptors at this site include:

- Future site users (maintenance workers);
- Adjacent site users (public, farmers residential/commercial properties);
- Buildings and infrastructure;

- Ecological receptors;
- Groundwater beneath the site (secondary A/B aquifers) within superficial and bedrock;
- Groundwater beneath the site (principal aquifer) within Clifton Down Limestone Formation;
- Groundwater SPZ zone 3 (total catchment);
- Surface water receptors (ponds, drainage ditches, rhynes and primary surface water features such as rivers); and
- Potable water abstractions.

Please note that construction workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures including CDM regulations. This includes risks to construction workers during excavations for the undergrounding of the W route through Nailsea.

3.9.3 Summary of plausible pathways

The plausible pathways are summarised below:

- Direct contact with soil through ingestion, dermal contact and inhalation of particulates;
- Ground gas and soil vapour inhalation;
- Build up of ground gases to pose explosion risk or risk of asphyxiation;
- Vertical and lateral migration of contaminants including remobilisation and leaching;
- Spills of sediment/contaminants during construction/decommissioning works into surface water receptors (e.g. surface water runoff); and
- Chemical attack of infrastructure and buildings.

3.9.4 Potentially complete pollutant linkages

The initial conceptual model is shown schematically in Figure 4 and an estimate of the risk associated with each linkage is summarised in Table 5. The risk classification has been undertaken in accordance with CIRIA C552 (Rudland et al., 2001), a summary of which is included in Appendix D. A complete pollutant linkage exists where a receptor is exposed to a source of contaminants via a pathway, such that unacceptable harm to the receptor occurs, or could occur, as a result.

Table 5: Risk estimation for potentially complete pollutant linkages

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
Soil source General made ground, potential minor hydrocarbon spills from farming equipment or tanks on farms and associated buildings. Electrical substations and other electrical equipment Infilled ponds Herbicides / pesticides from agricultural land	Future users (such as maintenance workers)	Direct contact	Unlikely	Medium	Low: Historic land use suggests low potential for significant sources of contamination. Routine breaking of ground is unlikely following construction. Underground cable route compound and substations at Sandford and Churchill to include gravel cover or managed soft landscaping. Routine breaking of ground not anticipated.
		Ground gas asphyxiation / risk of explosion	Unlikely	Severe	Moderate/Low: OHL does not include any permanent structures that would result in confined spaces, therefore plausible pathway is considered absent. The underground cable route compound, CSE compounds, inspection chambers and substations may have permanent structures with confined spaces. Any below ground access chambers that are planned would be considered a confined space, access to which would be controlled by health and safety legislation. Above ground structures such as substations would need to be constructed with protection measures to prevent the ingress of gas, which would be determined following site investigation and monitoring.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
<p>use.</p> <p>Peat and coal bearing strata. Former West End Colliery (colliery spoil and other contaminants, ground gas)</p> <p>Former smithy (Nailsea) and extant Industrial Estate (Nailsea)</p> <p>(continued below)</p>		Soil vapour inhalation	Unlikely	Medium	<p>Low:</p> <p>Assumes confined spaces for vapour intrusion/accumulation. Confined spaces may be present at access chambers. However, there is an assumption of a preferential vapour pathway and a source of volatile contaminants, which is unlikely given the site history. In addition access to such below ground chambers would be in accordance with appropriate health and safety legislation.</p> <p>Above ground structures such as substations would need to be constructed with protection measures to prevent the ingress of soil vapour gas which would be determined following site investigation and monitoring. As noted above the presence of significant quantities of contaminants is considered unlikely.</p> <p>Plausible pathway considered unlikely along the OHL routes owing to out door air exposure. If present, VOCs would have a high dilution rate in outdoor air, the risk of inhalation exposure to which is low.</p>
	Adjacent site users (public, farms, residential and commercial)	Direct contact	Unlikely	Medium	<p>Low:</p> <p>The public, farmers or adjacent residents/commercial site users are unlikely to come into contact with site soils. Appropriate control measures to be implemented during construction activities along the OHL and the underground cable section. Compound and substation sites presumed to be securely fenced.</p> <p>Exposure risks potentially increased if contaminants at depth are excavated and left at the ground surface.</p>

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
		Direct contact (potable water pipes and abstractions)	Unlikely	Medium	Low: The Proposed Development is generally not located close to residential and commercial properties, where potable water supply pipes would come into contact with contaminated soils. The closest potable water abstraction is located 890m north-east of the Churchill substation. Historic land use suggests low potential for significant sources of contamination.
	Building foundations	Chemical attack of infrastructure	Likely	Mild	Moderate/Low: If present, contaminants within soils will come into contact with building foundations (aggressive ground conditions). The Mercia Mudstone is identified as potential sulphate bearing strata. Geotechnical data should be obtained to confirm the requirements for concrete/ in-ground infrastructure protection.
	Ecological receptors	Direct contact including ingestion of vegetation	Unlikely	Medium	Low: If present, ecological receptors may come into contact with contaminants. Several designated ecological areas are identified along the route corridor. Historic land use suggests low potential for significant sources of contamination. Compound and substation sites presumed to be securely fenced.
	Groundwater beneath the OHL towers, underground cable route and compound sites (secondary A/B aquifer)	Remobilisation and leaching	Unlikely	Medium	Low: If present, contaminants may leach to the groundwater table and the secondary A/B aquifer. Historic land use suggests low potential for significant sources of contamination.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
	Groundwater beneath the OHL towers, compound sites (principal aquifer)	Remobilisation and leaching	Unlikely	Medium	Low: If present, contaminants may leach to the groundwater table and the principal aquifer. Historic land use suggests low potential for significant sources of contamination.
	Groundwater within the wider area	Vertical and lateral migration	Unlikely	Medium	Low: Groundwater migration is likely to follow the topography and flow towards the surface water receptors (rhynes and rivers). Potential for significant contaminants beneath the site is considered low. Contaminated shallow groundwater potentially mobilised to deeper strata via creation of preferential flow pathways by foundation piles.
	Surface water (Rhynes, pond and ditches including primary rivers)	Migration	Unlikely	Medium	Low: If present, contaminants may migrate with groundwater to surface water receptors, however the potential for significant contaminants beneath the site is considered low.
		Surface water run off during construction activity	Low Likelihood	Medium	Moderate/Low: Potential for surface water runoff or sediment to enter drainage ditches during construction/demolition activity. Appropriate method statements, working practises and mitigation measures and response plan would be required.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
Coal mining Mine gases	Future users (such as maintenance workers) Buildings and infrastructure	Mine gases	Unlikely	Severe	Moderate/Low: Mine gases may be present in coal workings located beneath the corridor of the Proposed Development. It is theoretically possible that mine gases could migrate to the underground cable route via historic mine shafts. However, a number of shafts are noted to have been treated and developed over, in addition the distance involved is likely to mitigate against risks. In addition, an accumulation of gas can only take place within a confined space. There are no planned above ground permanent structures, however access chambers are planned that would be considered a confined space. It is anticipated that there is no plausible linkage or that access to manhole chambers and other excavations would be in accordance with appropriate health and safety legislation.
Off site soil sources General made ground, potential minor hydrocarbon spills from farming	Direct contact with leached contaminants via groundwater migration onto site	Direct contact	Unlikely	Medium	Low: Historic land use within the immediate vicinity of both existing and proposed tower locations and underground sections suggests low potential for significant sources of contamination. Routine breaking of ground is unlikely following construction.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
equipment, from tanks on farms and associated buildings, former railway line, scrap yard and metal recycling sites, pump houses, sewage works and ancillary buildings, gas works (>500m distance) and industrial estate Bacterial colliforms from sewage treatment works	Groundwater beneath the OHL towers, underground cable route and compound sites (principal/ secondary A/B aquifer)	Migration	Unlikely	Medium	<p>Low:</p> <p>If present, contaminants may migrate within groundwater to the proposed tower locations, however the historic land use suggests low potential for significant off site sources of contamination close to the route.</p> <p>Contaminated shallow groundwater potentially mobilised to deeper strata via creation of preferential flow pathways by foundation piles.</p>
	Building foundations	Chemical attack of infrastructure	Likely	Mild	<p>Moderate/Low:</p> <p>If present, contaminants within soils could be leached and come into contact with building foundations (aggressive ground conditions). Geotechnical data should be obtained to confirm the requirements for concrete/ in-ground infrastructure protection.</p>
Landfills Two sites at North Drove, West End, Nailsea. Ground gases	Future users (such as maintenance workers)	On site migration of leached contaminants	Low likelihood	Medium	<p>Moderate/Low:</p> <p>Two landfills are located close to proposed towers LD75 and LD76. The exact extent of one of the landfills is not clear. Routine breaking of ground unlikely following construction.</p>
		Inhalation of ground gases	Low likelihood	Medium	<p>Moderate/Low:</p> <p>Two landfills are located close to proposed towers LD75 and LD76. The exact extent of one of the landfills is not clear. However outdoor air exposure and absence of confined spaces at tower locations makes plausible pollutant linkages unlikely. Actual risks considered low.</p>

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
	Building foundations	Direct contact	Low likelihood	Medium	Moderate/Low: Two landfills are located close to proposed towers LD75 and LD76. The exact extent of one of the landfills is not clear. If present, contaminants within soils could be leached and come into contact with building foundations (aggressive ground conditions). Geotechnical data should be obtained to confirm the requirements for concrete/ in-ground infrastructure protection.
Off Site high pressure oil/gas pipeline Petroleum hydrocarbons or methane	Future users (such as maintenance workers)	Direct contact	Low likelihood	Medium	Moderate/Low: If contaminants present, direct contact may occur. Routine breaking of ground is unlikely following construction.
		Inhalation of soil vapour/methane	Unlikely	Medium	Low: If contaminants present, inhalation of soil vapours or methane may occur. Outdoor exposure assumed at tower locations, therefore plausible pathway considered absent.
	Building foundations	Direct contact	Low likelihood	Mild	Moderate/Low: If present, contaminants within soils could come into contact with building foundations (aggressive ground conditions). Product considered unlikely to significantly impact building materials.
	Groundwater beneath the tower locations or compound site	On site migration	Low likelihood	Medium	Moderate/Low: If contaminants present, on site migration may occur, although likelihood considered low. Contaminated shallow groundwater potentially mobilised to deeper strata via creation of preferential flow pathways by foundation piles.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
Groundwater source Theoretically impacted groundwater beneath the Proposed Development areas	Future users (such as maintenance workers)	Contaminants in groundwater beneath the site followed by vapour inhalation & direct contact	Unlikely	Medium	Low: Assumes groundwater source at shallow depth, beneath proposed structures and preferential vapour intrusion pathways. Potential confined spaces at CSE compounds. Presence of significant volumes of volatile contaminants considered very unlikely. Plausible pathway considered unlikely. Routine breaking of ground exposing direct contact pathway is unlikely following construction.
	Neighbouring site users (residential/commercial properties)	Contaminants in groundwater, migrate off site followed by direct contact (via potable water pipes)	Unlikely	Medium	Low: Presence of impacted groundwater considered unlikely. Presence of potable water supply pipes below water table and in the vicinity of the site is also considered unlikely.
	Neighbouring site users (residential/commercial properties)	Contaminants in groundwater, migrate off site followed by vapour inhalation	Unlikely	Medium	Low: Assumes groundwater source at shallow depth, migrating beneath off site buildings. Considered unlikely. Presence of significant volumes of volatile contaminants considered very unlikely.
	Building foundations	Contaminants in groundwater, migrate off site followed by either direct	Likely	Mild	Moderate/Low: If present, contaminants (aggressive ground conditions) could come into contact with building foundations. However the potential for significant contaminants beneath the site is considered low. Geotechnical data should be obtained to confirm the requirements for concrete/ in-ground infrastructure protection.

Potential contaminant	Potential receptor	Possible pathway	Likelihood	Severity of harm	Risk and justification
	Ecological receptors	contact with foundations on/off site and migration to designated sites	Unlikely	Medium	Low: If present, contaminants within groundwater may migrate to surface waters and thence to designated sites. However, the potential for significant contaminants in groundwater at the site is considered low.
	Secondary A/B aquifer (wider area)	Contaminants in groundwater, migrate (vertical/lateral) off site to wider groundwater body	Unlikely	Medium	Low: Groundwater migration is inevitable. Potential for significant contaminants beneath the site is considered low. Contaminated shallow groundwater potentially mobilised to deeper strata via creation of preferential flow pathways by foundation piles.
	Principal aquifer (wider area)		Unlikely	Medium	Low: Groundwater migration is likely. Potential for significant contaminants beneath the site is considered low. Contaminated shallow groundwater potentially mobilised to deeper strata via creation of preferential flow pathways by foundation piles.
	Surface water (ponds, drainage ditch, rhynes and primary receptors)	Contaminants in groundwater, migrate (vertical/lateral) off site to surface waters	Unlikely	Medium	Low: If present, contaminants may migrate with groundwater to surface water receptors via groundwater, however the potential for significant contaminants beneath the site is considered low.
Notes: shaded cells indicate potentially complete pollutant linkages with a risk of moderate or above					

No potentially complete pollutant linkages have been identified that would result in a high risk to receptors.

A site investigation would be recommended to confirm the likely moderate/low risk to development.

The assessment has identified that the risks associated with the potential pollutant linkages are considered low to low/moderate. Given the site history and setting there are unlikely to be significant risks associated with the Proposed Development although intrusive investigations should be undertaken to confirm the findings of this assessment.

Potential risks to building infrastructure (foundations) from aggressive ground conditions has been identified. The bedrock over most of Section D comprises the Mercia Mudstone Group which is potential sulphate bearing. Potential risks can be mitigated and risks reduced to very low/low through appropriate concrete design.

Potential risks to controlled waters (surface water drains) from ingress of sediment or construction material during construction activity can be mitigated through appropriate working practises and mitigation measures.

Japanese Knotweed was identified growing within 500m of propose tower locations LD68, however no proposed access tracks are to be located close to this location. As such, risks to the built environment for the Proposed Development are considered low but cannot be completely discounted (see 3.9.6).

The proposed 400kV OHL passes through or close to two recorded historic landfills on the Nailsea Moors at North Drove. The environmental database records deposited wastes as including inert, non-putrescible waste and non-hazardous waste.

The proposed underground section of the G route around Nailsea passes through the former West End Colliery. In addition, the Nailsea coal field is located close to the Proposed Development and the area is known to have been subject to historic below ground mining.

3.9.5 Data gaps and uncertainties

The Proposed Development area is situated within a rural agricultural setting; ecological receptors are located along the route alignments. Several designated ecological areas including SSSI and environmental sensitive area's are located along the route.

A hydrological risk assessment including flood risk assessment is to be undertaken under separate cover.

3.9.6 Recommendations

There may be the requirement to undertake ecological surveys prior to commencement of construction activity. If sensitive ecology is identified it could result in delays to construction to allow for mitigation or cessation during sensitive periods of the year.

A flood risk assessment may be required to be undertaken and is beyond the scope of this assessment. A hydrological assessment is to be undertaken under separate cover.

Intrusive ground works will be required to confirm ground stability issues associated with compressible ground hazards owing to the presence of soft strata along the Proposed Development route. Investigation may be required to collect appropriate data to support concrete design for foundations of towers and other structures located along the development route. It is recommended that during such investigations consideration be given to undertaking contamination testing, sampling, monitoring to confirm the low to moderate risk rating identified in Table 4, in particular where construction may overlap with landfills.

Appropriate measures should be taken during construction activities to minimise potential environmental impact from fuel use and storage. Such measures would include storing fuel within bunded, impermeable structures or areas.

The Proposed Development crosses numerous interconnected drainage ditches and rhynes. Suitable mitigation measures should be implemented to prevent ingress of surface water runoff or sediment arising through construction activity. Construction activities should additionally take other ecological constraints/considerations into account and implement appropriate mitigation measures for the protection of ecological receptors.

Owing to the historic below ground coal mining activity in the Nailsea area and the presence of the West End Colliery along the proposed underground section of the G route, a coal mining risk assessment is likely to be required. This will be undertaken under separate cover.

Before any site operations are carried out the site should be inspected by an individual experienced in the recognition of Japanese Knotweed. If Japanese Knotweed is found to be present, adequate precautions must be employed to prevent its spread, in particular along water courses during construction and demolition activities.

Many drainage ditches and rhynes are culverted to allow access tracks to cross these surface water features. These may be old or in general disrepair. Assessment of their condition may be required prior to vehicle movement over them.

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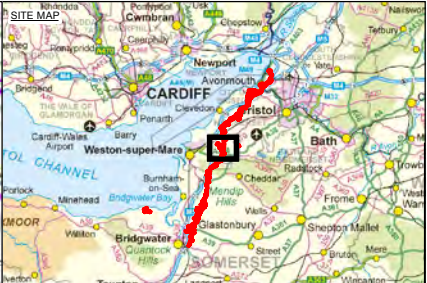
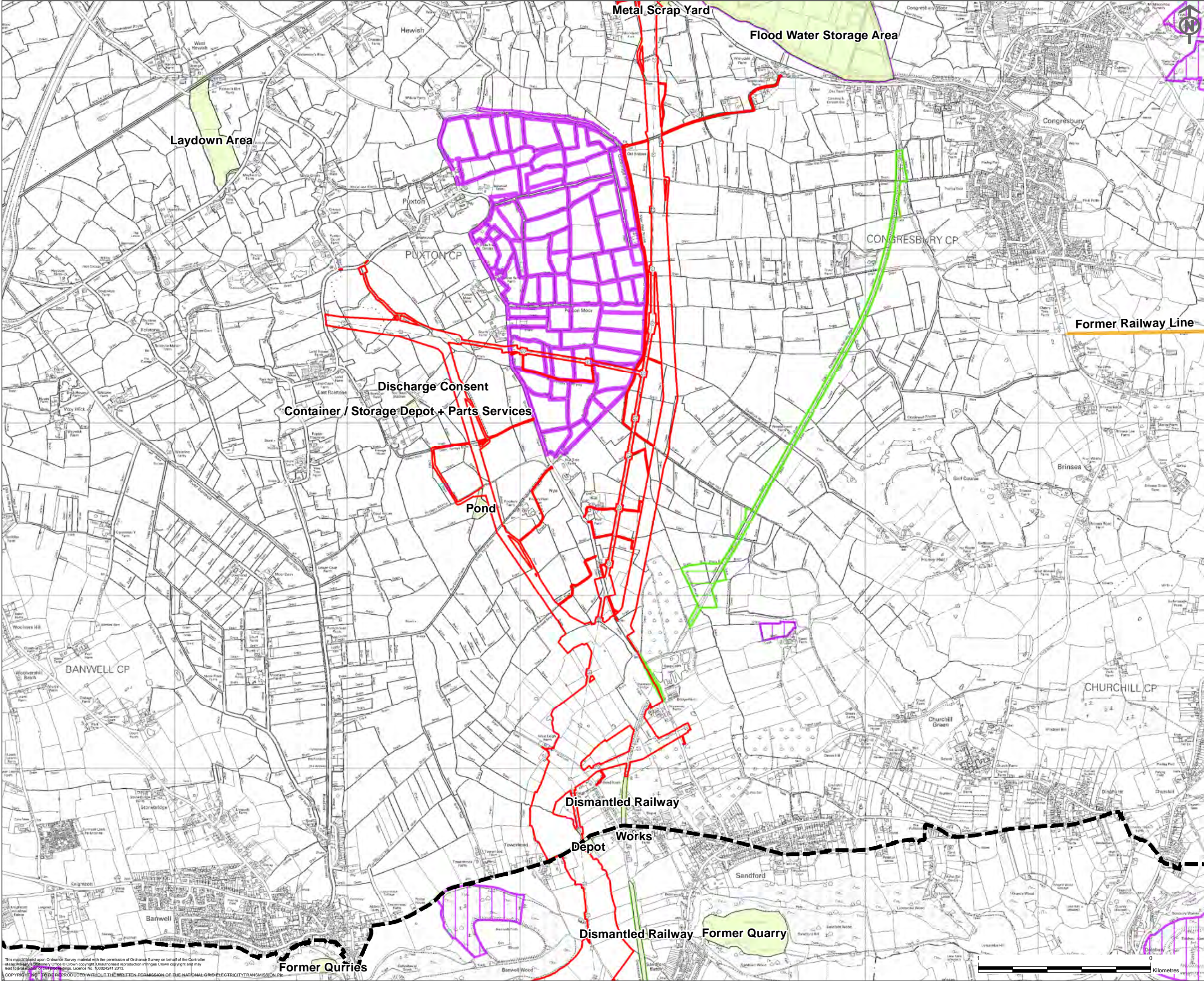
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FIGURES



- Key**
- Section Boundary
 - Order Limits
 - Highlighted Areas
 - LNR
 - SSSI

ISSUE	DATE	COMMENTS	DRAW	CHK'D	APPD
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B	07/03/14	Revised Order Limit	DL	LH	AP
A	09/07/13	Order Limit Location	DL	LH	AP

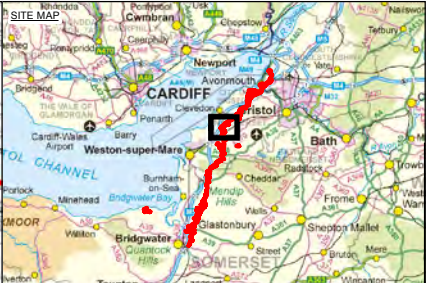
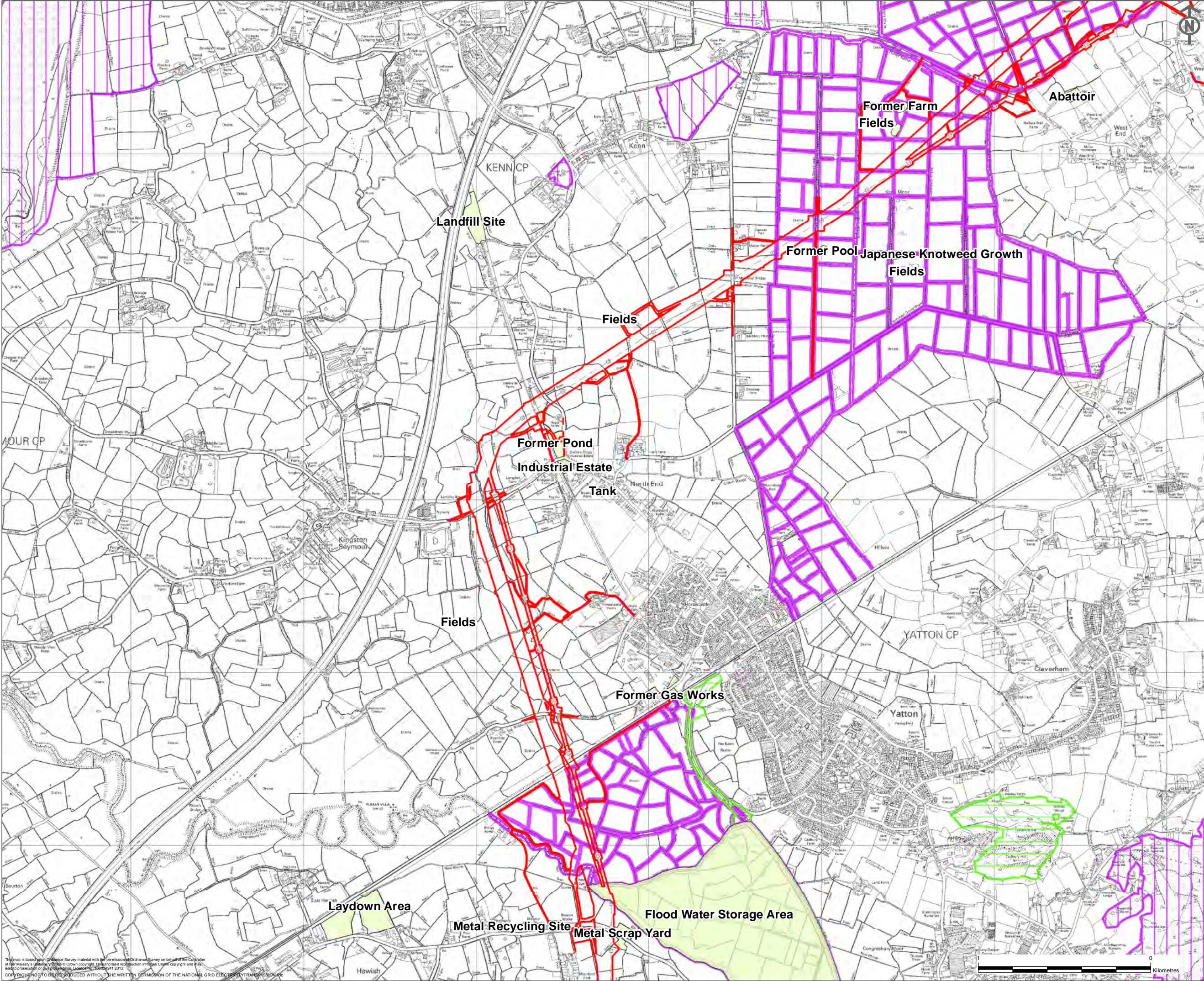
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NATIONAL GRID (HINKLEY POINT C TO SEABANK GRID CONNECTION PROJECT - SECTION D SOMERSET LEVELS AND MOORS NORTH) PRELIMINARY RISK ASSESSMENT

FIGURE 2: SITE FEATURES PLAN

National Grid plc, Warwick Technology Park, Galloway Hill, Warwick, CV34 6DA

NG INVESTMENT No. 20897	FIGURE No. 2	GIS A3
DRAWING No. Section D - Fig 2 - Somerset Levels and Moors North Feature Plan		SCALE 1:20,000
SHEET 1 of 3		ISSUE C

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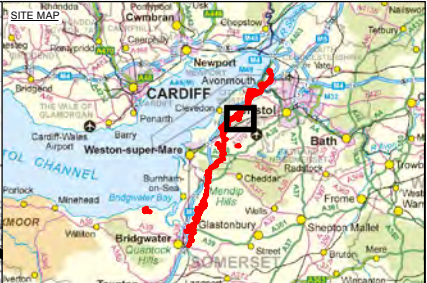
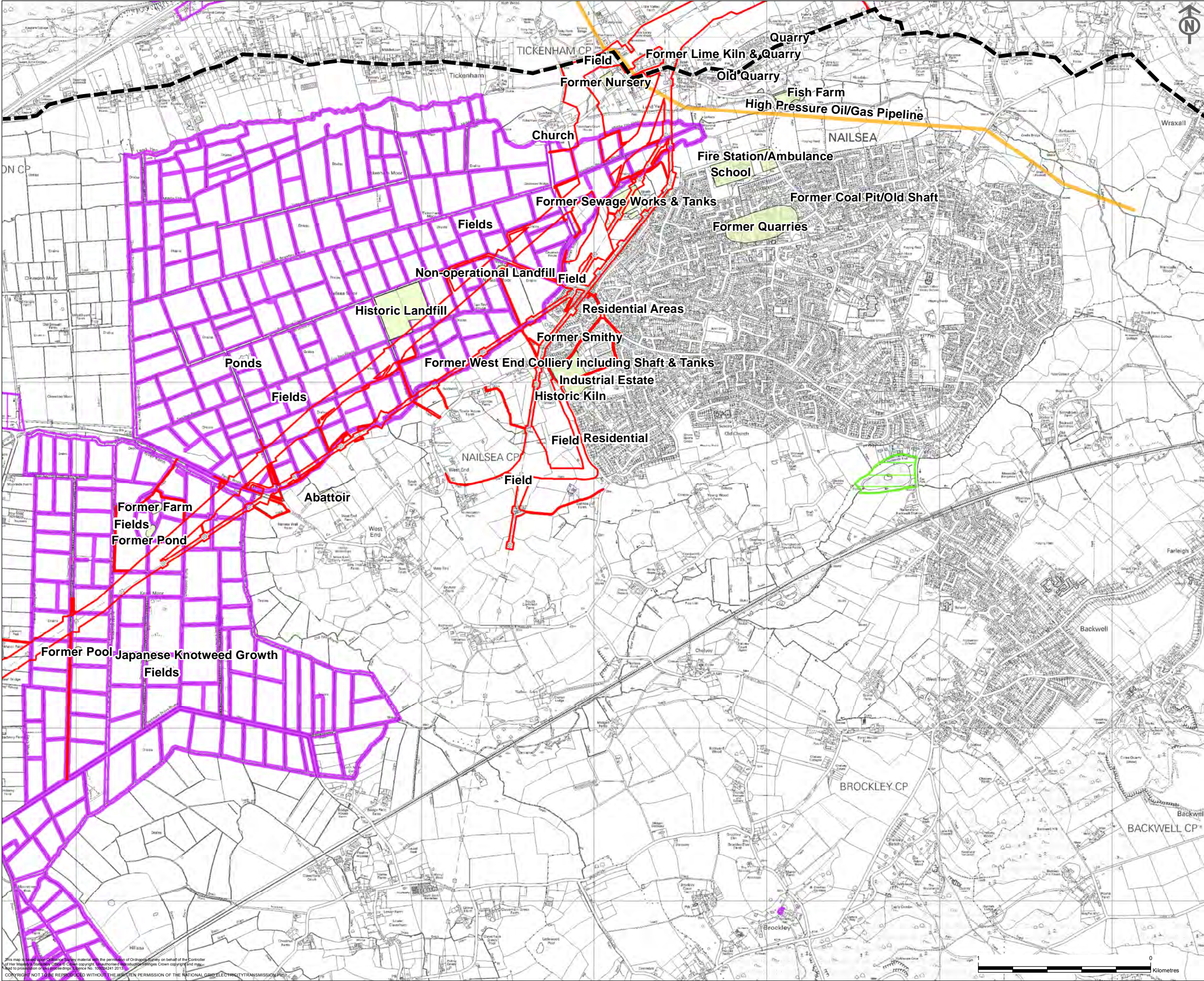
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FIGURE 2: SITE FEATURES PLAN



NG INVESTMENT No.	FIGURE No.	GIS A3
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DRAWING No.	SCALE 1:20,000	
Section D - Fig 2 - Somerset Levels and Moors North Feature Plan		ISSUE C
SHEET 2 of 3		

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- Key**
- Section Boundary
 - Order Limits
 - Highlighted Areas
 - LNR
 - SSSI

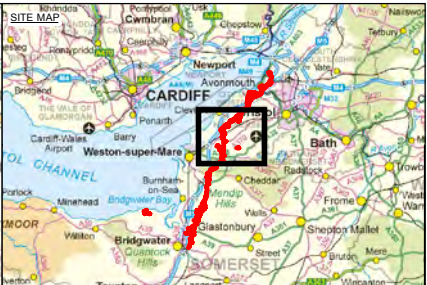
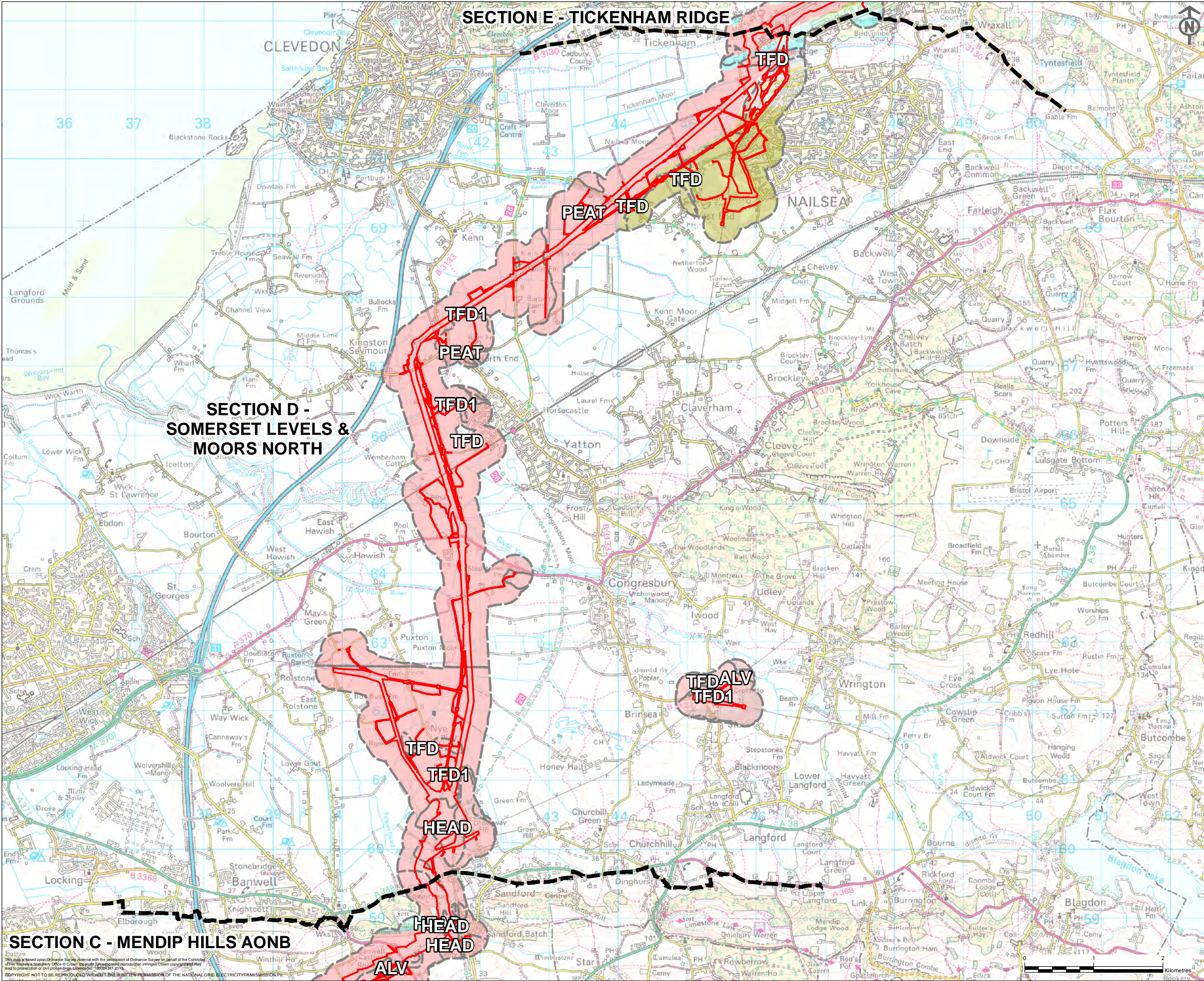
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ISSUE	DATE	COMMENTS	DRAW	CHK'D	APP'D

Title
NATIONAL GRID (HINKLEY POINT C TO SEABANK GRID CONNECTION PROJECT - SECTION D SOMERSET LEVELS AND MOORS NORTH) PRELIMINARY RISK ASSESSMENT
FIGURE 2: SITE FEATURES PLAN

National Grid plc, Warwick Technology Park, Galloway Hill, Warwick, CV34 6DA

NG INVESTMENT No. 20897	FIGURE No. 2	GIS A3
DRAWING No. Section D - Fig 2 - Somerset Levels and Moors North Feature Plan		
SHEET 3 of 3		ISSUE C

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- Key**
- Section Boundary
 - Order Limits
 - Superficial Geology Boundary
 - MERCIA MUDSTONE GROUP - MUDSTONE AND HALITE-STONE
 - MERCIA MUDSTONE GROUP (MARGINAL FACIES) - CONGLOMERATE
 - DOWNEND MEMBER - MUDSTONE, SILTSTONE AND SANDSTONE
 - DOWNEND MEMBER - SANDSTONE
 - SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
 - SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED) - SANDSTONE
 - BLACK ROCK LIMESTONE SUBGROUP - DOLOSTONE
 - BLACK ROCK LIMESTONE SUBGROUP - LIMESTONE
 - CLIFTON DOWN LIMESTONE FORMATION - LIMESTONE
 - CLIFTON DOWN MUDSTONE FORMATION - DOLOMITE-MUDSTONE
 - GOBLIN COMBE OOLITE FORMATION - LIMESTONE, OOIDAL
 - BURRINGTON OOLITE SUBGROUP - LIMESTONE
 - GULLY OOLITE FORMATION - LIMESTONE, OOIDAL
 - ARDEN SANDSTONE FORMATION
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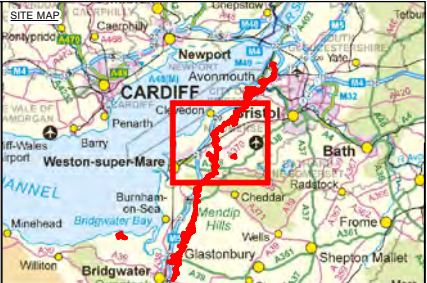
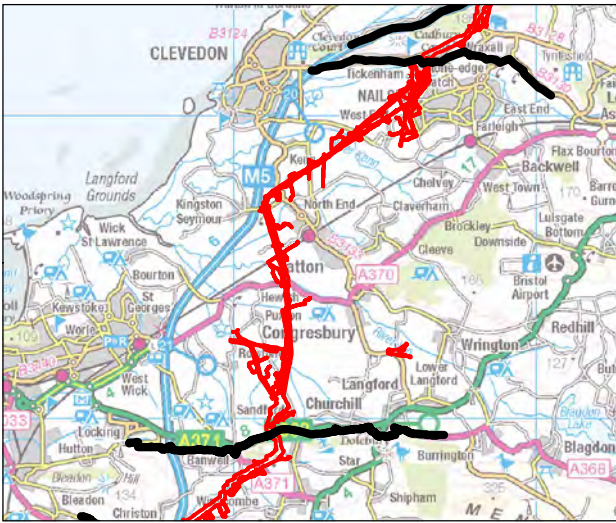
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Title

NATIONAL GRID (HINKLEY POINT C TO SEABANK GRID CONNECTION PROJECT - SECTION D SOMERSET LEVELS AND MOORS NORTH) PRELIMINARY RISK ASSESSMENT

FIGURE 3: GEOLOGICAL CONDITIONS

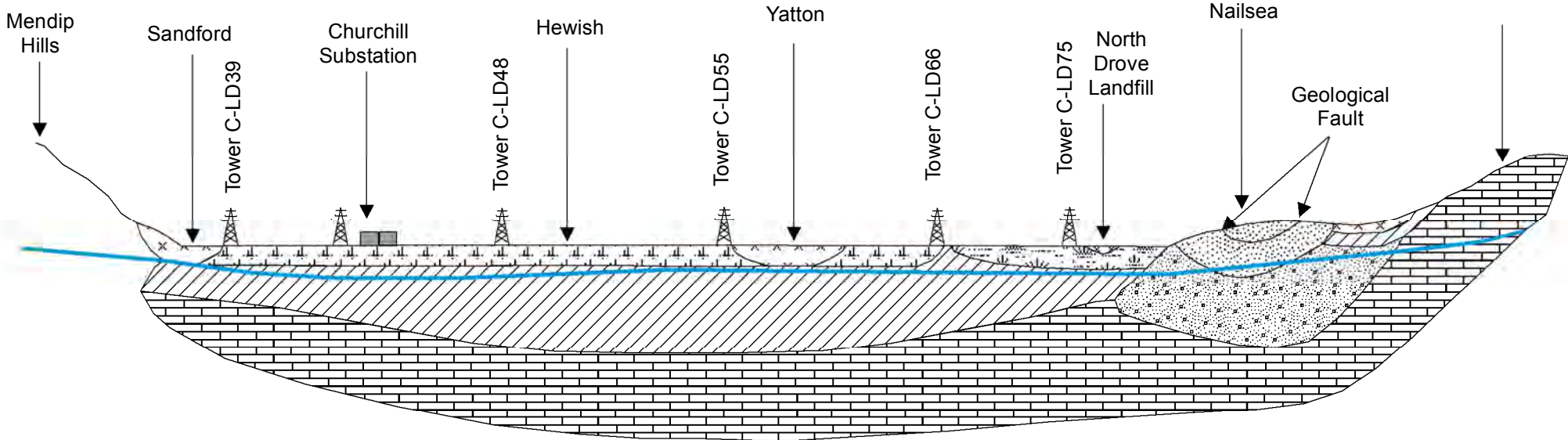
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Section D - Fig 3 - Somerset Levels and Moors North Geology	1:50,000	C
SHEET 1 of 1		



- Key
- Peat
 - Limestone Series
 - South Wales Lower and Middle Coal Measures
 - Mercia Mudstone Group
 - Tidal Flat Deposit
 - Head Deposit
 - Landfill
 - Down End Member

SOUTH

NORTH



ON-SITE SOURCES

- General made ground (if present);
- Infilled ponds and workings;
- Minor hydrocarbon spills from farming equipment and tanks at farms;
- PCBs associated with the CSE compound and other electrical equipment;
- Herbicides and pesticides associated with the agricultural use; and
- Natural geology (peat deposits).

OFF-SITE SOURCES

- Former railway line, smithy, scrap yard and metal recycling sites, pump houses, sewage works and ancillary buildings, gas works, industrial estate;
- West End Colliery including tanks, buildings of unspecified use, kiln, spoil heap and shaft;
- Two landfills at North Drove, West End, Nailsea;
- High pressure gas/oil pipe at Tickenham Ridge; and
- Japanese Knotweed.

RECEPTORS

- Future site users (maintenance workers)
- Adjacent site users (public, farmers residential /commercial properties)
- Buildings and infrastructure
- Ecological receptors
- Groundwater beneath the site (secondary A/B aquifers) within superficial and bedrock
- Groundwater beneath the site (principal aquifer) within limestone bedrock
- Groundwater SPZ zone 1 and 2 (inner and outer catchment)
- Surface water receptors (ponds, drainage ditches, primary surface water features such as rivers)
- Potable water abstractions

PATHWAYS

- Direct contact with soil through ingestion, dermal contact and inhalation of particulates;
- Ground gas and soil vapour inhalation;
- Build up of ground gases to pose explosion risk or risk of asphyxiation;
- Vertical and lateral migration of contaminants including remobilisation and leaching;
- Spills of sediment/contaminants during construction /decommissioning works into surface water receptors (e.g. surface water runoff); and
- Chemical attack of infrastructure and buildings.

POTENTIALLY COMPLETE RELEVANT POLLUTANT LINKAGES

- No potentially complete pollutant linkages have been identified

C	25/03/14	Revised Order Limit	AJ	NH	AP
B	07/03/14	Revised Order Limit	DL	LH	AP
A	26/06/13	First Draft	NH	AP	AM
ISSUE	DATE	COMMENTS	DRAW	CHK'D	APPD

Title
NATIONAL GRID (HINKLEY POINT C TO SEABANK GRID CONNECTION PROJECT - SECTION D SOMERSET LEVELS AND MOORS NORTH) PRELIMINARY RISK ASSESSMENT

FIGURE 4: CONCEPTUAL SITE MODEL



National Grid plc, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA

NG INVESTMENT No.	FIGURE No.		GIS
20897	4		A3
DRAWING No.	Section D - Somerset Levels & Moors North Conceptual Site Model.mxd	SCALE	1:0
	SHEET 1 of 1	ISSUE	C

APPENDIX A

SERVICE CONSTRAINTS

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for National Grid (the "client") in accordance with the terms of a contract between RSK and the "client", dated 10 May 2013. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. **Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.**
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date hereof, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.

APPENDIX B

SUMMARY OF LEGISLATION AND POLICY RELATING TO CONTAMINATED LAND

Part IIA of the Environmental Protection Act 1990 (EPA) and its associated Contaminated Land Regulations 2000 (SI 2000/227), which came into force in England on 1 April 2000, formed the basis for the current regulatory framework and the statutory regime for the identification and remediation of contaminated land. Part IIA of the EPA 1990 defines contaminated land as ‘any land which appears to the Local Authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land, that significant harm is being caused, or that there is significant possibility of significant harm being caused, or that pollution of controlled waters is being or is likely to be caused’. Controlled waters are considered to include all groundwater, inland waters and estuaries.

In August 2006, the Contaminated Land (England) Regulations 2006 (SI 2006/1380) were implemented, which extended the statutory regime to include Part IIA of the EPA as originally introduced on 1 April 2000, together with changes intended chiefly to address land that is contaminated by virtue of radioactivity. These have been replaced subsequently by the Contaminated Land (England) (Amendment) Regulations 2012, which now exclude land that is contaminated by virtue of radioactivity.

The intention of Part IIA of the EPA is to deal with contaminated land issues that are considered to cause significant harm on land that is not undergoing development (see Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, April 2012). This document replaces Annex III of DEFRA Circular 01/2006, published in September 2006 (the remainder of this document is now obsolete).

Water Framework Directive (WFD)

The Water Framework Directive 2000/60/EC is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands that depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by ‘priority’ and ‘priority hazardous’ substances
- ensure progressive reduction of groundwater pollution.

The WFD requires a management plan for each river basin be developed every six years.

Groundwater Directive (GWD)

The 1980 Groundwater Directive 80/68/EEC and the 2006 Groundwater Daughter Directive 2006/118/EC of the WFD are the main European legislation in place to protect groundwater. The 1980 Directive is due to be repealed in December 2013. The European legislation has been transposed into national legislation by regulations and directions to the Environment Agency.

Environmental Permitting Regulations (EPR)

The Environmental Permitting (England and Wales) Regulations 2010 provide a single regulatory framework that streamlines and integrates waste management licensing, pollution prevention and control, water discharge consenting, groundwater authorisations, and radioactive substances regulation. Schedule 22, paragraph 6 of EPR 2010 states: 'the regulator must, in exercising its relevant functions, take all necessary measures - (a) to prevent the input of any hazardous substance to groundwater; and (b) to limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater.'

Water Resources Act (WRA)

The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009 updated the Water Resources Act 1991, which introduced the offence of causing or knowingly permitting pollution of controlled waters. The Act provides the Environment Agency with powers to implement remediation necessary to protect controlled waters and recover all reasonable costs of doing so.

Priority Substances Directive (PSD)

The Priority Substances Directive 2008/105/EC is a 'Daughter' Directive of the WFD, which sets out a priority list of substances posing a threat to or via the aquatic environment. The PSD establishes environmental quality standards for priority substances, which have been set at concentrations that are safe for the aquatic environment and for human health. In addition, there is a further aim of reducing (or eliminating) pollution of surface water (rivers, lakes, estuaries and coastal waters) by pollutants on the list. The WFD requires that countries establish a list of dangerous substances that are being discharged and EQS for them. In England and Wales, this list is provided in the River Basin Districts Typology, Standards and Groundwater threshold values (Water Framework Directive) (England and Wales) Directions 2010. In order to achieve the objectives of the WFD, classification schemes are used to describe where the water environment is of good quality and where it may require improvement.

Planning Policy

Contaminated land is often dealt with through planning because of land redevelopment. This approach was documented in Planning Policy Statement: Planning and Pollution Control PPS23, which states that it remains the responsibility of the landowner and developer to identify land affected by contamination and carry out sufficient remediation to render the land suitable for use. PPS23 was withdrawn early in 2012 and has been replaced by much reduced guidance within the National Planning Policy Framework (NPPF).

The new framework has only limited guidance on contaminated land, as follows:

- *“planning policies and decisions should also ensure that:*
 - *the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;*
 - *after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
 - *adequate site investigation information, prepared by a competent person, is presented”.*

APPENDIX C

SITE PHOTOGRAPHS

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North

Photo no. 1	Date: June 2013	
Direction photo taken: Looking east		
Description: View of the entrance to Churchill substation		

Photo No. 2	Date: June 2013	
Direction photo taken: Looking west		
Description: View of the proposed area of the Sandford substation		

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North



Photo no. 3	Date: June 2013	
Direction photo taken: Looking north-east		
Description: View of the water treatment works east of the proposed Sandford substation		

Photo No. 4	Date: June 2013	
Direction photo taken: Looking north-east		
Description: View of the F route on Puxton Moor		

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North

Photo no. 5	Date: June 2013	
Direction photo taken: Looking south-east		
Description: View of the F route on the Briddle Street Moor, Yatton		

Photo No. 6	Date: June 2013	
Direction photo taken: Looking east		
Description: View of the F route at Kingston Seymour		

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North

Photo no. 7	Date: June 2013	
Direction photo taken: Looking north-east		
Description: View of the F route on the Kenn Moor		

Photo No. 8	Date: June 2013	
Direction photo taken: Looking east		
Description: View of the North Drove Rhyne off North Drove, West End, Nailsea		

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North h

Photo no. 9	Date: June 2013	
Direction photo taken: Looking west		
Description: View of the proposed CSE compound for the W route at Nailsea		

Photo No. 10	Date: June 2013	
Direction photo taken: Looking east		
Description: View of the West End Trading Estate		

PHOTOGRAPHIC LOG – Section D Somerset Levels and Moors North


Photo no. 11	Date: June 2013	
Direction photo taken: Looking south		
Description: View of the W route over- sailing residential properties at Nailsea		

Photo No. 12	Date: June 2013	
Direction photo taken: Looking south-east		
Description: View of the Tickenham Moor and the F and W routes		

APPENDIX D

RISK ASSESSMENT METHODOLOGY

CLR11 outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. Under CLR11, three stages of risk assessment exist: preliminary, generic quantitative and detailed quantitative. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) pollutant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in ‘significant harm’ as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in ‘Draft Circular on Contaminated Land’, DETR 2000)
- medium: chronic damage to human health (‘significant harm’ as defined in ‘Draft Circular on Contaminated Land’, DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem

- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- Very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required.
- High: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term.
- Moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.
- Low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild.
- Very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.

