

#### 1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

#### 1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

2

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

ID	Distance	Direction	NGR	Details
2	331.0	W	500000 493500	<p>Address: Redeveloped Disused Dwelling, Highlands Farm, Burniston, Scarborough, North Yorkshire</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: C4323</p> <p>Permit Version: 1</p> <p>Receiving Water: Discharge To Land</p> <p>Status: Revoked - Unspecified</p> <p>Issue date: 16/7/1986</p> <p>Effective Date: 16/7/1986</p> <p>Revocation Date: -</p>
3	456.0	E	500950 493150	<p>Address: The Caravan Camp, The Haven, Burniston, North Yorkshire</p> <p>Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company</p> <p>Permit Number: 240</p> <p>Permit Version: 1</p> <p>Receiving Water: Burniston Beck</p> <p>Status: Revoked - Unspecified</p> <p>Issue date: 8/4/1954</p> <p>Effective Date: 8/4/1954</p> <p>Revocation Date: 1/11/1991</p>

#### 1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

## 1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

---

## 1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

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

ID	Distance	Direction	NGR	Details
1	469.0	E	500944 493419	Incident Date: 07/11/2003 Incident Identification: 200338 Pollutant: Agricultural Materials and Wastes:Oils and Fuel Pollutant Description: Other Agricultural Material or Waste:Lubricating Oils Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

---

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

0

Database searched and no data found.

---

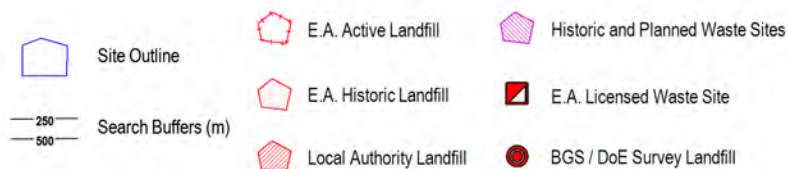
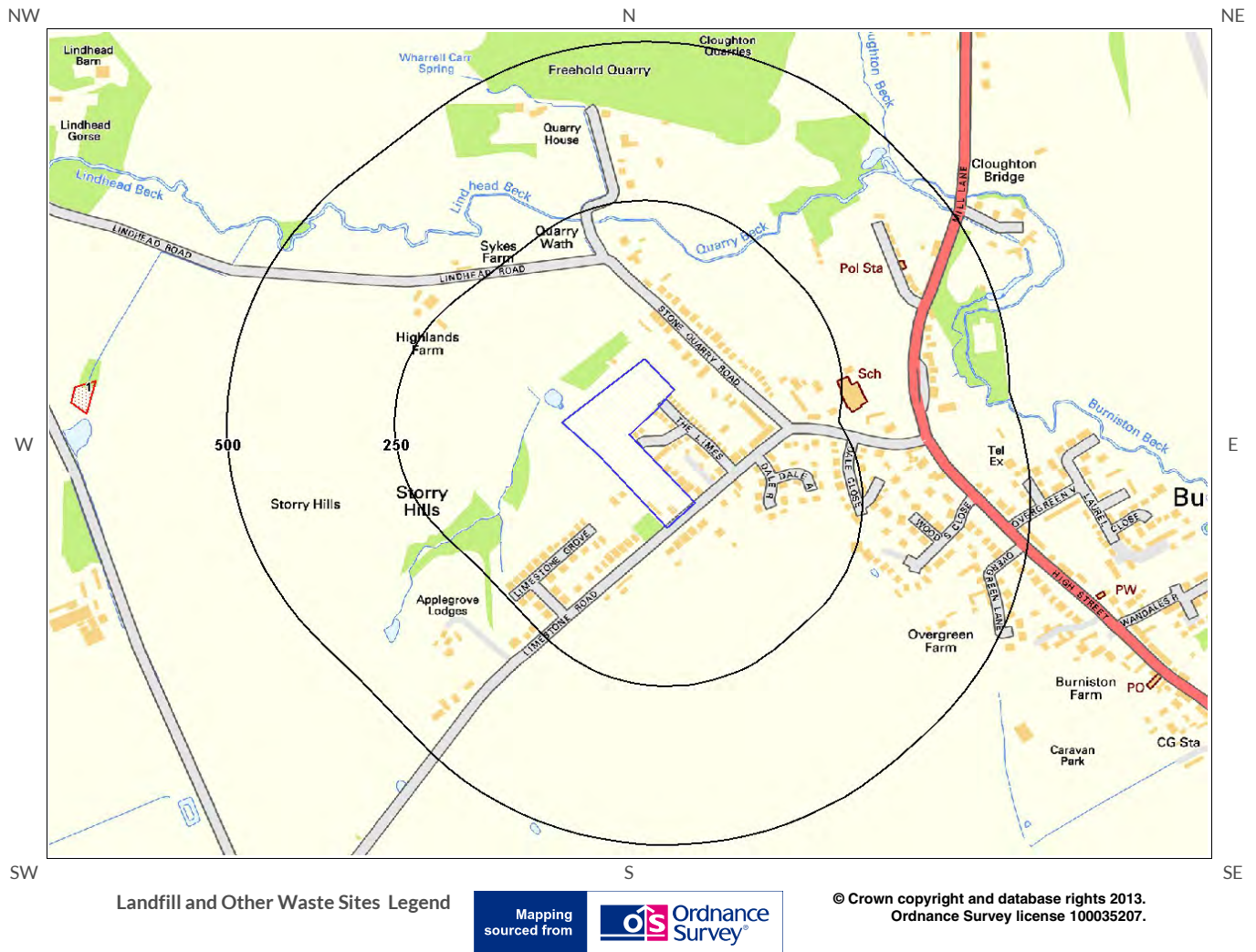
## 1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

0

Database searched and no data found.

## 2. Landfill and Other Waste Sites Map





## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

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

0

Database searched and no data found.