APPENDIX E

ENVIRONMENTAL DATABASE REPORT



RSK STATS Geoconsult Ltd (Bedminster)	GroundSure	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Reference:	
Cheshire,	Your Reference:	312318
Helsby, WA6 0AR	Report Date:	Jun 6, 2013
	Report Delivery	xml
	Method:	
	Client Email:	██████████@rsk.co.uk

GroundSure Data

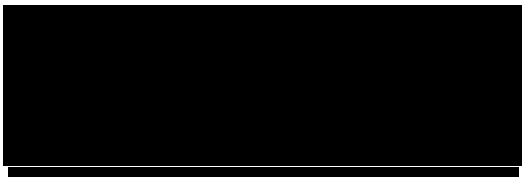
Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Data

GroundSure Data

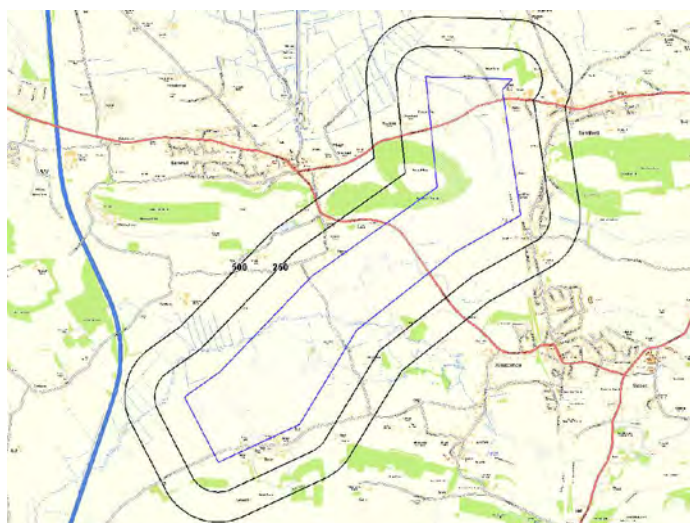
Address: Hinkley C to Seabank grid connection project

Date: Jun 6, 2013

GroundSure Reference: HMD-441-912071

Your Reference: 312318

Client: RSK STATS Geoconsult Ltd (Bedminster)



Aerial Photograph of Study Site

NW

N

NE



W

E

SW

S

SE

Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

Aerial photography supplied by Getmapping PLC.
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Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	22	3	9	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	4	1	1*	-	-	-
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 scale mapping)	45	5	9*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	1	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	29	2	2	9	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	1	0	2	-	-	-
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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	1	2	3
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	1	-
BGS/DoE Landfill Site Survey	0	0	0	0	1	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

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	0	5

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	20	1	17	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 280	

* 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	1001-2000
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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	6	2	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	5	1	1
6.6 Are there any Source Protection Zones within 500m of the study site?	Yes					
6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	Yes	No	Yes	Yes	Yes	No
6.8 Detailed River Network entries within 500m of the site	54	5	38	40	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	1	2	2	0	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	2	0	0	0	2	3
8.4 Records of Special Areas of Conservation (SAC)	0	1	0	1	1	1
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	2	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 transmission lines in proximity to the study site	2	0	4	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Moderate
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 5 and 10% 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?	Basic radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 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 surface water 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 2000m.

9. Additional Information

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

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 34

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Heap	1956
0.0	On Site	Unspecified Depot	1979
0.0	On Site	Unspecified Depot	1979
0.0	On Site	Nursery	1979
0.0	On Site	Railway Sidings	1931
0.0	On Site	Railway Building	1931
0.0	On Site	Railway Building	1884
0.0	On Site	Unspecified Mill	1902
0.0	On Site	Corn Mill	1884
0.0	On Site	Unspecified Tanks	1979
0.0	On Site	Sewage Works	1979
0.0	On Site	Unspecified Mill	1956
0.0	On Site	Unspecified Mill	1931
0.0	On Site	Railway Building	1902
0.0	On Site	Railway Station	1884
0.0	On Site	Railway Building	1931
0.0	On Site	Railway Station	1902
0.0	On Site	Railway Station	1931
0.0	On Site	Railway Buildings	1931
0.0	On Site	Railway Sidings	1902
0.0	On Site	Railway Sidings	1931
0.0	On Site	Nursery	1902
16.0	E	Nurseries	1902
35.0	SE	Unspecified Tank	1956
37.0	SE	Unspecified Tank	1931
86.0	E	Nursery	1884
93.0	E	Filter Tank	1931
141.0	E	Unspecified Ground Workings	1979
142.0	E	Railway Sidings	1931
145.0	E	Unspecified Depot	1979
157.0	E	Unspecified Heap	1956
167.0	E	Unspecified Depot	1979
196.0	SE	Water Works	1931
228.0	E	Unspecified Depot	1979

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 boundary: 6

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
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Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

0.0	On Site	Tanks	1993
0.0	On Site	Tanks	1976
0.0	On Site	Tanks	1993
0.0	On Site	Tanks	1976
39.0	E	Tank (Unspecified)	1975
89.0	E	Filter Tank	1930

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 boundary: 0

Database searched and no data found.

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 boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 59

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

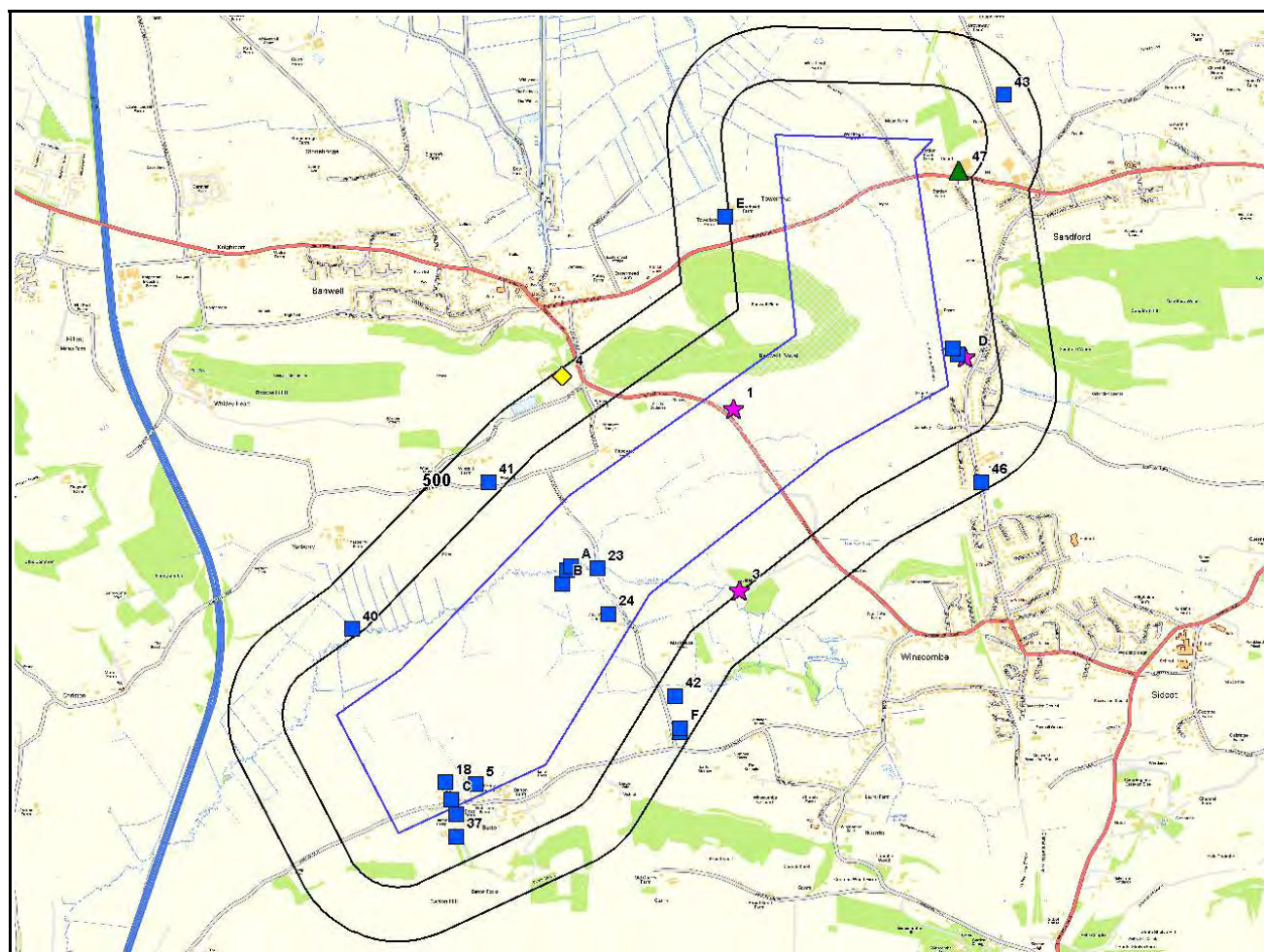
Report Reference: HMD-441-912071

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[illegible]

Report Reference: HMD-441-912071

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	Site Outline		Recorded Pollution Incident		RAS 3 & 4 Authorisations
	250		Dangerous Substances (List 1)		Part A(1) Authorised Processes and Historic IPC Authorisations
	500		Dangerous Substances (List 2)		Part A(2) and Part B Authorised Processes
			Water Industry Referrals		COMAH / NIHHS Sites
			Licenced 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
4	468.0	NW	339990, 158730	Name: Banwell Wtw Status: Active Receiving Water: - Authorised Substances: Iron, pH

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: **1**

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

ID	Distance [m]	Direction	NGR	Details
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Report Reference: HMD-441-912071

47	189.0	SE	341814, 159676	Address: Brinsea Products Process: Di-isocyanate Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
----	-------	----	-------------------	--	---

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

0

Database searched and no data found.

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

42

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

ID	Distance [m]	Direction	NGR	Details	
5	0.0	On Site	339590, 156840	Address: Home Farm, Barton, Winscombe, Avon, BS25 1DX Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 070997 Permit Version: 1	Receiving Water: Soakaway Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 2/4/1990 Revocation Date: -
6A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Unspecified Permit Number: 100692 Permit Version: 1	Receiving Water: The Lox Yeo Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 30/9/2007
7A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 2	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 25/9/2009 Effective Date: 25/9/2009 Revocation Date: -
8A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Unspecified Permit Number: 100692 Permit Version: 1	Receiving Water: The Lox Yeo Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 30/9/2007
9A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 1	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/7/2007 Effective Date: 1/10/2007 Revocation Date: 24/9/2009
10A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 012660 Permit Version: 1	Receiving Water: Lox Yeo River Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: - Revocation Date: -
11A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 1	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/7/2007 Effective Date: 1/10/2007 Revocation Date: 24/9/2009
12A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 2	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 25/9/2009 Effective Date: 25/9/2009 Revocation Date: -

13A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 2	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 25/9/2009 Effective Date: 25/9/2009 Revocation Date: -
14A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 103586 Permit Version: 1	Receiving Water: River Lox Yeo Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/7/2007 Effective Date: 1/10/2007 Revocation Date: 24/9/2009
15A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Unspecified Permit Number: 100692 Permit Version: 1	Receiving Water: The Lox Yeo Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 30/9/2007
16A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Unspecified Permit Number: 100692 Permit Version: 1	Receiving Water: The Lox Yeo Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 30/9/2007
17A	0.0	On Site	340030, 157850	Address: Banwell Water Treatment Works, Wint Hill, Banwell, BS29 6NP Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: 100692 Permit Version: 1	Receiving Water: The Lox Yeo Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 30/9/2007
18	0.0	On Site	339450, 156850	Address: Laurel Farm, Barton, Winscombe, Avon, BS25 1DX Effluent Type: Agriculture - Arable Farming Permit Number: 081677 Permit Version: 1	Receiving Water: Trib Of River Axe Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 8/10/1971 Revocation Date: 28/9/2004
19A	0.0	On Site	340010, 157830	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 071977 Permit Version: 4	Receiving Water: Lox Yeo (s) Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/3/2010 Effective Date: 31/3/2010 Revocation Date: -
20A	0.0	On Site	340010, 157830	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 071977 Permit Version: 2	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: 31/3/2009
21A	0.0	On Site	340010, 157830	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 071977 Permit Version: 3	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 1/4/2009 Revocation Date: 30/3/2010
22A	0.0	On Site	340010, 157830	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 071977 Permit Version: 1	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: -
23	0.0	On Site	340150, 157840	Address: Maxmills Farm, Barton, Winscombe, Somerset, BS25 1DS Effluent Type: Agriculture - Arable Farming Permit Number: 081354 Permit Version: 1	Receiving Water: Trib Of River Axe Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 2/8/1971 Revocation Date: -
24	0.0	On Site	340200, 157630	Address: Max Mills Farm, Winscombe, North Somerset, BS25 1DS Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 101392 Permit Version: 1	Receiving Water: Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 9/1/2001 Effective Date: - Revocation Date: -

25C	0.0	On Site	339480, 156770	Address: Barton Camp, Barton, Nr Winscombe, North Somerset, BS25 1DY Effluent Type: Sewage & Trade Combined - Unspecified Permit Number: 102929 Permit Version: 1	Receiving Water: Watercourse Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 17/2/2005 Effective Date: 9/2/2005 Revocation Date: -
26B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 4	Receiving Water: Lox Yeo (s) Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/3/2010 Effective Date: 31/3/2010 Revocation Date: -
27B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 4	Receiving Water: Lox Yeo (s) Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 31/3/2010 Effective Date: 31/3/2010 Revocation Date: -
28B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 2	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: 31/3/2009
29B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 1	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: -
30B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 1	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: -
31B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 3	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 1/4/2009 Revocation Date: 30/3/2010
32B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 3	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 1/4/2009 Revocation Date: 30/3/2010
33B	0.0	On Site	339990, 157770	Address: Winscombe Stw, Winscombe, Avon, BS26 2YA Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 071977 Permit Version: 2	Receiving Water: Lox Yeo (s) Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: - Revocation Date: 31/3/2009
34C	36.0	SE	339500, 156700	Address: Barton Camp, Barton, Winscombe, Avon, BS25 1DY Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 082078 Permit Version: 1	Receiving Water: Ditch Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 15/8/1977 Revocation Date: 9/2/2005
35D	48.0	E	341790, 158860	Address: Sandford Batch Ps, Rear Of No1 South Croft, Sandford, Winscombe, Bristol, BS25 1JW Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 070824 Permit Version: 1	Receiving Water: Tower Head Brook Status: Consent Revoked Or Revised - New Consent Issued (37(1)) Issue date: - Effective Date: - Revocation Date: 3/5/2007

36D	64.0	E	341810, 158830	Address: Sandford Batch Ps, Rear Of No1 South Croft, Sandford, Winscombe, Bristol, BS25 1JW Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: 103602 Permit Version: 1	Receiving Water: Towerhead Brook(s) Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 4/5/2007 Effective Date: 4/5/2007 Revocation Date: -
37	126.0	SE	339500, 156600	Address: Wringstone Farm Formerly Rose Farm, Barton, Winscombe, North Somerset, BS25 1DY Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 100097 Permit Version: 1	Receiving Water: Soakaway In River Axe Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 13/1/1997 Effective Date: 13/1/1997 Revocation Date: -
38E	270.0	W	340740, 159470	Address: New House, Towerbrook Farm, Banwell, North Somerset, BS29 6PQ Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 102231 Permit Version: 1	Receiving Water: Trib Of Towerhead Brook Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 22/8/2003 Effective Date: 24/7/2003 Revocation Date: -
39E	270.0	W	340740, 159470	Address: New House, Towerbrook Farm, Banwell, North Somerset, BS29 6PQ Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 102231 Permit Version: 1	Receiving Water: Trib Of Towerhead Brook Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 22/8/2003 Effective Date: 24/7/2003 Revocation Date: -
40	284.0	NW	339020, 157560	Address: Borough Farm,the(banwell), Yarborough, Banwell, Weston Super Mare, Avon Effluent Type: Agriculture - Arable Farming Permit Number: 081458 Permit Version: 1	Receiving Water: Trib Of River Axe Status: Transferred From R(pp)a 1951-1961 Issue date: - Effective Date: 1/6/1971 Revocation Date: -
41	311.0	NW	339650, 158240	Address: Proposed Converted Farm Building, Winthill Farm, Winthill, Banwell, Somerset, BS29 6NN Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 103110 Permit Version: 1	Receiving Water: Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 31/8/2005 Effective Date: 31/8/2005 Revocation Date: -
42	345.0	SE	340510, 157250	Address: The Caravans, Max Mill Lane, Winscombe, Avon, BS25 1DS Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 072332 Permit Version: 1	Receiving Water: Soakaway Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: 12/7/1993 Effective Date: 30/7/1993 Revocation Date: -
43	385.0	NE	342023, 160032	Address: Birchwood House, Nye Road, Sandford, North Somerset, BS25 5QE Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 102958 Permit Version: 1	Receiving Water: Trib Of The Oldbridge River Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 23/3/2005 Revocation Date: -
44F	440.0	SE	340530, 157100	Address: Cherrymax Cottagae, Barton Road, Winscombe, Somerset, BS25 1DP Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 102338 Permit Version: 1	Receiving Water: Watercourse Via Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 14/8/2003 Revocation Date: -
45F	451.0	SE	340530, 157080	Address: Cherrymax Cottagae, Barton Road, Winscombe, Somerset, BS25 1DP Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 102338 Permit Version: 1	Receiving Water: Watercourse Via Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 14/8/2003 Revocation Date: -

46	464.0	SE	341920, 158240	Address: Slough Pit Farm, Winscombe, Weston Super Mare, Avon, BS25 1JF Effluent Type: Agriculture - Arable Farming Permit Number: 081447 Permit Version: 1	Receiving Water: Trib Of River Axe Status: Transferred From R(pp)a 1951-1961 Issue date: - Effective Date: 22/7/1971 Revocation Date: -
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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: 3

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

ID	Distance [m]	Direction	NGR	Details
1	0.0	On Site	340776, 158582	Incident Date: 27/2/2002 Incident Identification: 61133 Pollutant: Specific Waste Materials Pollutant Description: Tyres Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2D	94.0	E	341842, 158821	Incident Date: 30/3/2001 Incident Identification: 1204 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	242.0	SE	340803, 157739	Incident Date: 8/9/2011 1 Incident Identification: 921096 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

Database searched and no data found.

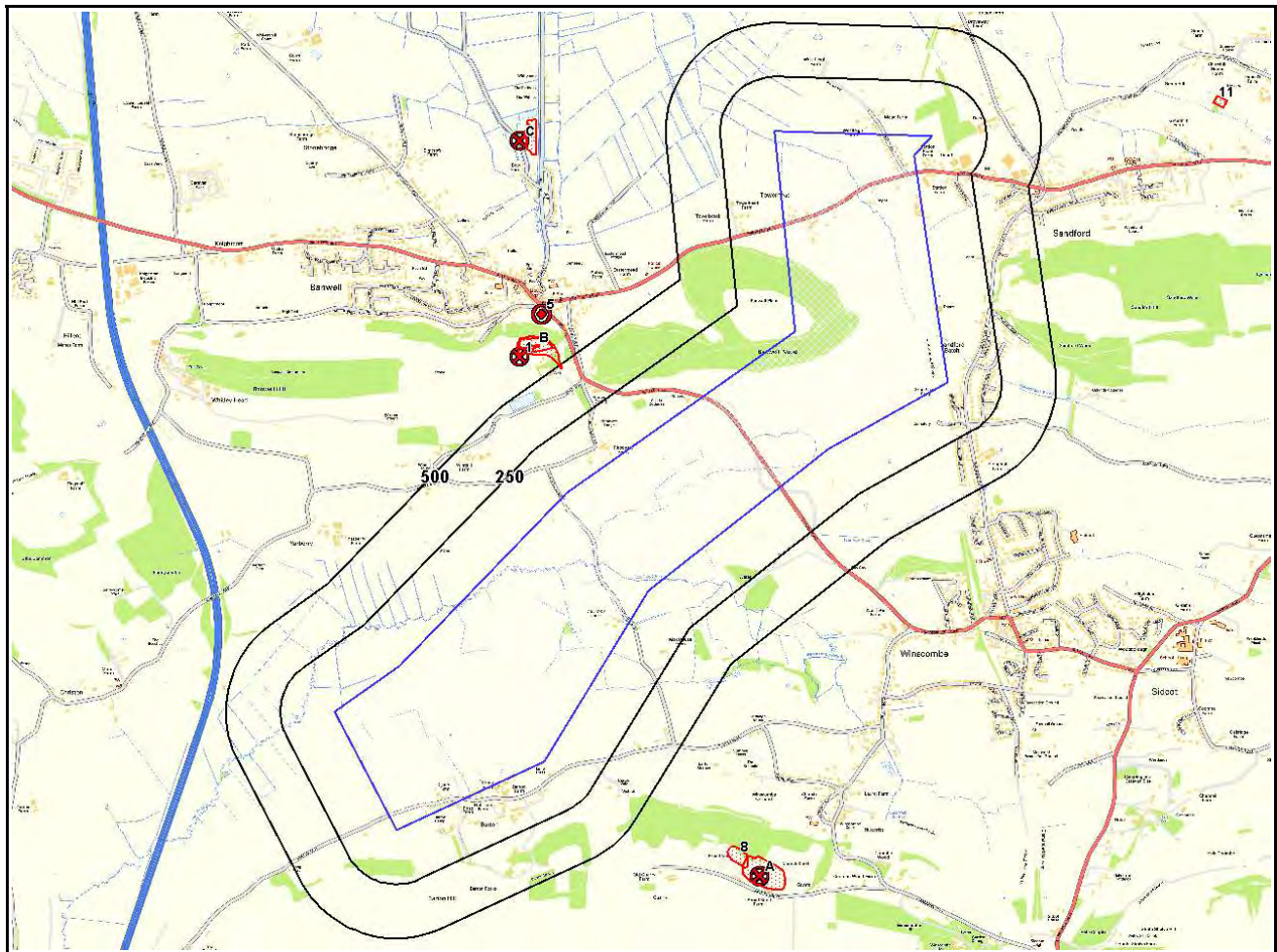
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

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.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.















3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Mapping sourced from
Ordnance Survey

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- | | | |
|--|---|--|
|  Site Outline |  E.A. Active Landfill |  Operational Waste Treatment Licence |
|  250 Search Buffers (m) |  E.A. Historic Landfill (Area Data) |  Closed Waste Treatment Licence |
|  500 Search Buffers (m) |  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: **0**

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **6**

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

ID	Distance [m]	Direction	NGR	Details
6B	482.0	NW	339800, 158800	Site Address: Banwell Quarry, Wint Hill, Banwell, Weston-Super-Mare, Bristol Waste Licence: Yes Site Reference: L/WG/T/150 Waste Type: Inert, Industrial Regis Reference: - Licence Issue: 01-Mar-1984 Licence Surrendered: 10-Nov-1992 Licence Hold Address: C/O Abbey Farm, Eastermead Lane, Banwell, Weston Super Mare Operator: -
7B	583.0	NW	339800, 158800	Site Address: Banwell Quarry, Banwell, Weston-super-mare, Somerset Waste Licence: - Site Reference: - Waste Type: Commercial Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Axbridge Rural District Council
8	936.0	SE	340800, 156400	Site Address: Broad Knoll, Barton Drove, Winscombe, Bristol Waste Licence: Yes Site Reference: L/WG/T/168 Waste Type: Inert Regis Reference: - Licence Issue: 11-Apr-1984 Licence Surrendered: 12-Feb-1993 Licence Hold Address: Tynings, Winscombe Hill, Winscombe, Bristol Operator: -
9A	1027.0	SE	340900, 156400	Site Address: Barton Drove, Winscombe, Bristol Waste Licence: Yes Site Reference: L/WG/T/155 Waste Type: Inert Regis Reference: - Licence Issue: 11-Apr-1984 Licence Surrendered: 12-Feb-1993 Licence Hold Address: Tynings, Winscombe Hill, Winscombe, Bristol Operator: -
10C	1096.0	W	339800, 159800	Site Address: Adjacent To Bow Farm, Banwell Waste Licence: Yes Site Reference: L/WG/T/57 Waste Type: Inert, Industrial Regis Reference: - Licence Issue: 14-May-1979 Licence Surrendered: 08-Dec-1992 Licence Hold Address: Box Farm, Moor Road, Riverside, Banwell Operator: -
11	1301.0	E	343000, 159900	Site Address: Land at Churchill Green, Churchill, Near Bristol Waste Licence: Yes Site Reference: L/WG/T/133 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: - Licence Issue: 14-Dec-1982 Licence Surrendered: Licence Hold Address: Sheppys Mill, Congresbury, Bristol 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
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Report Reference: HMD-441-912071

1	636.0	NW	339800, 158800	Site Address: Banwell Quarry, Wint Hill, Banwell, WESTON SUPER MARE, Somerset Landfill Licence: 01FAHNAL Agency Reference: Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Mar-1984 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - South West Region - North Wessex Area (Bridgwater) Size: Undefined
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Records of BGS/DoE non-operational landfill sites within 1500m 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
5	740.0	NW	339900. 0,15900 0.0	Address: Banweel Quarry, Banwell, Weston-super-mare, Somers BGS Number: 165.0 Risk: Risk to major aquifer Waste Type: Acceptable for non-toxic, non-organic, inert only

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:

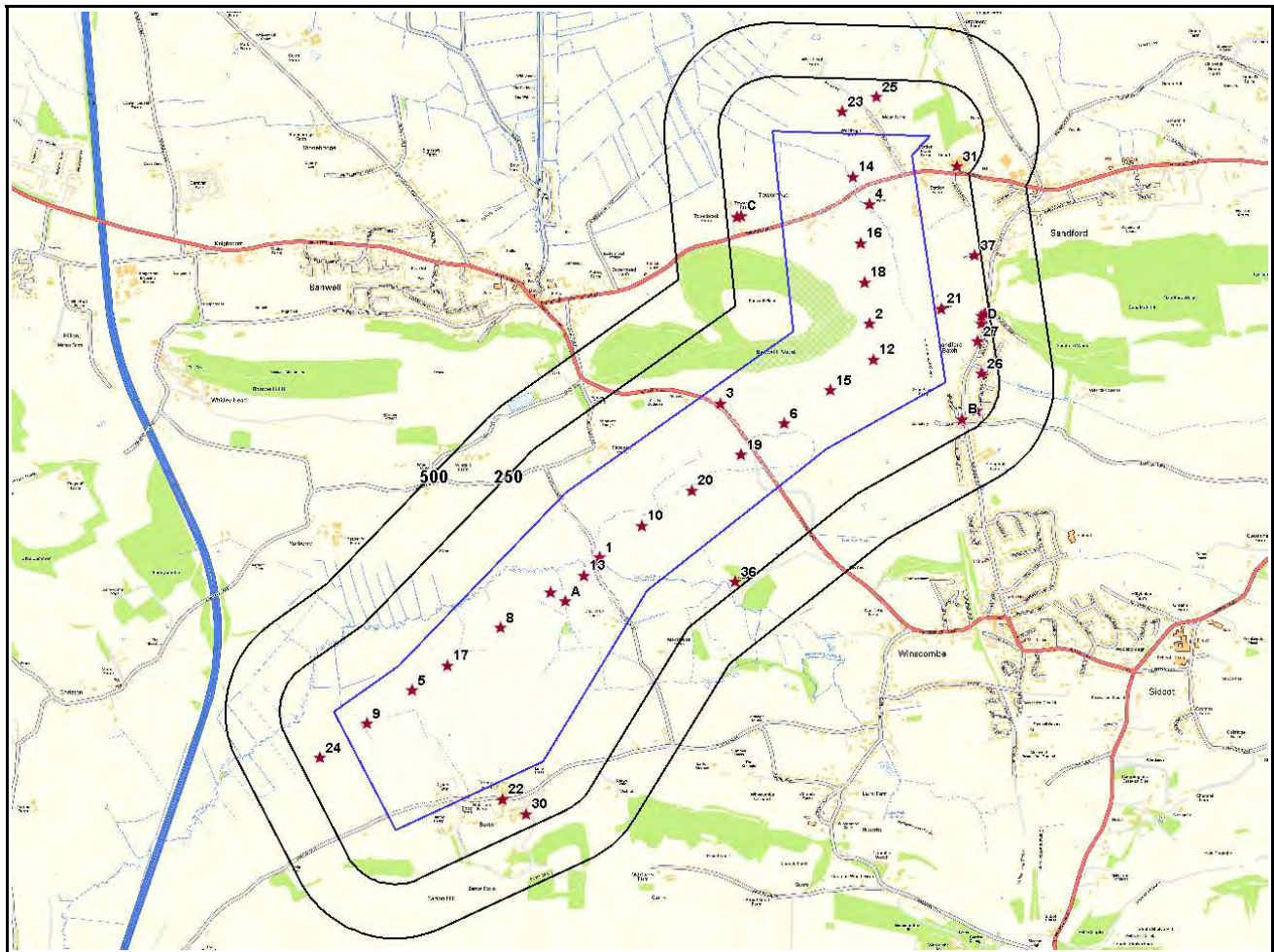
5

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	1411.0	NW	339890, 160754	Site Address: Banwell Breakers, West Rolstone Road, Riverside, Banwell, North Somerset, BS24 9SX Type: Vehicle Depollution Facility <5000 tps Size: < 25000 tonnes Regis Licence Number: CLA110 Operator: Clark Paul Anthony Surrendered Date: - Waste Management licence No: 104657 Annual Tonnage: 4999.0 Issue Date: 26/10/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Banwell Breakers Cancelled Date: - Correspondence Address: -, -

Not shown	1449.0	NW	339800, 160700	Site Address: Banwell Breakers, West Rolstone Road, Banwell, Weston Super Mare, Avon, BS24 6AU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: PRI342 Operator: Price Peter Barry James Surrendered Date: - Waste Management licence No: 27261 Annual Tonnage: 0.0	Issue Date: 11/11/1997 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Banwell Vehicle Breakers Breakers Cancelled Date: - Correspondence Address: Banwell Breakers, West Rolstone Road, Banwell, Weston Super Mare, Avon, BS24 6AU
Not shown	1449.0	NW	339800, 160700	Site Address: Banwell Breakers, West Rolstone Road, Banwell, Weston Super Mare, Avon, BS24 6AU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: RIV003 Operator: Beard David Surrendered Date: - Waste Management licence No: 27261 Annual Tonnage: 5000.0	Issue Date: 11/11/1997 Expiry Date: - Effective Date: 02/11/2006 Status: Transferred Modified: - Site Name: Riverside Breakers Cancelled Date: - Correspondence Address: -, Riverside Breakers, West Rolstone Road, Banwell, Weston Super Mare, North Somerset, BS29 6EL
Not shown	1449.0	NW	339800, 160700	Site Address: Banwell Breakers, Land / Premises At, Riverside, Banwell, Avon, BS29 6EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: RIV020 Operator: Riverside Breakers Ltd Surrendered Date: - Waste Management licence No: 27261 Annual Tonnage: 5000.0	Issue Date: 11/11/1997 Expiry Date: - Effective Date: 22/04/2008 Status: Transferred Modified: - Site Name: Riverside Breakers Ltd Cancelled Date: - Correspondence Address: -, -
Not shown	1449.0	NW	339800, 160700	Site Address: Banwell Breakers, Banwell Breakers, Riverside, Banwell, Avon, BS29 6EL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: BAN049 Operator: James Andrew Surrendered Date: - Waste Management licence No: 27261 Annual Tonnage: 5000.0	Issue Date: 11/11/1997 Expiry Date: - Effective Date: 12/12/2011 Status: Transferred Modified: - Site Name: Banwell Breakers Cancelled Date: - Correspondence Address: -, -

4. Current Land Use Map



Current Land Use Legend



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4. Current Land Uses

4.1 Current Industrial Data

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

38

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
2	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
3	0.0	On Site	Electricity Sub Station	BS29	Electrical Features	Infrastructure and Facilities
4	0.0	On Site	Depot	BS25	Container and Storage	Transport, Storage and Delivery
5	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
6	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
7A	0.0	On Site	Pipeline	BS25	Pipelines	Industrial Features
8	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
9	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
10	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
11 A	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
12	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
13	0.0	On Site	Sewage Works	BS26	Waste Storage, Processing and Disposal	Infrastructure and Facilities
14	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
15	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
16	0.0	On Site	Pylon	BS29	Electrical Features	Infrastructure and Facilities
17	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
18	0.0	On Site	Pylon	BS29	Electrical Features	Infrastructure and Facilities
19	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
20	0.0	On Site	Pylon	BS25	Electrical Features	Infrastructure and Facilities
21	29.0	E	Depot	BS25	Container and Storage	Transport, Storage and Delivery
22	79.0	SE	G J Body	Nut Tree Farm, Barton, Winscombe, BS25 1DU	Dairy Farming	Farming
23	97.0	N	Pylon	BS25	Electrical Features	Infrastructure and Facilities
24	159.0	SW	Pylon	BS25	Electrical Features	Infrastructure and Facilities
25	170.0	N	Pylon	BS25	Electrical Features	Infrastructure and Facilities
26	170.0	E	Electricity Sub Station	BS25	Electrical Features	Infrastructure and Facilities
27	173.0	E	Philason Plant Hire	10, South Croft, Winscombe, BS25 1JW	Construction and Tool Hire	Hire Services
28 B	187.0	SE	Electricity Sub Station	BS25	Electrical Features	Infrastructure and Facilities
29 C	187.0	W	Mark Compton	Towerhead Farm, Towerhead, Banwell, BS29 6PQ	Agricultural Contractors	Contract Services
30	187.0	SE	Tank	BS25	Tanks (Generic)	Industrial Features

Report Reference: HMD-441-912071

31	189.0	SE	Depot	BS25	Container and Storage	Transport, Storage and Delivery
32 B	195.0	SE	Septic Tank Problems Solved	5, Wimblestone Road, Winscombe, BS25 1JR	Sewage Services	Personal, Consumer and Other Services
33 C	204.0	W	Depot	BS29	Container and Storage	Transport, Storage and Delivery
34 D	205.0	E	Electricity Sub Station	BS25	Electrical Features	Infrastructure and Facilities
35 D	211.0	E	Sandford Animal Feeds	Rock House, Hill Road, Sandford, Winscombe, BS25 5RJ	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
36	220.0	SE	Electricity Sub Station	BS25	Electrical Features	Infrastructure and Facilities
37	220.0	E	Depot	BS25	Container and Storage	Transport, Storage and Delivery
38 D	223.0	E	Depot	BS25	Container and Storage	Transport, Storage and Delivery

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 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

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

Lex Code	Description	Rock Type
TFD-CLSS	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
TFD1-CSSG	TIDAL FLAT DEPOSITS, 1	CLAY, SILT, SAND AND GRAVEL
TFD1-CSSG	TIDAL FLAT DEPOSITS, 1	CLAY, SILT, SAND AND GRAVEL
TFD1-CSSG	TIDAL FLAT DEPOSITS, 1	CLAY, SILT, SAND AND GRAVEL
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
TFD-CLSS	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND
HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL

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

5.3 Bedrock and Solid Geology

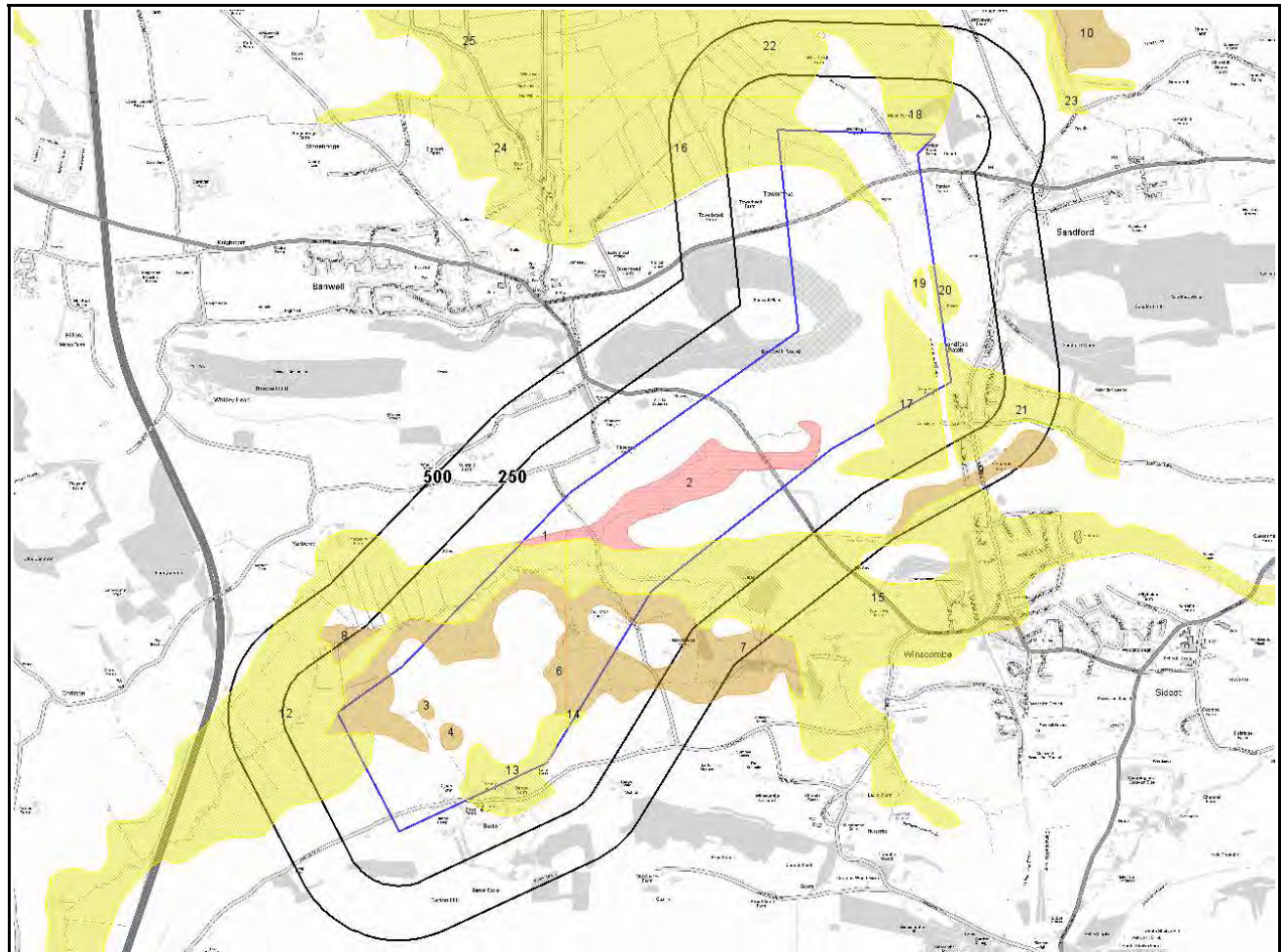
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
BO-LMST	BURRINGTON OOLITE SUBGROUP	LIMESTONE
BRL-DOLO	BLACK ROCK LIMESTONE SUBGROUP	DOLOSTONE
BRL-LMST	BLACK ROCK LIMESTONE SUBGROUP	LIMESTONE
CDL-LMST	CLIFTON DOWN LIMESTONE FORMATION	LIMESTONE
MMMF-CONG	MERCIA MUDSTONE GROUP (MARGINAL FACIES)	CONGLOMERATE
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE

(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.

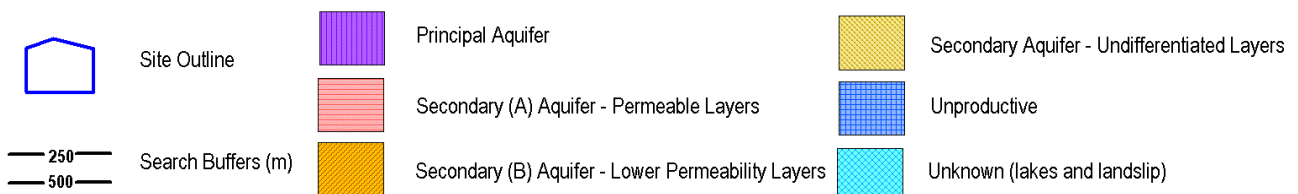
6a. Hydrogeology - Aquifer Within Superficial Geology



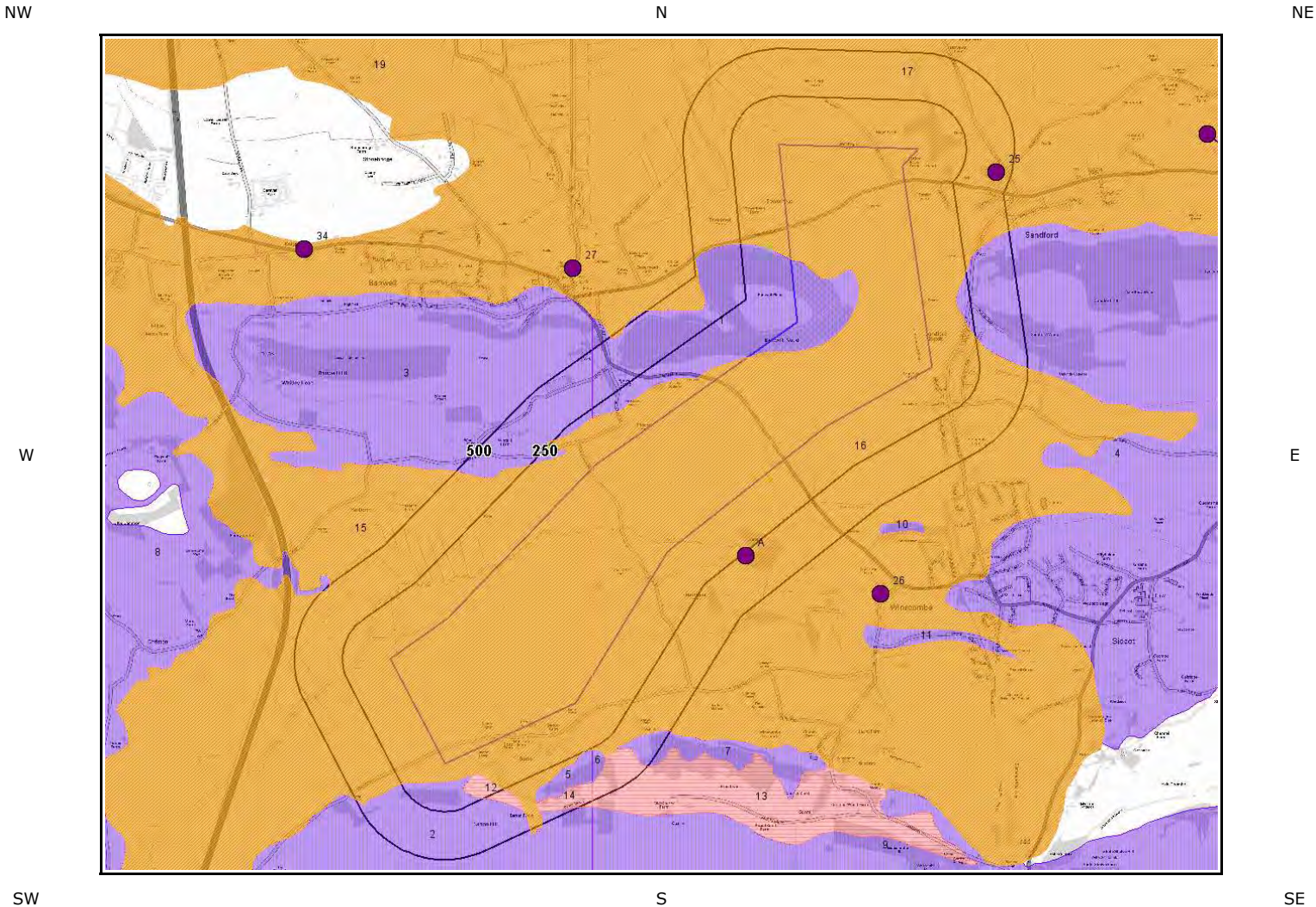
Aquifer Within Superficial Geology Legend



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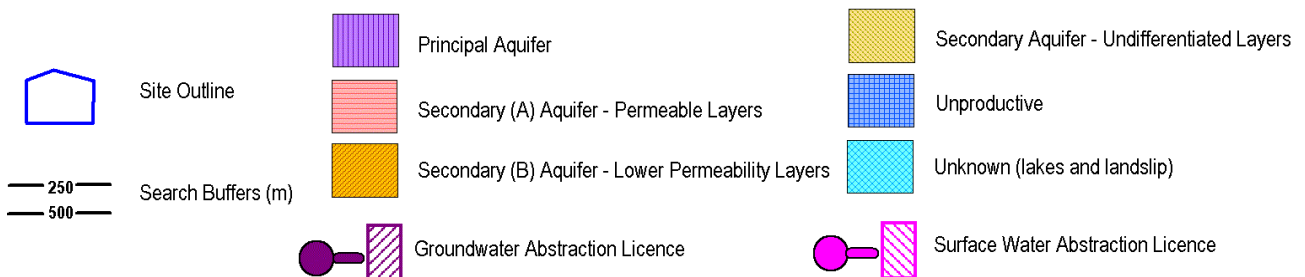
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



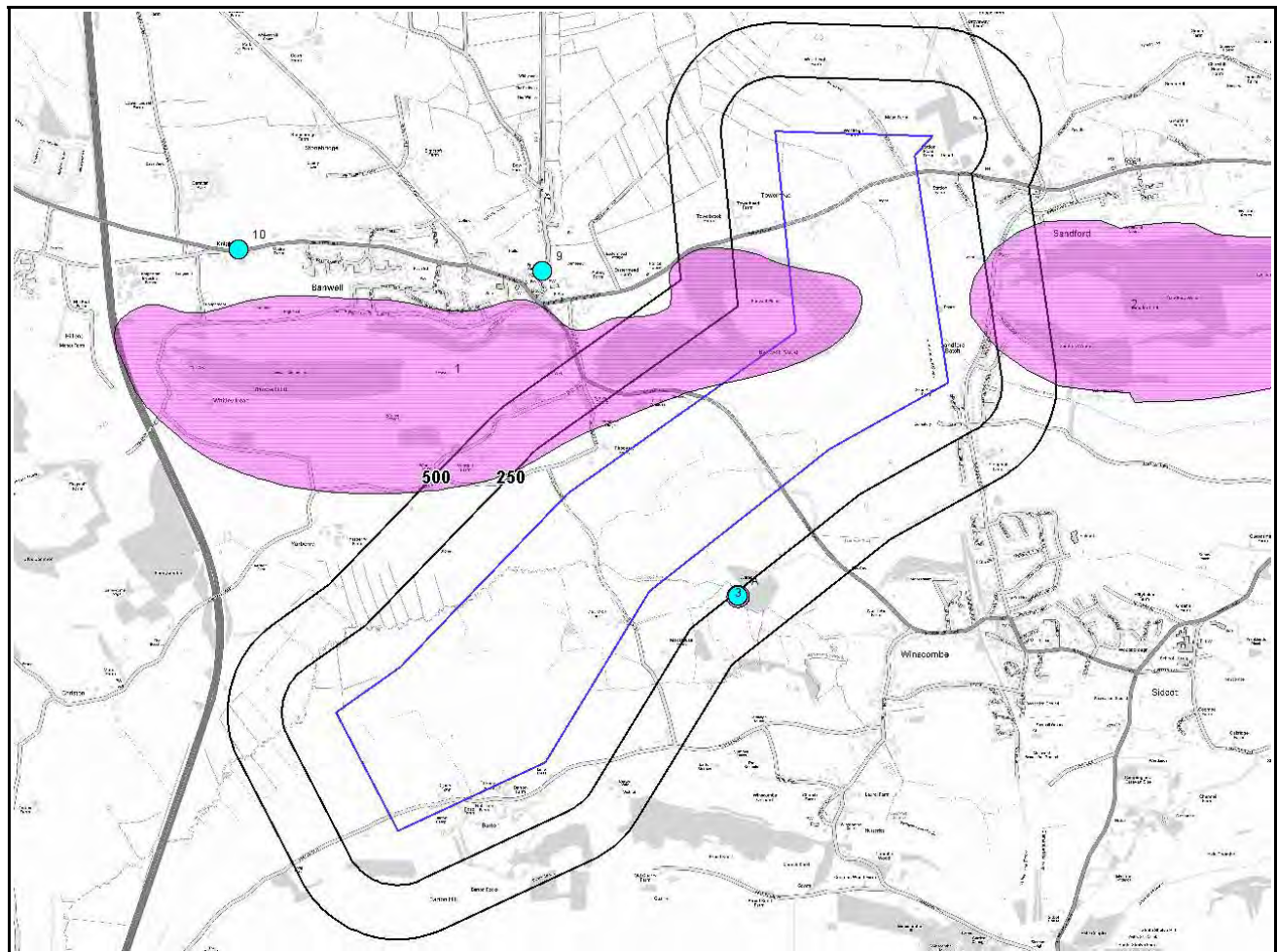
Aquifer Within Bedrock Geology Legend

Mapping sourced from
 Ordnance Survey

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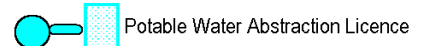
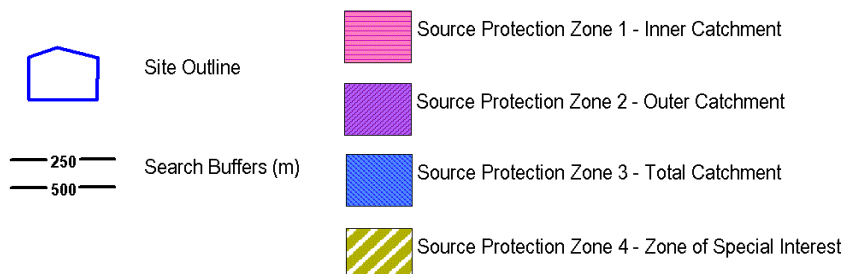
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



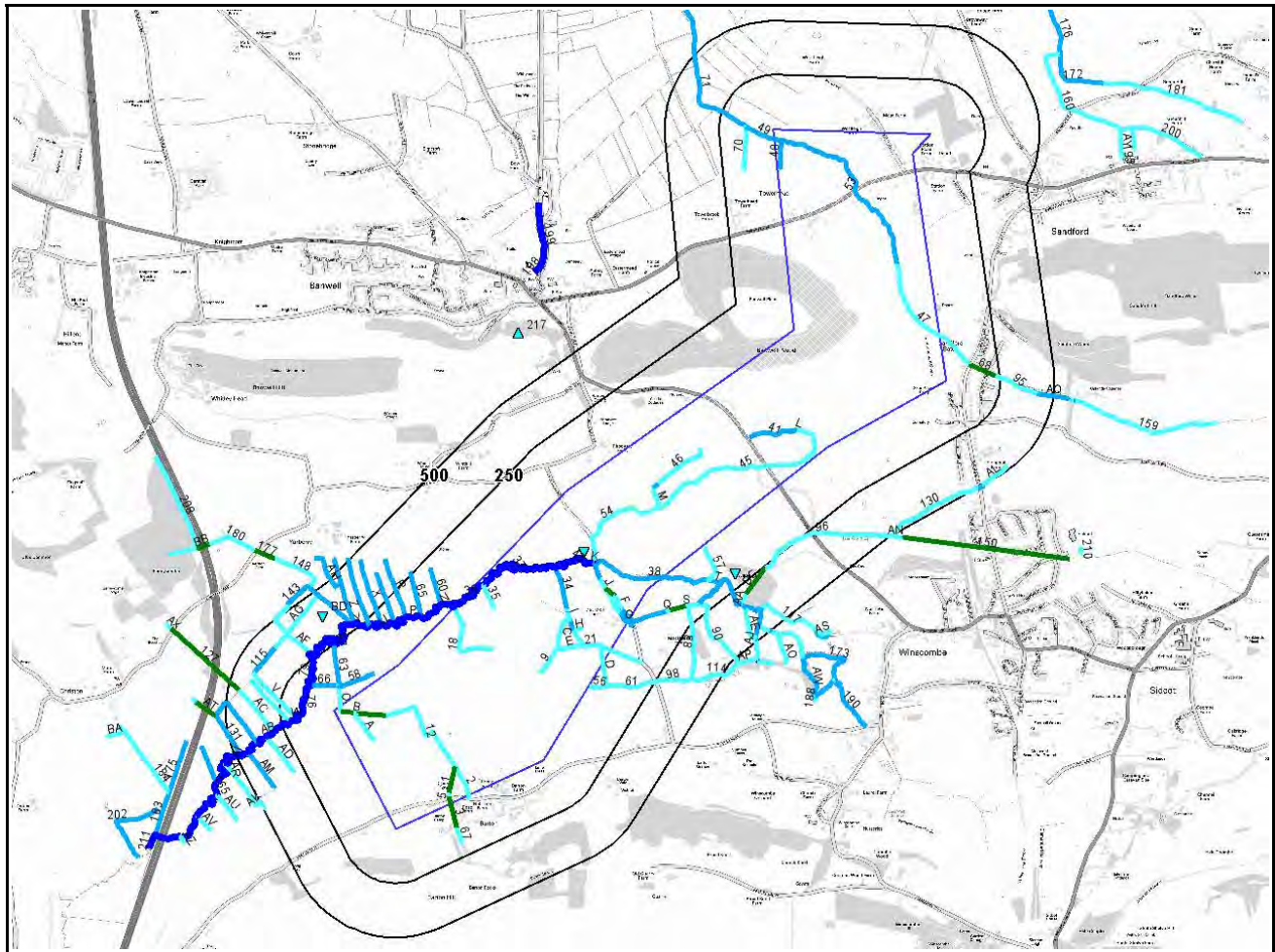
SPZ and Potable Water Abstraction Licenses
Legend



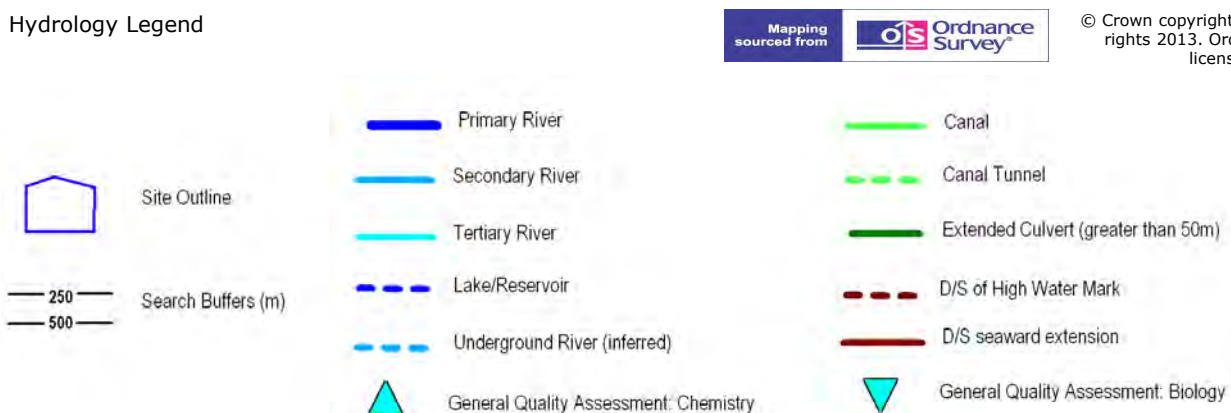
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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



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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 Enviroinsight User Guide.

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

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	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
3	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
5	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
6	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
12	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
13	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
14	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
15	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
16	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

Report Reference: HMD-441-912071

ID	Distance [m]	Direction	Designation	Description
17	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
18	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
19	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
20	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
21	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
22	150.0	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
8	181.0	NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
9	348.0	SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
15	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
16	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	90.0	S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Distance [m]	Direction	Designation	Description
12	110.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
17	150.0	N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
3	157.0	NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	172.0	E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	248.0	SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
6	259.0	SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
13	311.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	318.0	SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
14	380.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
8	491.0	NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

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

Yes

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

ID	Distance	Direction	NGR	Details
20A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 1 Data Type: Point Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:

21A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 2 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:
22A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 3 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:
23A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 4 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:
24A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Spring Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:
25	423.0	E	342100, 159700	Licence No: 16/52/013/G/017 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Winscombe Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/013/G/017 Original Start Date: 1/3/1967 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1967 Version End Date:
26	863.0	SE	341500, 157500	Licence No: 16/52/012/G/058 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Winscombe Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/012/G/058 Original Start Date: 1/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/9/1966 Version End Date:
27	903.0	NW	339900, 159200	Licence No: 16/52/013/G/011 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Banwell Spring Data Type: Point	Annual Volume (m³): 4850000 Max Daily Volume (m³): 16000 Original Application No: 16/52/013/G/011 Original Start Date: 1/2/1968 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1977 Version End Date:

6.4 Surface Water Abstraction Licences

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

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

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

Yes

Report Reference: HMD-441-912071

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

ID	Distance	Direction	NGR	Details	
4A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Spring Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
5A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 1 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
6A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 3 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
7A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 4 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
8A	271.0	SE	340800, 157700	Licence No: 16/52/012/G/046 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Winscombe Borehole No 2 Data Type: Point	Annual Volume (m³): 950000 Max Daily Volume (m³): 3410 Original Application No: 16/52/012/G/046 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
9	903.0	NW	339900, 159200	Licence No: 16/52/013/G/011 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Banwell Spring Data Type: Point	Annual Volume (m³): 4850000 Max Daily Volume (m³): 16000 Original Application No: 16/52/013/G/011 Original Start Date: 1/2/1968 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
10	1875.0	NW	338500, 159300	Licence No: 16/52/013/G/007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: Borehole Data Type: Point	Annual Volume (m³): 5769 Max Daily Volume (m³): 15.7 Original Application No: 16/52/013/G/007 Original Start Date: 1/1/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

[Report Reference: HMD-441-912071](#)

ID	Distance	Direction	Type	Description
1	0.0	On Site	1	Inner Catchment
2	148.0	E	1	Inner Catchment
3	219.0	SE	1	Inner Catchment

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
212K	0.0	On Site	340100, 157900	River Name: Lox Yeo Reach: Source-winscombe Stw End/Start of Stretch: End of Stretch NGR	C	C	B	B	B
213K	0.0	On Site	340100, 157900	River Name: Lox Yeo Reach: Winscombe Stw-yarberry Footpath End/Start of Stretch: Start of Stretch NGR	C	C	B	B	B
214BC	193.0	SE	340800, 157800	River Name: Lox Yeo Reach: Source-winscombe Stw End/Start of Stretch: Start of Stretch NGR	C	C	B	B	B
215BD	386.0	NW	338900, 157600	River Name: Lox Yeo Reach: Yarberry Footpath-loxton End/Start of Stretch: Start of Stretch NGR	C	C	B	B	B
216BD	386.0	NW	338900, 157600	River Name: Lox Yeo Reach: Winscombe Stw-yarberry Footpath End/Start of Stretch: End of Stretch NGR	C	C	B	B	B

Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
217	717.0	NW	339800, 158900	River Name: Banwell Reach: Banwell-m5 End/Start of Stretch: Start of Stretch NGR	D	D	D	C	C

6.8 Detailed River Network

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

Yes

Report Reference: HMD-441-912071

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

ID	Distance	Direction	Details
1	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: YES Main River Status: Currently Undefined
2	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: YES Main River Status: Currently Undefined
4A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
5	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
6A	0.0	On Site	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
7B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
8B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
10B	0.0	On Site	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
11O	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
12	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
13C	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
14D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
15C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
16D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
17G	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
18	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
19E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

Report Reference: HMD-441-912071

20E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
21	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
22C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
23C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
24H	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
25F	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
26F	0.0	On Site	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
27J	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
28G	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
29H	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
30H	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
31I	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
32F	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
33I	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
34	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
35	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
36	0.0	On Site	River Name: Lox Yeo River Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
37	0.0	On Site	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
38	0.0	On Site	River Name: Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
39K	0.0	On Site	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

40M	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
41	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
42J	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
43	0.0	On Site	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
44K	0.0	On Site	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
45	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
46	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
47	0.0	On Site	River Name: Towerhead Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
48	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
49	0.0	On Site	River Name: Towerhead Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
50L	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
51L	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
52M	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
53	0.0	On Site	River Name: Towerhead Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
54	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
55N	2.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
56	3.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
57	14.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
58	33.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
59N	48.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

60	54.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
61	71.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
62O	76.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
63	85.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
64P	86.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
65	86.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
66	86.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
67	114.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
68	116.0	E	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
69P	121.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
70	127.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
71	127.0	W	River Name: Towerhead Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
72Q	128.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
73R	130.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
74Q	133.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
75T	142.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
76	144.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
77U	146.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
78R	146.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
79	155.0	NW	River Name: Lox Yeo River Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

80S	168.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
81W	170.0	W	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
82S	171.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
83	171.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
84T	181.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
85T	181.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
86V	182.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
87T	184.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
88U	185.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
89X	185.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
90	201.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
91V	213.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
92W	213.0	W	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
93X	224.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
94Y	224.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
95	230.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
96	235.0	SE	River Name: Lox Yeo River Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
97	239.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
98	259.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
99BC	260.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined

100AF	272.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
101Y	274.0	NW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
102Z	274.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
103Z	285.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
104A C	292.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
105A B	292.0	W	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
106A D	293.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
107A A	297.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
108A A	316.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
109A B	340.0	W	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
110A E	341.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
111A A	341.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
112A C	385.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
113A D	385.0	SW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
114	388.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
115	393.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
116A E	394.0	SE	River Name: Winscombe Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
117	394.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
118AF	396.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
119A M	408.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined

120AF	411.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
121A G	413.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
122A G	413.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
123A Q	418.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
124AI	444.0	SW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
125A E	448.0	SE	River Name: Winscombe Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
126A E	448.0	SE	River Name: Winscombe Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
127	450.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: YES Main River Status: Currently Undefined
128A H	455.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
129A H	455.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
130	475.0	SE	River Name: Lox Yeo River Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
131	479.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
132AI	484.0	SW	River Name: - Water Course Name: Lox Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
133AJ	484.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
134AL	486.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
135AJ	491.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
136A K	492.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
137AJ	498.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary 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

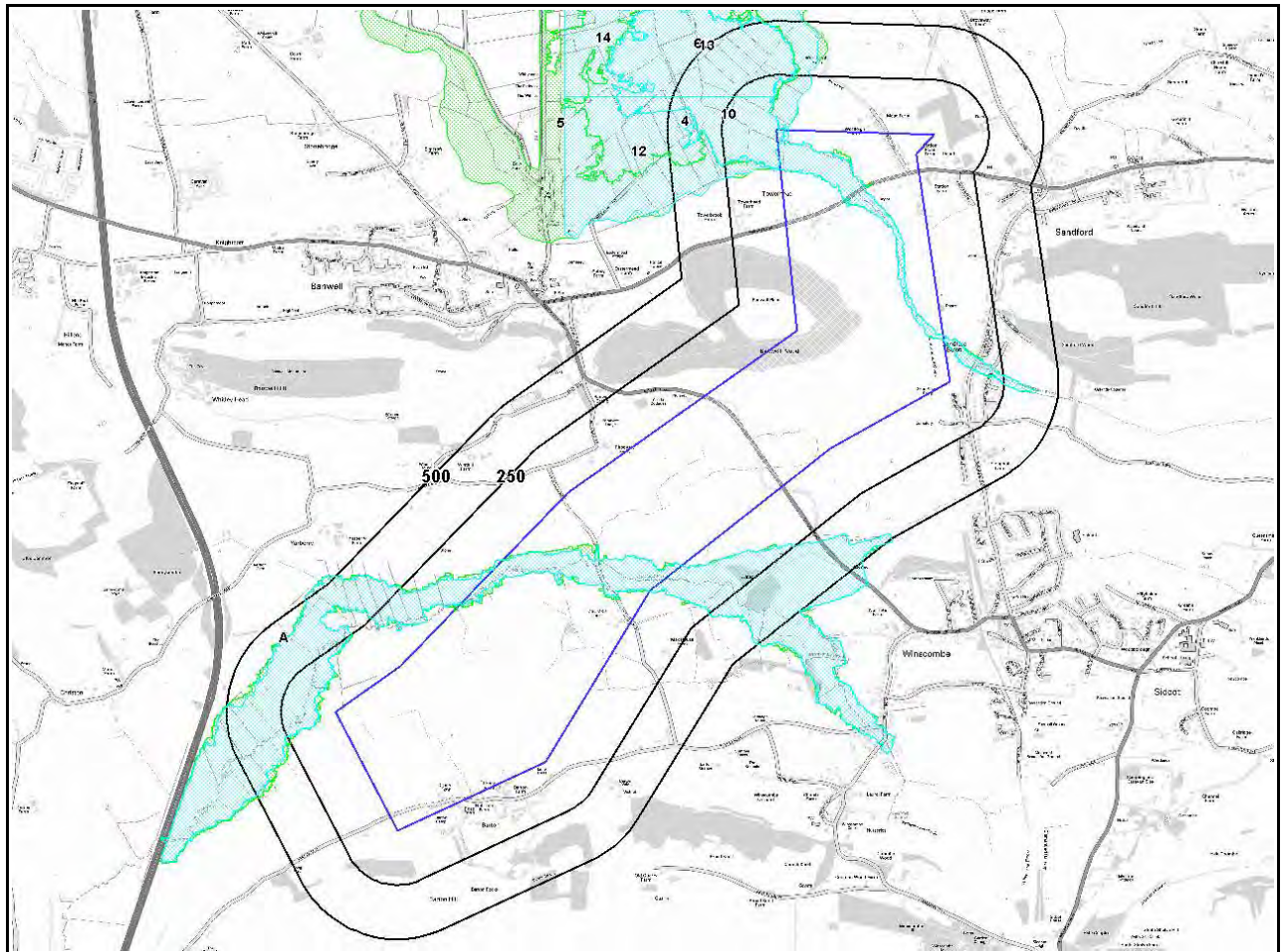
Report Reference: HMD-441-912071

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	Yes	Yes	Yes

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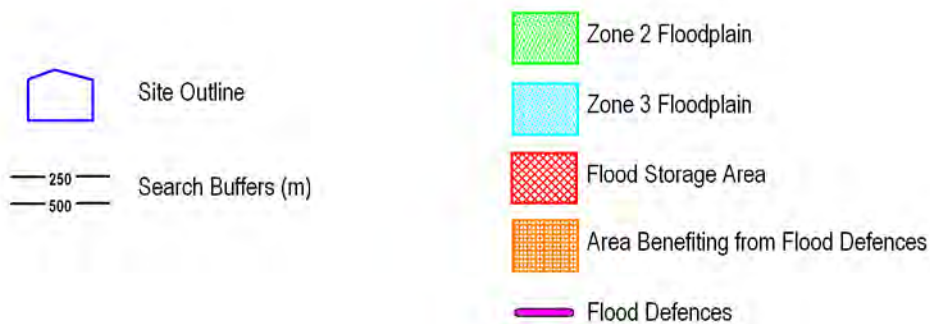
7. Surface Water Flood Map



Surface Water Flood Legend



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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**

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

ID	Distance [m]	Direction	Update	Type
1A	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
2B	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
3	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
4	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
5	35.0	W	13-Mar-2013	Zone 2 - (Tidal Models)
6	152.0	N	13-Mar-2013	Zone 2 - (Fluvial / Tidal 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**

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

ID	Distance [m]	Direction	Update	Type
8A	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
9	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
10	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
11B	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
12	41.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
13	153.0	N	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)

7.3 Flood Defences

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

7.4 Areas benefiting from Flood Defences

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

No

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

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 High

Guidance:

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

7.7 Groundwater Flooding Confidence Areas

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

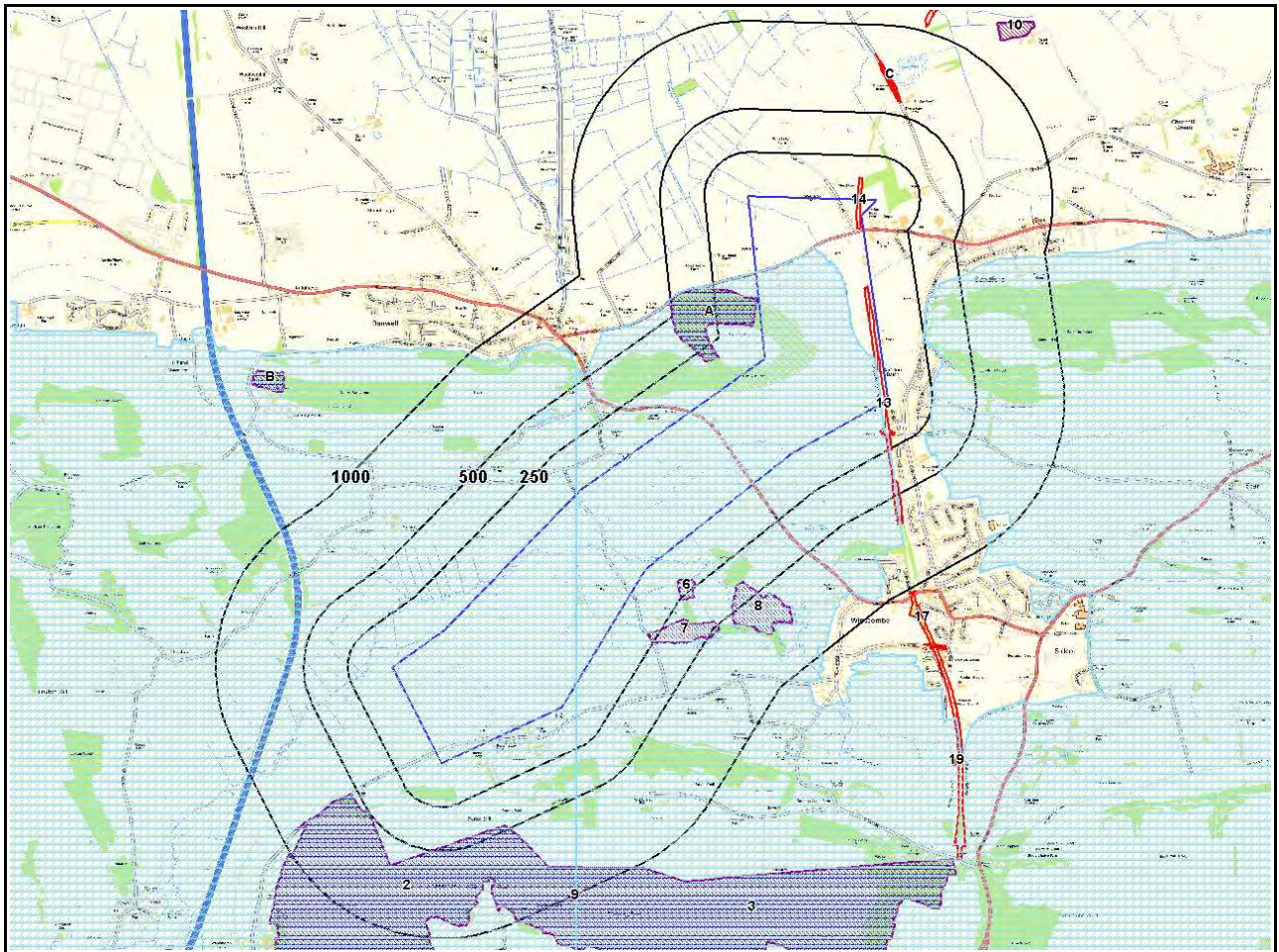
High

Notes:

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

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

8.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend



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8. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **8**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
5A	9.0	W	Banwell Ochre Caves	Natural England
6	164.0	SE	Max Bog	Natural England
7	203.0	SE	Max Bog	Natural England
8	392.0	SE	Max Bog	Natural England
9	454.0	S	Crook Peak to Shute Shelve Hill	Natural England
10	1154.0	NE	Yanal Bog	Natural England
11B	1599.0	NW	Banwell Caves	Natural England
Not shown	1956.0	N	Puxton Moor	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **4**

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

ID	Distance [m]	Direction	SAC Name	Data Source
1A	9.0	W	North Somerset & Mendip Bats	Natural England
2	454.0	S	Mendip Limestone Grasslands	Natural England
3	864.0	SE	Mendip Limestone Grasslands	Natural England
4B	1599.0	NW	North Somerset & Mendip Bats	Natural England

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **7**

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
13	0.0	On Site	Cheddar Valley Railway Walk	Natural England
14	0.0	On Site	Cheddar Valley Railway Walk	Natural England
15C	576.0	N	Cheddar Valley Railway Walk	Natural England
16C	579.0	N	Cheddar Valley Railway Walk	Natural England
17	1020.0	SE	Cheddar Valley Railway Walk	Natural England
18	1032.0	N	Cheddar Valley Railway Walk	Natural England

Report Reference: HMD-441-912071

19	1348.0	SE	Cheddar Valley Railway Walk	Natural England
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Records of World Heritage Sites within 2000m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 2

The following Area of Outstanding Natural Beauty (AONB) records and Scottish National Scenic Area (NSA) records provided by Natural England/Countryside Council for Wales/Scottish Government are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	AONB/NSA Name	Data Source
20	0.0	On Site	Mendip Hills	Natural England
21	0.0	On Site	Mendip Hills	Natural England

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

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?

Yes

The following records within 250m have been found within this search:

Distance [m]	Direction	OfCom Reference	Address	Approx. Mast Height (m)
110.0	SE	X(P)5448	Avon, Winscombe, Sandford, Weighbridge Hse, Avoncrop Ltd	25

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site?

Yes

The following records within 500m have been found within this search:

Distance [m]	Direction
0.0	On Site
0.0	On Site
97.0	N
97.0	N
160.0	N
164.0	N

Guidance: Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Health Protection Agency (HPA) website. GroundSure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

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?

Low

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

10.1.3 Soluble Rocks

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

Low

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

Hazard
Significant soluble rocks are present, with some dissolution features, but no, or very little, recorded subsidence. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to surface drainage or new construction are planned. For new build site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. For existing property possible increase in insurance risk due to soluble rocks. Some possibility of potential liability due to groundwater pollution may be present.

10.1.4 Compressible Ground

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

Moderate

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

Report Reference: HMD-441-912071

Hazard

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

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?

Moderate

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 5 and 10% 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?

Basic 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). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint HPA-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

11. Mining

11.1 Coal Mining

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

No

Database searched and no data found.

11.2 Shallow Mining

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

Low

Guidance: Where low 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, but that it is unlikely to be of significant concern in this area. However, it is recommended that you do obtain a Coal Authority mining search in this area, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

12. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info@4c.groundsure.com



British Geological Survey (England & Wales)

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



Environment Agency

Tel: 08708 506 506
Wessex
Rivers Hse Bridgwater - East Quay, Bridgwater, TA6 4YS
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: North Somerset District Council
Phone: 01934 888 888
Web: www.n-somerset.gov.uk
Address: Town Hall, Walliscote Grove Road, Weston-super-
Mare, Somerset, BS23 1UJ

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

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

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

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

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

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

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

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RSK STATS Geoconsult Ltd (Bedminster)	GroundSure	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Reference:	
Cheshire,	Your Reference:	312318
Helsby, WA6 0AR	Report Date:	Jun 6, 2013
	Report Delivery	xml
	Method:	
	Client Email:	██████████@rsk.co.uk

GroundSure Data

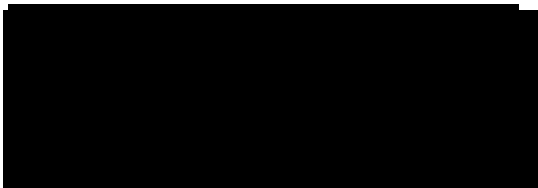
Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Data

Aerial Photograph of Study Site



Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

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

Report Reference: [HMD-441-912071](#)

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	1	0	3	-	-	-
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	2*	-	-	-
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 scale mapping)	0	2	2*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	0	-	-
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	1	3	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	1	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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

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	1	4

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

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 264	

* 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	1001-2000
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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	0	-
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	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
6.8 Detailed River Network entries within 500m of the site	0	2	4	6	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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?	Yes
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?	Negligible
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	2	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 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?	Moderate
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 not in a Radon Affected Area, as less than 1% 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. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 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 surface water 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 2000m.

9. Additional Information

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

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 4

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Railway Sidings	1956
98.0	S	Unspecified Works (B)	1979
150.0	W	Nursery	1989
150.0	W	Nursery	1981

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 boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

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

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

Database searched and no data found.

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 boundary: 2

Report Reference: HMD-441-912071

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
67.0	S	Filling Station	1991
89.0	S	Filling Station	1972

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 boundary: 0

Database searched and no data found.

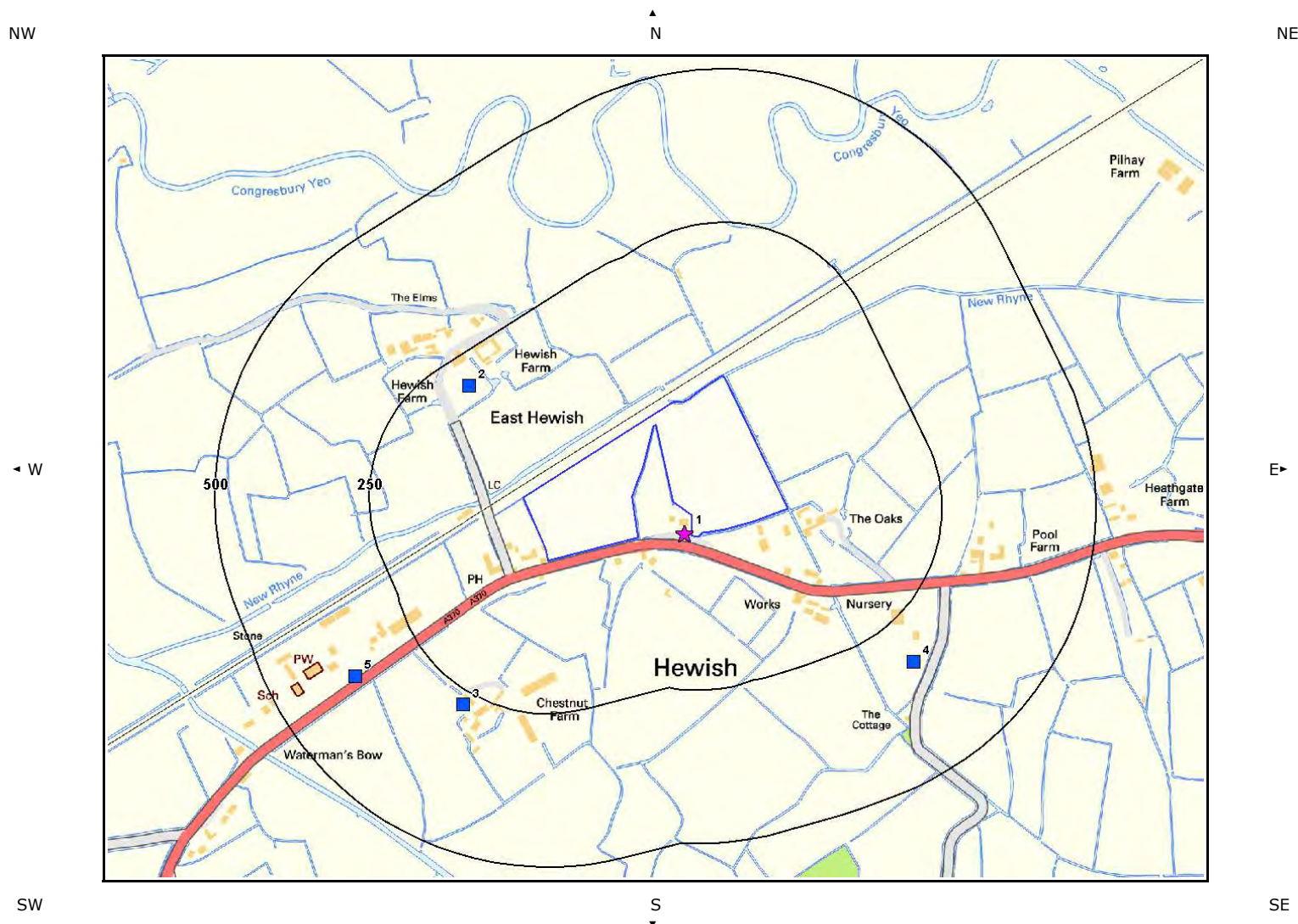
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 4

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

Distance [m]	Direction	Use	Date
31.0	NE	Pond	1932
46.0	E	Ponds	1883
86.0	E	Pond	1932
86.0	E	Pond	1902

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	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
			Licenced 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: 0

Database searched and no data found.

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.

Records of Licensed Discharge Consents within 500m of the study site: 4

Report Reference: [HMD-441-912071](#)

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

ID	Distance [m]	Direction	NGR	Details
2	201.0	NW	340010, 164730	<p>Address: Hewish Farm, Weston Super Mare, Avon, .</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 072481</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: New Consent, By Application (wra 91, Section 113 & Sched 12)</p> <p>Issue date: -</p> <p>Effective Date: -</p> <p>Revocation Date: -</p>
3	273.0	SW	340000, 164210	<p>Address: Old Stables, Chestnut Farm, Bristol Road, Hewish, Weston Super Mare, Avon, BS24 6RU</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 012905</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: New Consent, By Application (wra 91, Section 113 & Sched 12)</p> <p>Issue date: 3/7/1995</p> <p>Effective Date: 27/6/1995</p> <p>Revocation Date: -</p>
4	322.0	SE	340730, 164280	<p>Address: Puxton Lane, Hewish, Weston-super-mare, Avon</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 071357</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: Lapsed Under Schedule 23 Environment Act 1995</p> <p>Issue date: -</p> <p>Effective Date: 7/11/1990</p> <p>Revocation Date: 1/10/1996</p>
5	366.0	SW	339825, 164256	<p>Address: Grange Cottage, Bristol Road, Hewish, North Somerset, BS24 6RT</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: NPSWQD005691</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of The Oldbridge River</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 24/2/2009</p> <p>Effective Date: 24/2/2009</p> <p>Revocation Date: -</p>

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: 1

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

ID	Distance [m]	Direction	NGR	Details
1	13.0	W	340358, 164489	<p>Incident Date: 6/7/2001</p> <p>Incident Identification: 14250</p> <p>Pollutant: Specific Waste Materials</p> <p>Pollutant Description: Metal Wastes</p> <p>Water Impact: Category 4 (No Impact)</p> <p>Land Impact: Category 3 (Minor)</p> <p>Air Impact: Category 4 (No Impact)</p>

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

Database searched and no data found.

Report Reference: HMD-441-912071

2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

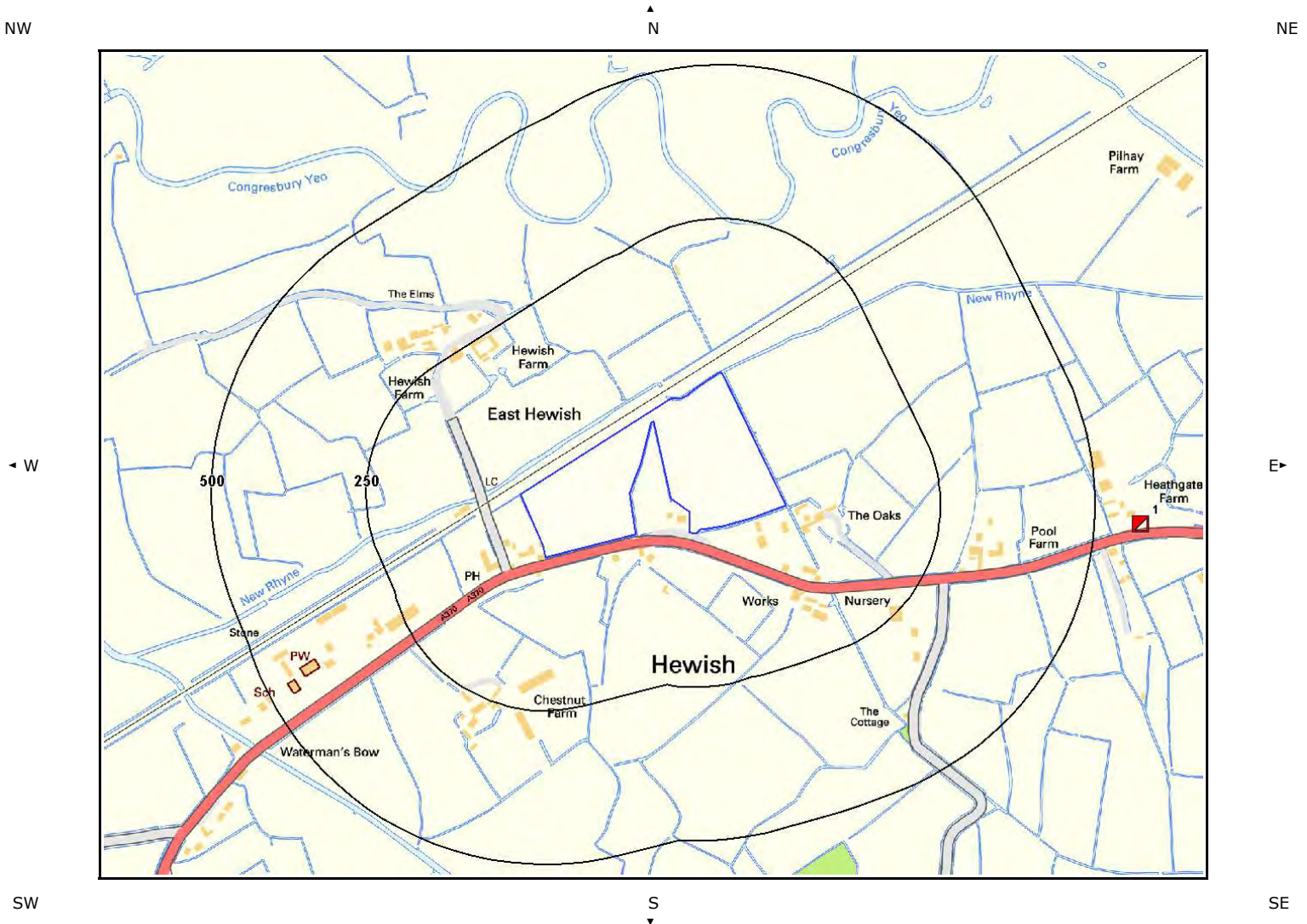
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

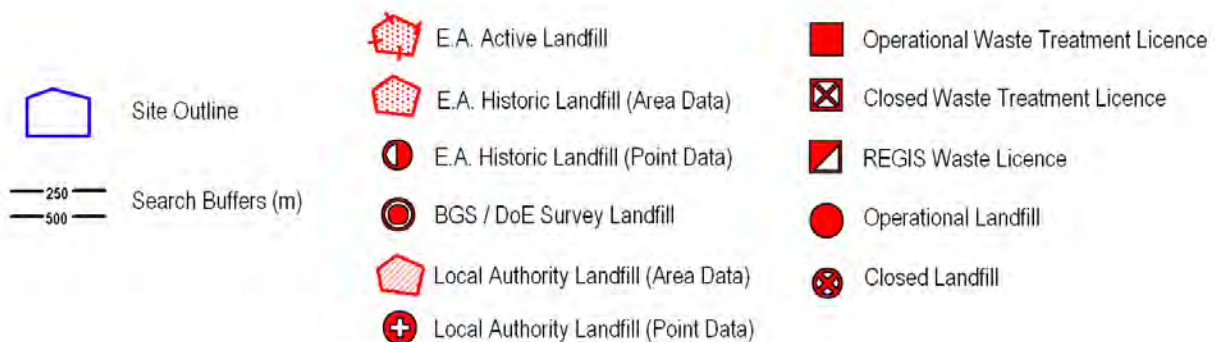
3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Mapping sourced from
Ordnance Survey

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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 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: 5

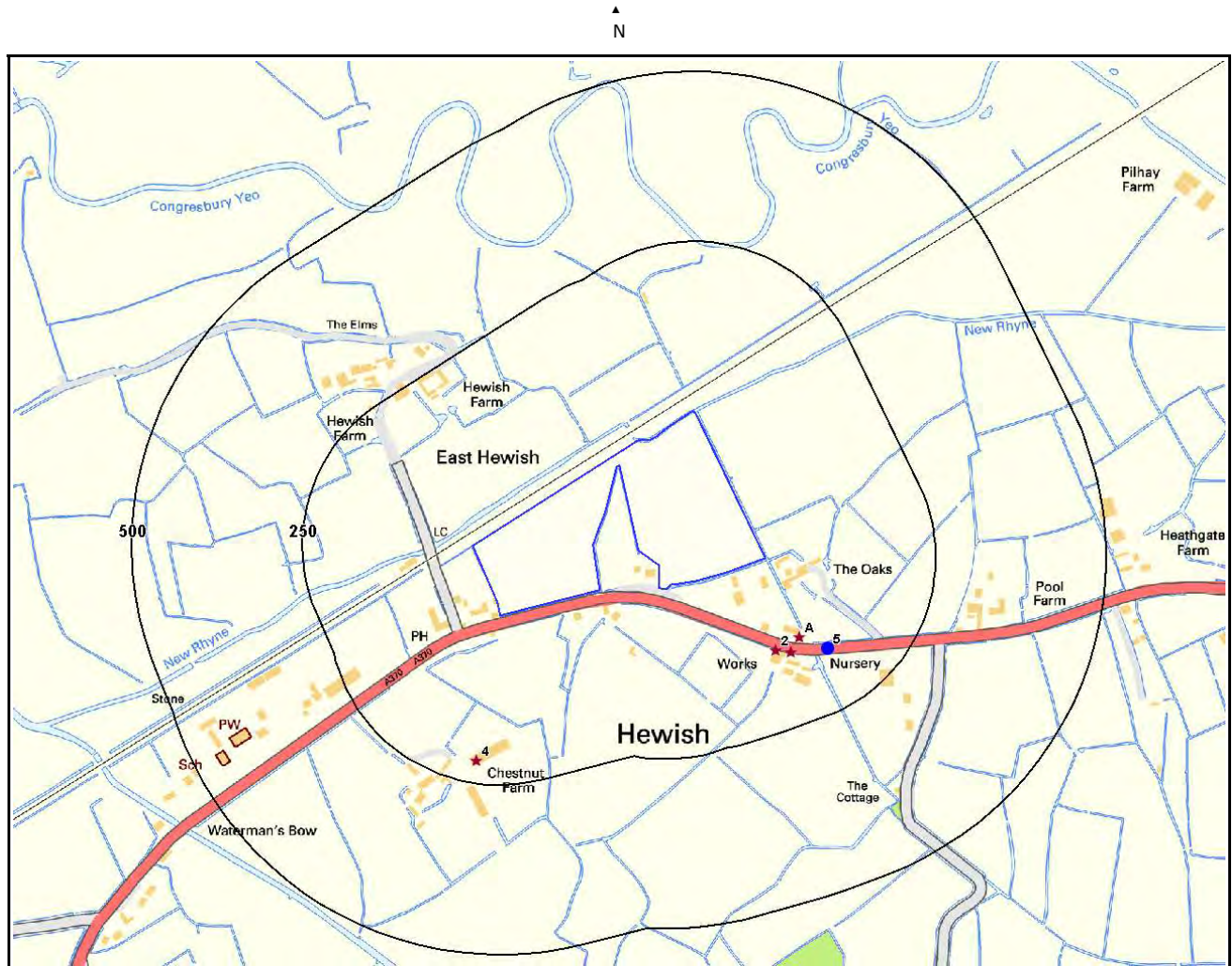
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
----	--------------	-----------	-----	---------

Report Reference: HMD-441-912071

1	574.0	E	341100, 164500	Site Address: Penfold Metals, Heathgate Farm, Hewish, Weston Super Mare, Somerset, BS24 6SG Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: PEN499 Operator: Penfold P Surrendered Date: - Waste Management licence No: 27016 Annual Tonnage: 5000.0	Issue Date: 15/04/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Penfold Metals Metal Recycling Site Cancelled Date: - Correspondence Address: -, -
Not shown	1273.0	E	341800, 164500	Site Address: Avon Vehicle Dismantlers, Middle Elm Yard, Heathgate, Hewish, Weston Super Mare, Somerset, BS24 6SN Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Regis Licence Number: WAR335 Operator: Ware Mr Larry Stephen Surrendered Date: - Waste Management licence No: 27000 Annual Tonnage: 5000.0	Issue Date: 01/11/1996 Expiry Date: - Effective Date: - Status: Closure Modified: - Site Name: Avon Vehicle Dismantlers Cancelled Date: - Correspondence Address: -, -
Not shown	1298.0	E	341825, 164511	Site Address: Middle Elm Yard, Heathgate, Hewish, Weston Super Mare, North Somerset, BS24 6SN Type: Metal Recycling Site (Vehicle Dismantler) Size: >= 25000 tonnes < 75000 tonnes Regis Licence Number: SSM001 Operator: S S M Associates Ltd Surrendered Date: - Waste Management licence No: 102630 Annual Tonnage: 74999.0	Issue Date: 29/07/2011 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Middle Elm Yard Cancelled Date: - Correspondence Address: -, -
Not shown	1479.0	E	342000, 164400	Site Address: Oaktree Yard, Land / Premises At, Weston Road, Hewish, Weston Super Mare, Somerset, BS24 6SP Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: PEN498 Operator: Penfold J Surrendered Date: - Waste Management licence No: 27017 Annual Tonnage: 5000.0	Issue Date: 15/04/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Oaktree Yard Metal Recycling Site Cancelled Date: - Correspondence Address: -, -
Not shown	1479.0	E	342000, 164400	Site Address: Oaktree Yard, Weston Road, Hewish, Weston Super Mare, Somerset, BS24 6SP Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: PEN498 Operator: Penfold J Surrendered Date: - Waste Management licence No: 27017 Annual Tonnage: 0.0	Issue Date: 15/04/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Oaktree Yard Metal Recycling Site Cancelled Date: - Correspondence Address: Oaktree Yard, Oaktree Yard, Weston Road, Hewish, Weston Super Mare, Somerset, BS24 6SP

4. Current Land Use Map



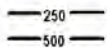
Current Land Use Legend



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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:

4

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1A	128.0	SE	Bags & Co	Spring Cottage, Hewish, Weston-super-Mare, BS24 6SE	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
2	134.0	S	R I W Car Sales	Hewish, Weston-super-Mare, BS24 6SE	Secondhand Vehicles	Motoring
3A	143.0	S	Works	BS24	Unspecified Works Or Factories	Industrial Features
4	218.0	S	W S Insulation Ltd	Unit 5 Mendip View Business Park, Bristol Road, Hewish, Weston-super-Mare, BS24 6RX	Construction Completion Services	Construction Services

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
5	162.0	SE	340618, 164396	Obsolete	Hewish Service Station, Weston Road, Weston Road, Hewish, Weston-Super-Mare, Somerset, BS24 6SE	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

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

Lex Code	Description	Rock Type
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT

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

5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE

(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.