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

1

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
1	699.0	W	499500 493400	Site Address: Storry Hills, Burniston Waste Licence: - Site Reference: 0700/4013 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Other Waste Sites

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---



# 3. 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



## 3. Current Land Uses

### 3.1 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	NGR	Address	Activity	Category
1	0.0	On Site	Electricity Sub Station	500444 493412	YO13	Electrical Features	Infrastructure and Facilities
2	189.0	SW	A C R Rewinds	500308 493103	4, Limestone Way, Burniston, Scarborough, YO13 0DQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	229.0	SW	Electricity Sub Station	500289 493065	YO13	Electrical Features	Infrastructure and Facilities
4	239.0	E	Tank	500713 493449	YO13	Tanks (Generic)	Industrial Features

### 3.2 Petrol and Fuel Sites

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

2

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	373.0	E	500848 493441	Unbranded	England Garage, High Street, High Street, Burniston, Scarborough, North Yorkshire, YO13 0HJ	Not Applicable	Obsolete
6	381.0	E	500885 493292	Rix	Burniston Motor Works, 79, High Street, High Street, Burniston, Scarborough, North Yorkshire, YO13 0HH	No	Open

### 3.3 Underground High Pressure Oil and Gas Pipelines

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

0

Database searched and no data found.



## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

---

### 4.2 Superficial Ground and Drift Geology

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

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

---

### 4.3 Bedrock and Solid Geology

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

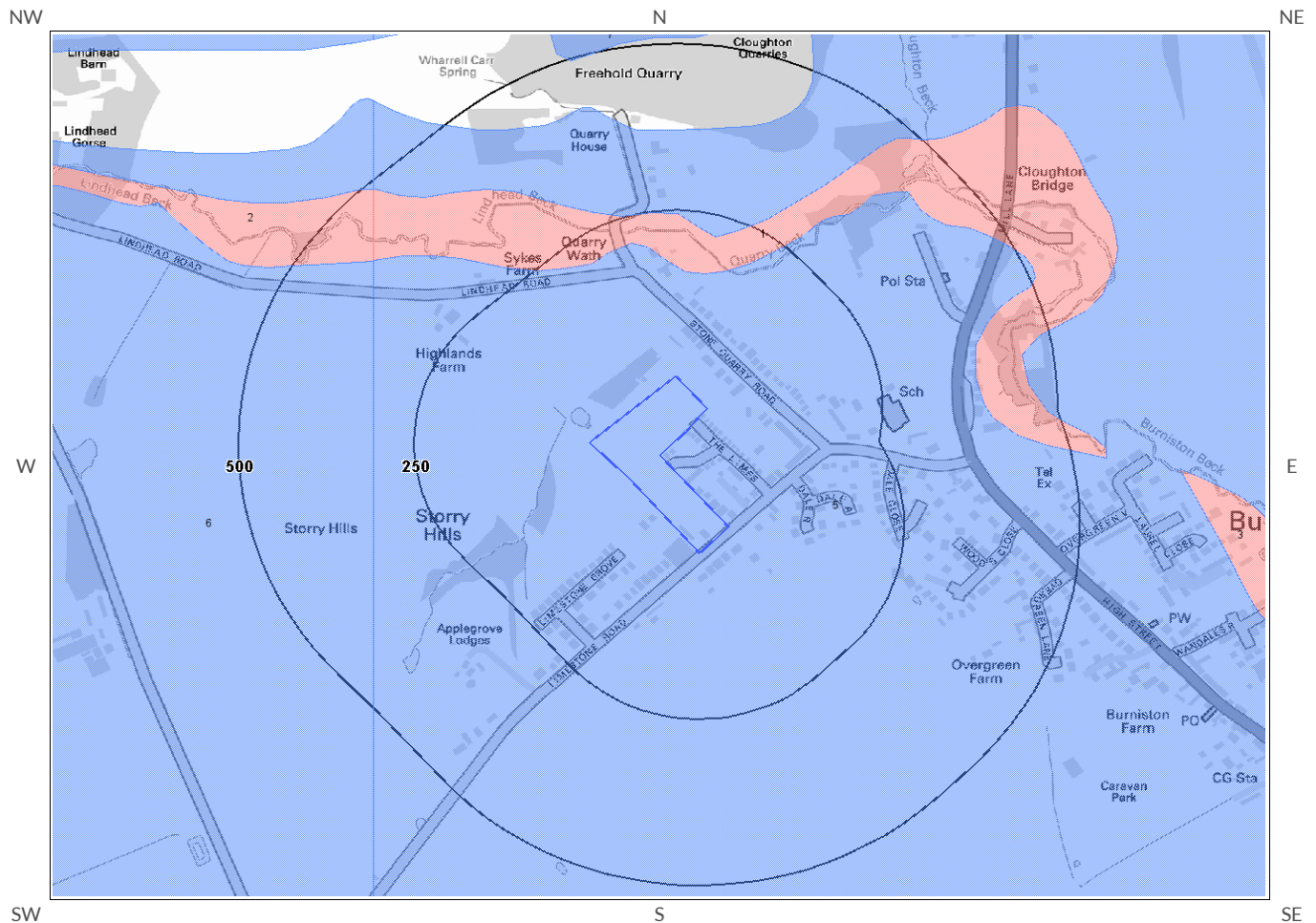
Lex Code	Description	Rock Type
MRG-SDST	MOOR GRIT MEMBER	SANDSTONE
SCR-MDSL	SCARBOROUGH FORMATION	MUDSTONE, SANDSTONE AND LIMESTONE
GRPE-SDSM	GRISTHORPE MEMBER	SANDSTONE, SILTSTONE AND MUDSTONE

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

---

# 5. Hydrogeology and Hydrology

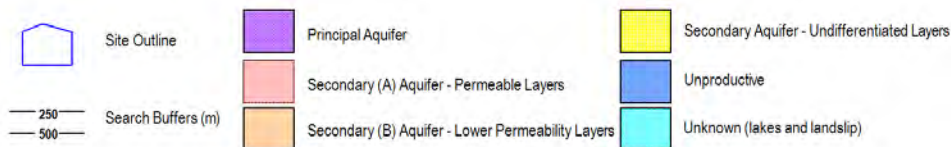
## 5a. Aquifer Within Superficial Geology