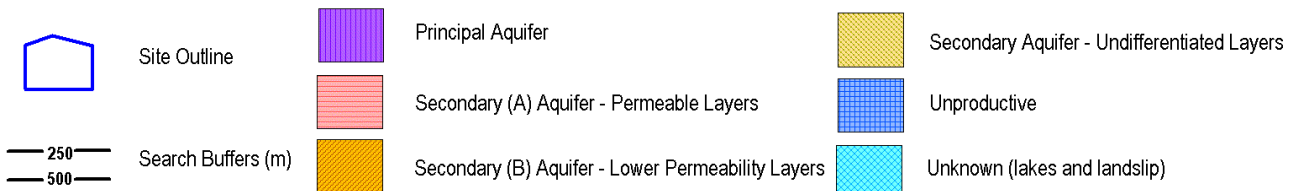
6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend



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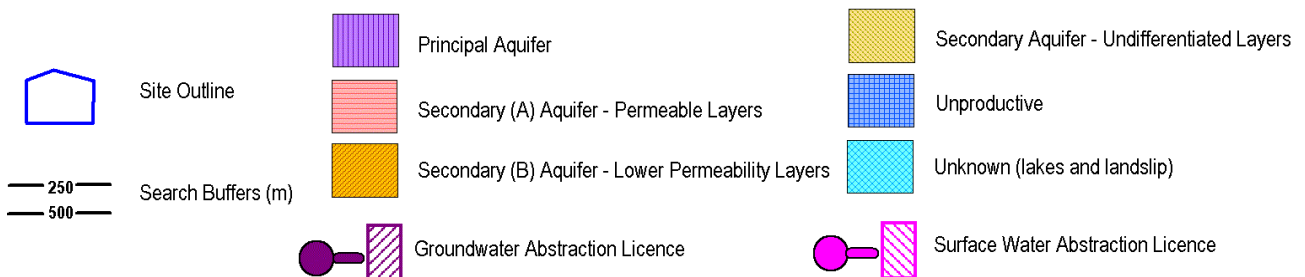
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



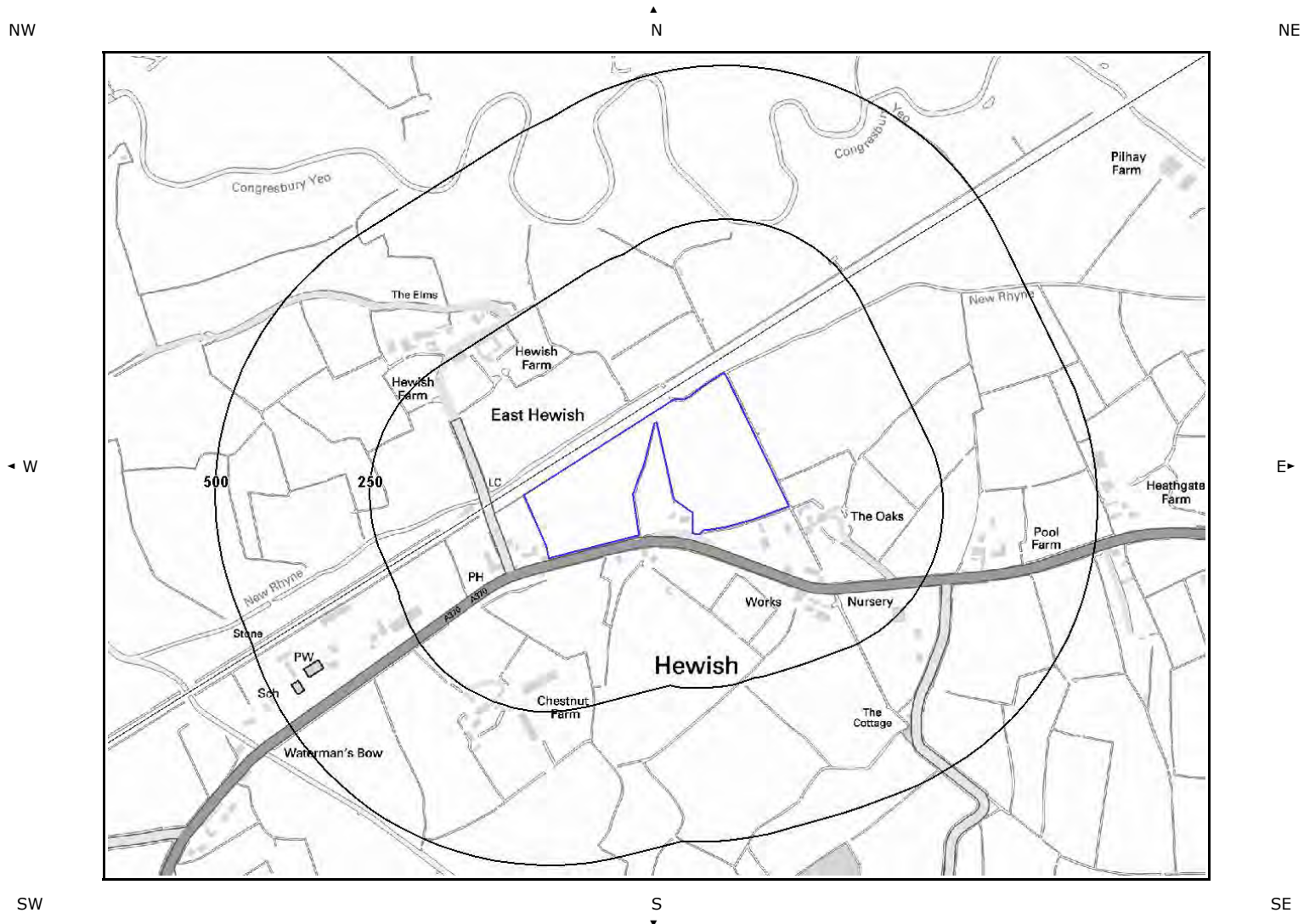
Aquifer Within Bedrock Geology Legend



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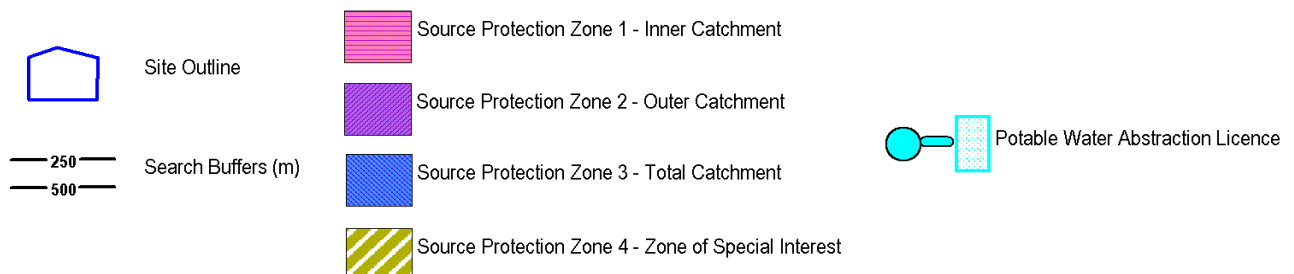
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



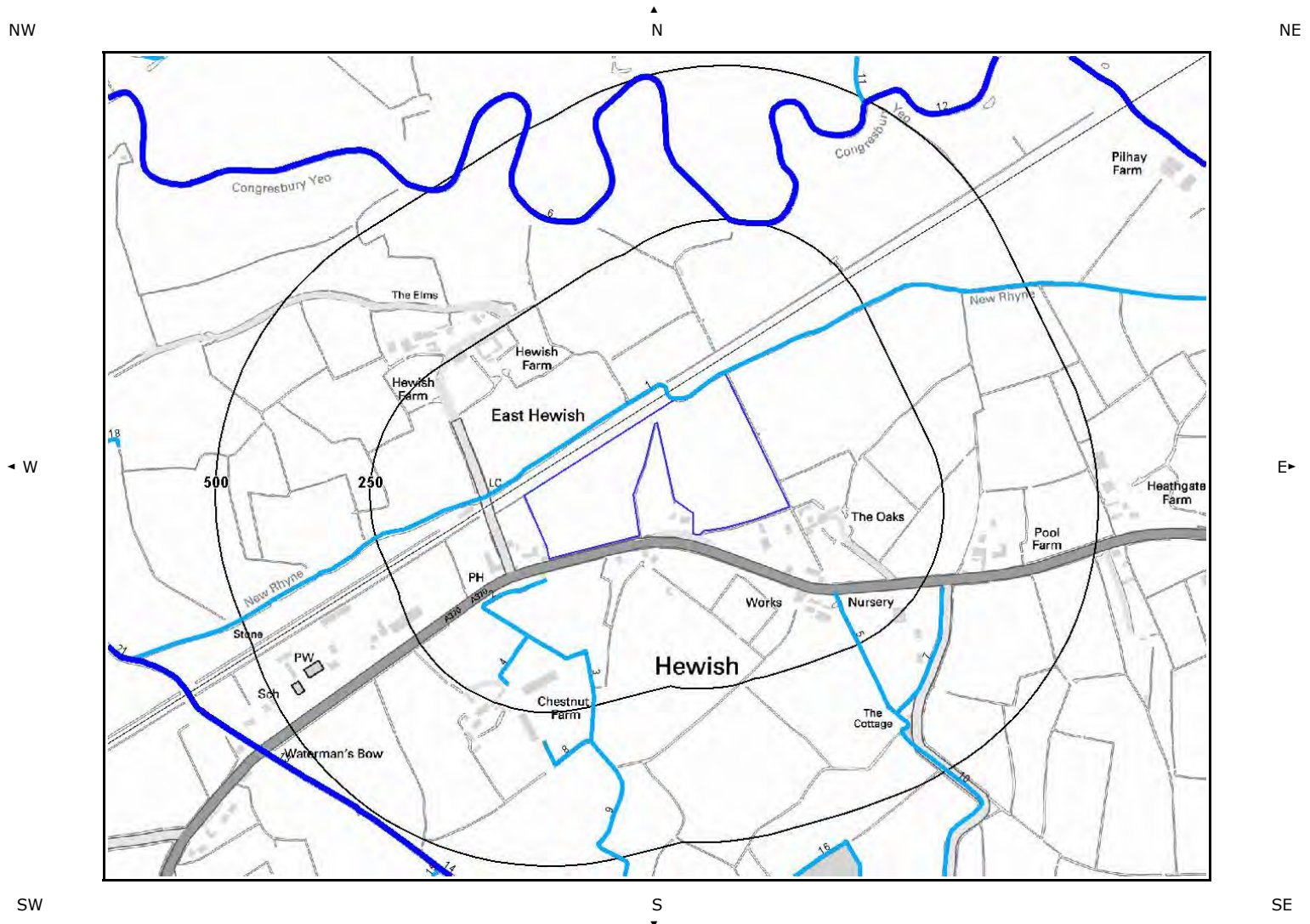
SPZ and Potable Water Abstraction Licenses
Legend



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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

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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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	98.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	254.0	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	434.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	98.0	W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
3	254.0	N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	434.0	NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

6.3 Groundwater Abstraction Licences

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

No

Report Reference: HMD-441-912071

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?

No

Database searched and no data found.

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1187.0	W	339000, 165000	River Name: Congresbury Yeo Reach: M5-icelton (estuary) End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1187.0	W	339000, 165000	River Name: Congresbury Yeo Reach: Congresbury-m5 End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

Chemical Quality:

Report Reference: HMD-441-912071

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	1187.0	W	339000, 165000	River Name: Congresbury Yeo Reach: Congresbury-m5 End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

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 (5d):

ID	Distance	Direction	Details	
1	1.0	NW	River Name: New Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
2	35.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	130.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
4	130.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
5	158.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	248.0	N	River Name: Congresbury Yeo Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	280.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
8	297.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
9	304.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
10	378.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
11	492.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
12	492.0	NE	River Name: Congresbury Yeo Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary 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?

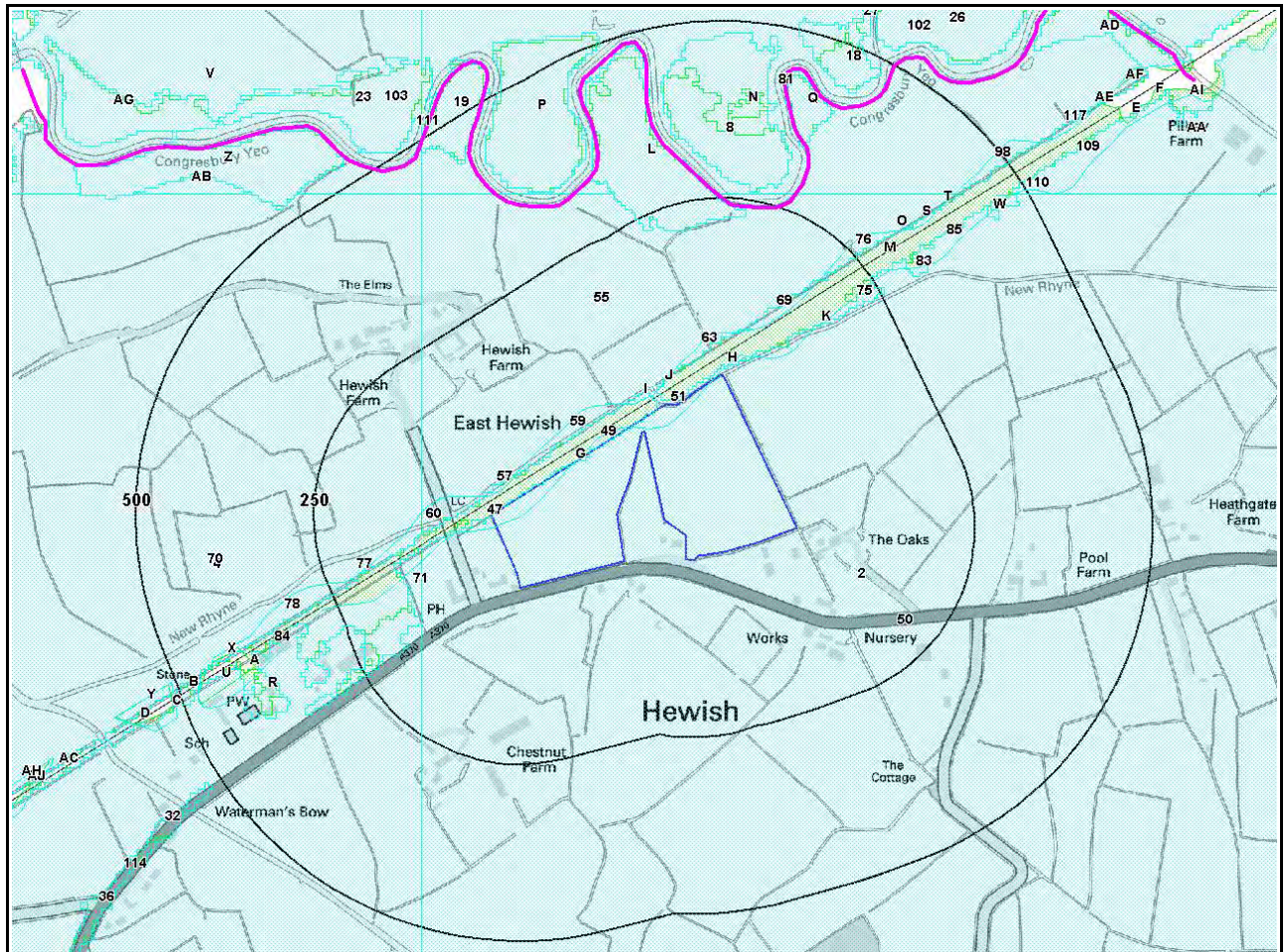
Yes

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	Yes	Yes	Yes

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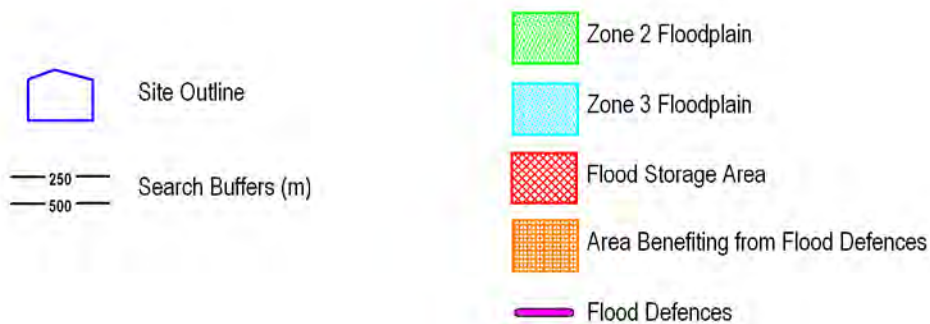
7. Surface Water Flood Map



Surface Water Flood Legend



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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

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

ID	Distance [m]	Direction	Update	Type
1	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
2	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
3M	4.0	NW	13-Mar-2013	Zone 2 - (Tidal Models)
4	99.0	W	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
5L	211.0	N	13-Mar-2013	Zone 2 - (Tidal Models)
6	220.0	SW	13-Mar-2013	Zone 2 - (Tidal 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

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

ID	Distance [m]	Direction	Update	Type
47	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
48G	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
49	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
50	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
51	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
52G	0.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
53H	9.0	N	13-Mar-2013	Zone 3 - (Tidal Models)
54H	16.0	NE	13-Mar-2013	Zone 3 - (Tidal Models)
55	21.0	NW	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
56I	21.0	NW	13-Mar-2013	Zone 3 - (Tidal Models)
57	23.0	NW	13-Mar-2013	Zone 3 - (Tidal Models)
58I	24.0	NW	13-Mar-2013	Zone 3 - (Tidal Models)

Report Reference: HMD-441-912071

59	24.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
60	25.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
61J	27.0	N	13-Mar-2013	Zone 3 - (Fluvial Models)
62J	33.0	N	13-Mar-2013	Zone 3 - (Tidal Models)
63	34.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
64J	37.0	N	13-Mar-2013	Zone 3 - (Fluvial Models)
65J	39.0	N	13-Mar-2013	Zone 3 - (Tidal Models)
66J	39.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
67J	41.0	NW	13-Mar-2013	Zone 3 - (Tidal Models)
68	49.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models)
69	65.0	N	13-Mar-2013	Zone 3 - (Tidal Models)
70	99.0	W	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
71	117.0	SW	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
72	144.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
73K	152.0	NE	13-Mar-2013	Zone 3 - (Tidal Models)
74K	154.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models)
75	159.0	NE	13-Mar-2013	Zone 3 - (Tidal Models)
76	190.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models)
77	204.0	SW	13-Mar-2013	Zone 3 - (Tidal Models)
78	206.0	SW	13-Mar-2013	Zone 3 - (Fluvial Models)
79L	210.0	N	13-Mar-2013	Zone 3 - (Tidal Models)
80M	244.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models)

7.3 Flood Defences

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

Yes

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

ID	Distance [m]	Direction	Update
131	239.0	N	13-Mar-2013

7.4 Areas benefiting from Flood Defences

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

No

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

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?

No

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

Negligible

Guidance: No guidance required.

7.7 Groundwater Flooding Confidence Areas

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

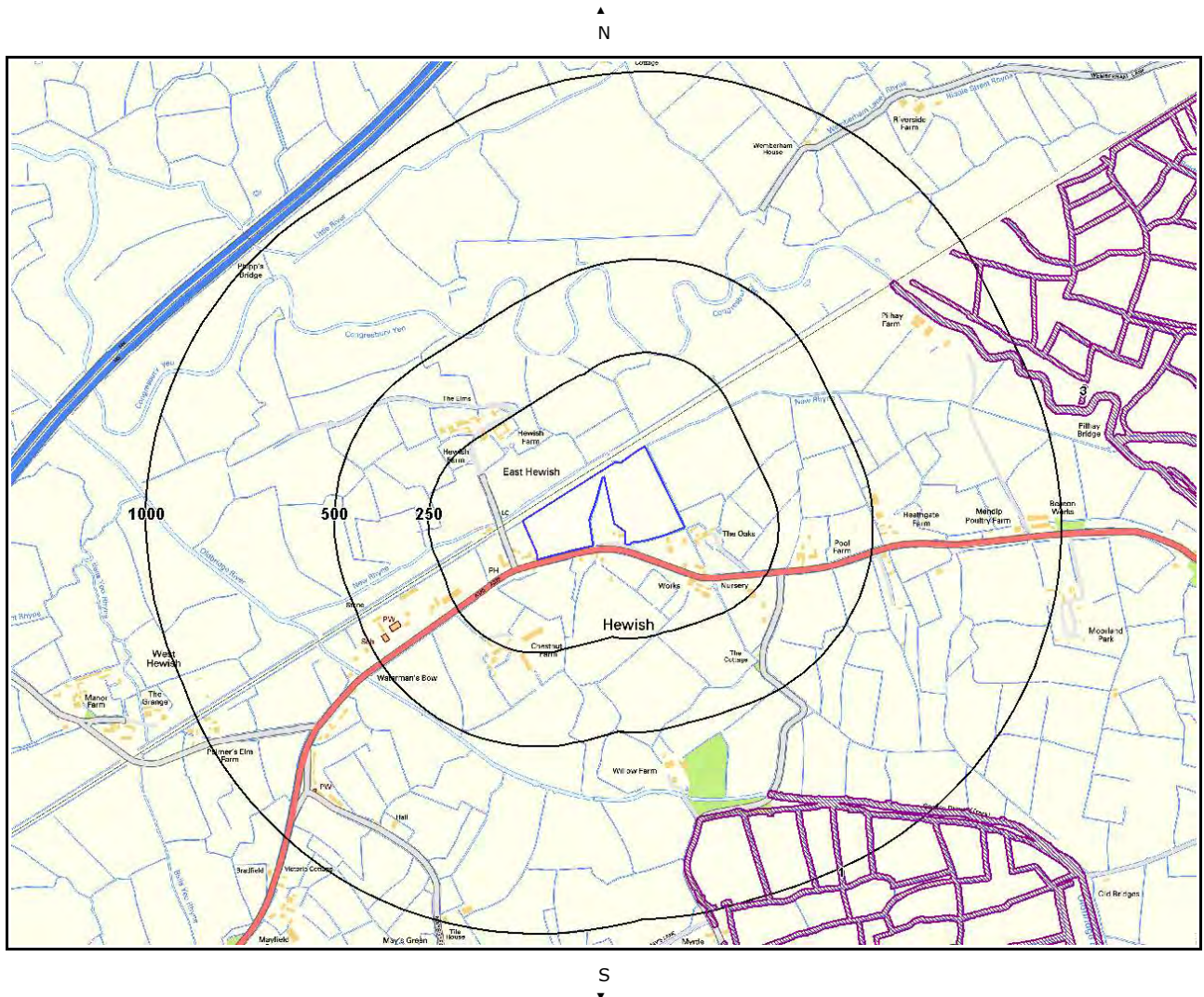
Not Applicable

Notes:

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

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

8.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

Mapping sourced from **Ordnance Survey**

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8.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **4**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
1	739.0	S	Puxton Moor	Natural England
2	780.0	NE	Biddle Street, Yatton	Natural England
3	1098.0	E	Biddle Street, Yatton	Natural England
Not shown	1658.0	E	Biddle Street, Yatton	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **1**

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
Not shown	1960.0	NE	Cheddar Valley Railway Walk	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

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.

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?

Low

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

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

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?

Moderate

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

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

Report Reference: HMD-441-912071

10.1.5 Collapsible Rocks

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

Negligible

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

Hazard

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

10.1.6 Running Sand

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

Moderate

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is not in a Radon Affected Area, as less than 1% 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

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.

11. Mining

11.1 Coal Mining

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

No

Database searched and no data found.

11.2 Shallow Mining

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

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

12. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info@4c.groundsure.com



British Geological Survey (England & Wales)

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



Environment Agency

Tel: 08708 506 506
 Wessex
 Rivers Hse Bridgwater - East Quay, Bridgwater, TA6 4YS
 Web: www.environment-agency.gov.uk
 Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5
 Web: www.groundstability.com



Ordnance Survey

Romsey Road
 Southampton SO16 4GU
 Tel: 08456 050505



Local Authority

Authority: North Somerset District Council
 Phone: 01934 888 888
 Web: www.n-somerset.gov.uk
 Address: Town Hall, Walliscote Grove Road, Weston-super-
 Mare, Somerset, BS23 1UJ

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
 Tel: 0871 4237191
 (www.copso.org.uk)



Acknowledgements

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



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@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey, 6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

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

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

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure

in relation to the Services or other matters arising pursuant to the Contract.

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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



RSK STATS Geoconsult Ltd (Bedminster)	GroundSure	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Reference:	
Cheshire,	Your Reference:	312318
Helsby, WA6 0AR	Report Date:	Jun 6, 2013
	Report Delivery	xml
	Method:	
	Client Email:	██████████@rsk.co.uk

GroundSure Data

Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

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

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

Yours faithfully,

██
Managing Director
Groundsure Limited

Enc.
GroundSure Data

Aerial Photograph of Study Site



Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

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

Report Reference: [HMD-441-912071](#)

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	0	-	-	-
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 scale mapping)	0	0	3*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	0	-	-
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	2	1	5	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS 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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

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	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	0	0	2	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 264	

* 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	1001-2000
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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	0	-
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	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
6.8 Detailed River Network entries within 500m of the site	1	3	1	9	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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?	Negligible
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 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?	Moderate
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 not in a Radon Affected Area, as less than 1% 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. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 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 surface water 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 2000m.

9. Additional Information

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

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 0

Database searched and no data found.

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 boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

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

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

Database searched and no data found.

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 boundary: 0

Database searched and no data found.

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 boundary: 0

Database searched and no data found.

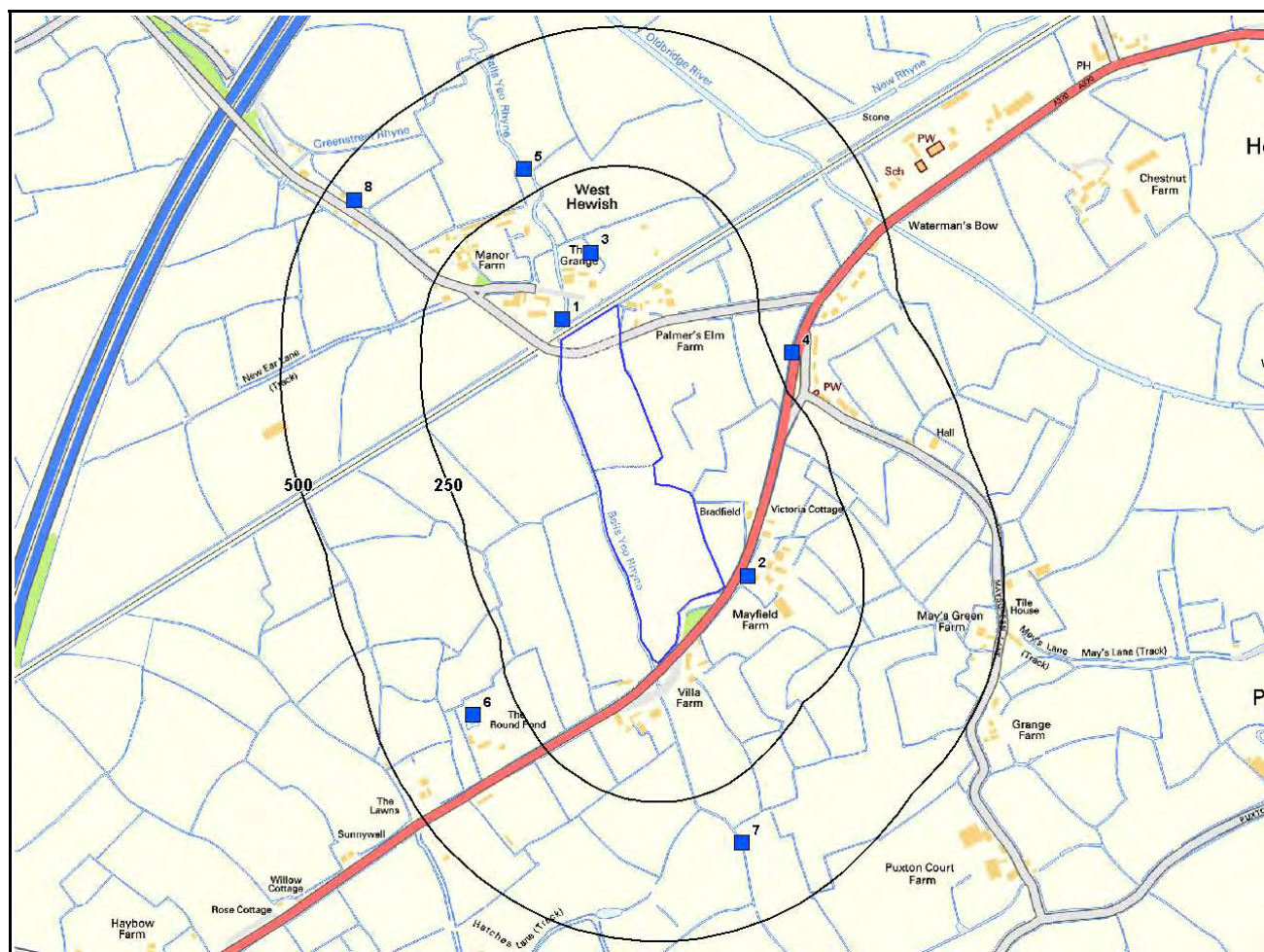
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 3

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

Distance [m]	Direction	Use	Date
58.0	NW	Pond	1938
58.0	NW	Pond	1930
100.0	S	Pond	1930

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	Site Outline		Recorded Pollution Incident		RAS 3 & 4 Authorisations
	Dangerous Substances (List 1)		Dangerous Substances (List 2)		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: **0**

Database searched and no data found.

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.

Records of Licensed Discharge Consents within 500m of the study site: **8**

Report Reference: [HMD-441-912071](#)

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

ID	Distance [m]	Direction	NGR	Details
1	30.0	NW	339090, 163960	<p>Address: The Grange (phase 2 Office Dev), Hewish, Weston-super-mare, Somerset, BS24 6RR</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 102633</p> <p>Permit Version: 1</p> <p>Receiving Water: Ball's Yeo Rhyne Via Soakaway</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 24/5/2004</p> <p>Effective Date: 17/3/2004</p> <p>Revocation Date: -</p>
2	45.0	E	339420, 163500	<p>Address: Mayfield Farm, Hewish, Weston Super Mare, Avon, BS24 6RQ</p> <p>Effluent Type: Trade Discharges - Process</p> <p>Effluent - Water Company (wtw)</p> <p>Permit Number: 072107</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of The Balls Yeo Rhyne</p> <p>Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 20/8/1992</p> <p>Effective Date: 20/8/1992</p> <p>Revocation Date: 19/1/2004</p>
3	106.0	NW	339140, 164080	<p>Address: The Grange, Hewish, Weston-super-mare, North Somerset, .</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 101737</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of The Oldbridge River</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 20/2/2002</p> <p>Effective Date: 24/1/2002</p> <p>Revocation Date: -</p>
4	283.0	E	339500, 163900	<p>Address: Hewish Council Housing Site, Hewish, Weston Super Mare, Avon, BS24 6RN</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 081976</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of River Oldbridge</p> <p>Status: Consent Revoked - Discharge Ceased (wra 91, Sched 10 & 6)</p> <p>Issue date: -</p> <p>Effective Date: 3/5/1967</p> <p>Revocation Date: 5/12/1995</p>
5	296.0	NW	339020, 164230	<p>Address: Manor Farm (hewish), Hewish, Weston Super Mare, Avon, BS24 6RR</p> <p>Effluent Type: Agriculture - Arable Farming</p> <p>Permit Number: 081464</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of Balls Yeo Rhyne</p> <p>Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: -</p> <p>Effective Date: 1/6/1971</p> <p>Revocation Date: 18/5/2005</p>
6	329.0	SW	338930, 163250	<p>Address: The Round Pond, Hewish, Weston-super-mare, Avon, BS24 6RD</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 071971</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: New Consent, By Application (wra 91, Section 113 & Sched 12)</p> <p>Issue date: 16/7/1992</p> <p>Effective Date: 14/7/1992</p> <p>Revocation Date: -</p>
7	357.0	SE	339410, 163020	<p>Address: Puxton Ltd, Bristol Road A370, Weston Super Mare, Somerset, BS24 6TP</p> <p>Effluent Type: Sewage & Trade Combined - Unspecified</p> <p>Permit Number: 103390</p> <p>Permit Version: 1</p> <p>Receiving Water: Balls Yeo Rhyne</p> <p>Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 29/6/2006</p> <p>Effective Date: 1/4/2007</p> <p>Revocation Date: 25/7/2007</p>
8	448.0	NW	338717, 164175	<p>Address: Rosemary Cottage, Wick Lane, Hewish, North Somerset, BS22 7SE</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: NPSWQD010659</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of Greetstreet Rhyne</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 13/3/2010</p> <p>Effective Date: 13/3/2010</p> <p>Revocation Date: -</p>

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 1990¹

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.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.




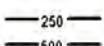









3. Landfill and Other Waste Sites Map



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: **0**

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

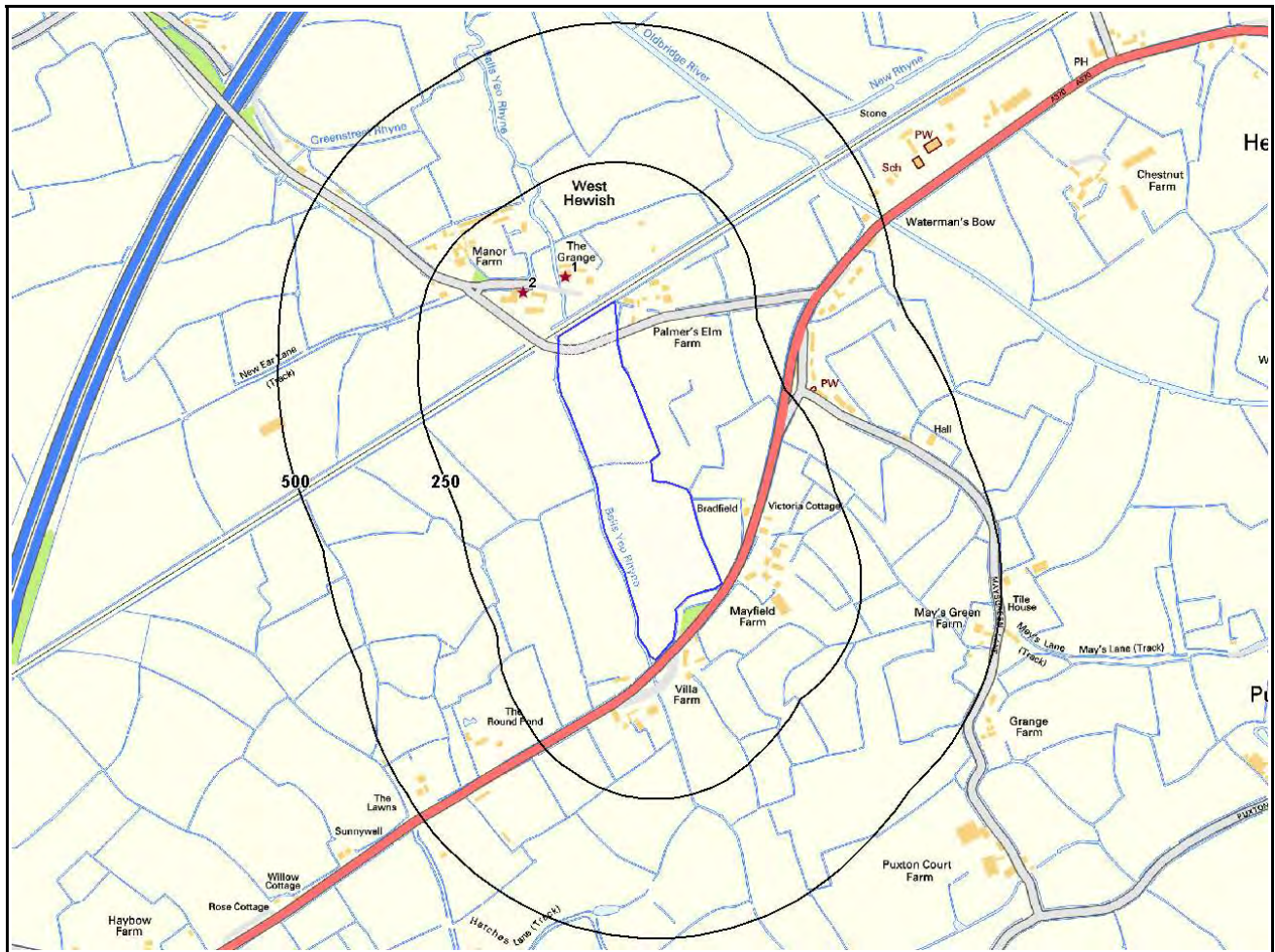
Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: **0**

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: **0**

Database searched and no data found.

4. Current Land Use Map



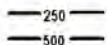
Current Land Use Legend



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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: **2**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	84.0	NW	Fusion Business Systems	The Grange, West Hewish, Weston-super-Mare, BS24 6RR	Office and Shop Equipment	Industrial Products
2	102.0	NW	Best Price Car Buyers Ltd	Unit 4 The Grange, West Hewish, Weston-super-Mare, BS24 6RR	Secondhand Vehicles	Motoring

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 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

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

Lex Code	Description	Rock Type
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT

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

5.3 Bedrock and Solid Geology

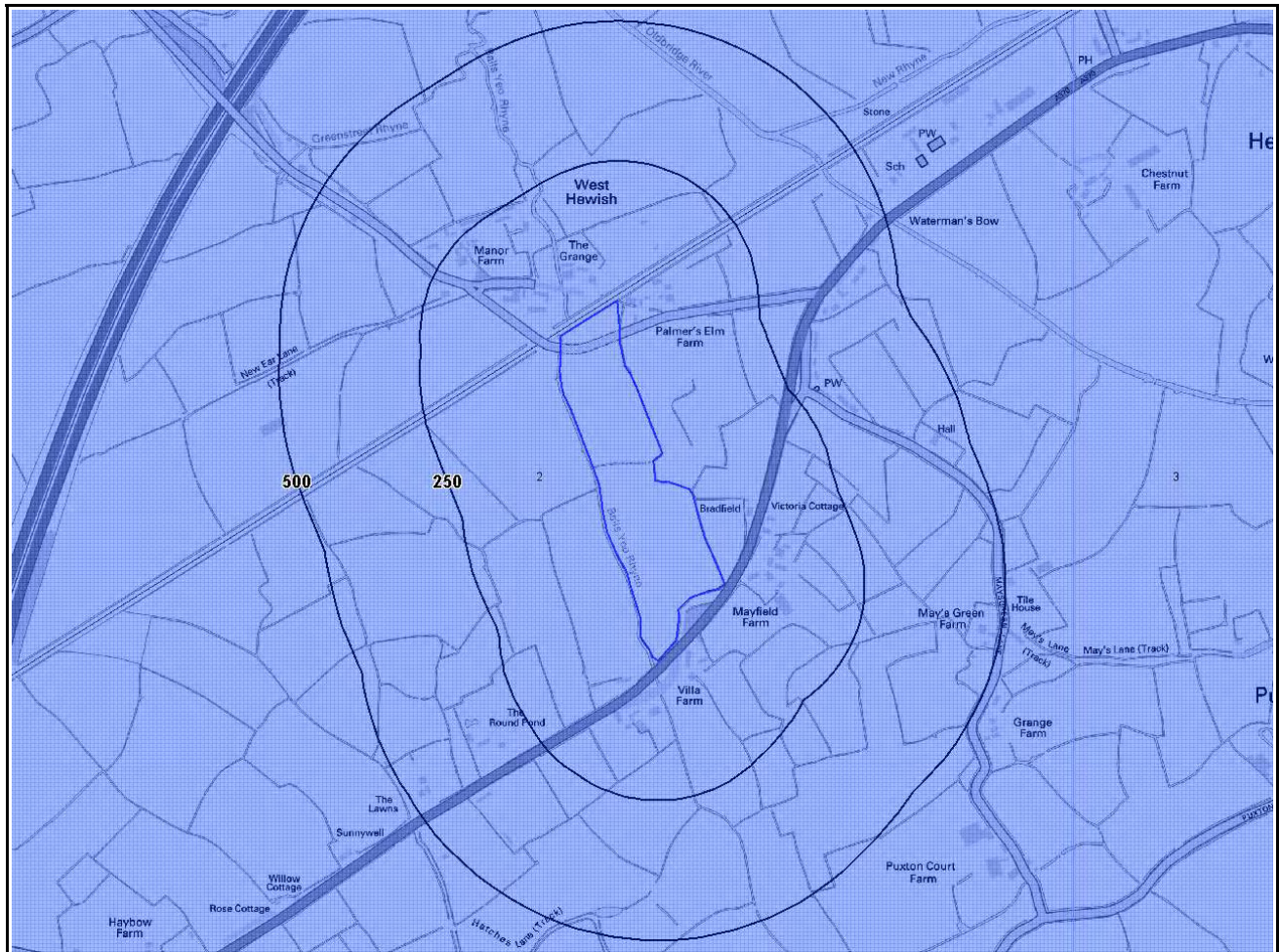
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE

(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.

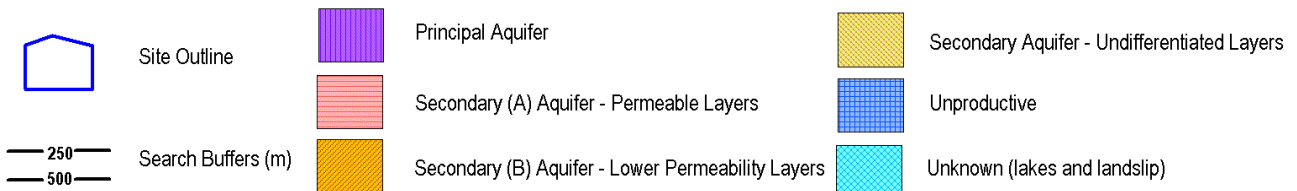
6a. Hydrogeology - Aquifer Within Superficial Geology



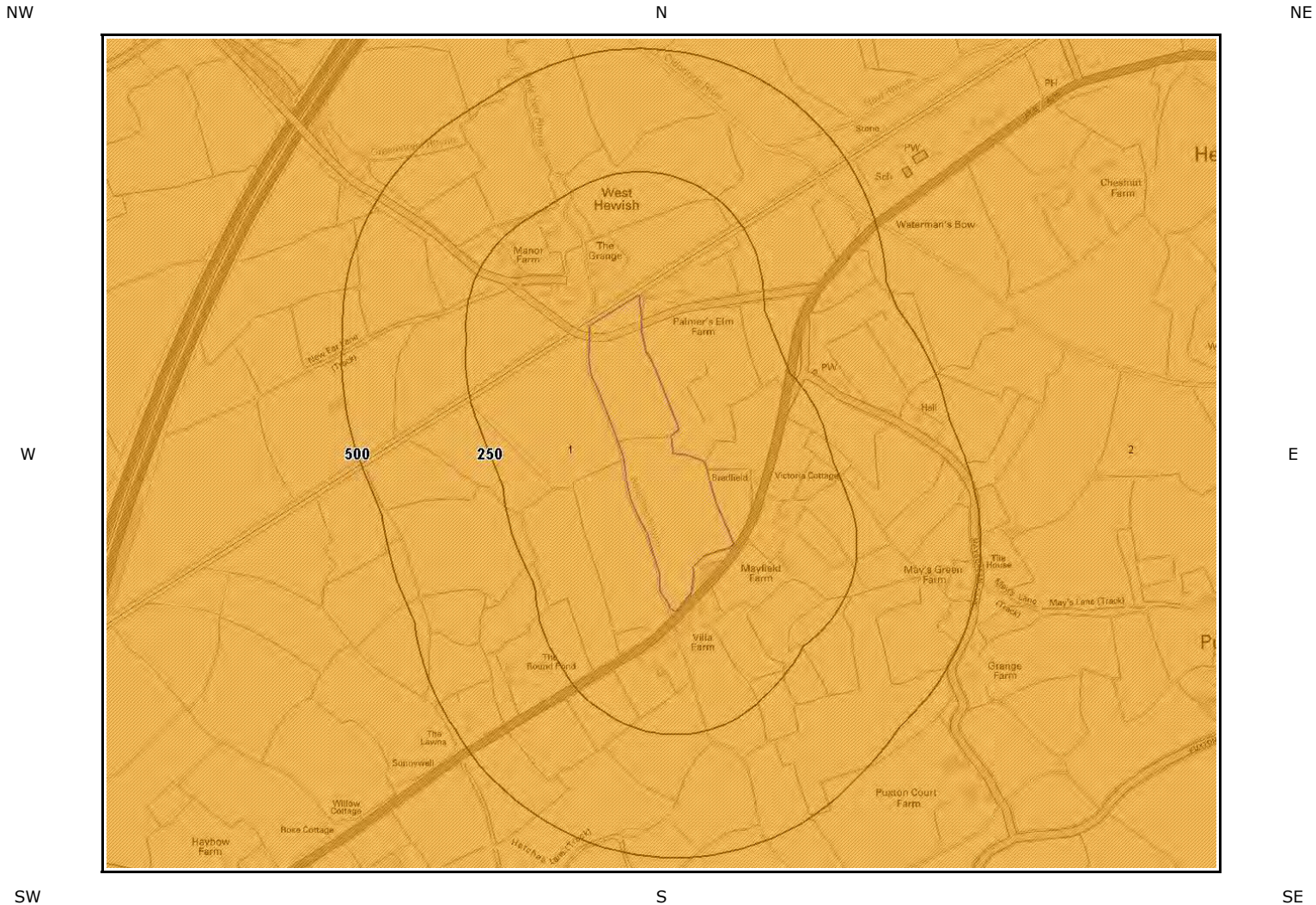
Aquifer Within Superficial Geology Legend



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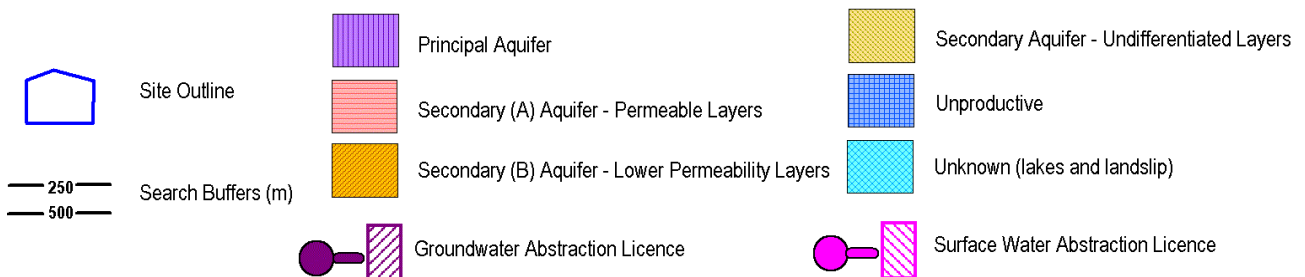
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



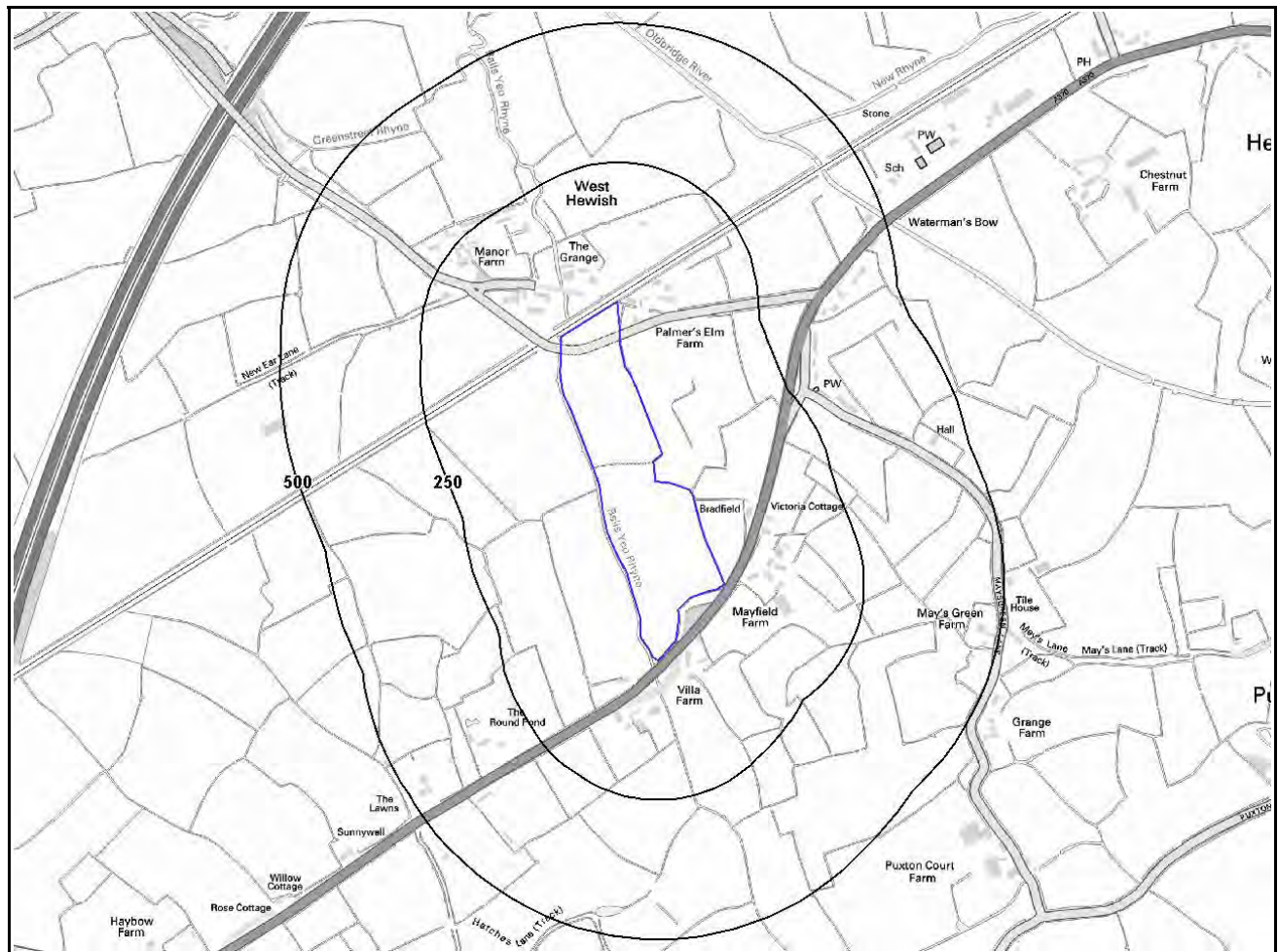
Aquifer Within Bedrock Geology Legend



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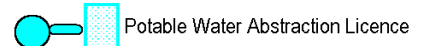
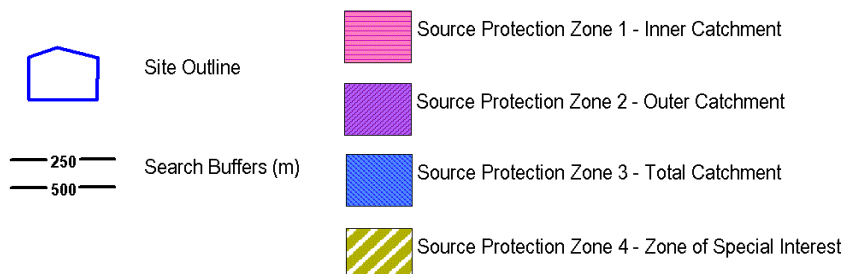
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



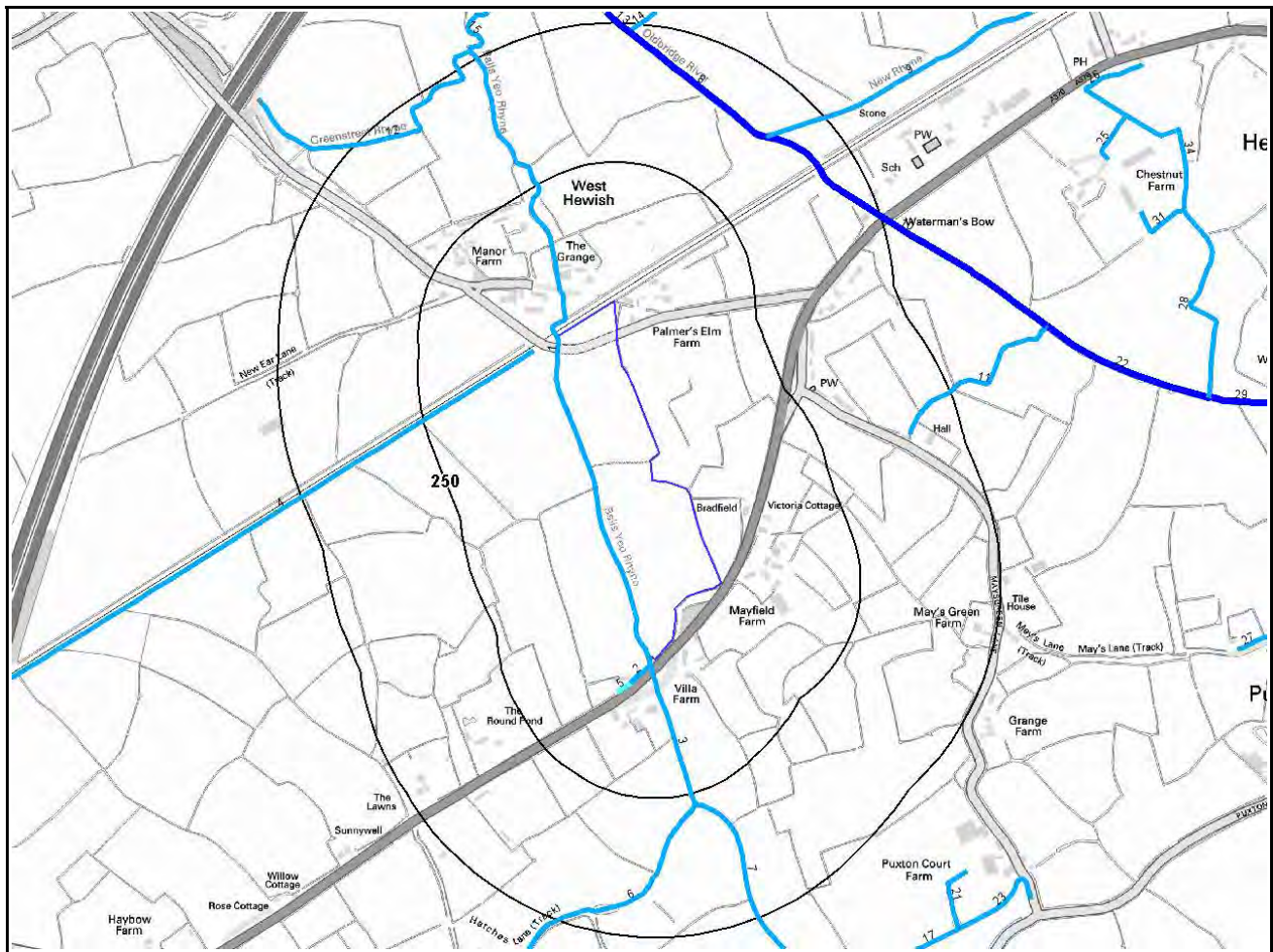
SPZ and Potable Water Abstraction Licenses
Legend



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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



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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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
2	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-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?

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Report Reference: HMD-441-912071

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1031.0	N	339000, 165000	River Name: Congresbury Yeo Reach: M5-icelton (estuary) End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1031.0	N	339000, 165000	River Name: Congresbury Yeo Reach: Congresbury-m5 End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	1031.0	N	339000, 165000	River Name: Congresbury Yeo Reach: Congresbury-m5 End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1288.0	SW	338218, 162582	River Name: Banwell Reach: Banwell-m5 End/Start of Stretch: Sample Point NGR	D	D	D	C	C
Not shown	1453.0	SW	337900, 162800	River Name: Banwell Reach: Banwell-m5 End/Start of Stretch: End of Stretch NGR	D	D	D	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 (5d):

ID	Distance	Direction	Details	
1	0.0	On Site	River Name: Balls Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	11.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	11.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	44.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
5	59.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	270.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
7	270.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
8	393.0	NE	River Name: Oldbridge River Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	401.0	NE	River Name: New Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
10	401.0	NE	River Name: Oldbridge River Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	407.0	E	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
12	446.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
13	485.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
14	485.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES 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:

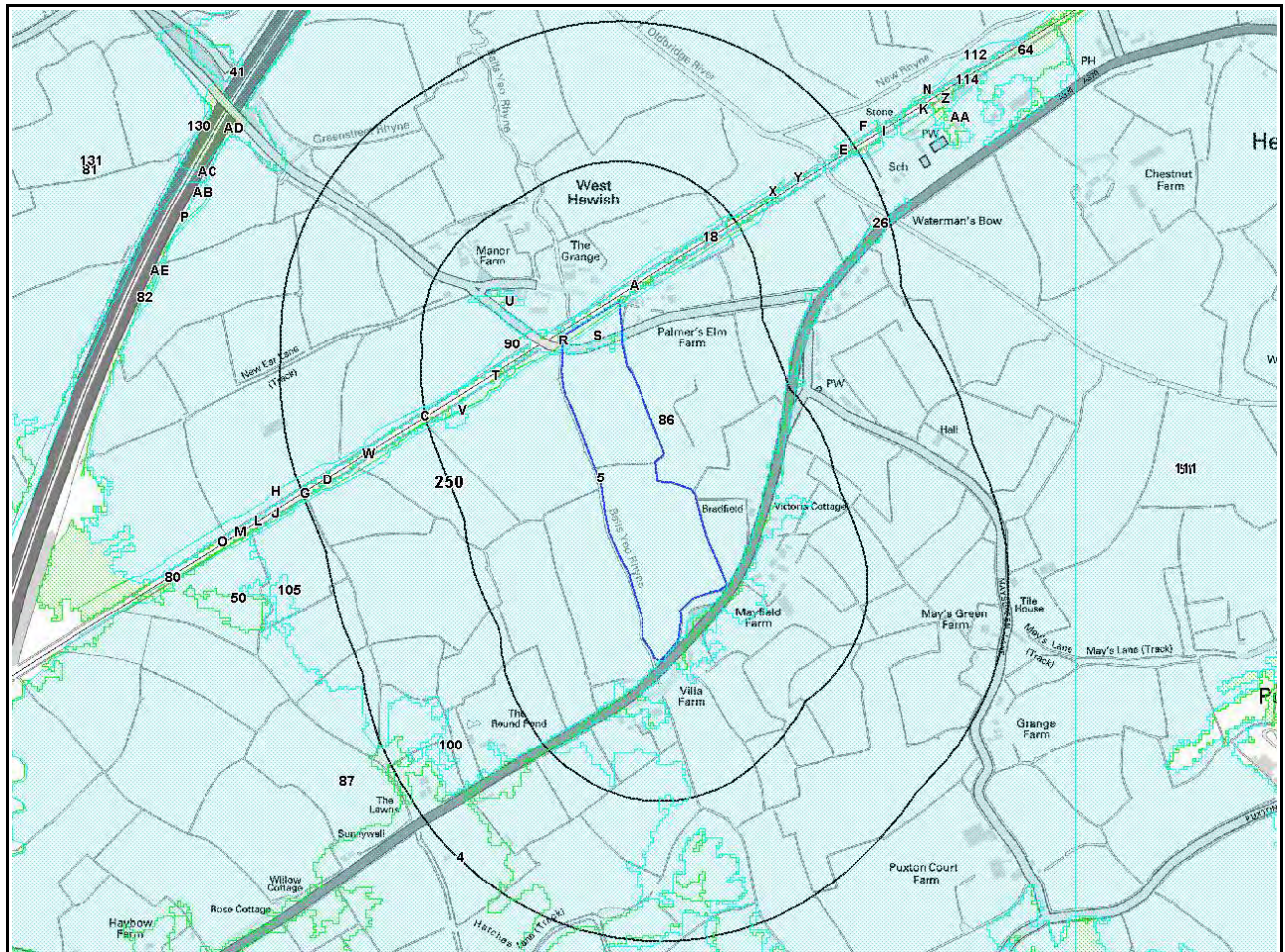
Distance to Surface Water (m)	on-site	0-50	51-250
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Report Reference: HMD-441-912071

Surface water features within 250m of the study site	Yes	Yes	Yes
--	-----	-----	-----

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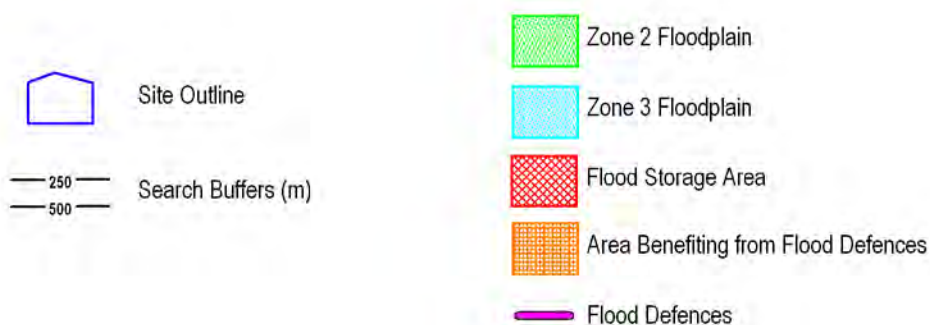
7. Surface Water Flood Map



Surface Water Flood Legend



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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

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

ID	Distance [m]	Direction	Update	Type
1B	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
2R	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
3S	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
4	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
5	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
6A	16.0	NE	13-Mar-2013	Zone 2 - (Tidal Models)
7A	20.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models)
8T	24.0	W	13-Mar-2013	Zone 2 - (Fluvial Models)
9B	48.0	NE	13-Mar-2013	Zone 2 - (Tidal Models)
10U	49.0	W	13-Mar-2013	Zone 2 - (Tidal Models)
11A	51.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models)
12B	57.0	NE	13-Mar-2013	Zone 2 - (Tidal Models)
13H	58.0	W	13-Mar-2013	Zone 2 - (Fluvial Models)
14B	70.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models)
15B	75.0	NE	13-Mar-2013	Zone 2 - (Tidal Models)
16B	81.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models)
17B	84.0	NE	13-Mar-2013	Zone 2 - (Tidal Models)
18	87.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models)
19	215.0	NE	13-Mar-2013	Zone 2 - (Tidal 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

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

Report Reference: HMD-441-912071

ID	Distance [m]	Direction	Update	Type
83	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
84R	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
85S	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
86	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
87	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
88T	22.0	W	13-Mar-2013	Zone 3 - (Fluvial Models)
89U	49.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
90	58.0	W	13-Mar-2013	Zone 3 - (Fluvial Models)
91T	156.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
92H	158.0	W	13-Mar-2013	Zone 3 - (Fluvial Models)
93V	176.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
94V	185.0	W	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
95W	215.0	W	13-Mar-2013	Zone 3 - (Fluvial Models)

7.3 Flood Defences

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

No

7.4 Areas benefiting from Flood Defences

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

No

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

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?

No

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

Negligible

Guidance: No guidance required.

7.7 Groundwater Flooding Confidence Areas

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

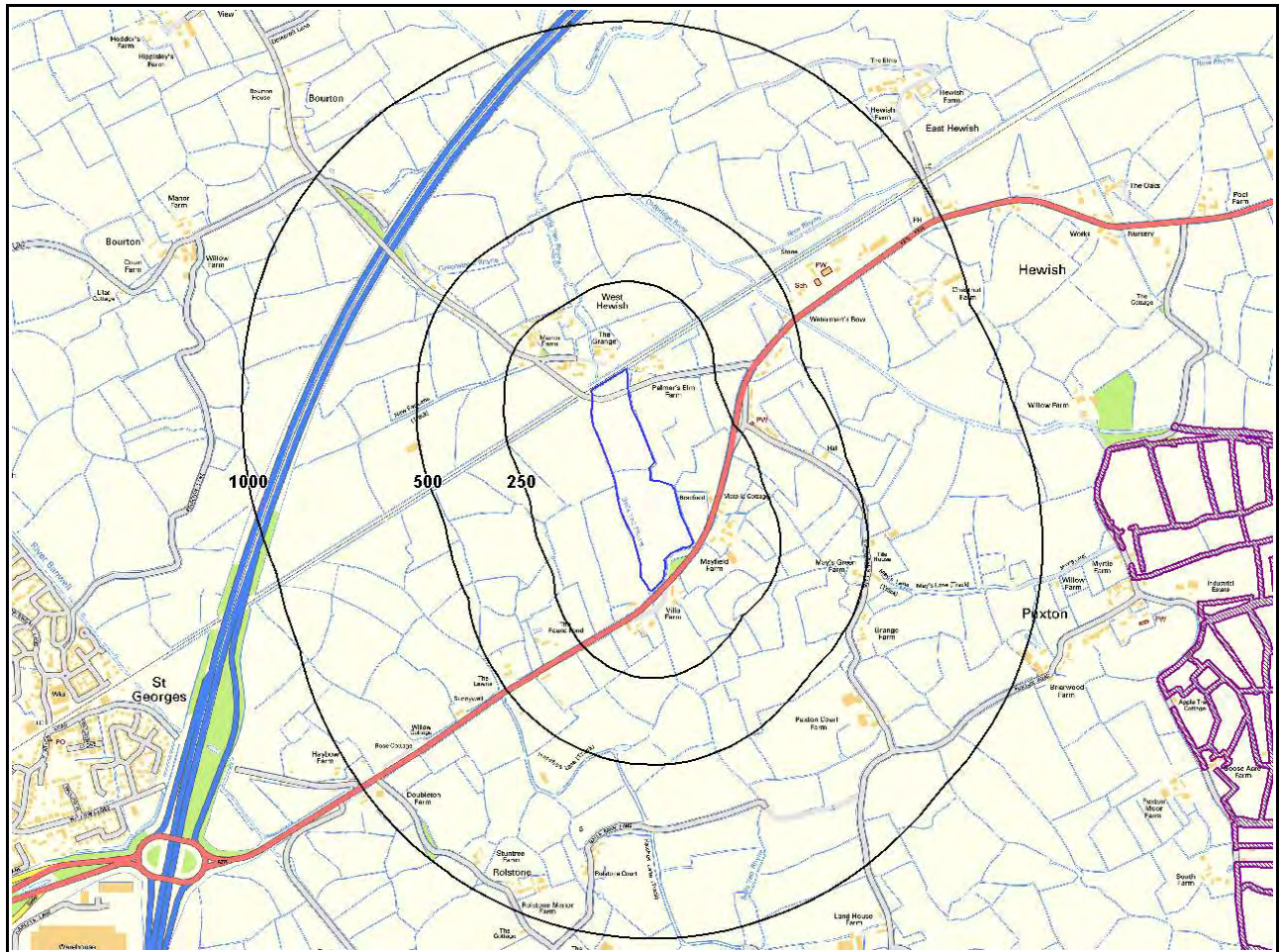
Not Applicable

Report Reference: HMD-441-912071

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

Mapping sourced from **Ordnance Survey**

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8.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **1**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
1	1158.0	E	Puxton Moor	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Report Reference: [HMD-441-912071](#)

Database searched and no data found.

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

0

Database searched and no data found.

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.

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?

Low

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

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

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?

Moderate

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

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

Report Reference: HMD-441-912071

10.1.5 Collapsible Rocks

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

Negligible

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

Hazard

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

10.1.6 Running Sand

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

Moderate

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is not in a Radon Affected Area, as less than 1% 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

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.

11. Mining

11.1 Coal Mining

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

No

Database searched and no data found.

11.2 Shallow Mining

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

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

12. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info@4c.groundsure.com



British Geological Survey (England & Wales)

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



Environment Agency

Tel: 08708 506 506
Wessex
Rivers Hse Bridgwater - East Quay, Bridgwater, TA6 4YS
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: North Somerset District Council
Phone: 01934 888 888
Web: www.n-somerset.gov.uk
Address: Town Hall, Walliscote Grove Road, Weston-super-
Mare, Somerset, BS23 1UJ

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

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



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@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

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

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

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

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

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

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

© GroundSure Limited June 2013



RSK STATS Geoconsult Ltd (Bedminster)	GroundSure	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Reference:	
Cheshire,	Your Reference:	312318
Helsby, WA6 0AR	Report Date:	Jun 6, 2013
	Report Delivery	xml
	Method:	
	Client Email:	██████████@rsk.co.uk

GroundSure Data

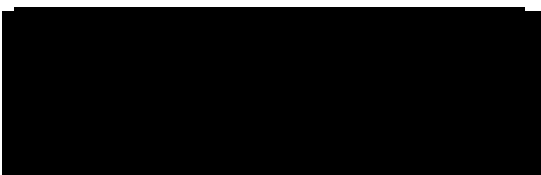
Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Data

Aerial Photograph of Study Site

NW

N

NE

W

E

SW

S

SE



Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

Aerial photography supplied by Getmapping PLC.
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Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	2	0	0	-	-	-
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)	3	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 scale mapping)	0	4	3*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	0	-	-
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	1	3	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	2	-	-	-
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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

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	0	1

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
----------------------	---------	------	--------	---------	----------	-----------

4.1 Current Industrial Sites Data	9	0	2	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
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? *	Yes
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 280	

* 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	1001-2000
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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	8	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	2	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	1	0
6.6 Are there any Source Protection Zones within 500m of the study site?	Yes					
6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	No
6.8 Detailed River Network entries within 500m of the site	1	1	13	43	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	1
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 transmission lines in proximity to the study site	2	2	1	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Moderate
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 not in a Radon Affected Area, as less than 1% 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. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 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 surface water 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 2000m.

9. Additional Information

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

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 2

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Electricity Transformer Station	1991
0.0	On Site	Electricity Transformer Station	1979

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 boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search boundary: 3

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Electricity Transformer Station	1974
0.0	On Site	Electricity Transformer Station	1991
0.0	On Site	Electricity Transformer Station	1991

1.4 Additional Information – Historical Petrol and Fuel Site Database

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

Database searched and no data found.

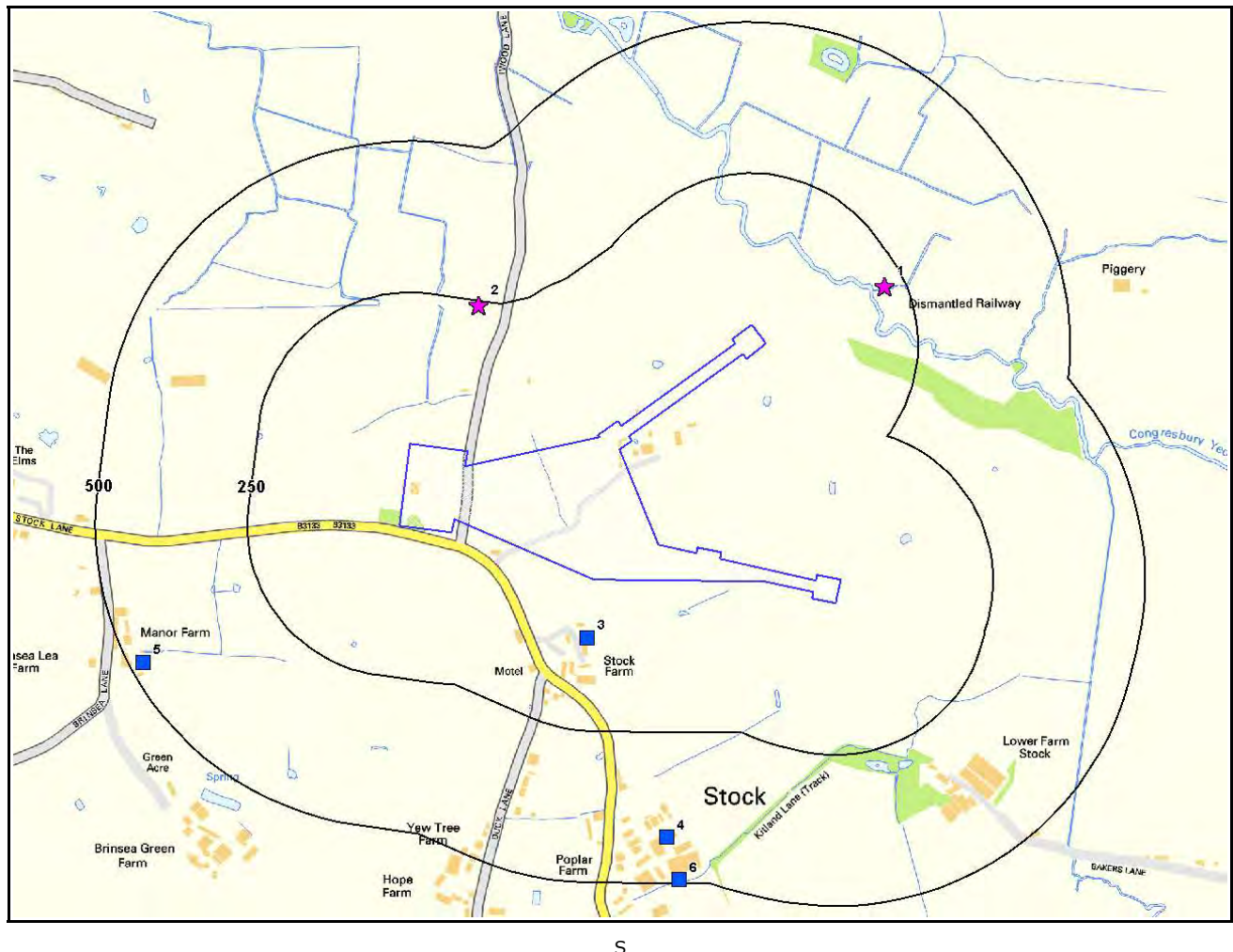
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 7

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

Distance [m]	Direction	Use	Date
29.0	SW	Pond	1904
38.0	NW	Pond	1904
46.0	S	Pond	1904
50.0	SW	Pond	1904
53.0	SE	Pond	1904
57.0	S	Pond	1904
70.0	SE	Pond	1904

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	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
			Licenced 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: **0**

Database searched and no data found.

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.

Records of Licensed Discharge Consents within 500m of the study site: **4**

Report Reference: [HMD-441-912071](#)

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

ID	Distance [m]	Direction	NGR	Details
3	97.0	S	345430, 161980	<p>Address: Stock Farm Barn, Stock Lane, Langford, Bristol</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 071751</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: Lapsed Under Schedule 23 Environment Act 1995</p> <p>Issue date: -</p> <p>Effective Date: 26/9/1991</p> <p>Revocation Date: 1/10/1996</p>
4	425.0	S	345560, 161650	<p>Address: Stock Lane Farm, Stock Lane, Langford, Somerset, .</p> <p>Effluent Type: Agriculture - Arable Farming</p> <p>Permit Number: 081919</p> <p>Permit Version: 1</p> <p>Receiving Water: Trib Of River Congresbury Yeo</p> <p>Status: Lapsed Under Schedule 23 Environment Act 1995</p> <p>Issue date: -</p> <p>Effective Date: 5/7/1973</p> <p>Revocation Date: 1/10/1996</p>
5	478.0	SW	344700, 161940	<p>Address: Manor Farm, Brinsea Lane, Congresbury, North Somerset, BS49</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 101483</p> <p>Permit Version: 1</p> <p>Receiving Water: Soakaway</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 25/4/2001</p> <p>Effective Date: 11/4/2001</p> <p>Revocation Date: -</p>
6	495.0	S	345580, 161580	<p>Address: Stock Lane Farm, Stock Lane, Langford, Somerset, .</p> <p>Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw)</p> <p>Permit Number: 100228</p> <p>Permit Version: 1</p> <p>Receiving Water: Ributary Of Langford Brook</p> <p>Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995)</p> <p>Issue date: 4/2/1997</p> <p>Effective Date: 4/2/1997</p> <p>Revocation Date: 5/7/2006</p>

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: 2

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

ID	Distance [m]	Direction	NGR	Details
1	215.0	NE	345917, 162561	<p>Incident Date: 8/10/2003</p> <p>Incident Identification: 195035</p> <p>Pollutant: Atmospheric Pollutants and Effects</p> <p>Pollutant Description: Smoke</p> <p>Water Impact: Category 4 (No Impact)</p> <p>Land Impact: Category 3 (Minor)</p> <p>Air Impact: Category 3 (Minor)</p>
2	242.0	N	345250, 162530	<p>Incident Date: 16/5/2002</p> <p>Incident Identification: 79360</p> <p>Pollutant: Inert Materials and Wastes</p> <p>Pollutant Description: Other Inert Material or Waste</p> <p>Water Impact: Category 4 (No Impact)</p> <p>Land Impact: Category 3 (Minor)</p> <p>Air Impact: Category 4 (No Impact)</p>

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 1990¹

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.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

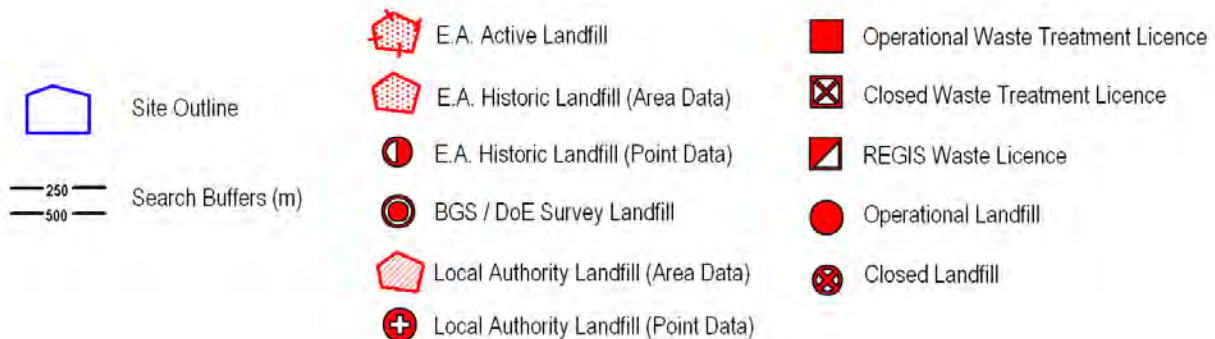
3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 0

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 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: 1

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	1139.0	S	345900, 160900	Site Address: Animal Carcass Incinerator, School Of Veterinary Sciences, Langford, Bristol, Avon Type: Incinerator Size: < 25000 tonnes Regis Licence Number: UNI160 Operator: University Of Bristol Surrendered Date: - Waste Management licence No: 27239 Annual Tonnage: 4999.0	Issue Date: 05/07/1984 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Animal Carcass Incinerator Cancelled Date: - Correspondence Address: -, -
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4. Current Land Uses

4.1 Current Industrial Data

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

11

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Electricity Sub Station	BS40	Electrical Features	Infrastructure and Facilities
2	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
3	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
4	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
5	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
6	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
7	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
8	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
9	0.0	On Site	Pylon	BS40	Electrical Features	Infrastructure and Facilities
10	166.0	S	Pylon	BS40	Electrical Features	Infrastructure and Facilities
11	229.0	NE	Pylon	BS40	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 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

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

Lex Code	Description	Rock Type
TFD1-CSSG	TIDAL FLAT DEPOSITS, 1	CLAY, SILT, SAND AND GRAVEL
TFD-CLSS	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND

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

5.3 Bedrock and Solid Geology

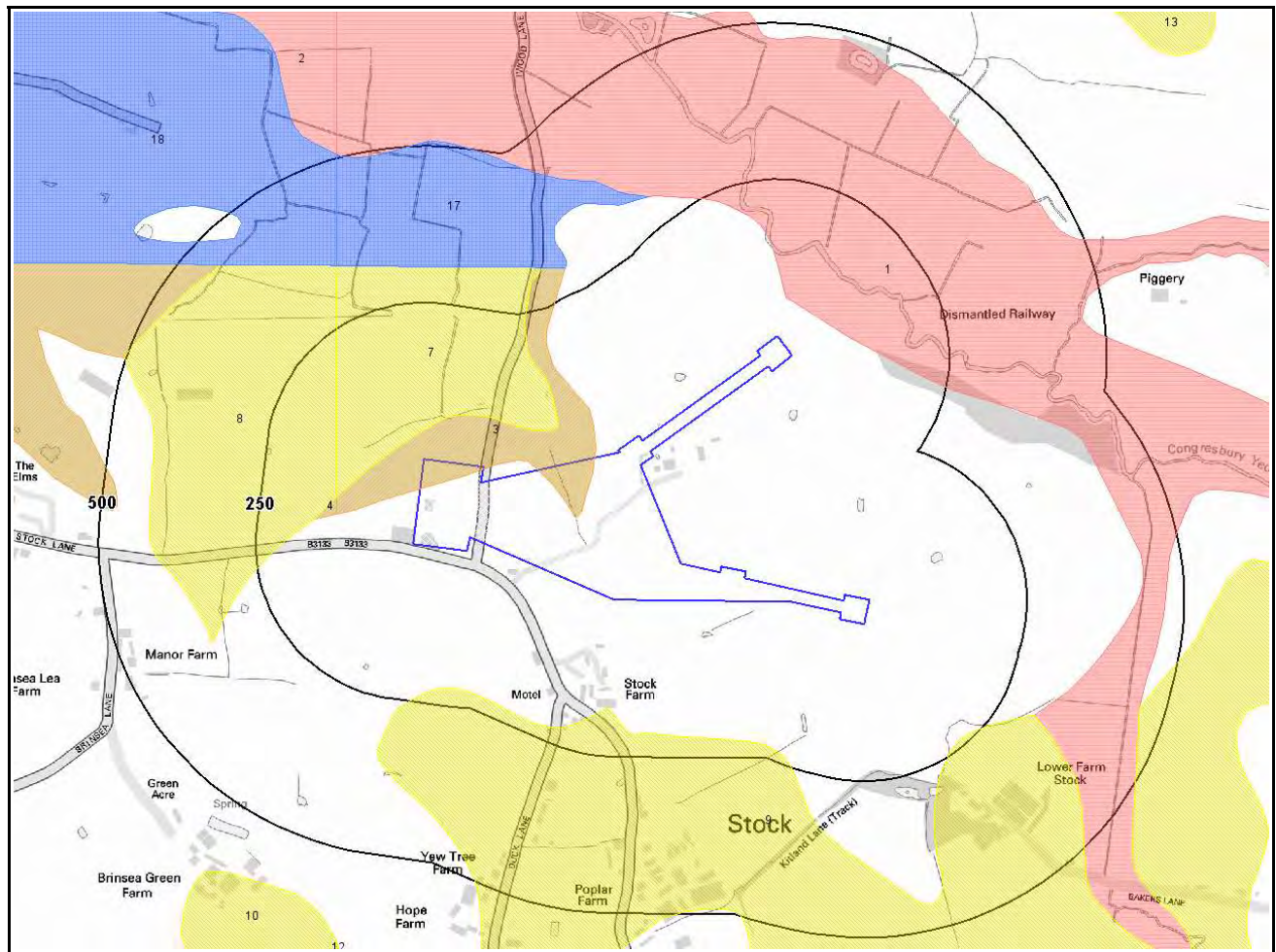
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
AS-SDST	ARDEN SANDSTONE 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.

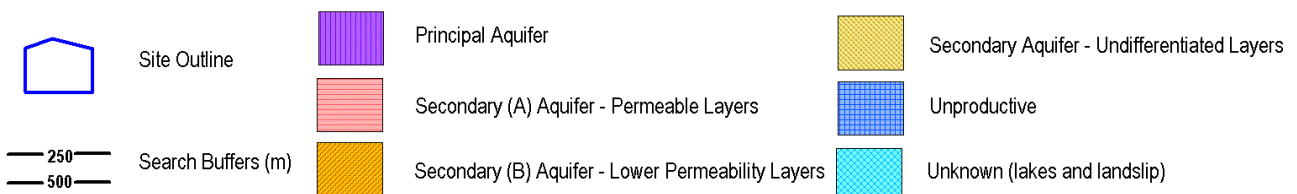
6a. Hydrogeology - Aquifer Within Superficial Geology



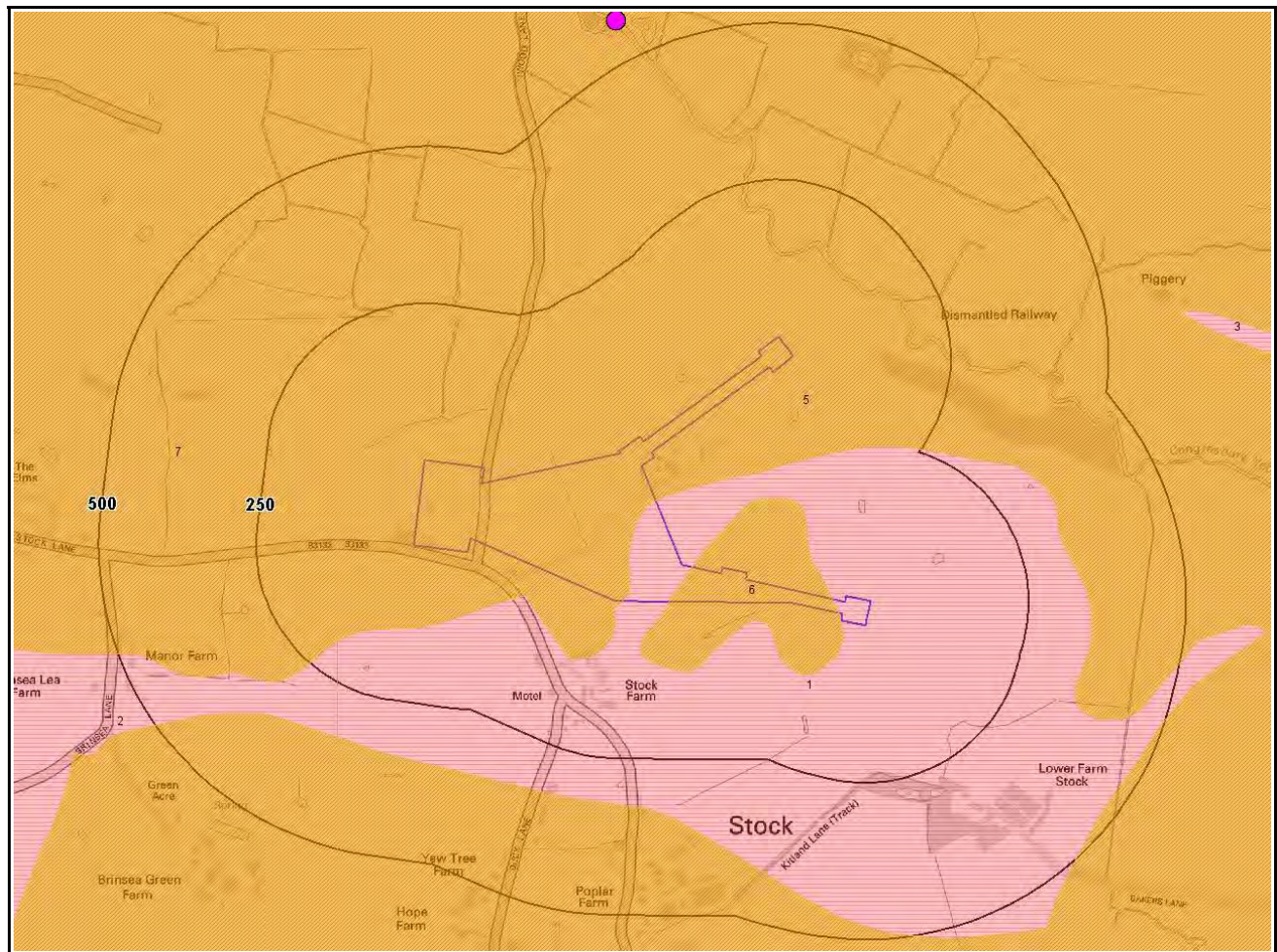
Aquifer Within Superficial Geology Legend



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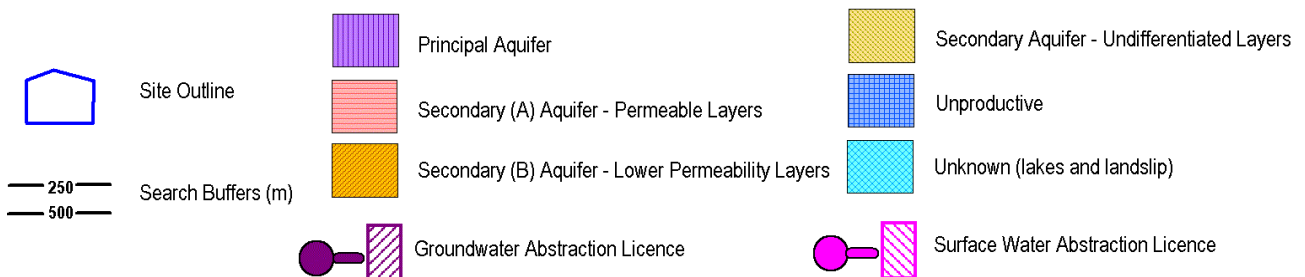
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



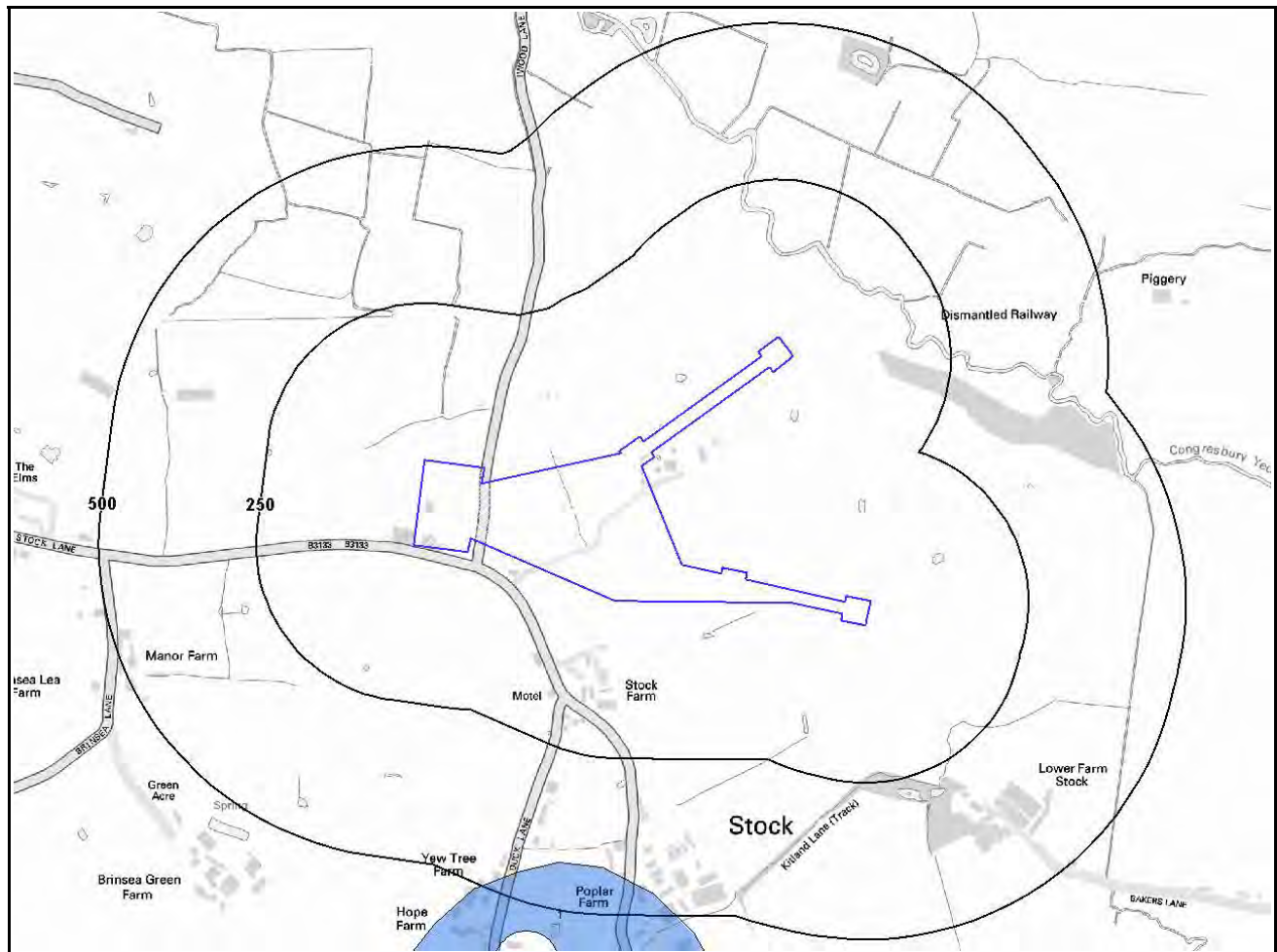
Aquifer Within Bedrock Geology Legend



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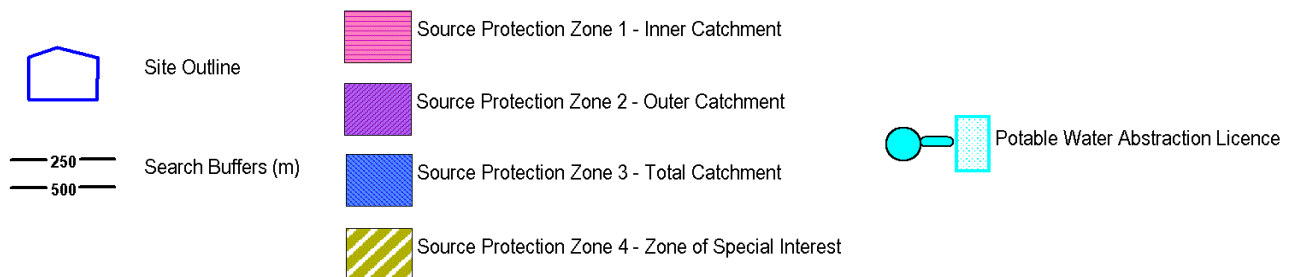
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



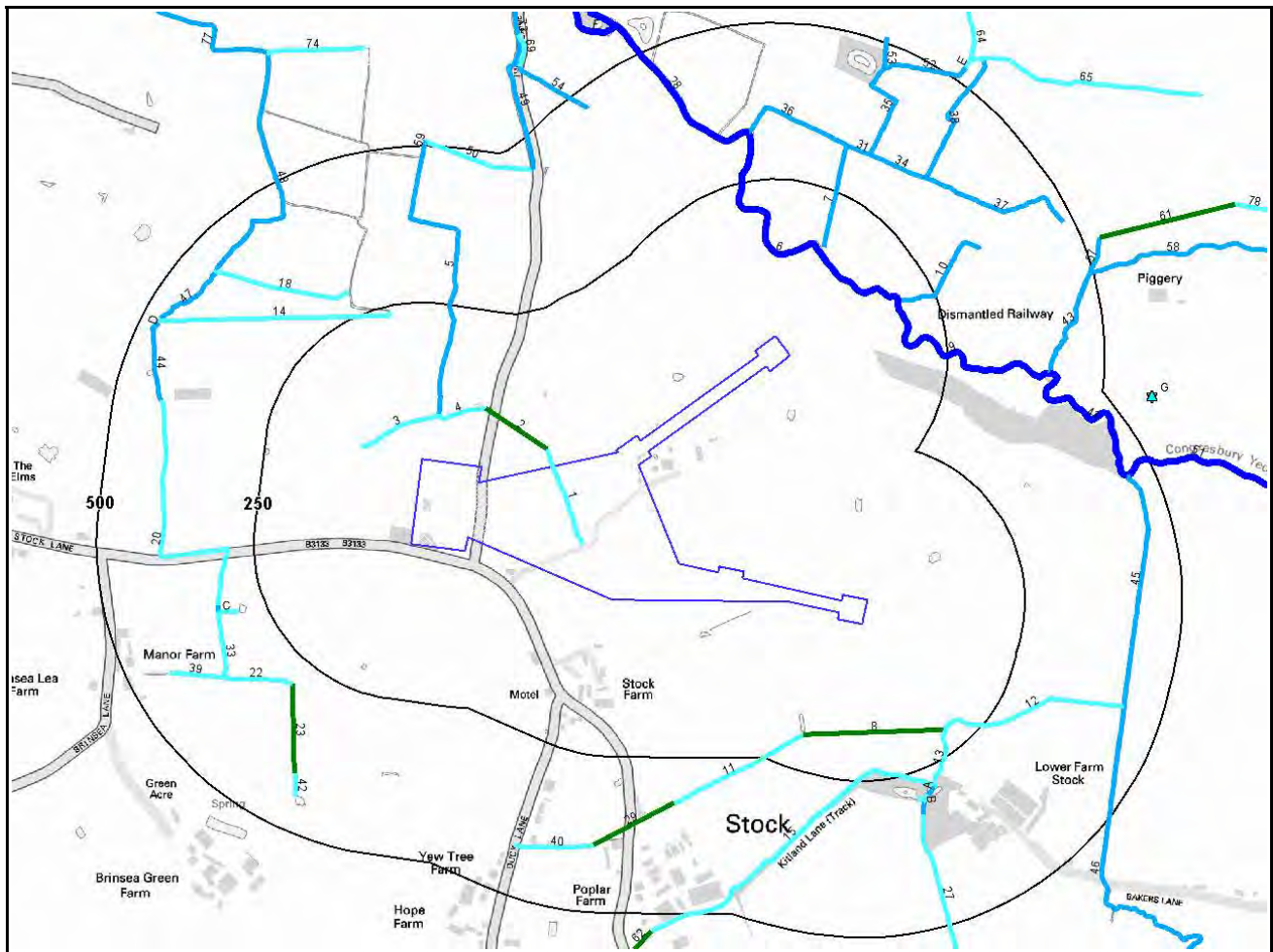
SPZ and Potable Water Abstraction Licenses
Legend



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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



Mapping sourced from
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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 Enviroinsight User Guide.

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

ID	Distance [m]	Direction	Designation	Description
3	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	39.0	NW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	60.0	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	126.0	W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
8	129.0	W	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	171.0	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
17	292.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
18	338.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	449.0	NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-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 Enviroinsight User Guide.

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

Report Reference: HMD-441-912071

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
6	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	121.0	W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	195.0	SW	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?