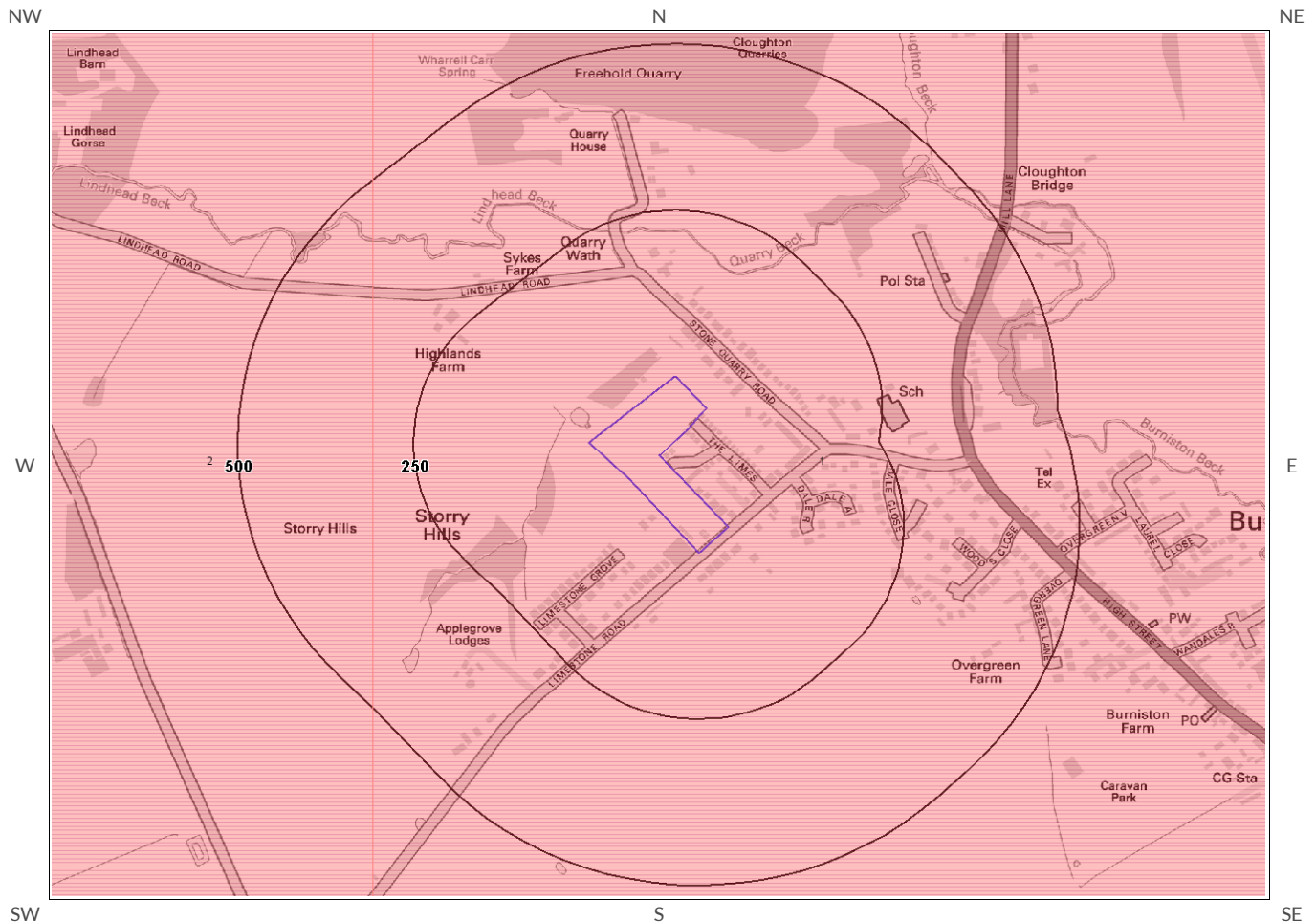
Map Legend



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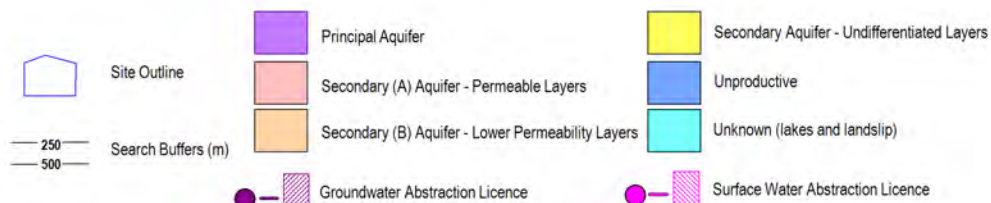
# 5b. Aquifer Within Bedrock Geology and Abstraction Licenses



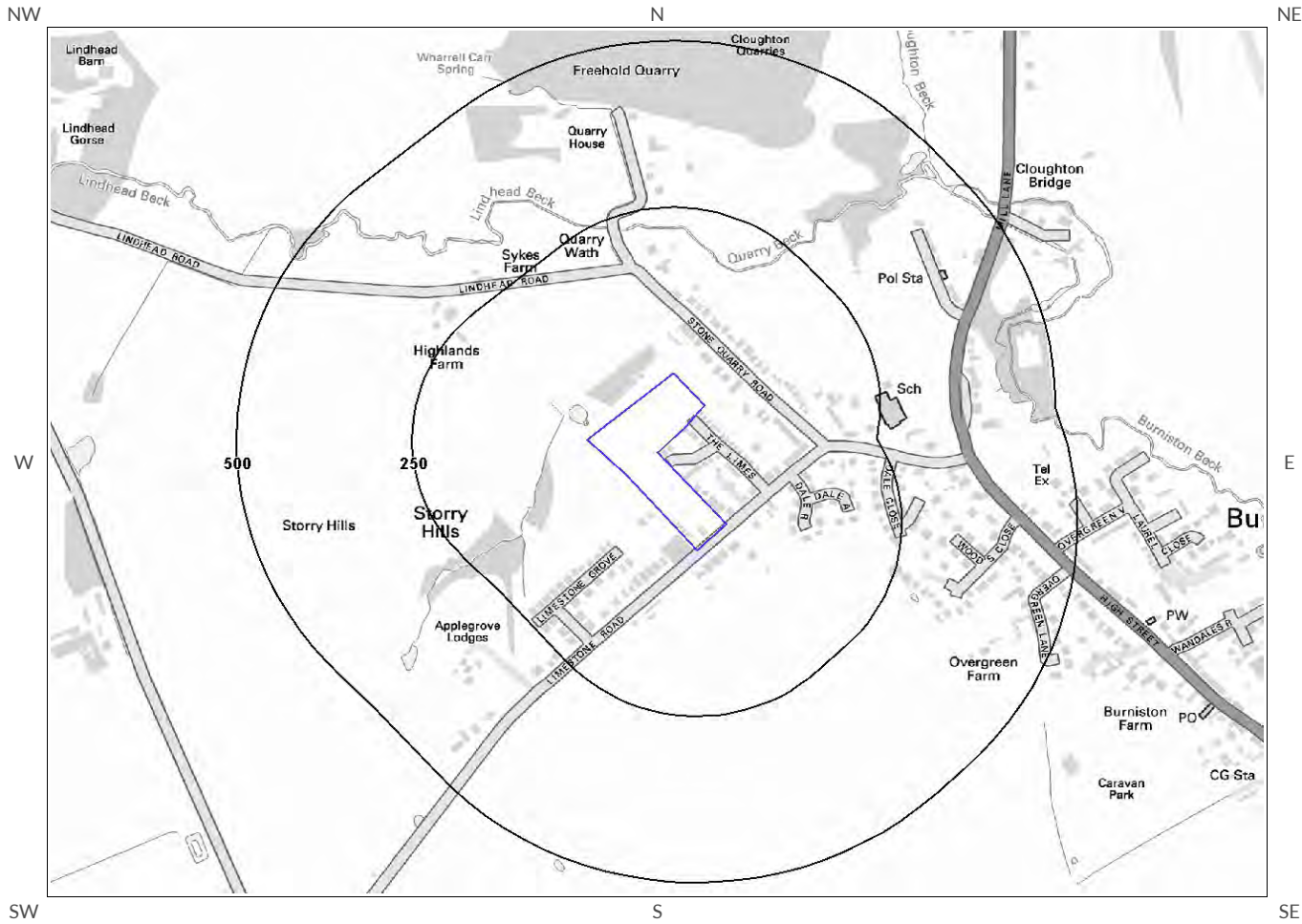
Map Legend

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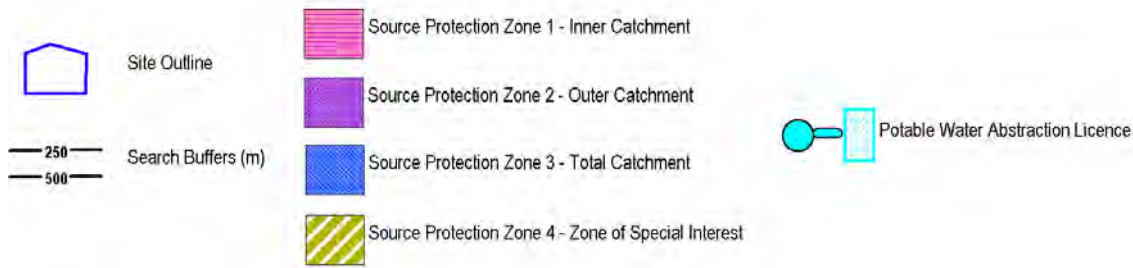
# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



Map Legend



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Site Outline

Search Buffers (m)

250

500

- 
- Legend:
- Primary River
  - Secondary River
  - Tertiary River
  - Lake/Reservoir
  - Underground River (inferred)
  - General Quality Assessment: Biology
  - General Quality Assessment: Chemistry
  - Canal
  - Canal Tunnel
  - Culvert
  - Multiple Channel Culvert
  - Underground River (Potential Sewer)
  - Underground River (local knowledge)



## 5. Hydrogeology and Hydrology

### 5.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
5	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	158.0	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
6	308.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	412.0	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
7	498.0	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 5.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	308.0	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

---

### 5.3 Groundwater Abstraction Licences

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

Database searched and no data found.

---

### 5.4 Surface Water Abstraction Licences

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

Database searched and no data found.

---

### 5.5 Potable Water Abstraction Licences

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

Database searched and no data found.

---

### 5.6 Source Protection Zones

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

Database searched and no data found.

---

### 5.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

---

#### 5.7.1 Biological Quality:

Database searched and no data found.

---

### 5.7.2 Chemical Quality:

Database searched and no data found.