Yes

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

ID	Distance	Direction	NGR	Details
Not shown	593.0	S	345300, 161500	Licence No: 16/52/014/G/024 Details: Process water Direct Source: Ground Water - Fresh Point: Middlebrook 6 Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	593.0	S	345300, 161500	Licence No: 16/52/014/G/024 Details: Process Water Direct Source: Ground Water - Fresh Point: Borehole 6 At Middlebrook Mushrooms Data Type: Point Annual Volume (m³): 118000 Max Daily Volume (m³): 348 Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	718.0	S	345200, 161400	Licence No: 16/52/014/G/024 Details: Process water Direct Source: Ground Water - Fresh Point: Middlebrook 3 Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	718.0	S	345200, 161400	Licence No: 16/52/014/G/024 Details: Process Water Direct Source: Ground Water - Fresh Point: Borehole 3 At Middlebrook Mushrooms Data Type: Point Annual Volume (m³): 118000 Max Daily Volume (m³): 348 Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:

Not shown	718.0	S	345200, 160700	Licence No: 16/52/014/G/024 Details: Process water Direct Source: Ground Water - Fresh Point: Middlebrook Data Type: Region	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	813.0	S	345200, 161300	Licence No: 16/52/014/G/024 Details: Process water Direct Source: Ground Water - Fresh Point: Middlebrook 2 Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	813.0	S	345200, 161300	Licence No: 16/52/014/G/024 Details: Process Water Direct Source: Ground Water - Fresh Point: Borehole 2 At Middlebrook Mushrooms Data Type: Point	Annual Volume (m³): 118000 Max Daily Volume (m³): 348 Original Application No: 16/52/014/G/024 Original Start Date: 1/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1965 Version End Date:
Not shown	889.0	NE	346500, 162900	Licence No: 16/52/014/G/041 Details: Water Bottling Direct Source: Ground Water - Fresh Point: Well Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/041 Original Start Date: 5/3/1986 Expiry Date: - Issue No: 100 Version Start Date: 5/3/1986 Version End Date:

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 (5b):

ID	Distance	Direction	NGR	Details	
22A	565.0	NW	345441, 163000	Licence No: 16/52/014/S/054 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface Water - Fresh Point: River Congresbury Yeo At Iwood Manor Data Type: Point	Annual Volume (m³): 0 Max Daily Volume (m³): 0 Application No: - Original Start Date: 21/6/2007 Expiry Date: 31/3/2025 Issue No: 102 Version Start Date: 29/4/2009 Version End Date:
23A	565.0	NW	345441, 163000	Licence No: 16/52/014/S/054 Details: Hydroelectric Power Generation Direct Source: Surface Water - Fresh Point: River Congresbury Yeo At Iwood Manor Data Type: Point	Annual Volume (m³): 0 Max Daily Volume (m³): 0 Application No: - Original Start Date: 21/6/2007 Expiry Date: 31/3/2025 Issue No: 102 Version Start Date: 29/4/2009 Version End Date:

6.5 Potable Water Abstraction Licences

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

Yes

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

ID	Distance	Direction	NGR	Details
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Report Reference: HMD-441-912071

Not shown	889.0	NE	346500, 162900	Licence No: 16/52/014/G/041 Details: Water Bottling Direct Source: Ground Water - Fresh Point: Well Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/014/G/041 Original Start Date: 5/3/1986 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
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6.6 Source Protection Zones

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

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance	Direction	Type	Description
1	423.0	S	3	Total Catchment

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 (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
125G	557.0	NE	346300, 162400	River Name: Congresbury Yeo Reach: Wrington-congresbury End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
126G	557.0	NE	346300, 162400	River Name: Congresbury Yeo Reach: Perry Bridge-wrington End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
127G	557.0	NE	346300, 162400	River Name: Congresbury Yeo Reach: Perry Bridge-wrington End/Start of Stretch: End of Stretch NGR	B	B	A	A	A

Report Reference: HMD-441-912071

Not shown	825.0	E	346671, 162107	River Name: Congresbury Yeo Reach: Perry Bridge-wrington End/Start of Stretch: Sample Point NGR	B	B	A	A	A
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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 (5d):

ID	Distance	Direction	Details						
1	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined					
2	28.0	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					
3	62.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined					
4	69.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined					
5	72.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined					
6	131.0	N	River Name: Congresbury Yeo Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined					
7	161.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined					
8	173.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined					
9	183.0	E	River Name: - Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined					
10	193.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined					
11	193.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined					
12	211.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined					
13	214.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined					
14	233.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined					
15	234.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined					

Report Reference: HMD-441-912071

16A	280.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
17A	283.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
18	290.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
19A	291.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
20	292.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
21A	292.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	293.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
23	293.0	SW	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
24C	295.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
25B	295.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
26B	299.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
27	320.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
28	320.0	N	River Name: - Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
29	323.0	S	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
30C	323.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
31	325.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
32C	326.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
33	326.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
34	326.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
35	326.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined

36	326.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
37	348.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
38	348.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
39	364.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
40	393.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
41	410.0	E	River Name: - Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
42	411.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
43	414.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
44	424.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
45	426.0	E	River Name: Langford Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
46	437.0	E	River Name: Langford Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
47	440.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
48	444.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
49	450.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
50	450.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
51	459.0	NE	River Name: Congresbury Yeo Water Course Name: Congresbury Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
52	460.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
53	460.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
54	470.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
55D	471.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

56D	472.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
57	494.0	E	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
58	494.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary 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?

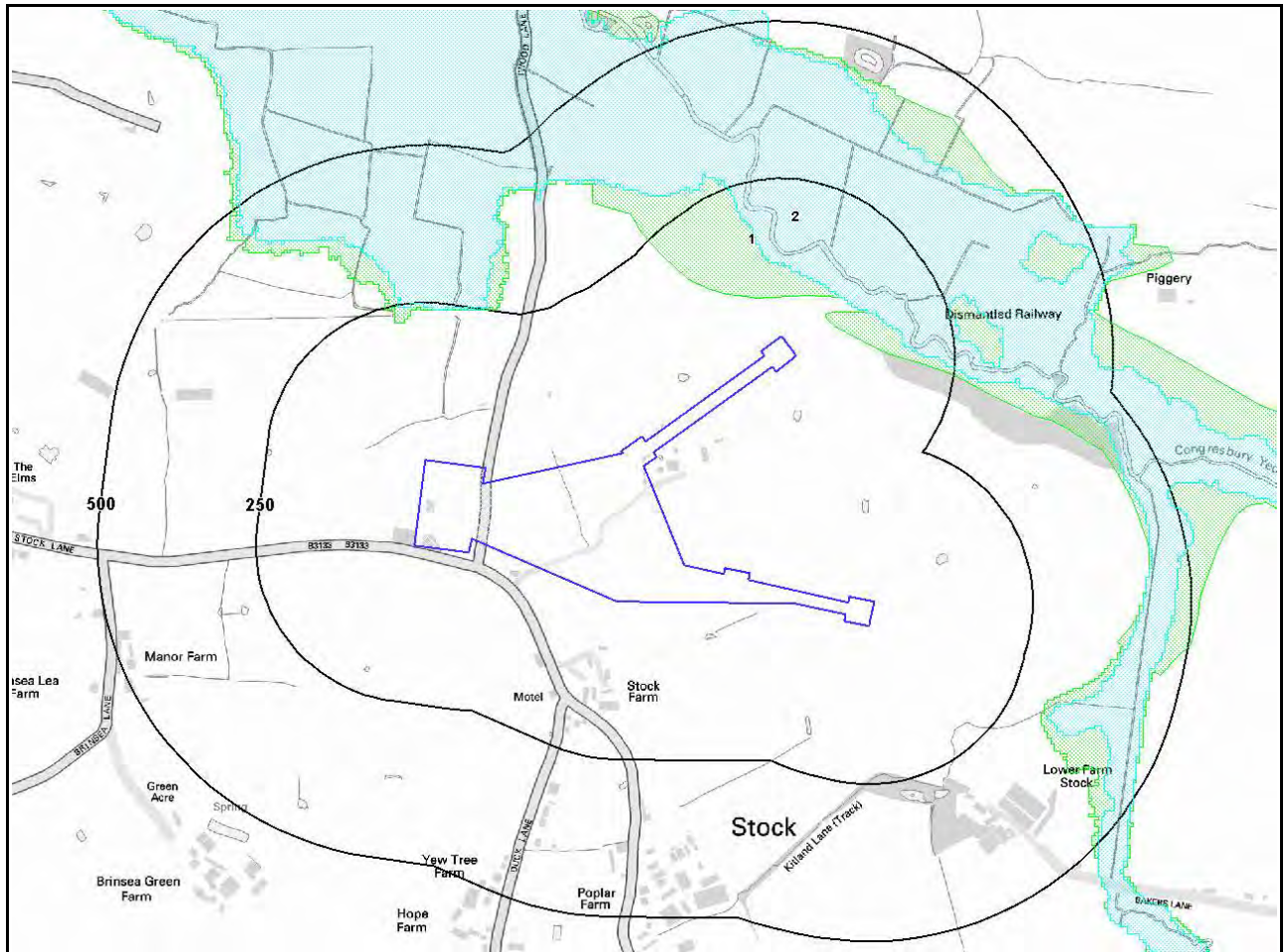
Yes

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	Yes	Yes	Yes

This information is taken from [Ordnance Survey OpenData](#)TM. Contains Ordnance Survey data © Crown copyright and database right 2013.

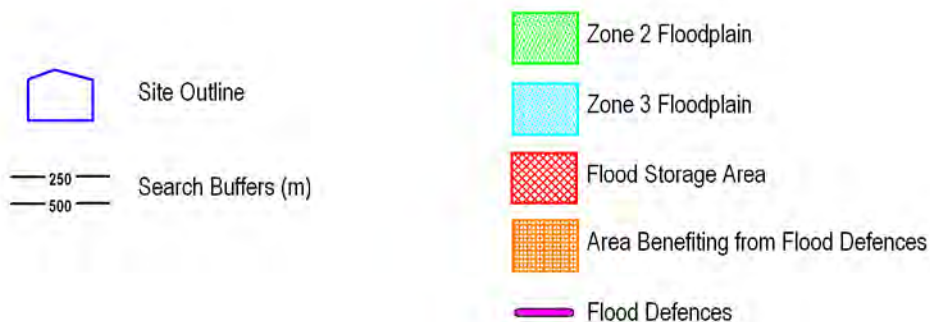
7. Surface Water Flood Map



Surface Water Flood Legend



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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**

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

ID	Distance [m]	Direction	Update	Type
1	62.0	N	13-Mar-2013	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**

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

ID	Distance [m]	Direction	Update	Type
2	100.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models)

7.3 Flood Defences

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

7.4 Areas benefiting from Flood Defences

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

7.5 Areas used for Flood Storage

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

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 High

Guidance:

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

7.7 Groundwater Flooding Confidence Areas

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

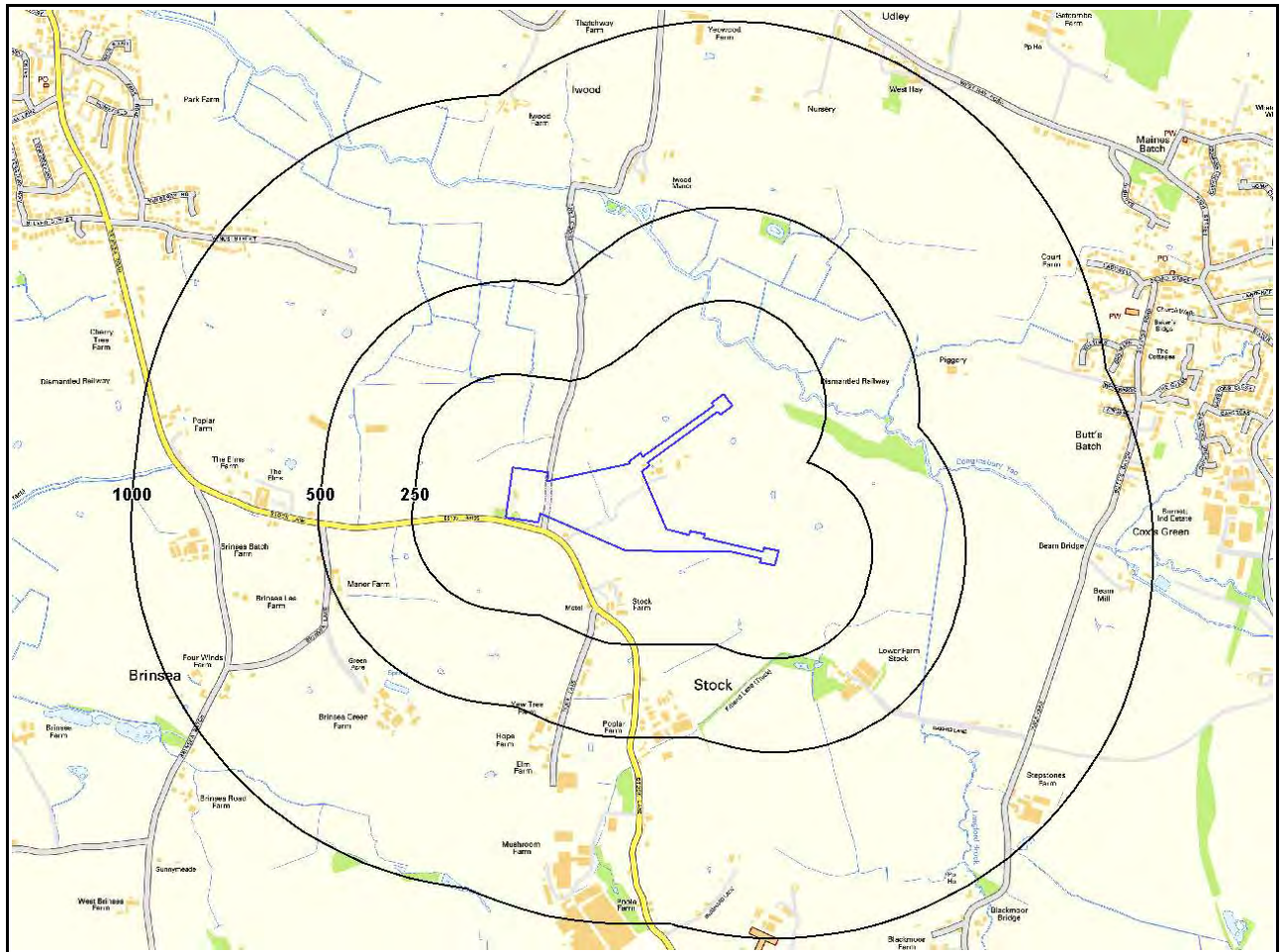
Moderate

Notes:

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

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

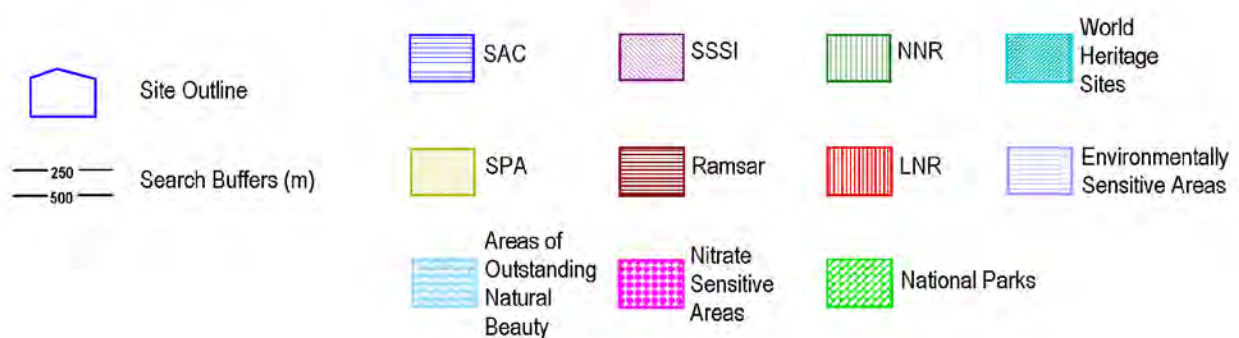
8.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

Mapping sourced from **Ordnance Survey**

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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **1**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
Not shown	1307.0	N	King's Wood & Urchin Wood	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **1**

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

ID	Distance [m]	Direction	SAC Name	Data Source
Not shown	1307.0	N	North Somerset & Mendip Bats	Natural England

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Report Reference: [HMD-441-912071](#)

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

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?

Yes

The following records within 250m have been found within this search:

Distance [m]	Direction	OfCom Reference	Address	Approx. Mast Height (m)
0.0	On Site	X(P)6504	Avon, Congresbury, Churchill Bsp Compound, Sweb 18/12373, Congresbury Pylon	40

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site?

Yes

The following records within 500m have been found within this search:

Distance [m]	Direction
0.0	On Site
0.0	On Site
37.0	W
37.0	W
119.0	W

Guidance:Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Health Protection Agency (HPA) website. GroundSure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

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? **Moderate**

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

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

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?

Moderate

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is not in a Radon Affected Area, as less than 1% 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

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.

11. Mining

11.1 Coal Mining

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

No

Database searched and no data found.

11.2 Shallow Mining

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

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

12. Contacts

GroundSure Helpline

Telephone: 08444 159 000
info@4c.groundsure.com



British Geological Survey (England & Wales)

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



Environment Agency

Tel: 08708 506 506
Wessex
Rivers Hse Bridgwater - East Quay, Bridgwater, TA6 4YS
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Authority: North Somerset District Council
Phone: 01934 888 888
Web: www.n-somerset.gov.uk
Address: Town Hall, Walliscote Grove Road, Weston-super-
Mare, Somerset, BS23 1UJ

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

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



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@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

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

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

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

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

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

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

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RSK STATS Geoconsult Ltd (Bedminster)	GroundSure	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Reference:	
Cheshire,	Your Reference:	312318
Helsby, WA6 0AR	Report Date:	Jun 6, 2013
	Report Delivery	xml
	Method:	
	Client Email:	██████████@rsk.co.uk

GroundSure Data

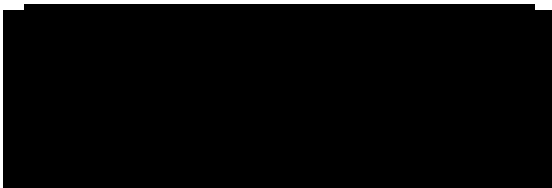
Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Data

GroundSure Data

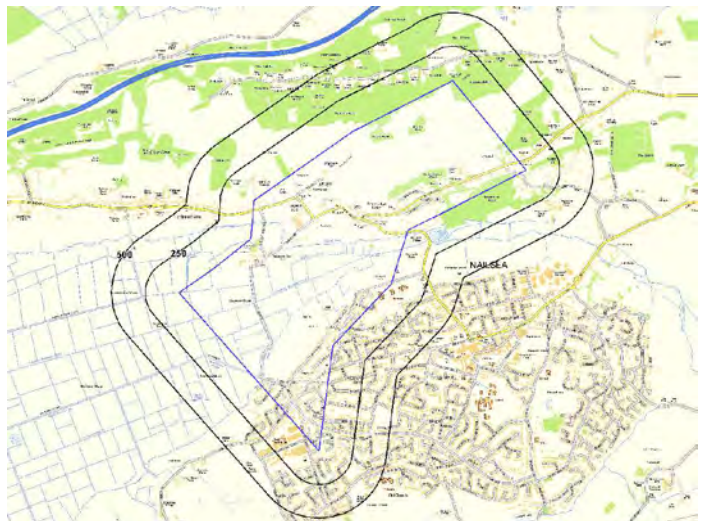
Address: Hinkley C to Seabank grid connection project

Date: Jun 6, 2013

GroundSure Reference: HMD-441-912071

Your Reference: 312318

Client: RSK STATS Geoconsult Ltd (Bedminster)



Aerial Photograph of Study Site



Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

Aerial photography supplied by Getmapping PLC.
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Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	16	14	29	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	4*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	42	0	9*	-	-	-
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)	1	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000 scale mapping)	39	7	4*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	1	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	1	0	0	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	6	0	2	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	8	0	4	-	-	-
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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	2	0
Landfill Data – Non-Operational Landfill Sites	0	0	1	0	1	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	1	0

3.2 Landfill and Other Waste Sites Findings

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	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	39	8	23	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	1	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? *

Yes

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 264

* 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	1001-2000
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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).

1	0	0	0	1	-
---	---	---	---	---	---

6.4 Surface Water Abstraction Licences (within 1000m of the study site).

2	0	2	1	0	-
---	---	---	---	---	---

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?

Yes

6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
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Is there any Environment Agency information on river quality within 1500m of the study site?

Yes	Yes	No	No	No	No
-----	-----	----	----	----	----

6.8 Detailed River Network entries within 500m of the site

26	0	11	8	-	-
----	---	----	---	---	---

6.9 Surface water features within 250m of the study site

Yes	Yes	Yes	-	-	-
-----	-----	-----	---	---	---

7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	1	0	0	0	1	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	1
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 transmission lines in proximity to the study site	2	0	0	1

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	High
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 10 and 30% 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?	Full radon protective measures are necessary

11. Mining

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

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 surface water 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 2000m.

9. Additional Information

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

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 59

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Old Kiln	1949
0.0	On Site	Disused Lime Kiln	1978
0.0	On Site	Nursery	1978
0.0	On Site	Garage	1978
0.0	On Site	Unspecified Old Kiln	1949
0.0	On Site	Sewage Works	1978
0.0	On Site	Unspecified Old Kiln	1949
0.0	On Site	Abattoir	1978
0.0	On Site	Smithy	1902
0.0	On Site	Unspecified Works	1978
0.0	On Site	Unspecified Depot	1978
0.0	On Site	Old Lime Kiln	1883
0.0	On Site	Unspecified Pit	1883
0.0	On Site	Lime Kiln	1883
0.0	On Site	Old Lime Kiln	1932
0.0	On Site	Old Lime Kiln	1932
4.0	SW	Smithy	1883
8.0	SE	Old Lime Kiln	1883
8.0	SE	Old Lime Kiln (B)	1932
21.0	SE	Unspecified Old Kiln	1949
23.0	NW	Unspecified Tank (B)	1949
26.0	SE	Disused Lime Kiln	1978
27.0	SE	Old Lime Kiln	1883
29.0	SE	Old Lime Kiln	1932
42.0	SW	Unspecified Warehouse	1978
42.0	SW	Disused Colliery	1883
47.0	E	Unspecified Pit	1930
48.0	NE	Unspecified Old Kiln	1949
48.0	E	Unspecified Pit	1949
50.0	NE	Old Lime Kiln	1883
51.0	NW	Unspecified Tank	1932
54.0	NE	Disused Lime Kiln	1978
55.0	NE	Old Lime Kiln	1932
68.0	NW	Unspecified Pit	1883
88.0	NW	Rifle Range (B)	1902
101.0	SE	Nursery	1978
106.0	SW	Unspecified Warehouses	1978
183.0	SW	Smithy	1902
185.0	E	Fire Station	1978
206.0	SW	Unspecified Works	1978
207.0	NW	Unspecified Mill (B)	1902
213.0	SW	Tramway Sidings	1883
217.0	SW	Unspecified Pit	1883
217.0	SW	Unspecified Disused Mine	1949
219.0	NW	Pumping Station	1978
223.0	E	Ambulance Station	1978
226.0	SW	Disused Colliery	1902
226.0	SW	Disused Colliery	1930
228.0	N	Unspecified Tank	1949
230.0	N	Unspecified Ground Workings	1883
231.0	E	Disused Coal Pit	1883
232.0	NW	Corn Mill	1883
233.0	N	Unspecified Tank	1932
234.0	N	Unspecified Ground Workings	1932
238.0	SW	Unspecified Tank	1883

Report Reference: HMD-441-912071

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240.0	SW	Unspecified Tank	1902
240.0	SW	Unspecified Tank	1930
246.0	SW	Unspecified Tanks	1949
248.0	SW	Unspecified Tank	1883

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 boundary:

4

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
54.0	NW	Tank (Unspecified)	1932
93.0	SW	Tank (Unspecified)	1981
94.0	SW	Tank (Unspecified)	1971
94.0	SW	Tank (Unspecified)	1978

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 boundary:

51

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1978
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Gas Governor	1971

Report Reference: HMD-441-912071

0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1981
94.0	SE	Electricity Sub Station	1981
95.0	SE	Electricity Sub Station	1971
95.0	SE	Electricity Sub Station	1971
95.0	SE	Electricity Sub Station	1978
97.0	SE	Electricity Sub Station	1981
99.0	SE	Electricity Sub Station	1971
99.0	SE	Electricity Sub Station	1978
99.0	SE	Electricity Sub Station	1971
99.0	SE	Electricity Sub Station	1987

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 boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search boundary: 1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Garage	1971

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 50

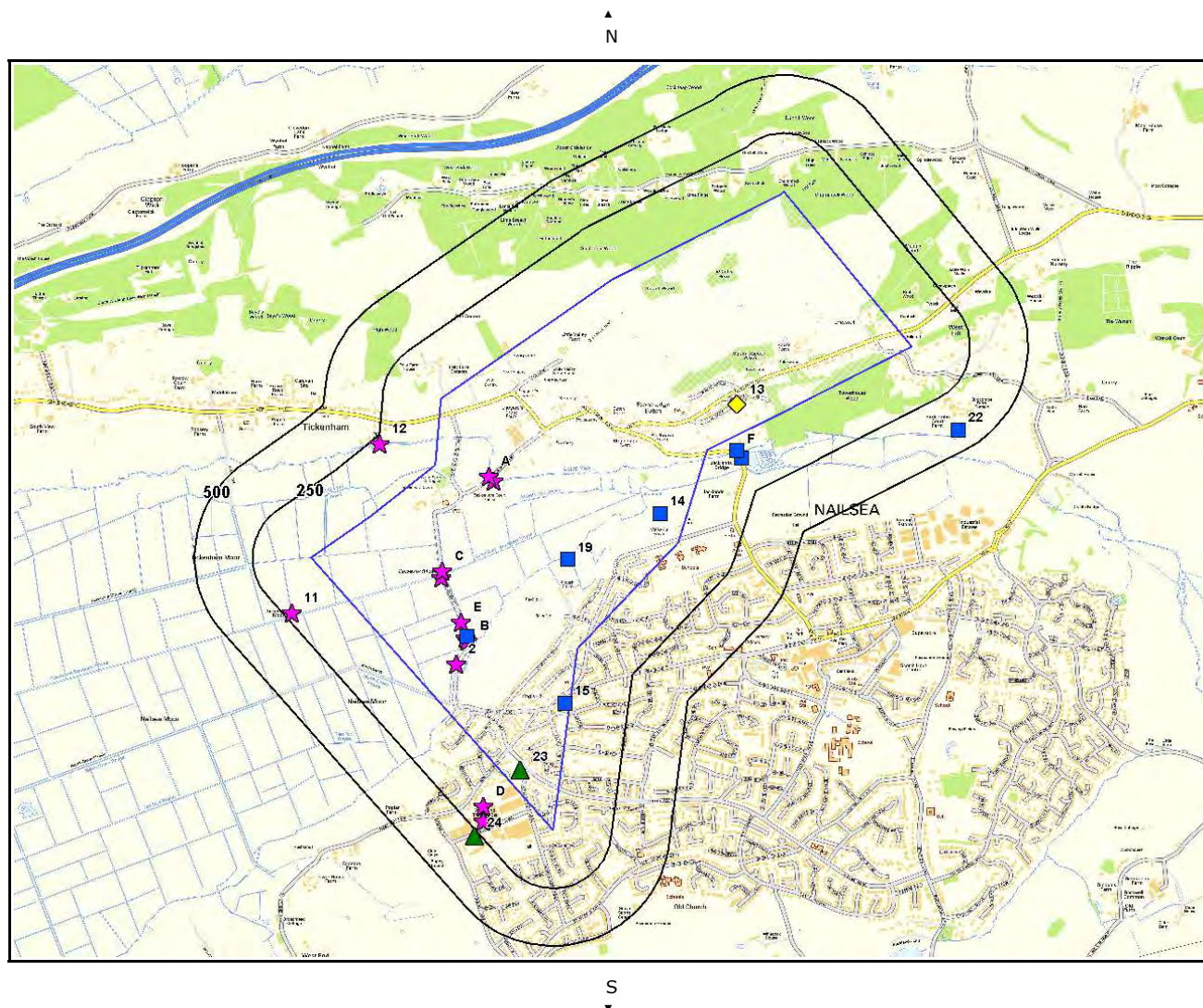
Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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

Distance [m]	Direction	Use	Date
0.0	On Site	Pond	1932
0.0	On Site	Unspecified Quarry	1949
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Unspecified Quarry	1883
0.0	On Site	Unspecified Quarry	1883
0.0	On Site	Unspecified Quarries	1883
0.0	On Site	Pond	1902
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1949
0.0	On Site	Pond	1902
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1930
0.0	On Site	Unspecified Quarries	1883
0.0	On Site	Unspecified Quarry	1883
0.0	On Site	Unspecified Pit	1883
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Unspecified Quarry (B)	1883
0.0	On Site	Pond	1902
0.0	On Site	Pond	1932
0.0	On Site	Pond	1932
0.0	On Site	Sewage Works	1978
0.0	On Site	Unspecified Quarry	1932
0.0	On Site	Unspecified Old Quarry	1902
0.0	On Site	Pond	1932
0.0	On Site	Pond	1902
0.0	On Site	Pond	1902
0.0	On Site	Pond	1932
0.0	On Site	Unspecified Quarry	1902
0.0	On Site	Pond	1932
5.0	SE	Unspecified Quarry	1902
5.0	SE	Unspecified Quarry	1932
8.0	SE	Unspecified Quarries	1883
14.0	SE	Pond	1932
42.0	SW	Disused Colliery	1883
47.0	E	Unspecified Pit	1930
48.0	E	Unspecified Pit	1949
55.0	SW	Pond	1930
68.0	NW	Unspecified Pit	1883
81.0	SE	Pond	1932
81.0	SE	Pond	1902

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	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
	250		Dangerous Substances (List 2)		Part A(2) and Part B Authorised Processes
	500		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
13	0.0	On Site	347030, 171870	Name: Jacklands Br Fish Farm Status: Not Active Receiving Water: - Authorised Substances: Copper

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

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

ID	Distance [m]	Direction	NGR	Details
----	--------------	-----------	-----	---------

Report Reference: HMD-441-912071

23	0.0	On Site	346097, 170286	Address: C And C Motors, 6a Hanah More Road, Nailsea, Bs48 4rz Process: Waste Oil Burners Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
24	277.0	SW	345900, 170000	Address: Blackfriar Paint Process: Coating & Enamelling Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

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

0

Database searched and no data found.

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

9

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

ID	Distance [m]	Direction	NGR	Details	
14	0.0	On Site	346700, 171400	Address: Miltons Farm, Nailsea, Bristol Effluent Type: Agriculture - Arable Farming Permit Number: 080670 Permit Version: 1	Receiving Water: Trib Of River Land Yeo Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 24/7/1969 Revocation Date: 6/2/1998
15	0.0	On Site	346290, 170580	Address: Nailsea, Woodspring Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 070955 Permit Version: 1	Receiving Water: Tickenham Boundary Rhyne Status: Consent Expired - Time Limit Issue date: - Effective Date: 12/9/1989 Revocation Date: 27/2/1998
16E	0.0	On Site	345870, 170870	Address: Kings Hill Combined Sewer Overflow, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 100500/CS/01 Permit Version: 1	Receiving Water: Tickenham Boundary Rhyne Status: Consent Revoked - Discharge Ceased (section 37(1)) Issue date: 15/4/1998 Effective Date: 15/4/1998 Revocation Date: -
17B	0.0	On Site	345870, 170870	Address: Kings Hill Cso, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 100500 Permit Version: 1	Receiving Water: Tickenham Boundary Rhyne Status: Consent Revoked - Discharge Ceased (section 37(1)) Issue date: 27/2/1998 Effective Date: 27/2/1998 Revocation Date: -
18B	0.0	On Site	345870, 170870	Address: Kings Hill Cso, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 103741 Permit Version: 1	Receiving Water: Twickenham Boundary Rhyne(s) Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 4/5/2007 Effective Date: 4/5/2007 Revocation Date: -
19	0.0	On Site	346300, 171200	Address: Heath Farm(nailsea), Nailsea, Bristol, Avon Effluent Type: Agriculture - Arable Farming Permit Number: 080668 Permit Version: 1	Receiving Water: Trib Of River Land Yeo Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 24/7/1969 Revocation Date: -
20F	62.0	SE	347030, 171670	Address: Jacklands Bridge Fish Farm, Tickenham, Bristol Effluent Type: Agriculture - Fish Farming - Water Company Permit Number: 070742 Permit Version: 1	Receiving Water: River Land Yeo Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 22/5/1990 Revocation Date: -

21F	97.0	SE	347050, 171640	Address: Jacklands Bridge Fish Farm, Tickenham, Bristol Effluent Type: Agriculture - Fish Farming - Water Company Permit Number: 070742 Permit Version: 1	Receiving Water: River Land Yeo Status: New Consent, By Application (wra 91, Section 113 & Sched 12) Issue date: - Effective Date: 22/5/1990 Revocation Date: -
22	413.0	SE	347980, 171760	Address: Birdcombe Farm(Bristol), Wraxall, Bristol, Avon Effluent Type: Agriculture - Arable Farming Permit Number: 081239 Permit Version: 1	Receiving Water: Trib Of River Land Yeo Status: Transferred From R(pp)a 1951-1961 Issue date: - Effective Date: 23/4/1974 Revocation Date: -

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: 12

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

ID	Distance [m]	Direction	NGR	Details
1A	0.0	On Site	345960, 171562	Incident Date: 30/4/2002 Incident Identification: 75744 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	0.0	On Site	345820, 170750	Incident Date: 16/12/2002 Incident Identification: 126404 Pollutant: Sewage Materials Pollutant Description: Storm Sewage Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3C	0.0	On Site	345760, 171150	Incident Date: 23/12/2001 Incident Identification: 49436 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4B	0.0	On Site	345870, 170850	Incident Date: 23/12/2004 Incident Identification: 284637 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents Water Impact: Category 1 (Major) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5A	0.0	On Site	345980, 171540	Incident Date: 19/4/2001 Incident Identification: 2795 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6E	0.0	On Site	345839, 170932	Incident Date: 26/6/2002 Incident Identification: 87468 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7B	0.0	On Site	345861, 170864	Incident Date: 6/1/2003 Incident Identification: 129511 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8C	0.0	On Site	345755, 171124	Incident Date: 8/7/2002 1 Incident Identification: 89923 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

9D	160.0	SW	345936, 170135	Incident Date: 5/11/2004 Incident Identification: 276095 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
10 D	201.0	SW	345936, 170073	Incident Date: 15/1/2003 Incident Identification: 131154 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	223.0	SW	345115, 170969	Incident Date: 27/3/2002 Incident Identification: 67299 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
12	223.0	NW	345489, 171700	Incident Date: 14/8/2002 Incident Identification: 100148 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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 1990¹

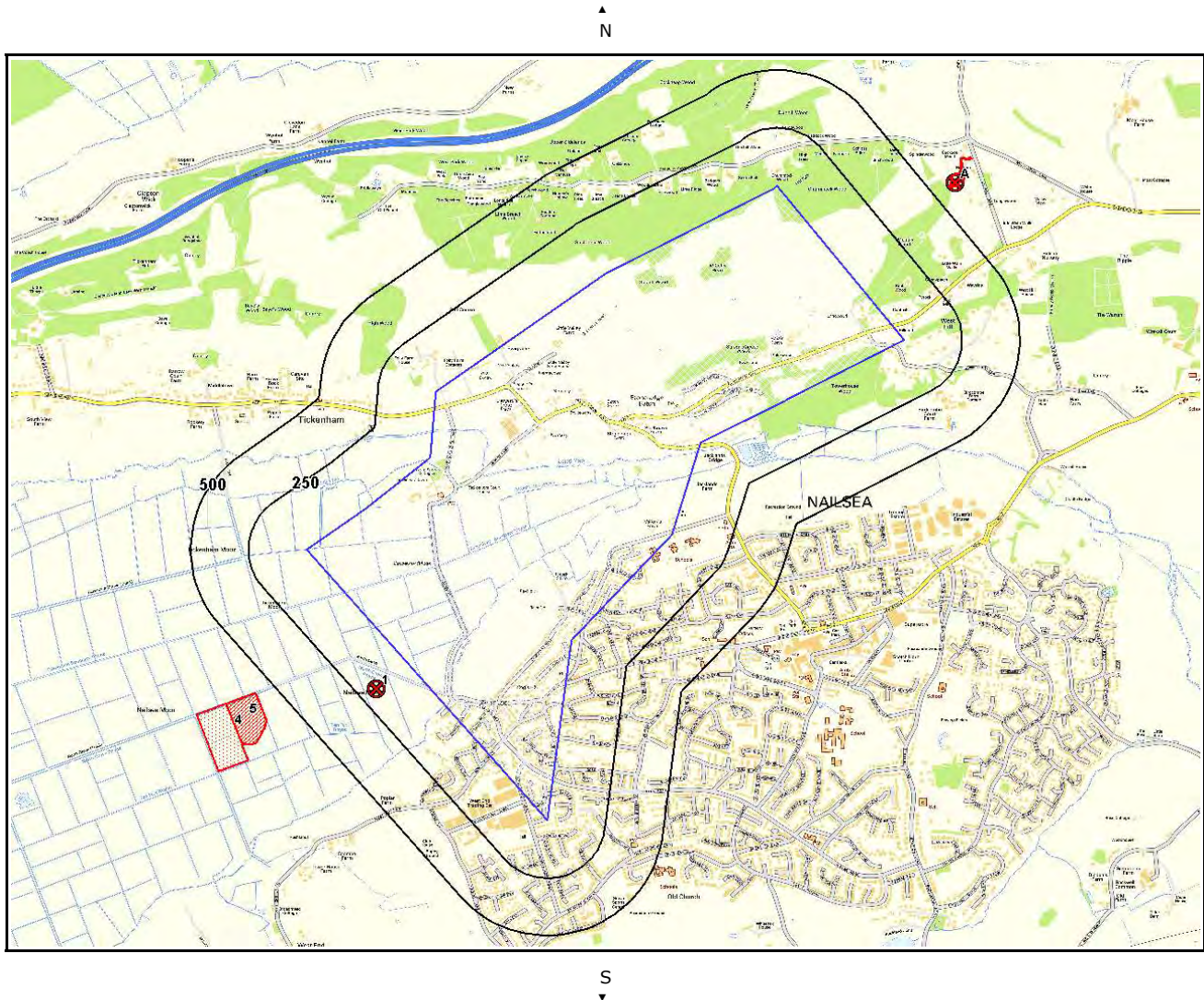
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

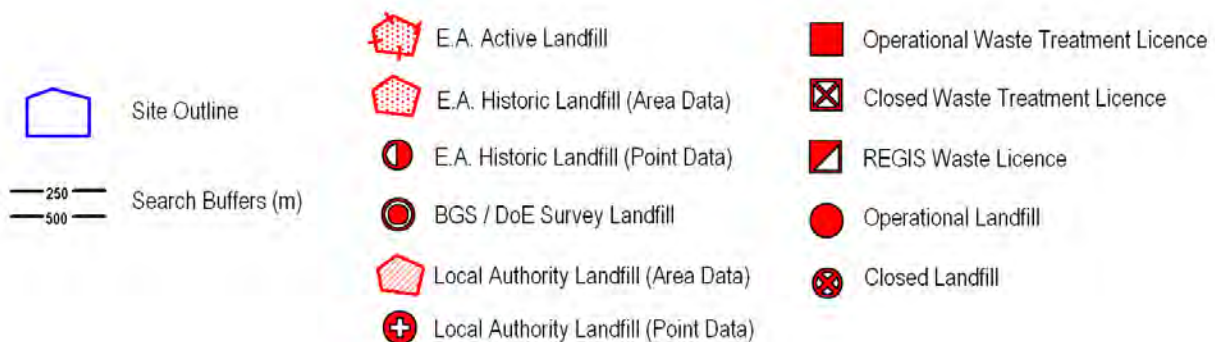
3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Mapping sourced from
Ordnance Survey

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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 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
3A	574.0	NE	348000, 172800	Site Address: Old Quarry to The Rear Of Hunters Croft, Cuckoo Lane, Wraxall, Bristol, Avon Waste Licence: Yes Site Reference: L/WG/T/93 Waste Type: Inert, Industrial Regis Reference: - Licence Issue: 18-Nov-1980 Licence Surrendered: 31-Dec-1983 Licence Hold Address: Hunters Croft, Cuckoo Lane, Wraxall, Bristol Operator: -
4	577.0	SW	344800, 170400	Site Address: North Drove, Nailsea Moor, Nailsea, Bristol, Avon Waste Licence: Yes Site Reference: L/WG/T/20 Waste Type: Inert Regis Reference: - Licence Issue: 20-Mar-1977 Licence Surrendered: 21-May-1987 Licence Hold Address: 12 Barns Close, Nailsea, Bristol, Avon Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 2

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

ID	Distance [m]	Direction	NGR	Details
1	179.0	SW	345500, 170600	Site Address: North Drove, Nailsea Moor, Nailsea, BRISTOL, Avon Landfill Licence: 01FAFKAL Agency Reference: Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Mar-1978 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - South West Region - North Wessex Area (Bridgwater) Size: Undefined
2A	598.0	NE	348000, 172800	Site Address: Hunters Croft, Cuckoo Lane, Wraxall, BRISTOL, Avon Landfill Licence: 01FADHAL Agency Reference: Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Nov-1980 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - South West Region - North Wessex Area (Bridgwater) Size: Undefined

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

Database searched and no data found.

Report Reference: [HMD-441-912071](#)

Records of Local Authority landfill sites within 1500m of the study site:**1**

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
5	577.0	SW	Refuse Tip	1976 mapping	Polygon

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:**0**

Database searched and no data found.

4. Current Land Use Map

NW

N
↑

NE

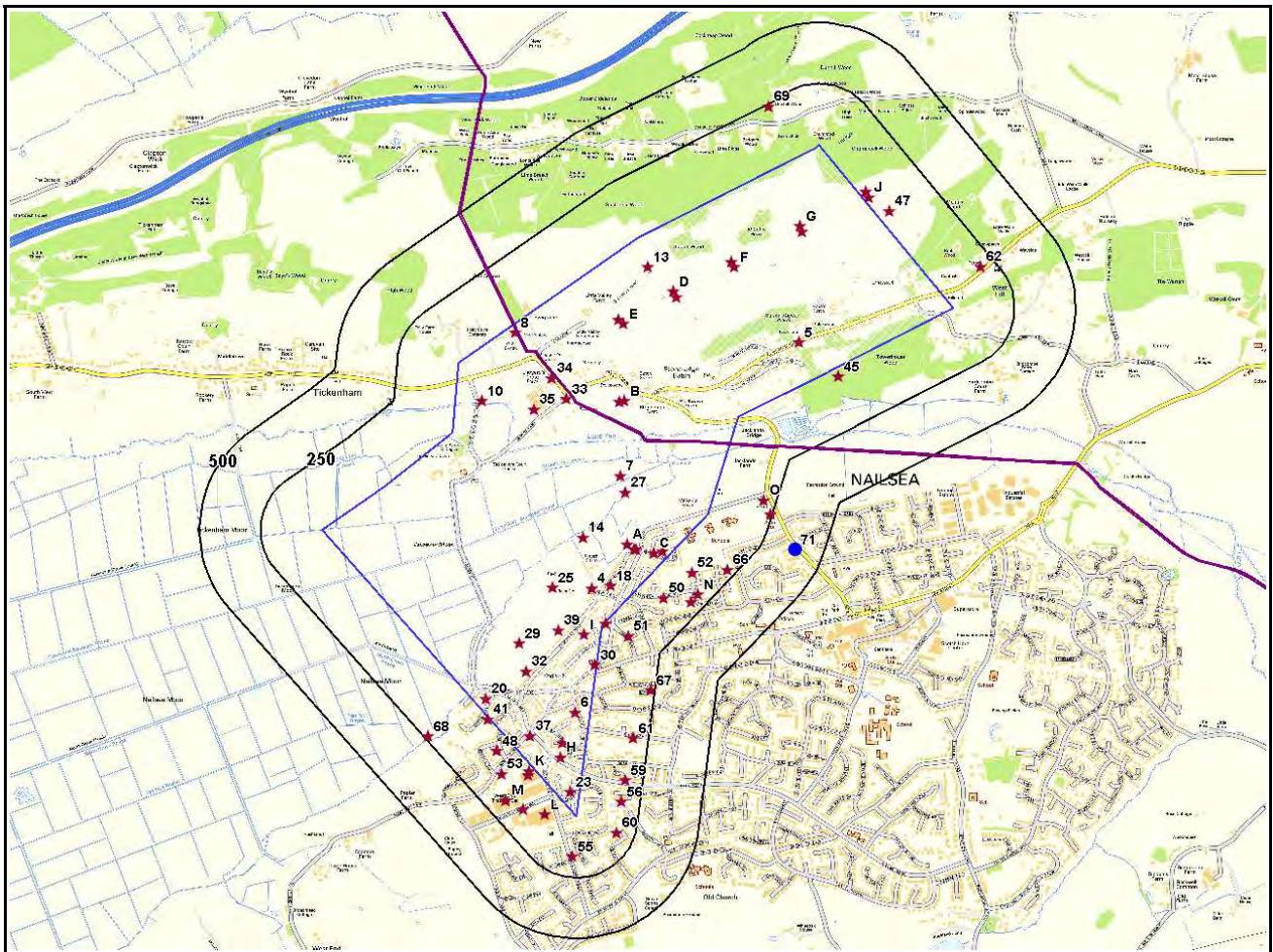
W
←

E
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SW

S
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SE



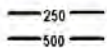
Current Land Use Legend



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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:

70

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1F	0.0	On Site	Pylon	BS20	Electrical Features	Infrastructure and Facilities
2E	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
3A	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
4	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
5	0.0	On Site	Electricity Sub Station	BS21	Electrical Features	Infrastructure and Facilities
6	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
7	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
8	0.0	On Site	Silo	BS21	Hoppers and Silos	Farming
9 D	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
10	0.0	On Site	Pipeline	BS21	Pipelines	Industrial Features
11 G	0.0	On Site	Pylon	BS20	Electrical Features	Infrastructure and Facilities
12 B	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
13	0.0	On Site	Lime Kiln (Disused)	BS21	Lime Kilns	Industrial Features
14	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
15 A	0.0	On Site	Gas Governor	BS48	Gas Features	Infrastructure and Facilities
16 B	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
17 H	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
18	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
19 C	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
20	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
21 C	0.0	On Site	Executive Car Service	23, Greenslade Gardens, Nailsea, Bristol, BS48 2BJ	Vehicle Hire and Rental	Hire Services
22 A	0.0	On Site	Gas Governor Station	BS48	Gas Features	Infrastructure and Facilities
23	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
24 D	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
25	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
26 I	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
27	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
28 E	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
29	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
30	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
31 F	0.0	On Site	Pylon	BS20	Electrical Features	Infrastructure and Facilities
32	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities

Report Reference: HMD-441-912071

33	0.0	On Site	Tickenham Garage	Stone-Edge Batch, Tickenham, Clevedon, BS21 6SE	Vehicle Repair, Testing and Servicing	Repair and Servicing
34	0.0	On Site	Clevedon Metal Products	Tickenham Forge, Stone-edge Batch, Tickenham, Clevedon, BS21 6SE	Fences, Gates and Railings	Industrial Products
35	0.0	On Site	Tank	BS21	Tanks (Generic)	Industrial Features
36 G	0.0	On Site	Pylon	BS20	Electrical Features	Infrastructure and Facilities
37	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
38 H	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
39	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
40 I	4.0	SE	P K Sports Cars	Newlands, Pound Lane, Nailsea, Bristol, BS48 2AT	Vehicle Repair, Testing and Servicing	Repair and Servicing
41	8.0	SW	Pylon	BS48	Electrical Features	Infrastructure and Facilities
42 J	19.0	NE	Pylon	BS48	Electrical Features	Infrastructure and Facilities
43 K	23.0	SW	Owlett-jaton	Hannah More Road, Nailsea, Bristol, BS48 4RZ	General Construction Supplies	Industrial Products
44 J	25.0	NE	Pylon	BS48	Electrical Features	Infrastructure and Facilities
45	36.0	SE	Lime Kiln (Disused)	BS21	Lime Kilns	Industrial Features
46 K	39.0	SW	Depot	BS48	Container and Storage	Transport, Storage and Delivery
47	47.0	NE	Lime Kiln (Disused)	BS48	Lime Kilns	Industrial Features
48	68.0	SW	Wessex Farm Cleaning	5, Fir Leaze, Nailsea, Bristol, BS48 4DH	Agricultural Contractors	Contract Services
49 L	94.0	SW	Brabantia UK Ltd	Blackfriars Road, Nailsea, Bristol, BS48 4SB	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
50	104.0	SE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
51	106.0	SE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
52	117.0	SE	Kwik Courier	6 Knightswood, Moor End Spout, Nailsea, Bristol, BS48 2DA	Waste Storage, Processing and Disposal	Infrastructure and Facilities
53	117.0	SW	Stone Castle Publications Ltd	59a, North Street, Nailsea, Bristol, BS48 4BS	Published Goods	Industrial Products
54 L	148.0	SW	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
55	165.0	S	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
56	173.0	E	Control Concepts Ltd	36, Church Lane, Nailsea, Bristol, BS48 4NG	Instrumentation Engineers	Engineering Services
57 M	174.0	SW	C C Motors Ltd	Unit 2 Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
58 M	174.0	SW	Gould Autoplates & Signs Ltd	Unit 6, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Vehicle Components	Industrial Products
59	175.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
60	175.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
61	184.0	E	J F Computer Services	31, Ridgeway, Nailsea, Bristol, BS48 2EG	Electrical Equipment Repair and Servicing	Repair and Servicing
62	190.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
63 N	197.0	SE	Pro-sense UK Ltd	5 Cricket Field Green, Moor End Spout, Nailsea, Bristol, BS48 2DB	Electronic Equipment	Industrial Products
64 N	197.0	SE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
65 O	199.0	E	Nailsea Fire Station	Fire Station, Pound Lane, Nailsea, Bristol, BS48 2NN	Fire Brigade Stations	Central and Local Government
66	212.0	SE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities

67	231.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
68	238.0	SW	Pylon	BS48	Electrical Features	Infrastructure and Facilities
69	241.0	NW	Tank	BS20	Tanks (Generic)	Industrial Features
70 O	243.0	E	Nailsea Ambulance Station	Pound Lane, Nailsea, Bristol, BS48 2NN	Ambulance and Medical Transportation Services	Health Support Services

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
71	384.0	E	347133, 171129	Obsolete	Performance & 4x4 Centre, 23, Clevedon Road, Clevedon Road, Nailsea, Bristol, Somerset, BS48 1EW	Not Applicable	Obsolete

4.3 Underground High Pressure Oil and Gas Pipelines

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

1

The following Underground High Pressure Oil and Gas pipeline records provided by Linewatch are represented as linear features on the Current Land Use map:

ID	Distance [m]	Direction	Address	Operator	Telephone
72	0.0	On Site	GPSS, PO Box 7273, Ashby De La Zouch, LE65 2BY	GPSS Aldermaston pipelines	0845 070 1245

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
PEAT-P	PEAT	PEAT
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT

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

5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
CDM-DLMD	CLIFTON DOWN MUDSTONE FORMATION	DOLOMITE-MUDSTONE
GCO-OOLM	GOBLIN COMBE OOLITE FORMATION	OIDAL LIMESTONE
CDM-DLMD	CLIFTON DOWN MUDSTONE FORMATION	DOLOMITE-MUDSTONE
GCO-OOLM	GOBLIN COMBE OOLITE FORMATION	OIDAL LIMESTONE
GUO-OOLM	GULLY OOLITE FORMATION	OIDAL LIMESTONE
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
BRL-DLDO	BLACK ROCK LIMESTONE SUBGROUP	DOLOMITISED LIMESTONE AND DOLOMITE
CDL-LMST	CLIFTON DOWN LIMESTONE FORMATION	LIMESTONE
GUO-OOLM	GULLY OOLITE FORMATION	OIDAL LIMESTONE
CDM-DLMD	CLIFTON DOWN MUDSTONE FORMATION	DOLOMITE-MUDSTONE
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
GCO-OOLM	GOBLIN COMBE OOLITE FORMATION	OIDAL LIMESTONE
CDM-BALA	CLIFTON DOWN MUDSTONE FORMATION	BASALTIC LAVA
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
DN-SDST	DOWNEND MEMBER	SANDSTONE
CDM-DLMD	CLIFTON DOWN MUDSTONE FORMATION	DOLOMITE-MUDSTONE
GCO-OOLM	GOBLIN COMBE OOLITE FORMATION	OIDAL LIMESTONE
GCO-OOLM	GOBLIN COMBE OOLITE FORMATION	OIDAL LIMESTONE
CDL-LMST	CLIFTON DOWN LIMESTONE FORMATION	LIMESTONE
GUO-OOLM	GULLY OOLITE FORMATION	OIDAL LIMESTONE
SWLMC-SDST	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	SANDSTONE
DN-SDST	DOWNEND MEMBER	SANDSTONE
DN-SDST	DOWNEND MEMBER	SANDSTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
SWLMC-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	MUDSTONE, SILTSTONE AND SANDSTONE
SWLMC-SDST	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	SANDSTONE
SWLMC-SDST	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	SANDSTONE

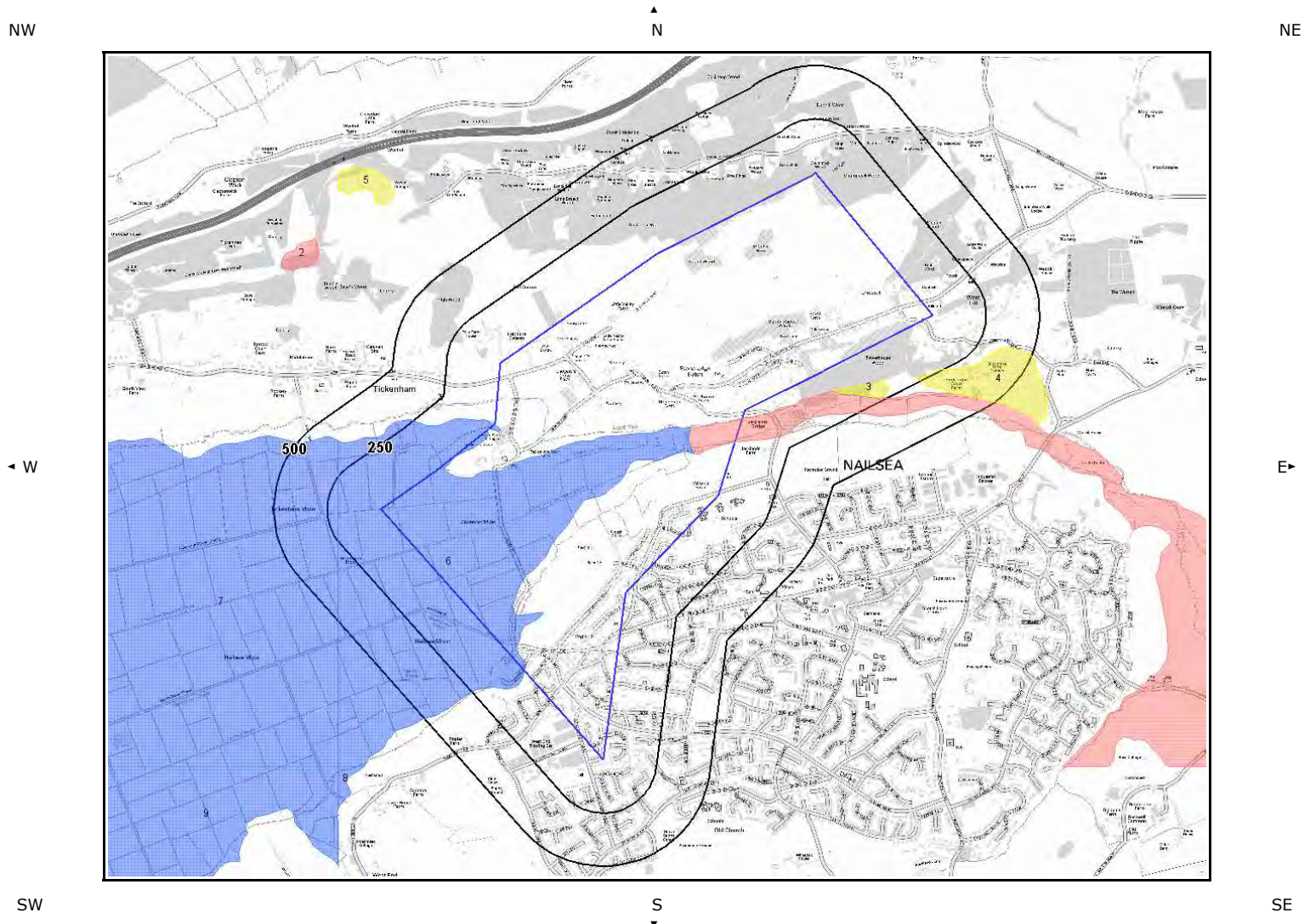
Report Reference: HMD-441-912071

SWLMC-SDST	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	SANDSTONE
SWLMC-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	MUDSTONE, SILTSTONE AND SANDSTONE
BRL-LMST	BLACK ROCK LIMESTONE SUBGROUP	LIMESTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
MMMF-CONG	MERCIA MUDSTONE GROUP (MARGINAL FACIES)	CONGLOMERATE

(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.

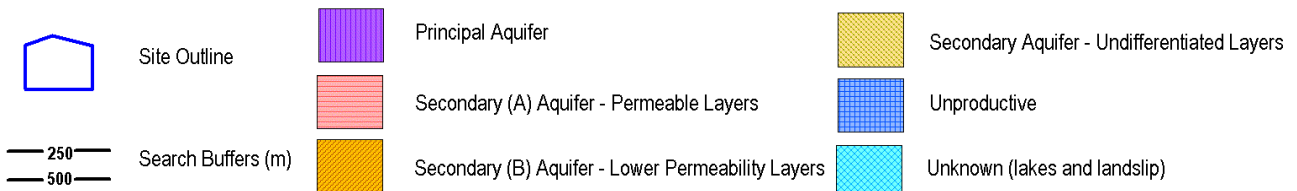
6a. Hydrogeology - Aquifer Within Superficial Geology



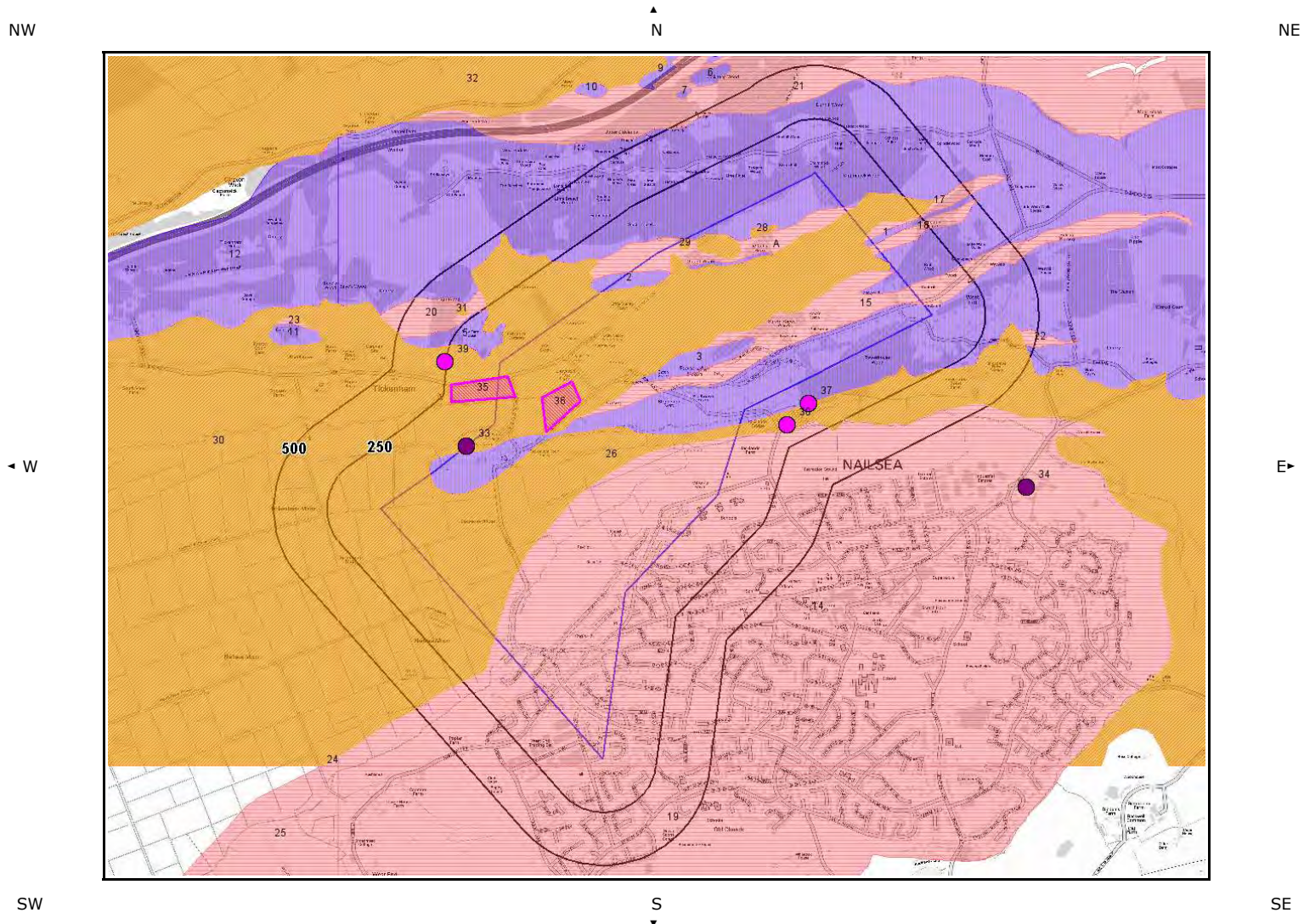
Aquifer Within Superficial Geology Legend

Mapping sourced from
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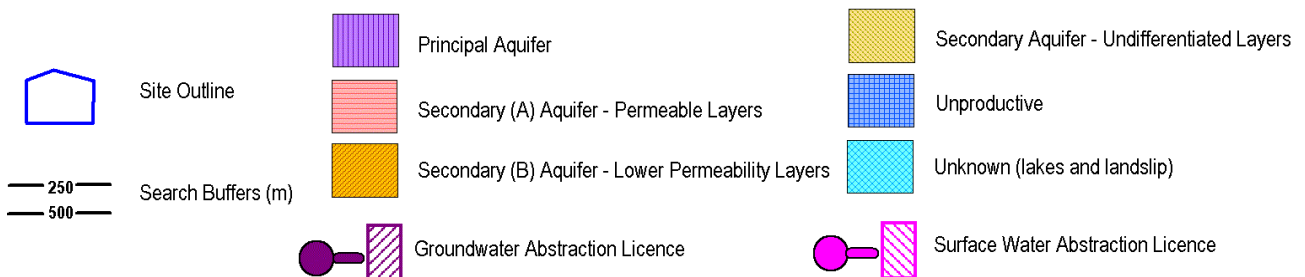
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



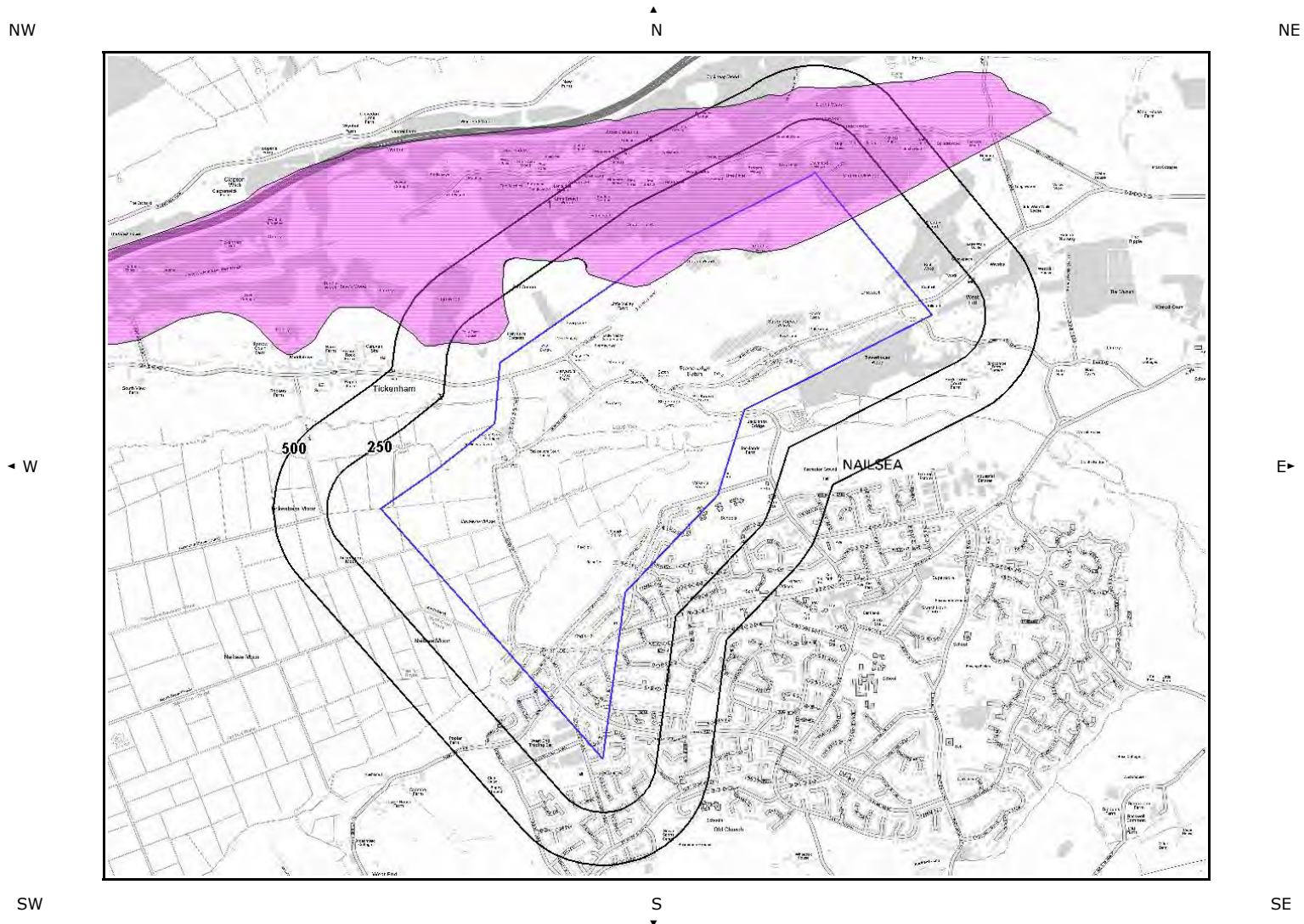
Aquifer Within Bedrock Geology Legend

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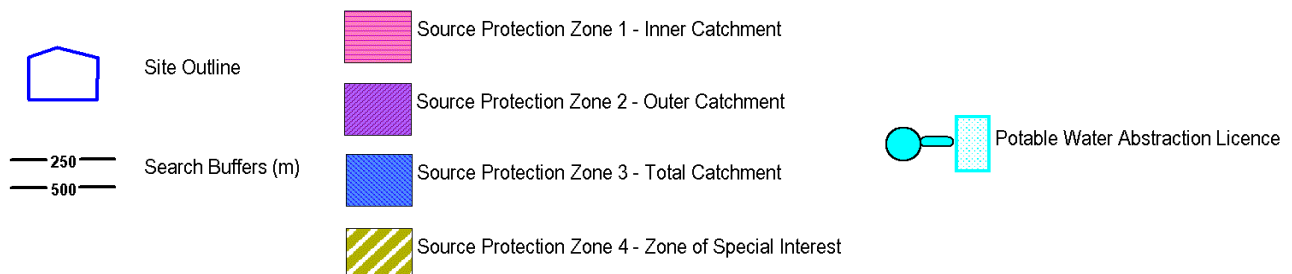
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



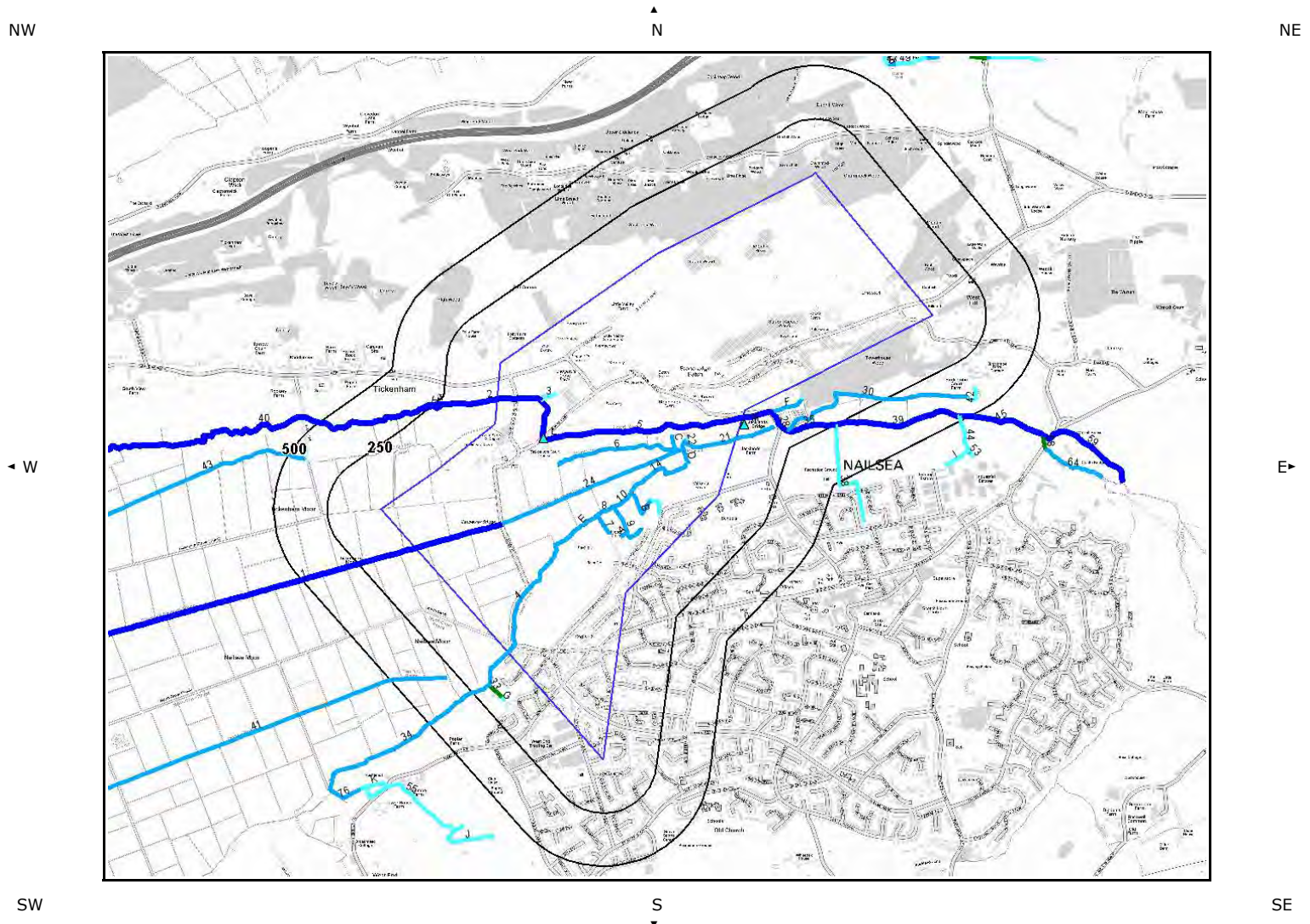
SPZ and Potable Water Abstraction Licenses
Legend



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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



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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 Enviroinsight User Guide.

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

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
6	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	105.0	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
7	199.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	225.0	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
3	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Distance [m]	Direction	Designation	Description
14	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
15	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
16A	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
17	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
18	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
26	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
27A	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
28	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
29	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
19	32.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	60.0	NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
30	199.0	W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
20	246.0	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
31	277.0	NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
21	337.0	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
22	415.0	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?

Yes

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

ID	Distance	Direction	NGR	Details	
33	0.0	On Site	345600, 171500	Licence No: 16/52/015/G/029 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Tickenham Data Type: Point	Annual Volume (m³): 2387 Max Daily Volume (m³): 15.9 Original Application No: 16/52/015/G/029 Original Start Date: 1/11/1970 Expiry Date: - Issue No: 100 Version Start Date: 1/11/1970 Version End Date:
34	923.0	SE	348220, 171310	Licence No: 16/52/015/G/042 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: Wraxall Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/6/1998 Expiry Date: - Issue No: 100 Version Start Date: 18/6/1998 Version End Date:

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 (5b):

ID	Distance	Direction	NGR	Details	
35	0.0	On Site	345530, 171792	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: Land Yeo And Associated Ditch System (os No 156 Old Series) Data Type: Region	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
36	0.0	On Site	345953, 171730	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: Land Yeo And Associated Ditch System (os No 238 Old Series) Data Type: Region	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
37	111.0	SE	347200, 171700	Licence No: 16/52/015/S/039 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface Water - Fresh Point: Unnamed Tributary Of The Land Yeo Data Type: Point	Annual Volume (m³): 158112 Max Daily Volume (m³): 432 Application No: - Original Start Date: 8/12/1993 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
38	156.0	SE	347100, 171600	Licence No: 16/52/015/S/035 Details: Fish Farm/Cress Pond Throughflow Direct Source: Surface Water - Fresh Point: Parish Brook Data Type: Point	Annual Volume (m³): 791000 Max Daily Volume (m³): 2160 Application No: 16/52/015/S/035 Original Start Date: 25/3/1991 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:

39	257.0	W	345500, 171900	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: River Yeo Data Type: Point	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
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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?

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (5c):

ID	Distance	Direction	Type	Description
1	0.0	On Site	1	Inner Catchment
2	130.0	NW	3	Total Catchment
3	354.0	NW	3	Total Catchment

6.7 River Quality

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

Yes

Biological Quality:

Database searched and no data found.

Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
81L	0.0	On Site	345961, 171539	River Name: Land Yeo Reach: Nailsea-clevedon End/Start of Stretch: Sample Point NGR	B	B	B	B	A
82L	0.0	On Site	345961, 171539	River Name: Land Yeo Reach: Source-nailsea End/Start of Stretch: Sample Point NGR	B	B	B	B	A

83M	20.0	E	346900, 171600	River Name: Land Yeo Reach: Source-nailsea End/Start of Stretch: End of Stretch NGR	B	B	B	B	A
84M	20.0	E	346900, 171600	River Name: Land Yeo Reach: Nailsea-clevedon End/Start of Stretch: Start of Stretch NGR	B	B	B	B	A

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 (5d):

ID	Distance	Direction	Details	
1	0.0	On Site	River Name: Tickenham Water Course Name: Tickenham Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	0.0	On Site	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
4	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
5	0.0	On Site	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	0.0	On Site	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
8	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
10	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
11A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
12A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
13B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
14	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

Report Reference: HMD-441-912071

15B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
16C	0.0	On Site	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
17C	0.0	On Site	River Name: Moorend Spout Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
18C	0.0	On Site	River Name: Moorend Spout Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
19D	0.0	On Site	River Name: Moorend Spout Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
20C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
21	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
23D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
24	0.0	On Site	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
25E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
26E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
27F	66.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
28	66.0	SE	River Name: - Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
29F	68.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
30	119.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
31G	161.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
32G	163.0	SW	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
33	168.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
34	169.0	SW	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

35	173.0	SE	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
36H	226.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
37H	231.0	NW	River Name: - Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
38	251.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
39	251.0	SE	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
40	267.0	NW	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
41	293.0	SW	River Name: Ten Feet Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
42	393.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
43	426.0	NW	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
44	478.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
45	478.0	SE	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary 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	Yes	Yes	Yes

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7. Surface Water Flood Map

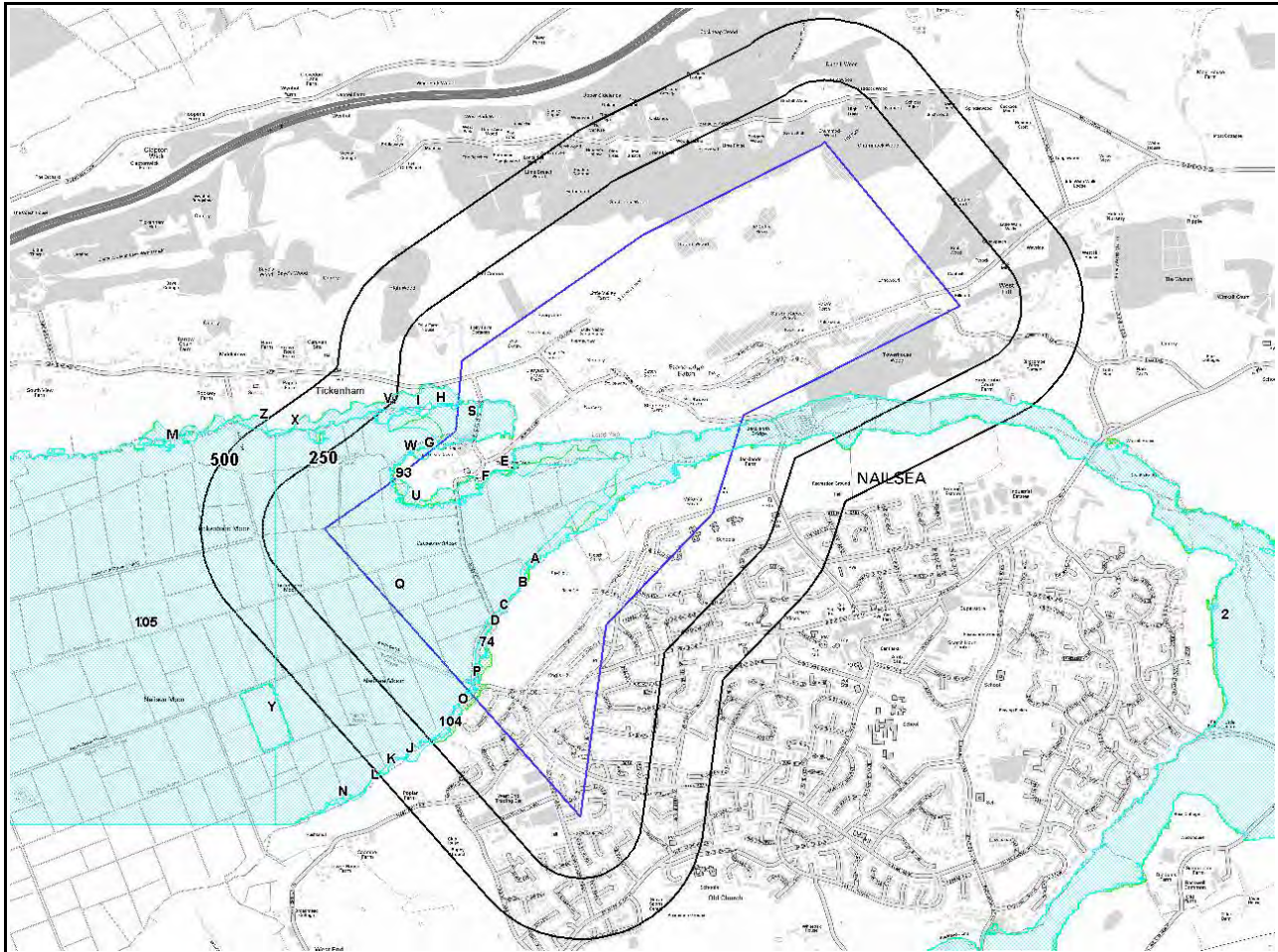
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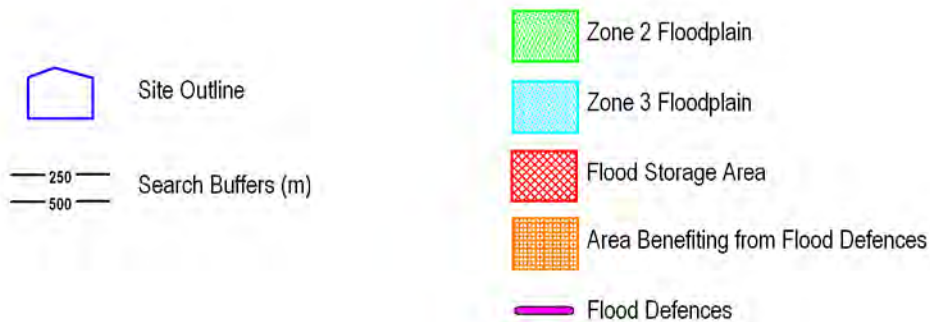
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Surface Water Flood Legend



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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

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

ID	Distance [m]	Direction	Update	Type
1R	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
2	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
3A	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
4A	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
5A	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
6A	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
7B	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
8B	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
9C	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
10C	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
11C	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
12C	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
13D	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
14D	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
15D	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
16D	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
17E	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
18E	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
19E	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
20E	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
21E	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
22F	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
23F	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
24O	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
25Q	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
26S	0.0	On Site	13-Mar-2013	Zone 2 - (Fluvial Models)
27T	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
28G	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
29V	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)

Report Reference: HMD-441-912071

30G	30.0	NW	13-Mar-2013	Zone 2 - (Fluvial Models)
31G	42.0	NW	13-Mar-2013	Zone 2 - (Fluvial Models)
32W	49.0	NW	13-Mar-2013	Zone 2 - (Tidal Models)
33H	85.0	W	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
34H	104.0	W	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
35H	145.0	W	13-Mar-2013	Zone 2 - (Fluvial Models)
36I	147.0	W	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
37H	151.0	W	13-Mar-2013	Zone 2 - (Tidal Models)
38	200.0	W	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
39I	204.0	NW	13-Mar-2013	Zone 2 - (Fluvial / Tidal 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

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

ID	Distance [m]	Direction	Update	Type
68O	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
69P	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
70P	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
71P	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
72P	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
73P	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
74	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
75D	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
76B	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
77B	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
78B	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
79C	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
80E	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
81E	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
82E	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
83E	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
84F	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
85Q	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
86R	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)

Report Reference: HMD-441-912071

87S	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
88T	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
89G	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
90U	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
91U	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
92U	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
93	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
94V	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
95	0.0	On Site	13-Mar-2013	Zone 3 - (Fluvial Models)
96W	34.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
97G	42.0	NW	13-Mar-2013	Zone 3 - (Fluvial Models)
98W	49.0	NW	13-Mar-2013	Zone 3 - (Tidal Models)
99O	73.0	SW	13-Mar-2013	Zone 3 - (Tidal Models)
100R	85.0	W	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
101H	145.0	W	13-Mar-2013	Zone 3 - (Fluvial Models)
102I	147.0	W	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
103H	151.0	W	13-Mar-2013	Zone 3 - (Tidal Models)
104	154.0	SW	13-Mar-2013	Zone 3 - (Fluvial Models)
105	200.0	W	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
106I	204.0	NW	13-Mar-2013	Zone 3 - (Fluvial / Tidal Models)
107J	208.0	SW	13-Mar-2013	Zone 3 - (Tidal Models)

7.3 Flood Defences

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

No

7.4 Areas benefiting from Flood Defences

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

No

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

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

Report Reference: HMD-441-912071

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

Very High

Guidance:

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

7.7 Groundwater Flooding Confidence Areas

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

High

Notes:

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

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

8.Designated Environmentally Sensitive Sites Map

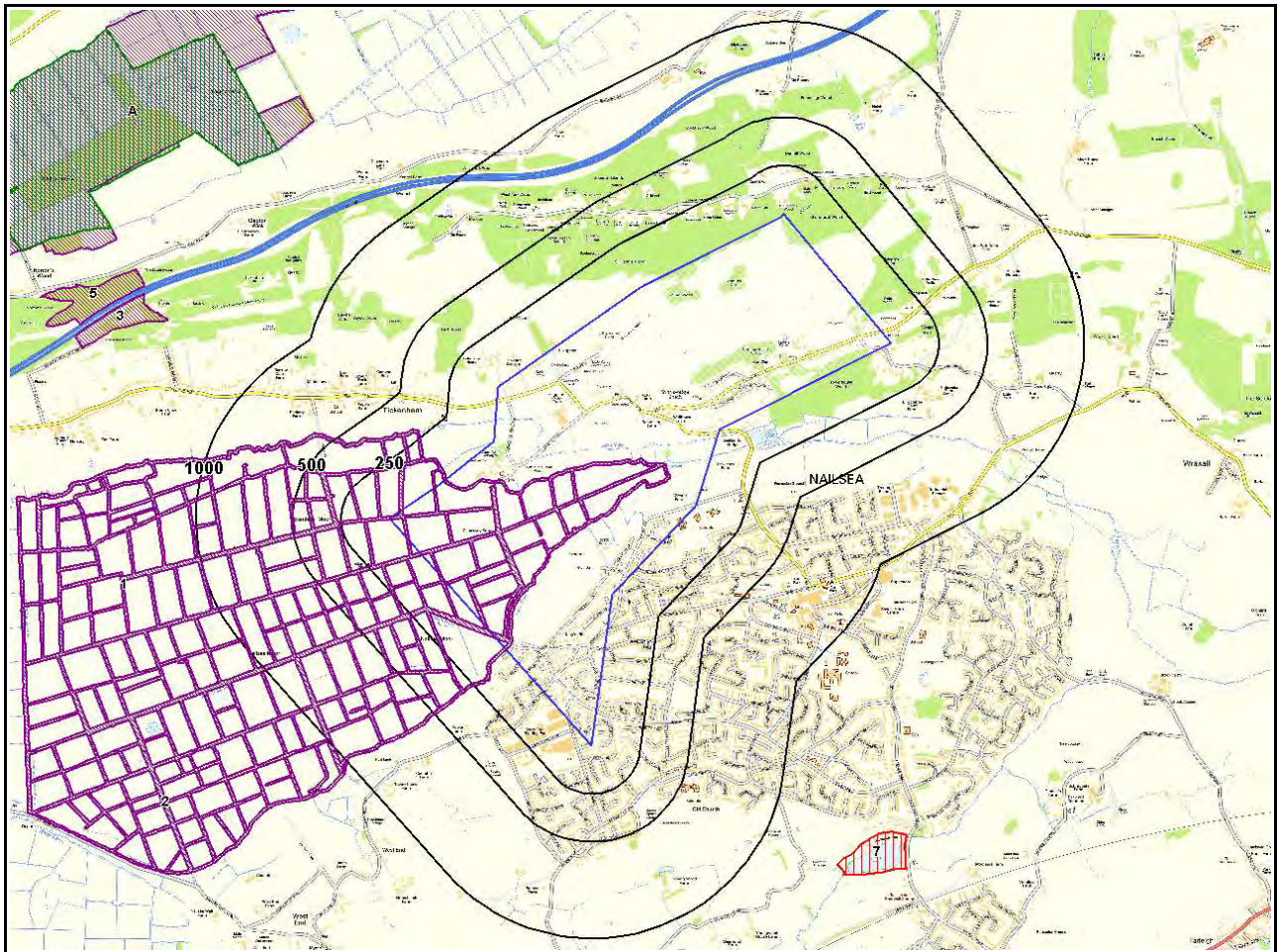
NW

▲
N
▼

NE

◀ W

▶ E



SW

S
▼

SE

Designated Environmentally Sensitive Sites Legend



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8.Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **5**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
1	0.0	On Site	Tickenham, Nailsea & Kenn Moors	Natural England
2	879.0	SW	Tickenham, Nailsea & Kenn Moors	Natural England
3	1540.0	NW	Court Hill	Natural England
4A	1670.0	NW	Gordano Valley	Natural England
5	1750.0	NW	Court Hill	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **1**

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

ID	Distance [m]	Direction	NNR Name	Data Source
6A	1674.0	NW	Gordano Valley	Natural England

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **1**

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
7	1409.0	SE	Bucklands Pool/backwell Lake	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site:	0
---	----------

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	0
--	----------

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site:	0
---	----------

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site:	0
---	----------

Database searched and no data found.

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.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site?

Yes

The following records within 500m have been found within this search:

Distance [m]	Direction
0.0	On Site
0.0	On Site
452.0	SW

Guidance: Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Health Protection Agency (HPA) website. GroundSure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

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?

Low

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

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

10.1.2 Landslides

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

Low

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

10.1.3 Soluble Rocks

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

Moderate

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

Hazard
Very significant soluble rocks are present, with numerous dissolution features and/or some recorded subsidence with a moderate possibility of local natural subsidence due to high surface or subsurface water flow. Do not load the land or undertake building work before obtaining specialist advice. Do not dispose of surface drainage to the ground. Maintain drainage infrastructure. For new build specialist site investigation and stability assessment may be necessary before construction. Construction work may cause subsidence. Increased construction costs are likely. For existing property probable increase in insurance risk due to soluble rocks. Some possibility of potential liability due to groundwater pollution may be present.

10.1.4 Compressible Ground

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

High

Report Reference: HMD-441-912071

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

Hazard

Very significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Construction may not be possible at economic cost. For existing property probable increase in insurance risk from compressibility especially if water conditions or loading of the ground change significantly.

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?

Moderate

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

Hazard

Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build consider the consequences of soil and groundwater conditions during and after construction. For existing property possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 10 and 30% 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?

Full 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). Full radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where 10% or more of homes are estimated to exceed the Action Level. The joint HPA-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

11. Mining

11.1 Coal Mining

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

Yes

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

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

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.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

12. Contacts

GroundSure Helpline

Telephone: 08444 159 000
 info@4c.groundsure.com



British Geological Survey (England & Wales)

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



Environment Agency

Tel: 08708 506 506
 Wessex
 Rivers Hse Bridgwater - East Quay, Bridgwater, TA6 4YS
 Web: www.environment-agency.gov.uk
 Email: enquiries@environment-agency.gov.uk



Health Protection Agency

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



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5
 Web: www.groundstability.com



Ordnance Survey

Romsey Road
 Southampton SO16 4GU
 Tel: 08456 050505



Local Authority

Authority: North Somerset District Council
 Phone: 01934 888 888
 Web: www.n-somerset.gov.uk
 Address: Town Hall, Walliscote Grove Road, Weston-super-
 Mare, Somerset, BS23 1UJ

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
 Tel: 0871 4237191
 (www.copso.org.uk)



Acknowledgements

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



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@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey, 6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 GroundSure shall not be liable for

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

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

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure

in relation to the Services or other matters arising pursuant to the Contract.

8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.



RSK STATS Geoconsult Ltd (Bedminster)	GroundSure Reference:	HMD-441-912071
Spring Lodge, , 172 Chester Road,	Your Reference:	312318
Cheshire,	Report Date:	Jun 6, 2013
Helsby, WA6 0AR	Report Delivery Method:	xml
	Client Email:	██████████@rsk.co.uk

GroundSure Data

Address: Hinkley C to Seabank grid connection project

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure Data report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Data

GroundSure Data

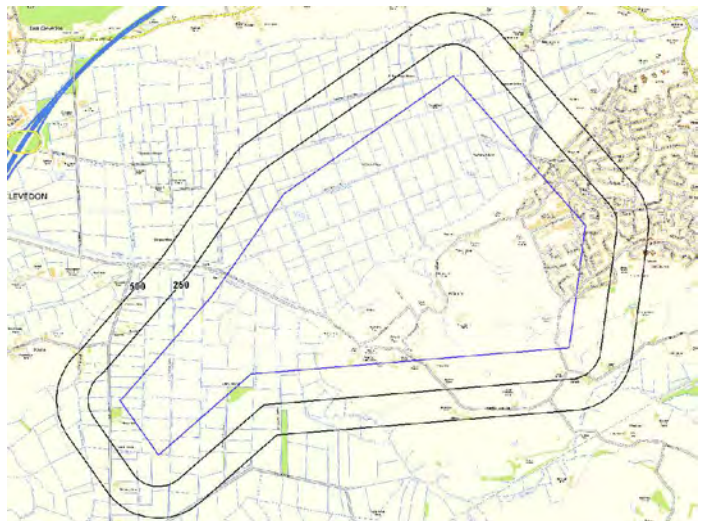
Address: Hinkley C to Seabank grid connection project

Date: Jun 6, 2013

GroundSure Reference: HMD-441-912071

Your Reference: 312318

Client: RSK STATS Geoconsult Ltd (Bedminster)



Aerial Photograph of Study Site



Site Name: Hinkley C to Seabank grid connection project
Grid Reference: 353664,181211

Aerial photography supplied by Getmapping PLC.
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Report Reference: [HMD-441-912071](#)

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	35	3	4	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	28	0	0*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	19	5	5*	-	-	-
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 scale mapping)	52	2	4*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
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	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	1	0	1	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	1	5	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	5	0	1	-	-	-
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	-	-

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	1	0	0	0	1	0
Landfill Data – Non-Operational Landfill Sites	1	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	1	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

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	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	45	6	12	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *

Yes

5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *

Yes

5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

Source: Scale: 1:50,000 BGS Sheet 264

* 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	1001-2000
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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	2	0	-
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6.4 Surface Water Abstraction Licences (within 1000m of the study site).

0	0	0	0	4	-
---	---	---	---	---	---

6.5 Potable Water Abstraction Licences (within 2000m of the study site).

0	0	0	0	0	4
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6.6 Are there any Source Protection Zones within 500m of the study site?

No

6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
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Is there any Environment Agency information on river quality within 1500m of the study site?

Yes	No	Yes	No	Yes	No
-----	----	-----	----	-----	----

6.8 Detailed River Network entries within 500m of the site

32	2	16	23	-	-
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6.9 Surface water features within 250m of the study site

Yes	Yes	Yes	-	-	-
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7. Flooding

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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 High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	3	0	0	1	2	4
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	1
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	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 transmission lines in proximity to the study site	4	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	High
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. Mining

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
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 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 surface water 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 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

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. Mining

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.

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 boundary: 42

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Refuse Heap	1978
0.0	On Site	Refuse Heap	1990
0.0	On Site	Unspecified Depot	1978
0.0	On Site	Unspecified Pit	1883
0.0	On Site	Unspecified Warehouses	1978
0.0	On Site	Unspecified Kiln	1902
0.0	On Site	Unspecified Heap	1930
0.0	On Site	Unspecified Tank	1883
0.0	On Site	Unspecified Works	1978
0.0	On Site	Gas Governor	1978
0.0	On Site	Unspecified Heap	1949
0.0	On Site	Tramway Sidings	1883
0.0	On Site	Unspecified Tank	1883
0.0	On Site	Unspecified Tank	1902
0.0	On Site	Unspecified Tank	1930
0.0	On Site	Unspecified Disused Mine	1949
0.0	On Site	Unspecified Kiln	1883
0.0	On Site	Unspecified Kiln	1949
0.0	On Site	Unspecified Warehouse	1978
0.0	On Site	Disused Colliery	1902
0.0	On Site	Disused Colliery	1930
0.0	On Site	Unspecified Workshops	1992
0.0	On Site	Abattoir	1992
0.0	On Site	Unspecified Pit	1949
0.0	On Site	Unspecified Ground Workings	1930
0.0	On Site	Unspecified Pit	1902
0.0	On Site	Unspecified Depot	1992
0.0	On Site	Smithy	1902
0.0	On Site	Smithy	1883
0.0	On Site	Smithy	1902
0.0	On Site	Disused Colliery	1883
0.0	On Site	Unspecified Heap	1883
0.0	On Site	Unspecified Kiln	1930
0.0	On Site	Unspecified Heap	1902
0.0	On Site	Unspecified Tanks	1949
34.0	NE	Unspecified Works	1978
47.0	E	Unspecified Pit	1930
48.0	E	Unspecified Pit	1949
69.0	NE	Abattoir	1978
98.0	NW	Pumping Station	1992
190.0	SE	Unspecified Pit	1902
202.0	NW	Nursery	1992

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.