---

## 5.8 Detailed River Network

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

Yes

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

ID	Distance (m)	Direction	Details	
1	47.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	77.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
3	170.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4	170.0	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	176.0	NE	River Name: Quarry Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
6	184.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	230.0	N	River Name: Quarry Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
8	239.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9	239.0	NW	River Name: Lindhead Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
10 A	414.0	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
11	417.0	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
12 A	423.0	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13 B	430.0	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14 B	438.0	E	River Name: Quarry Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
15	447.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
16	454.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
17	461.0	E	River Name: Burniston Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
18 C	464.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
19 C	464.0	NE	River Name: Quarry Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
20 C	473.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
21	473.0	NE	River Name: Quarry Beck Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
22 C	475.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
23 C	476.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
24	480.0	NE	River Name: Cloughton Beck Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

## 5.9 Surface Water Features

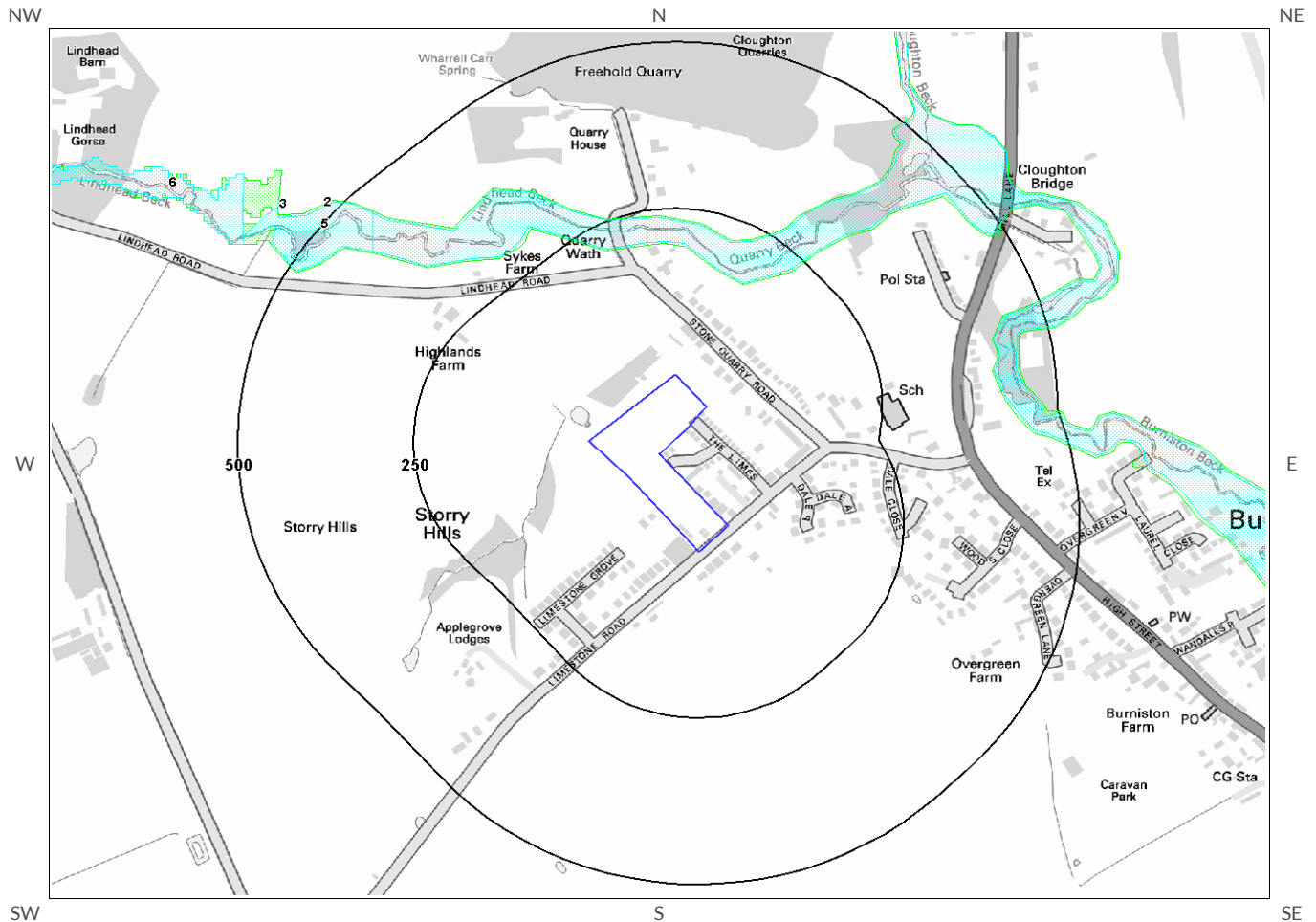
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
46.0	NW
170.0	SW
170.0	SW
176.0	NE
184.0	NW
236.0	N

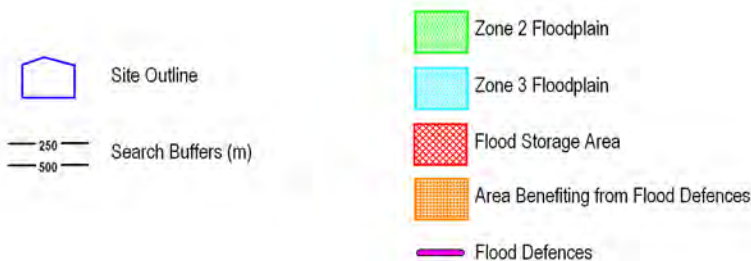
# 6. Environment Agency Flood Map for planning (from rivers and the sea)



Map Legend



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## 6. Flooding

### 6.1 Zone 2 Flooding

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

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

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

ID	Distance (m)	Direction	Update	Type
1A	166.0	NE	17-Dec-2013	Zone 2 - (Fluvial Models)

### 6.2 Zone 3 Flooding

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

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

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

ID	Distance (m)	Direction	Update	Type
4A	168.0	NE	17-Dec-2013	Zone 3 - (Fluvial Models)

### 6.3 Flood Defences

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

Database searched and no data found.