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

Records of historical tanks within 100m of the search boundary:
28

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Tanks	1885
0.0	On Site	Tanks	1903
0.0	On Site	Tanks	1931
0.0	On Site	Tank (Unspecified)	1885
0.0	On Site	Tank (Unspecified)	1903
0.0	On Site	Tank (Unspecified)	1885
0.0	On Site	Tank (Unspecified)	1931
0.0	On Site	Tank (Unspecified)	1990
0.0	On Site	Tank (Unspecified)	1990
0.0	On Site	Tank (Unspecified)	1885
0.0	On Site	Tank (Unspecified)	1931
0.0	On Site	Tank (Unspecified)	1885
0.0	On Site	Tank (Unspecified)	1903
0.0	On Site	Tank (Unspecified)	1885
0.0	On Site	Tank (Unspecified)	1903
0.0	On Site	Tank (Unspecified)	1931
0.0	On Site	Tank (Unspecified)	1931
0.0	On Site	Tank (Unspecified)	1981
0.0	On Site	Tank (Unspecified)	1978
0.0	On Site	Tank (Unspecified)	1971
0.0	On Site	Tank (Unspecified)	1989
0.0	On Site	Tank (Unspecified)	1990
0.0	On Site	Tank (Unspecified)	1988
0.0	On Site	Tank (Unspecified)	1990
0.0	On Site	Tank (Unspecified)	1988
0.0	On Site	Tank (Unspecified)	1987
0.0	On Site	Tank (Unspecified)	1995
0.0	On Site	Tank (Unspecified)	1995

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 boundary:
29

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Electricity Sub Station	1971
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1977
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Electricity Sub Station	1976
0.0	On Site	Gas Governor	1976
0.0	On Site	Electricity Sub Station	1979
0.0	On Site	Gas Governor	1979
0.0	On Site	Electricity Sub Station	1981
0.0	On Site	Electricity Sub Station	1987
0.0	On Site	Gas Governor	1987
0.0	On Site	Gas Governor	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Electricity Sub Station	1989
0.0	On Site	Gas Governor	1995
0.0	On Site	Electricity Sub Station	1995
0.0	On Site	Gas Governor	1995
0.0	On Site	Electricity Sub Station	1995
44.0	NE	Electricity Sub Station	1989
44.0	NE	Electricity Sub Station	1981

Report Reference: HMD-441-912071

If you would like any further assistance regarding this report then please contact
 GroundSure on (T) 08444 159 000, email: info@4c.groundsure.com

44.0	NE	Electricity Sub Station	1971
44.0	NE	Electricity Sub Station	1978
45.0	NE	Electricity Sub Station	1987
73.0	NE	Electricity Sub Station	1989
74.0	NE	Electricity Sub Station	1987
74.0	E	Electricity Sub Station	1987
76.0	E	Electricity Sub Station	1981
76.0	E	Electricity Sub Station	1977

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 boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 58

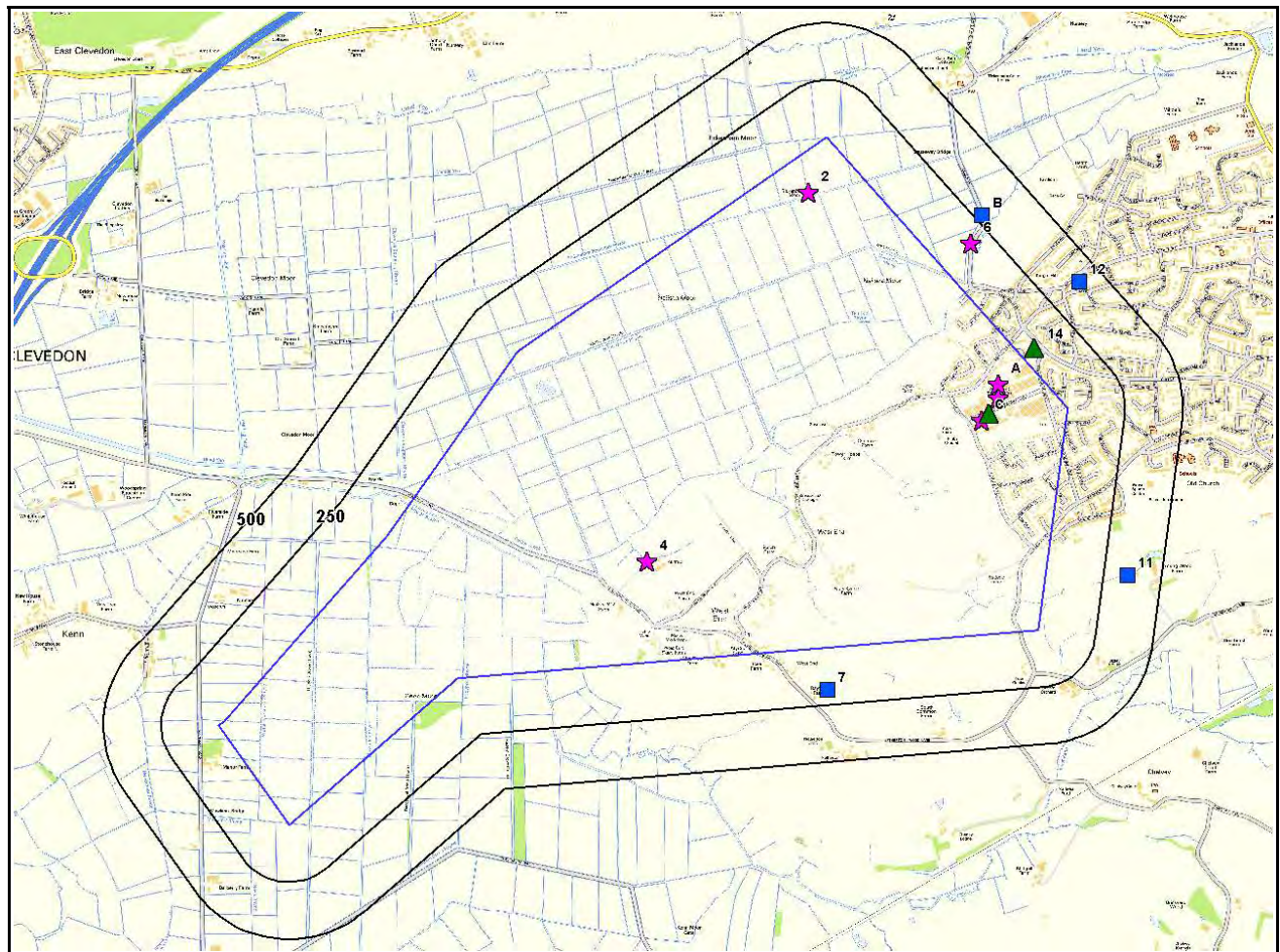
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by GroundSure:

Distance [m]	Direction	Use	Date
0.0	On Site	Pool	1949
0.0	On Site	Pond	1930
0.0	On Site	Pond	1902
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930

Report Reference: HMD-441-912071

0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Pond	1930
0.0	On Site	Unspecified Heap	1949
0.0	On Site	Pond	1902
0.0	On Site	Pond	1930
0.0	On Site	Unspecified Quarry	1883
0.0	On Site	Pond	1930
0.0	On Site	Pond	1883
0.0	On Site	Pond	1883
0.0	On Site	Unspecified Quarry	1883
0.0	On Site	Unspecified Disused Mine	1949
0.0	On Site	Unspecified Heap	1883
0.0	On Site	Pond	1930
0.0	On Site	Unspecified Pit	1949
0.0	On Site	Unspecified Pit	1902
0.0	On Site	Unspecified Ground Workings	1930
0.0	On Site	Disused Colliery	1883
0.0	On Site	Unspecified Pit	1883
0.0	On Site	Refuse Heap	1978
0.0	On Site	Refuse Heap	1990
0.0	On Site	Disused Colliery	1902
0.0	On Site	Unspecified Heap	1930
0.0	On Site	Unspecified Heap	1902
0.0	On Site	Disused Colliery	1930
0.0	On Site	Pool (B)	1938
0.0	On Site	Pool (B)	1902
47.0	E	Unspecified Pit	1930
48.0	E	Unspecified Pit	1949
79.0	NE	Pond	1902
79.0	NE	Pond	1932
94.0	E	Pond	1930
99.0	S	Pond	1930

2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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	Site Outline		Recorded Pollution Incident		RAS 3 & 4 Authorisations
			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
	Search Buffers (m)		Water Industry Referrals		COMAH / NIHHS Sites
			Licenced 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: **0**

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: **2**

The following Part A(2) and Part B Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
13C	0.0	On Site	345900, 170000	Address: Blackfriar Paint Process: Coating & Enamelling Process Status: Historical Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	60.0	NE	346097, 170286	Address: C And C Motors, 6a Hanah More Road, Nailsea, Bs48 4rz Process: Waste Oil Burners Status: Historical Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

Report Reference: HMD-441-912071

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:

0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site:

6

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
7	187.0	S	345200, 168800	Address: Battens Farm(nailsea), Nailsea, Bristol, Avon Effluent Type: Agriculture - Arable Farming Permit Number: 080666 Permit Version: 1 Receiving Water: - Status: Consent Revoked - Discharge Ceased (wra 91, Sched 10 & 6) Issue date: - Effective Date: 12/3/1979 Revocation Date: 19/6/1995
8B	277.0	NE	345870, 170870	Address: Kings Hill Combined Sewer Overflow, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 100500/CS/01 Permit Version: 1 Receiving Water: Tickenham Boundary Rhyne Status: Consent Revoked - Discharge Ceased (section 37(1)) Issue date: 15/4/1998 Effective Date: 15/4/1998 Revocation Date: -
9B	277.0	NE	345870, 170870	Address: Kings Hill Cso, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 100500 Permit Version: 1 Receiving Water: Tickenham Boundary Rhyne Status: Consent Revoked - Discharge Ceased (section 37(1)) Issue date: 27/2/1998 Effective Date: 27/2/1998 Revocation Date: -
10B	277.0	NE	345870, 170870	Address: Kings Hill Cso, Kings Hill, Nailsea, Somerset, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 103741 Permit Version: 1 Receiving Water: Twickenham Boundary Rhyne(s) Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 4/5/2007 Effective Date: 4/5/2007 Revocation Date: -
11	352.0	E	346500, 169300	Address: Youngwood Green Farm, Nailsea, Bristol Effluent Type: Agriculture - Arable Farming Permit Number: 080671 Permit Version: 1 Receiving Water: - Status: Consent Revoked - Discharge Ceased (wra 91, Sched 10 & 6) Issue date: - Effective Date: 24/7/1969 Revocation Date: 10/6/1995
12	400.0	NE	346290, 170580	Address: Nailsea, Woodspring Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 070955 Permit Version: 1 Receiving Water: Tickenham Boundary Rhyne Status: Consent Expired - Time Limit Issue date: - Effective Date: 12/9/1989 Revocation Date: 27/2/1998

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:

6

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details
1C	0.0	On Site	345867, 169977	Incident Date: 17/4/2003 Incident Identification: 152286 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2	0.0	On Site	345115, 170969	Incident Date: 27/3/2002 Incident Identification: 67299 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3A	0.0	On Site	345936, 170135	Incident Date: 5/11/2004 Incident Identification: 276095 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
4	0.0	On Site	344415, 169364	Incident Date: 10/2/2003 Incident Identification: 136055 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other Animal Matter Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5A	0.0	On Site	345936, 170073	Incident Date: 15/1/2003 Incident Identification: 131154 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	160.0	NE	345820, 170750	Incident Date: 16/12/2002 Incident Identification: 126404 Pollutant: Sewage Materials Pollutant Description: Storm Sewage Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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 1990¹

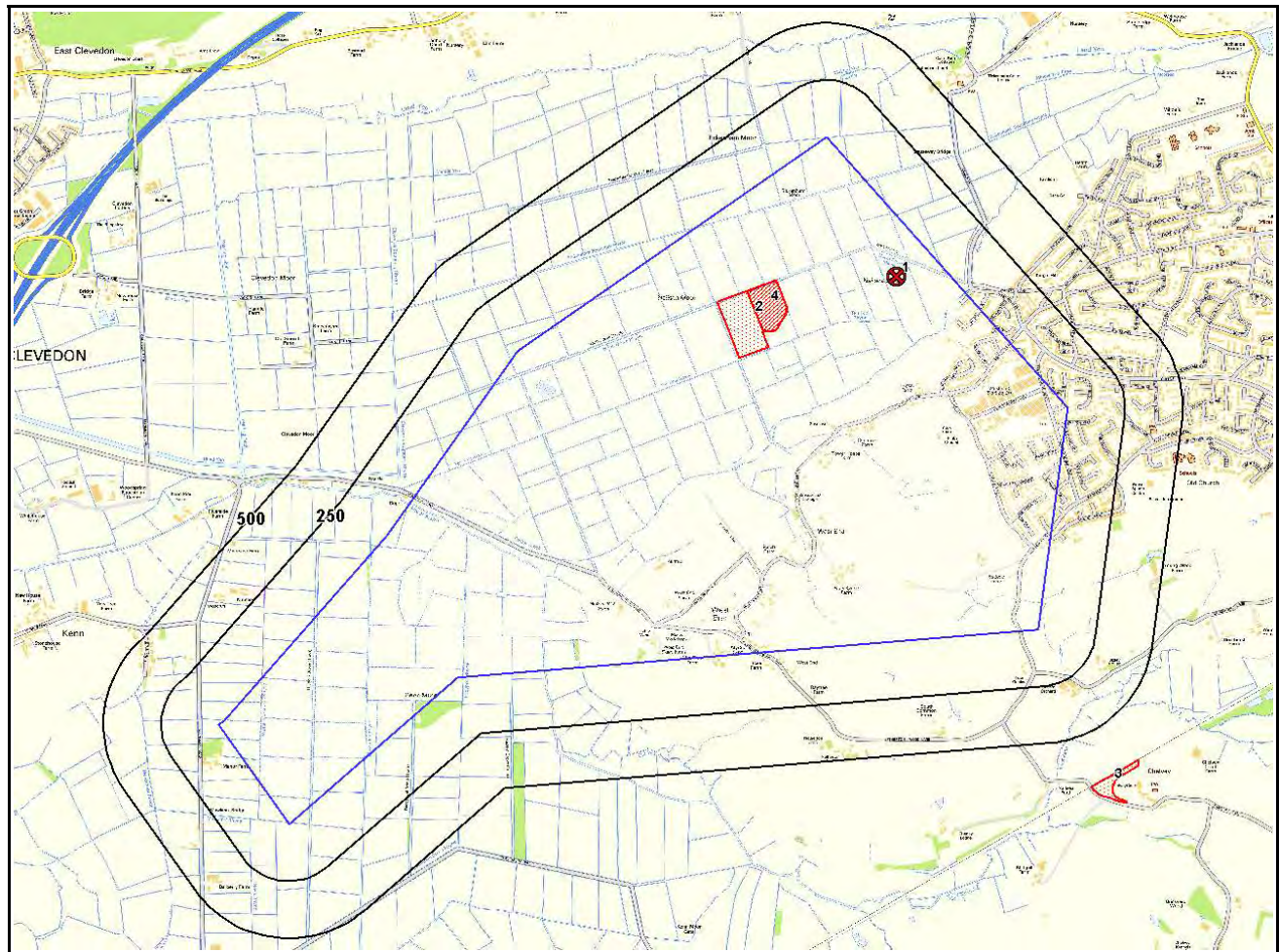
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.




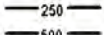


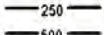


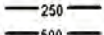





3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

Mapping sourced from


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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 |
|  250 |  E.A. Historic Landfill (Point Data) |  REGIS Waste Licence |
|  500 |  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: **0**

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: **0**

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: **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
2	0.0	On Site	344800, 170400	Site Address: North Drove, Nailsea Moor, Nailsea, Bristol, Avon Waste Licence: Yes Site Reference: L/WG/T/20 Waste Type: Inert Regis Reference: - Licence Issue: 20-Mar-1977 Licence Surrendered: 21-May-1987 Licence Hold Address: 12 Barns Close, Nailsea, Bristol, Avon Operator: -
3	712.0	SE	346400, 168300	Site Address: Land at Chelvey Court, Chelvey, Backstock, Bristol, Avon Waste Licence: Yes Site Reference: L/WG/T/187 Waste Type: Inert Regis Reference: - Licence Issue: 01-Mar-1988 Licence Surrendered: 21-Sep-1992 Licence Hold Address: Chelvey Court, Chelvey, Avon 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
1	0.0	On Site	345500, 170600	Site Address: North Drove, Nailsea Moor, Nailsea, BRISTOL, Avon Landfill Licence: 01FAFKAL Agency Reference: Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Mar-1978 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - South West Region - North Wessex Area (Bridgwater) Size: Undefined

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: **0**

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: **1**

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Address	Source	Data Type
4	0.0	On Site	Refuse Tip	1976 mapping	Polygon

Report Reference: [HMD-441-912071](#)

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.

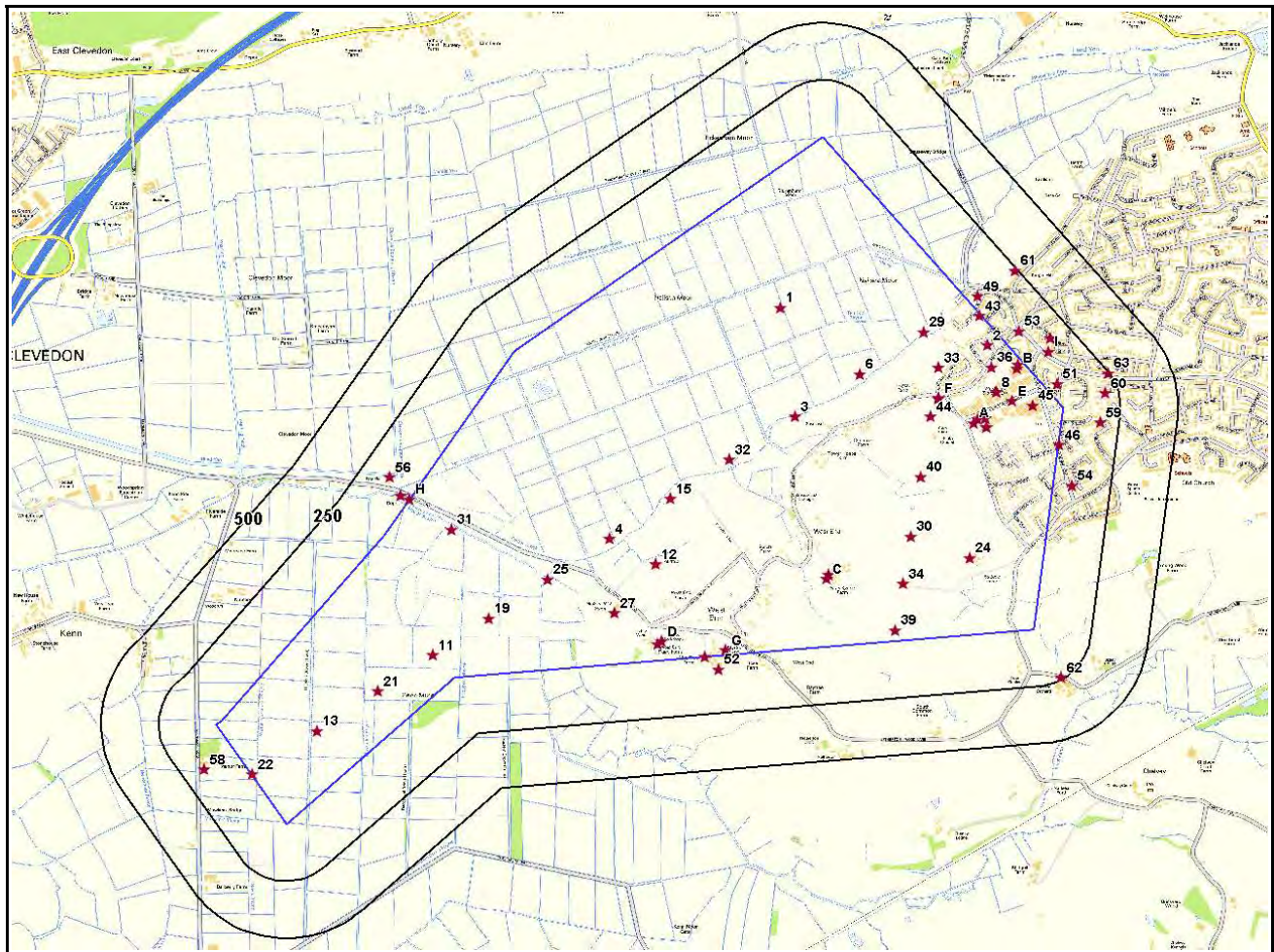
Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: **0**

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: **0**

Database searched and no data found.

4. Current Land Use Map



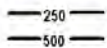
Current Land Use Legend



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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:

63

The following records are represented as points on the Current Land Uses map.

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Refuse Tip	BS21	Refuse Disposal Facilities	Infrastructure and Facilities
2	0.0	On Site	Wessex Farm Cleaning	5, Fir Leaze, Nailsea, Bristol, BS48 4DH	Agricultural Contractors	Contract Services
3	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
4	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
5B	0.0	On Site	Depot	BS48	Container and Storage	Transport, Storage and Delivery
6	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
7A	0.0	On Site	Eddy Bullet	West End Trading Estate, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	New Vehicles	Motoring
8	0.0	On Site	C C Motors Ltd	Unit 2 Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
9A	0.0	On Site	Protechnic Ltd	Unit 1 West End Trading Estate, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
10 A	0.0	On Site	Ventrolla	Unit 1 West End Trading Estate, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Construction Completion Services	Construction Services
11	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
12	0.0	On Site	Abattoir	BS48	Fish, Meat and Poultry Products	Foodstuffs
13	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
14 C	0.0	On Site	Tank	BS48	Tanks (Generic)	Industrial Features
15	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
16 A	0.0	On Site	Wayne Allen Flooring Ltd	Unit 1 Blackfriars Industrial Estate, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Construction Completion Services	Construction Services
17 F	0.0	On Site	Gas Governor Station	BS48	Gas Features	Infrastructure and Facilities
18 A	0.0	On Site	S A M Cases Ltd	West End Trading Estate, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
19	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
20 D	0.0	On Site	Workshops	BS48	Unspecified Works Or Factories	Industrial Features
21	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
22	0.0	On Site	Pylon	BS21	Electrical Features	Infrastructure and Facilities
23 A	0.0	On Site	Adroit Print	Avon House, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Published Goods	Industrial Products
24	0.0	On Site	Silo	BS48	Hoppers and Silos	Farming
25	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
26 B	0.0	On Site	Owlett-jaton	Hannah More Road, Nailsea, Bristol, BS48 4RZ	General Construction Supplies	Industrial Products

27	0.0	On Site	J A Naish	Nailsea Wall Farm, Nailsea Wall Lane, Nailsea, Bristol, BS48 4DD	Livestock Farming	Farming
28 C	0.0	On Site	Silo	BS48	Hoppers and Silos	Farming
29	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
30	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
31	0.0	On Site	Sheep Dip	BS21	Sheep Dips and Washes	Farming
32	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
33	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
34	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
35 E	0.0	On Site	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
36	0.0	On Site	Stone Castle Publications Ltd	59a, North Street, Nailsea, Bristol, BS48 4BS	Published Goods	Industrial Products
37 D	0.0	On Site	Manor Workshops	BS48	Unspecified Works Or Factories	Industrial Features
38 E	0.0	On Site	Gould Autoplates & Signs Ltd	Unit 6, Blackfriars Road, Nailsea, Bristol, BS48 4DJ	Vehicle Components	Industrial Products
39	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
40	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
41 G	0.0	On Site	S Urch	Myrtle Farm, West End, Nailsea, Bristol, BS48 4DE	Dairy Farming	Farming
42 F	0.0	On Site	Gas Governor	BS48	Gas Features	Infrastructure and Facilities
43	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
44	0.0	On Site	Pylon	BS48	Electrical Features	Infrastructure and Facilities
45	0.0	On Site	Brabantia UK Ltd	Blackfriars Road, Nailsea, Bristol, BS48 4SB	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
46	2.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
47 G	3.0	S	Bougourd	Elm Tree Farm, West End, Nailsea, Bristol, BS48 4DE	Metalworkers Including Blacksmiths	Construction Services
48 H	4.0	NW	Depot	BS21	Container and Storage	Transport, Storage and Delivery
49	41.0	NE	Pylon	BS48	Electrical Features	Infrastructure and Facilities
50 H	44.0	NW	Bam Ritchies	Nailsea Wall, Clevedon, BS21 6UE	Civil Engineers	Engineering Services
51	47.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
52	62.0	S	Tank	BS48	Tanks (Generic)	Industrial Features
53	76.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
54	83.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
55 I	112.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
56	129.0	NW	Sewage Pumping Station	BS21	Waste Storage, Processing and Disposal	Infrastructure and Facilities
57 I	156.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
58	159.0	SW	Sellars International Healthcare Ltd	The Drive House, Kennmoor Road, Clevedon, BS21 6TZ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
59	169.0	E	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
60	193.0	E	Control Concepts Ltd	36, Church Lane, Nailsea, Bristol, BS48 4NG	Instrumentation Engineers	Engineering Services
61	239.0	NE	Pylon	BS48	Electrical Features	Infrastructure and Facilities
62	242.0	SE	Silo	BS48	Hoppers and Silos	Farming

63	246.0	NE	Electricity Sub Station	BS48	Electrical Features	Infrastructure and Facilities
----	-------	----	----------------------------	------	------------------------	----------------------------------

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: **0**

Database searched and no data found.

4.3 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

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
WMGR-MGRD	INFILLED GROUND	ARTIFICIAL DEPOSIT

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT
PEAT-P	PEAT	PEAT
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT
TFD-CLSI	TIDAL FLAT DEPOSITS	CLAY AND SILT

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock and Solid Geology

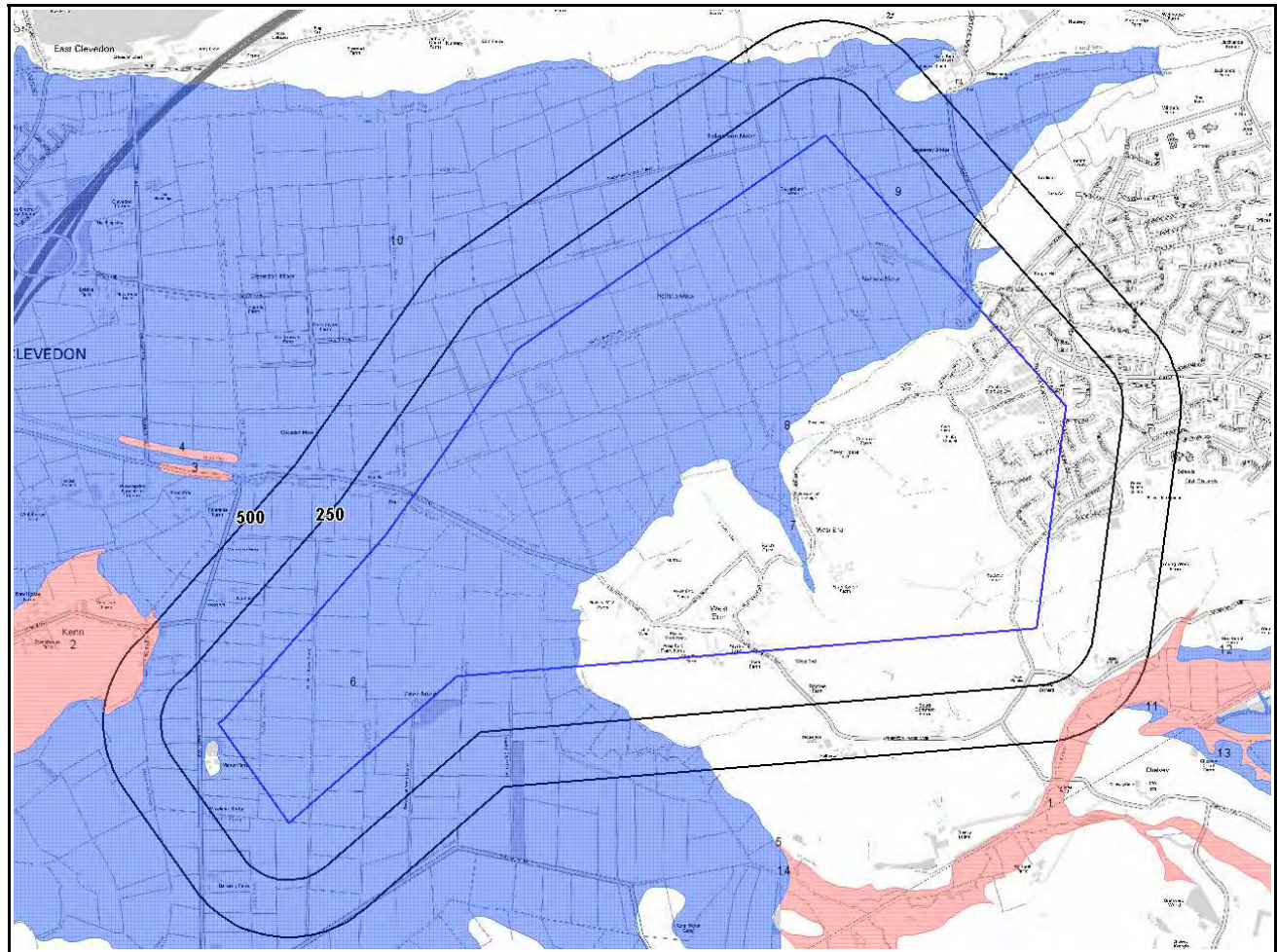
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MMG-MDHA	MERCIA MUDSTONE GROUP	MUDSTONE AND HALITE-STONE
DN-SDST	DOWNEND MEMBER	SANDSTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
DN-SDST	DOWNEND MEMBER	SANDSTONE
DN-MDSS	DOWNEND MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE
SWLMC-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION AND SOUTH WALES MIDDLE COAL MEASURES FORMATION (UNDIFFERENTIATED)	MUDSTONE, SILTSTONE AND SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

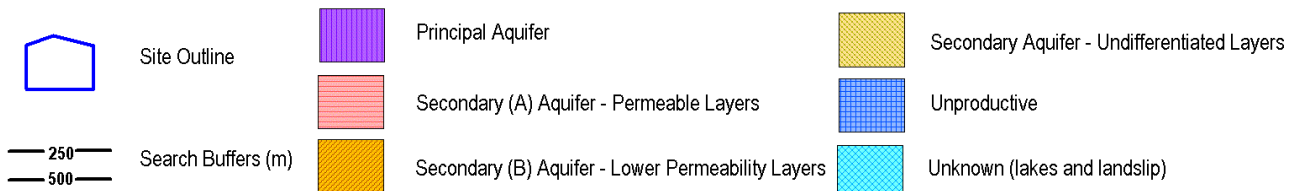
6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend



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6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW

N

NE

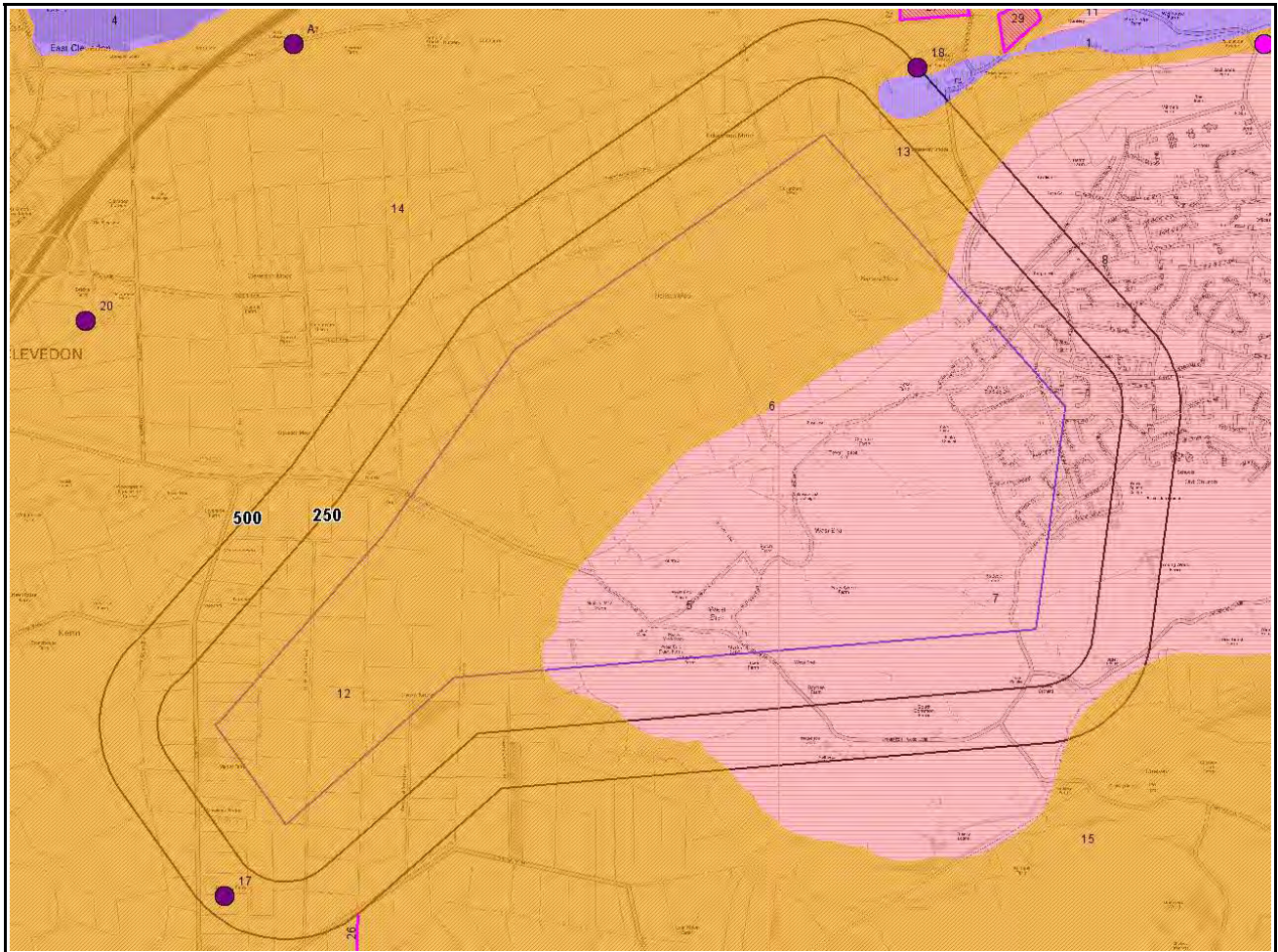
W

E

SW

S

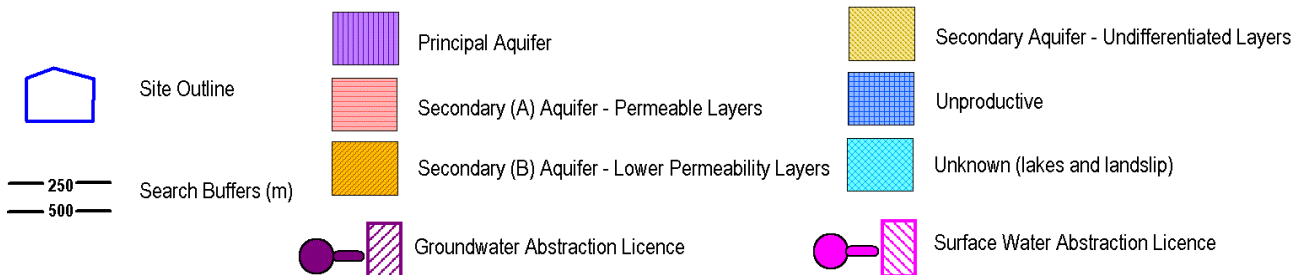
SE



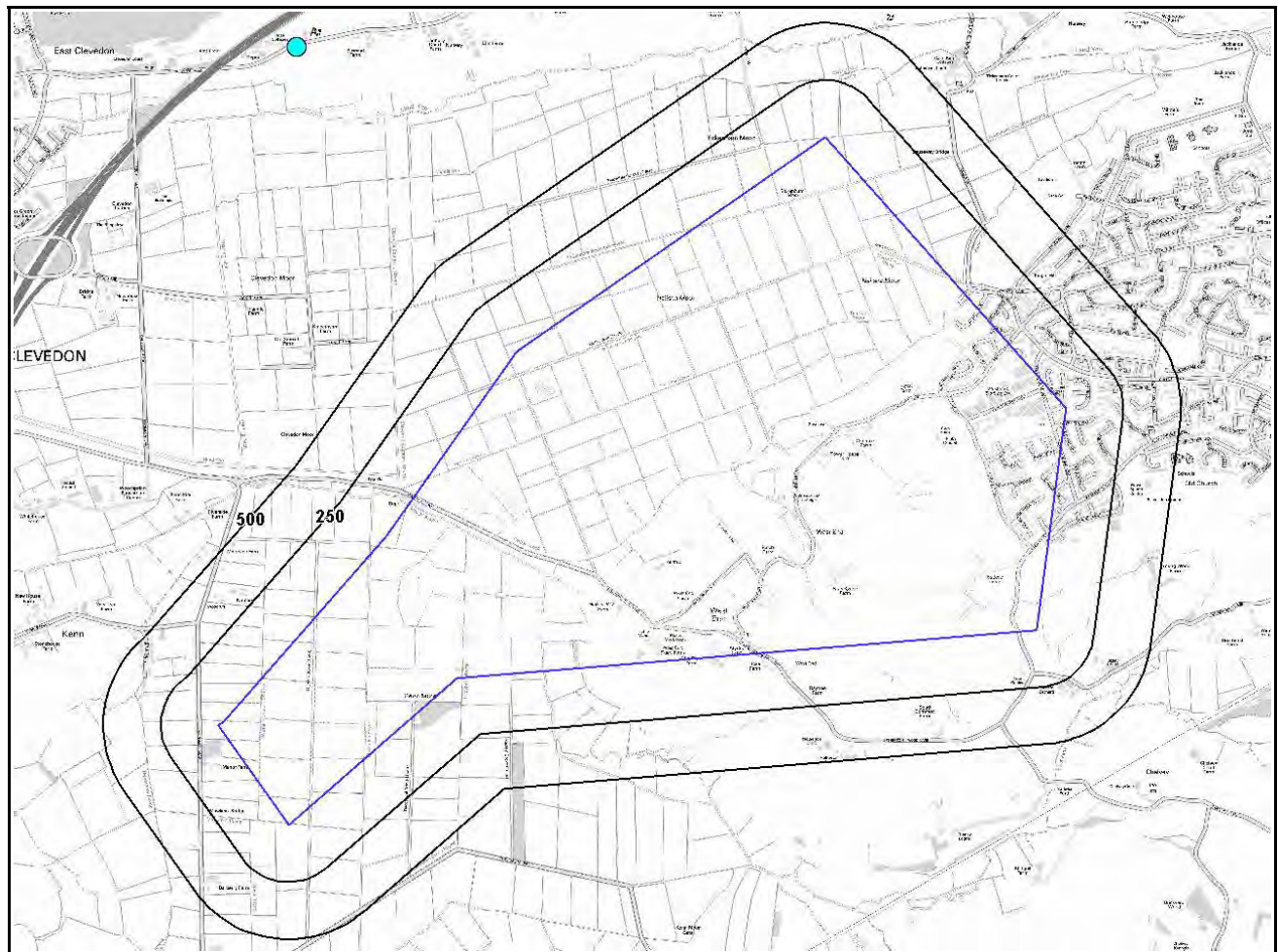
Aquifer Within Bedrock Geology Legend



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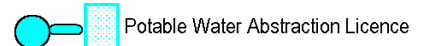
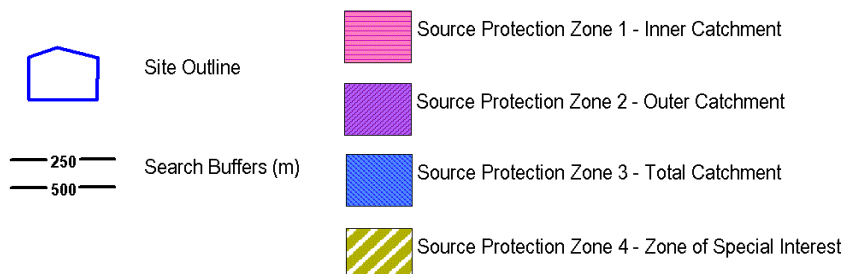
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



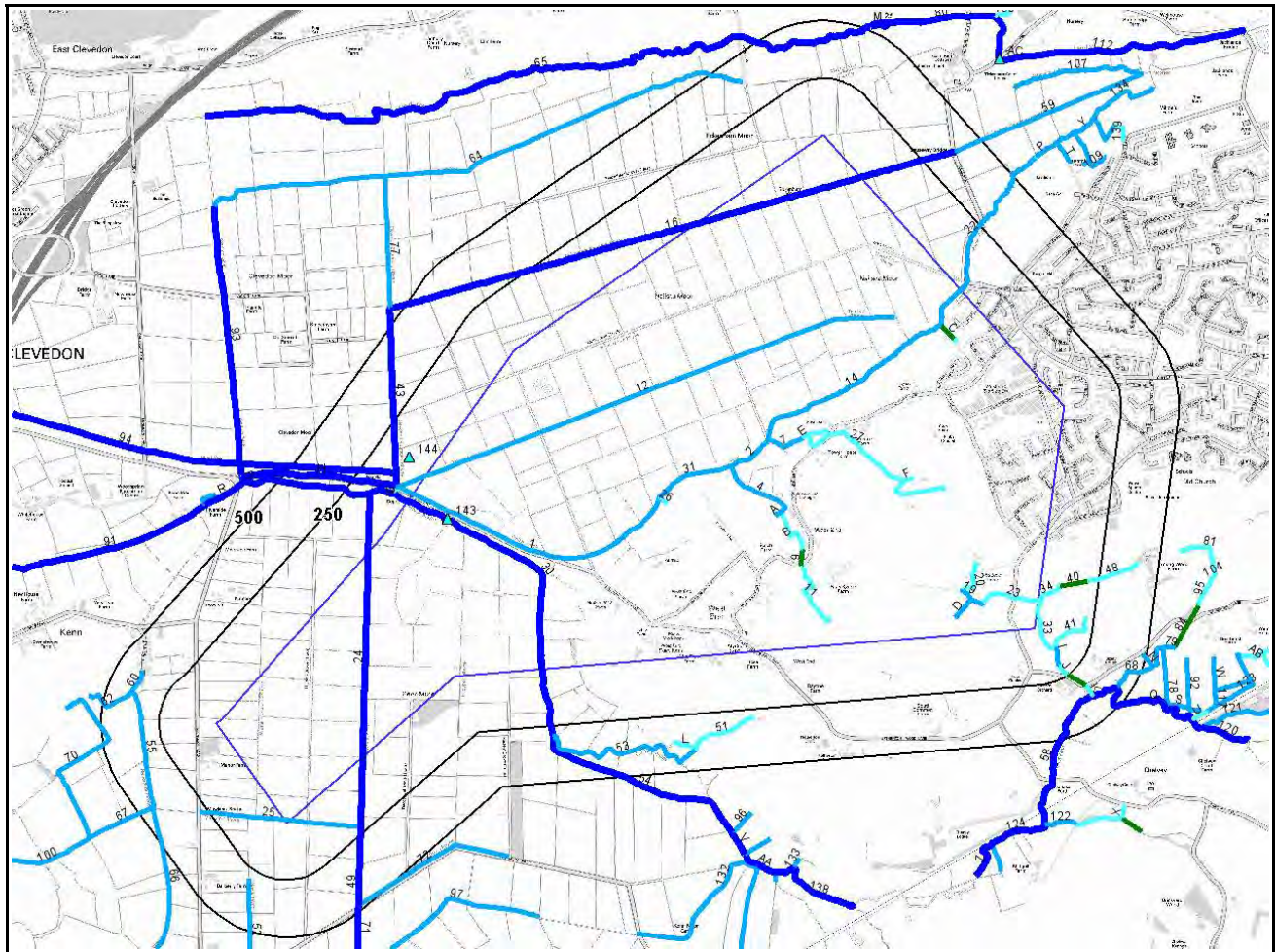
SPZ and Potable Water Abstraction Licenses
Legend



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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend



Mapping sourced from  Ordnance Survey

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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 Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
6	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
9	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	367.0	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	376.0	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 Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
5	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
6	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
7	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

ID	Distance [m]	Direction	Designation	Description
8	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
12	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
13	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
14	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
1	262.0	NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
15	405.0	SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance	Direction	NGR	Details
17	413.0	SW	342600, 167900	Licence No: 16/52/015/G/030 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Barberry Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 16/52/015/G/030 Original Start Date: 1/12/1971 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1971 Version End Date:
18	492.0	NE	345600, 171500	Licence No: 16/52/015/G/029 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: Tickenham Data Type: Point Annual Volume (m ³): 2387 Max Daily Volume (m ³): 15.9 Original Application No: 16/52/015/G/029 Original Start Date: 1/11/1970 Expiry Date: - Issue No: 100 Version Start Date: 1/11/1970 Version End Date:

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 (5b):

ID	Distance	Direction	NGR	Details
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Report Reference: HMD-441-912071

26	504.0	SE	343170, 167560	Licence No: 16/52/015/S/041 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water - Fresh Point: Blackditch Ryhne Data Type: Line	Annual Volume (m³): 20 Max Daily Volume (m³): 20 Application No: N84 Original Start Date: 6/2/1997 Expiry Date: - Issue No: 100 Version Start Date: 6/2/1997 Version End Date:
27	598.0	NE	345530, 171792	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: Land Yeo And Associated Ditch System (os No 156 Old Series) Data Type: Region	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
Not shown	753.0	NE	345500, 171900	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: River Yeo Data Type: Point	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:
29	821.0	NE	345953, 171730	Licence No: 16/52/015/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: Land Yeo And Associated Ditch System (os No 238 Old Series) Data Type: Region	Annual Volume (m³): 21000 Max Daily Volume (m³): 500 Application No: 16/52/015/S/001 Original Start Date: 1/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2005 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance	Direction	NGR	Details	
1A	1632.0	NW	342900, 171600	Licence No: 16/52/015/G/017 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: "tickenham Road Well/borehole, Clevedon" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/015/G/017 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
2A	1632.0	NW	342900, 171600	Licence No: 16/52/015/G/017 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Tickenham Road Well/borehole, Clevedon Data Type: Point	Annual Volume (m³): 1200000 Max Daily Volume (m³): 4550 Original Application No: 16/52/015/G/017 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1662.0	SE	347300, 167900	Licence No: 16/52/015/G/018 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: "chelvey Well,brockley" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 16/52/015/G/018 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

Not shown	1662.0	SE	347300, 167900	Licence No: 16/52/015/G/018 Details: Potable Water Supply - Direct Direct Source: Ground Water - Fresh Point: Chelvey Well, brockley Data Type: Point	Annual Volume (m³): 5000000 Max Daily Volume (m³): 27280 Original Application No: 16/52/015/G/018 Original Start Date: 1/9/1967 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
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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:

Database searched and no data found.

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
143	0.0	On Site	343567, 169533	River Name: Kenn Reach: Source-sea End/Start of Stretch: Sample Point NGR	C	C	C	C	C
144	100.0	NW	343400, 169800	River Name: New Blind Yeo Reach: Cut From Kenn-clevedon End/Start of Stretch: Start of Stretch NGR	D	E	E	E	D
145A C	789.0	NE	345961, 171539	River Name: Land Yeo Reach: Nailsea-clevedon End/Start of Stretch: Sample Point NGR	B	B	B	B	A
146A C	789.0	NE	345961, 171539	River Name: Land Yeo Reach: Source-nailsea End/Start of Stretch: Sample Point NGR	B	B	B	B	A

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 (5d):

[Report Reference: HMD-441-912071](#)

ID	Distance	Direction	Details	
1	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
5A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
6B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
8B	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
9	0.0	On Site	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
10E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
12	0.0	On Site	River Name: Ten Feet Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
13F	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
14	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
15C	0.0	On Site	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
16	0.0	On Site	River Name: Tickenham Water Course Name: Tickenham Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
17C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
18D	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
19	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

20	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
21D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	0.0	On Site	River Name: Parish Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
23	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
24	0.0	On Site	River Name: Blackditch Rhyne Water Course Name: Black Ditch Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NA Main River Status: Currently Undefined
25	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
26	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
27	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
28E	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
29C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
30	0.0	On Site	River Name: River Kenn Water Course Name: Kenn Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
31	0.0	On Site	River Name: Parish Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
32F	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
33	1.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
34	13.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
35G	63.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
36G	63.0	NW	River Name: - Water Course Name: Kenn Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
37G	72.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
38H	78.0	NW	River Name: Drain Water Course Name: Clevedon Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NA Main River Status: Currently Undefined

39G	78.0	NW	River Name: - Water Course Name: Clevedon Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
40	85.0	E	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
41	112.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
42H	114.0	NW	River Name: Blind Yeo Water Course Name: Clevedon Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
43	114.0	NW	River Name: Clevedon Boundary Rhyne Water Course Name: Clevedon Boundary Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NA Main River Status: Currently Undefined
44I	125.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
45I	128.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
46H	156.0	NW	River Name: - Water Course Name: Kenn Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
47J	194.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
48	202.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
49	226.0	SE	River Name: - Water Course Name: Black Ditch Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
50J	248.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
51	285.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
52	294.0	SW	River Name: Say's Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
53	296.0	S	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
54	298.0	S	River Name: River Kenn Water Course Name: Kenn Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
55	324.0	W	River Name: Meadmoor Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
56K	335.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
57L	364.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

58	380.0	SE	River Name: Nailsea Ford Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
59	380.0	NE	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
60	381.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
61K	387.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
62	388.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
63L	395.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
64	397.0	NW	River Name: Middle Yeo Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
65	407.0	N	River Name: Land Yeo Water Course Name: Land Yeo Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
66	436.0	SW	River Name: Meadmoor Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
67	436.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
68	443.0	SE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
69Q	444.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
70	471.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
71	477.0	SE	River Name: (Drain) Water Course Name: Black Ditch Rhyne Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NA Main River Status: Currently Undefined
72	477.0	SE	River Name: Claverham Drove Rhyne Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
73N	485.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary 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	Yes	Yes	Yes

Report Reference: HMD-441-912071

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