### 6.4 Areas benefiting from Flood Defences

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

## 6.5 Areas benefiting from Flood Storage

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

No

## 6.6 Groundwater Flooding Susceptibility Areas

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

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Superficial Deposits Flooding

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

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

Very High

## 6.7 Groundwater Flooding Confidence Areas

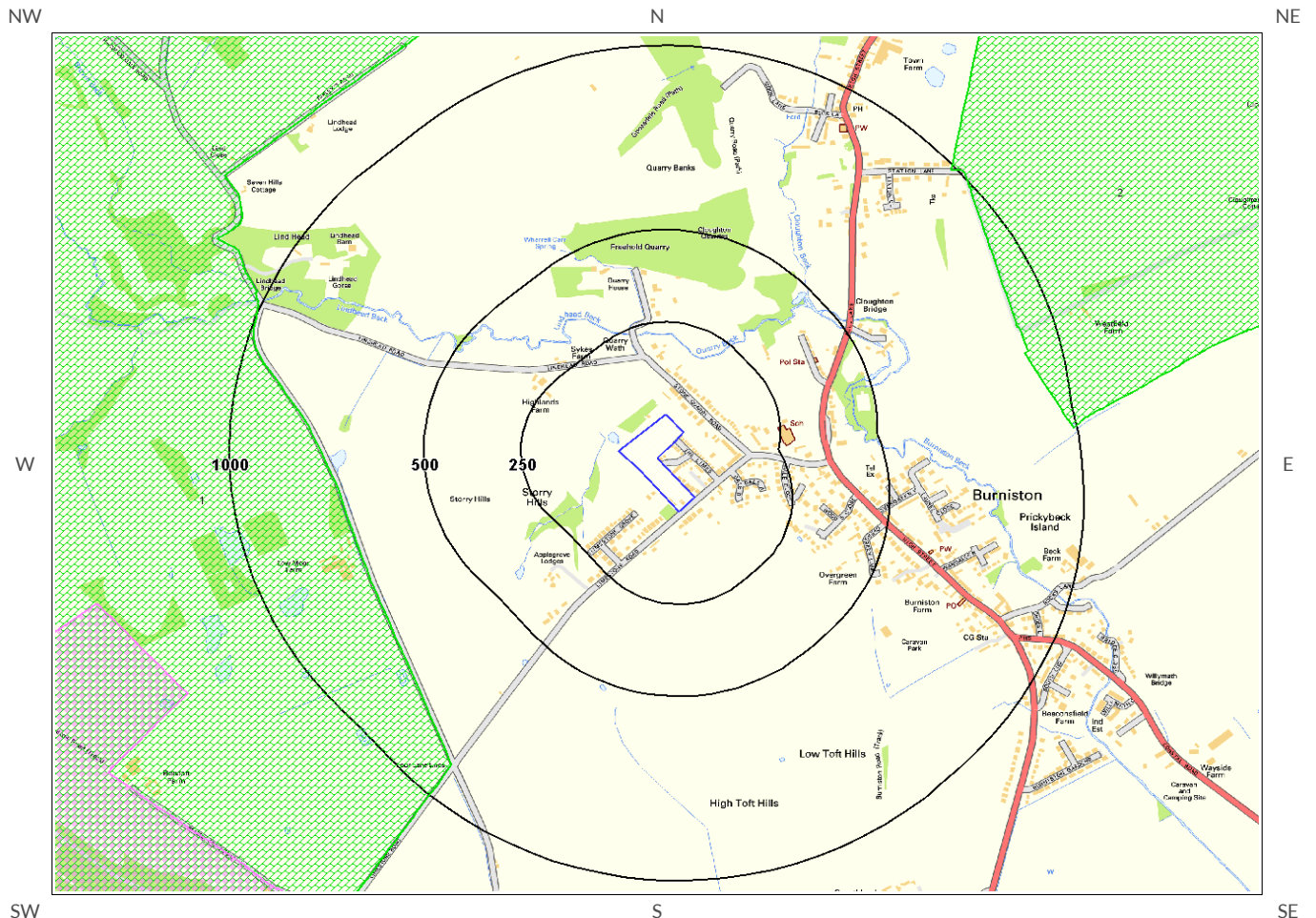
What is the British Geological Survey confidence rating in this result?

Low

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

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

# 7. Designated Environmentally Sensitive Sites Map

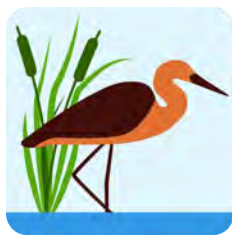


Map Legend

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 Site Outline	 SAC	 SSSI	 NNR	 World Heritage Sites
 Areas of Outstanding Natural Beauty	 SPA	 Ramsar	 LNR	 Environmentally Sensitive Areas
	 Nitrate Vulnerable Zones	 Nitrate Sensitive Areas	 National Parks	 Ancient Woodlands



## 7. Designated Environmentally Sensitive Sites

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

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	SSSI Name	Data Source
1	717.0	W	North York Moors	Natural England
2	905.0	E	North York Moors	Natural England

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NVZ Name	Data Source
3	1289.0	SW	NVZ Area	DEFRA



## 8. Natural Hazards Findings

### 8.1 Detailed BGS GeoSure Data

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

#### 8.1.1 Shrink Swell

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

Very Low

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

##### Hazard

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

#### 8.1.2 Landslides

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

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.

#### 8.1.3 Soluble Rocks

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

Null - Negligible

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

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

#### 8.1.4 Compressible Ground

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

Negligible

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

---

##### Hazard

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

---

#### 8.1.5 Collapsible Rocks

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

Very Low

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

---

##### Hazard

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

---

#### 8.1.6 Running Sand

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

Very Low

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

---

##### Hazard

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

---



---

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



# 9. Mining

## 9.1 Coal Mining

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

Database searched and no data found.

---

## 9.2 Shallow Mining

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

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

---

## 9.3 Brine Affected Areas

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

Guidance: No Guidance Required.

---

# Contact Details

EmapSite  
Telephone: 0118 9736883  
sales@emapsite.com

**emapsite™**

## British Geological Survey Enquiries

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

BGS Geological Hazards Reports and general geological enquiries



## Environment Agency

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 506 506  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



## Public Health England

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<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



## Local Authority

Authority: Scarborough Borough Council  
Phone: 0800 371695  
Web: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)  
Address: Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

## Gemapping PLC

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



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data. PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

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

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

### 3 The Client's obligations

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

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

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

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

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

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

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

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

### 4 Reliance

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

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

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

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

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

### 5 Fees and Disbursements

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

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

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

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

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

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

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

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

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

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

## 8 GroundSure's right to suspend or terminate

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

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

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

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

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

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

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

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

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

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

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

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

GroundSure's possession or control; and

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

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

## 12 General

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

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

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

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

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

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

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

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

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

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

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

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

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

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

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

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

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

## **APPENDIX C**

### **HISTORICAL ORDNANCE SURVEY PLANS, MARCH 2014**

# County Series 1:10,560 scale

## VEGETATION



Fir Wood



Deciduous Wood



Mixed Wood



Brushwood



Orchard



Reeds



Rough Pasture



Furze



Marsh



Osiers

## ROADS



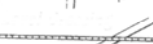
Railway over Road



Road over Railway



Road over River or Canal



Level Crossing



Railway over River



Road over Stream



Road over Stream



Sunken Road



Raised Road

## RAILWAYS



Double Lines of Railway



Single Lines of Railway and Tramway

## GENERAL FEATURES



Gravel Pit



Sand Pit



Quarry



Shingle



Other Pits



Antiquities, Site of



Arrow, showing direction of flow of water



Trigonometrical Station

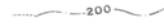
## BOUNDARIES



County Boundary



Parish Boundary



Contours



Parliamentary Division Boundary



Union Boundary



Rural District Boundary

# National Grid 1:10,000 scale

## HEIGHTS (METRES)

Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey 163m  
air survey 163m

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

## ROCK FEATURES

Loose rock

Boulders

Outcrop

Scree

Vertical face

## CONVERSION SCALE

Metres - Feet

2000 Metres 6500 Feet

6000

5000

4000

## ABBREVIATIONS

BP,BS Boundary Post or Stone

Ch Church

CH Club House

F Sta Fire Station

FB Foot Bridge

Fn Fountain

GP Guide Post

MP,MS Mile Post or Stone

P Pole or Post

Pol Sta Police Station

PO Post Office

PC Public Convenience

PH Public House

S Stone

Spr Spring

TCB Telephone Call Box

TCP Telephone Call Post

TH Town Hall

W Well

Y Youth hostel

## ROADS

Road

Track

Where unfenced shown by pecked lines.

Path

## RAILWAYS

Cutting Embankment

Road over

Level crossing

Foot Bridge

Road under

Siding, tramway or mineral line

Narrow gauge

Multiple track

Single track

Standard gauge

Standard gauge

Standard gauge

Standard gauge

Standard gauge

Standard gauge

Standard gauge

Standard gauge

Standard gauge

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## VEGETATION

Bracken, rough grassland

Scrub

Heath

Marsh

Saltings

Reeds

Coppice

Orchard

Coniferous trees

Non-coniferous trees

In some areas bracken ( ) and rough grassland ( ) are shown separately.



# Historical Map Pack Legend

## County Series & National Grid

## 1:10,560 scale & 1:10,000 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel:01273 819 700

[maps&data@groundsurre.com](mailto:maps&data@groundsurre.com)

[www.groundsure.com](http://www.groundsure.com)

County Series 1:2,500 scale

National Grid 1:2,500 / 1:1,250 scale



Historical Map Pack Legend

GENERAL FEATURES

Wood, Marsh, Reeds, Fir, Mixed Wood, Brush Wood, Osiers, Orchard, Bush, Rough Pasture, Furze, Ford, Stepping Stones, Ferry, Sloping Masonry, Flat Rock, Lock, Waterfall, Quarry, Sand Pit, Refuse Heap, Clay Pit, Shingle, Gravel Pit

Trigonometrical Station, Altitude at Trigonometrical Station, Bench Mark, Surface Level, Permanent Traverse Station, Antiquities (site of), Arrow denotes flow of water, Sluice, Trough, Spring, Well, Mooring Ring, Mooring Post, Boundary Stone, Boundary Post

GENERAL FEATURES

Non-coniferous Trees, Coniferous Trees, Surveyed Trees, Orchard Trees, Coppice, Osier, Scrub, Bracken, Heath, Rough Grassland, Marsh, Saltings, Reeds, Slopes, Cliff, Cave Entrance, Rock, Boulders, Sloping Masonry, Roofed Building, Glasshouse, Archway, Change of boundary mering, AREA notes, Antiquity (site of), Culvert, Direction of water flow, Electricity Pylon, Electricity Transmission Line, Triangulation Station, Traverse Station (permanent), Bench Mark, Surface Level, Revision Point (instrumentally fixed), Revision Point & Bench Mark coincident

Top, Slopes, Quarry, Refuse Heap, Sloping Masonry, Flat Rock, Sand, Sand Pit, Culvert, Archway, Shingle, Boulders, Gravel Pit, Cliff Face, Glazed Roof Building

ROADS

Road over single stream, Road crossing railway, Road over River or Canal

RAILWAYS

Railway crossing River or Canal, Railway crossing Road, Level Crossing, Embankment, Cutting

ABBREVIATIONS

Trigonometrical Station, Altitude at Trigonometrical Station, Bench Mark, Surface Level, Permanent Traverse Station, Antiquities (site of), Arrow denotes flow of water, Sluice, Trough, Spring, Well, Mooring Ring, Mooring Post, Boundary Stone, Boundary Post

ABBREVIATIONS

Beer House, Bench Mark, Boundary Post, Boundary Stone, Crane, Club House, Chimney, Capstan, Drinking Fountain, Dock, Electricity Pillar or Post, Electricity Transmission Line, Fire Alarm, Fire Alarm Pillar, Filter Bed, Foot Bridge, Fundamental Bench Mark, Flagstaff, Fire Station, Guide Post, Gas Valve Compound, Hydrant or Hydraulic, Hectares, Letter Box, Lifeboat Station, Level Crossing, Loading Gauge, Lighthouse, Lighting Tower, Metres, Mean High Water, Mean High Water Springs, Mean Low Water, Mean Low Water Springs, Mile or Mooring Post, Mail Pick-up, Mile Stone, National Trust, Normal Tidal Limit, National Trust for Scotland, Pillar, Pole or Post, Public Convenience, Public House, Post Office, Pump, Police Telephone Pillar, Reservoir, Road House, Revision Point, Stone, Signal Box, Signal Light, Sluice, Signal Post, Spring, Signal Station, Telephone Call Box, Telephone Call Post, Tank or Track, Trough, Traverse Station, Well, Weighbridge, Wind Pump, Works, Water Point, Water Tap

BOUNDARIES

England & Wales

County Boundary (geographical), County & Civil Parish Boundary coterminous, Admin County or County Borough Boundary, London Borough Boundary, County District Boundaries based on civil parish

England, Wales & Scotland

Civil Parish Boundary, Parly & Ward Boundaries based on civil parish, Parly & Ward Boundaries not based on civil parish

Scotland

County Boundary (geographical), County Council Boundary, County of the City Boundary, Burgh Boundary, District Council Boundary

\* Not with parish, † Coincident with parish

County Series

1:1,250 scale



County Series & National Grid

1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided within this map pack, please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline:

Tel:01273 819 700  
[maps&data@groundsurre.com](mailto:maps&data@groundsurre.com)  
[www.groundsure.com](http://www.groundsure.com)

## Site Details:

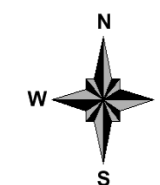
Client Ref: EMS\_239929\_320557  
Report Ref: EMS-239929\_320557  
Grid Ref: 500411, 493353

Map Name: MasterMap

Map date: 2012

Scale: 1:1,250

Printed at: 1:2,500



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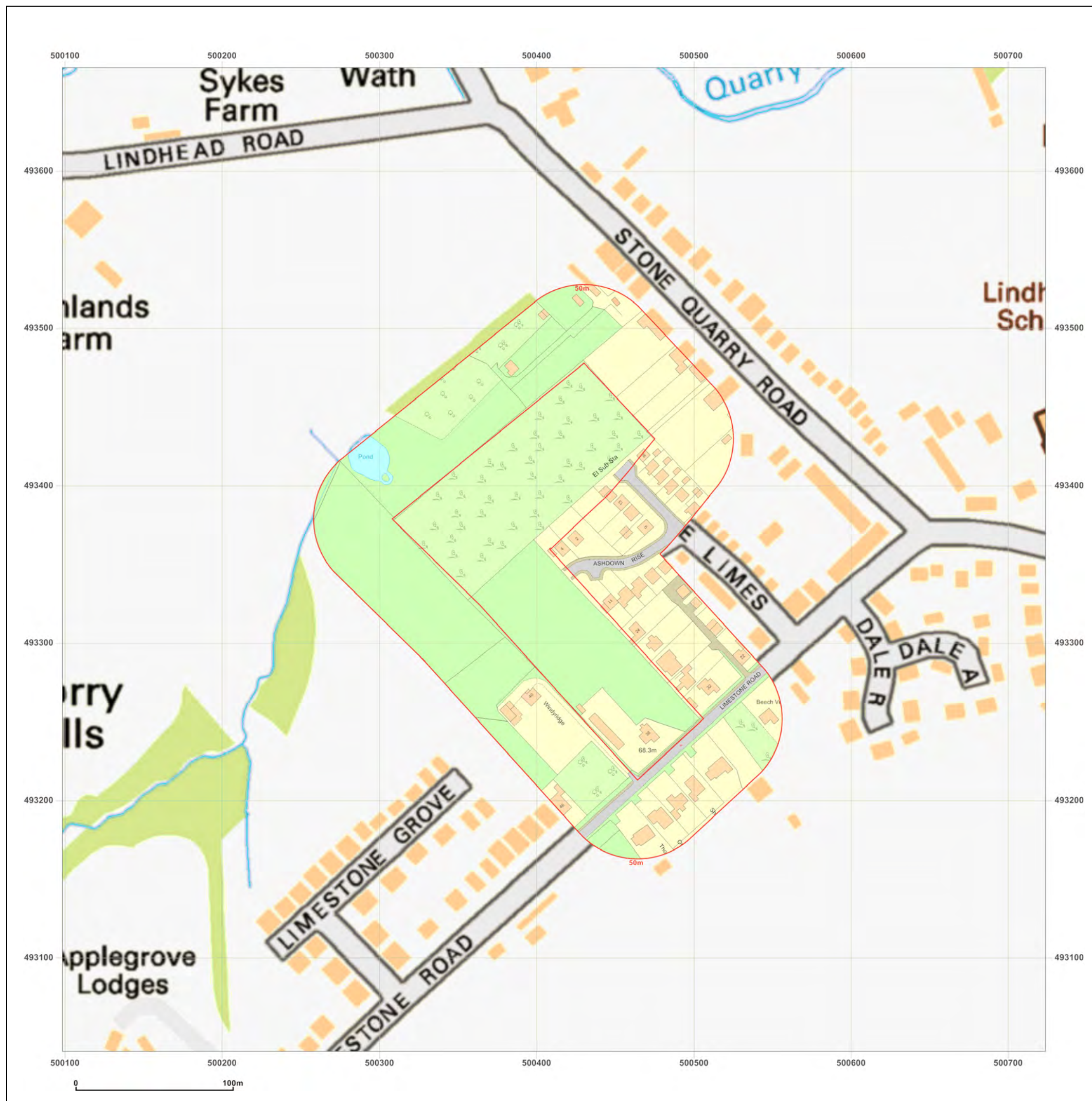


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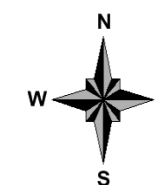
**Client Ref:** EMS\_239929\_320557  
**Report Ref:** EMS-239929\_320557  
**Grid Ref:** 500411, 493353

**Map Name:** National Grid

**Map date:** 1994

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1994  
 Revised 1994  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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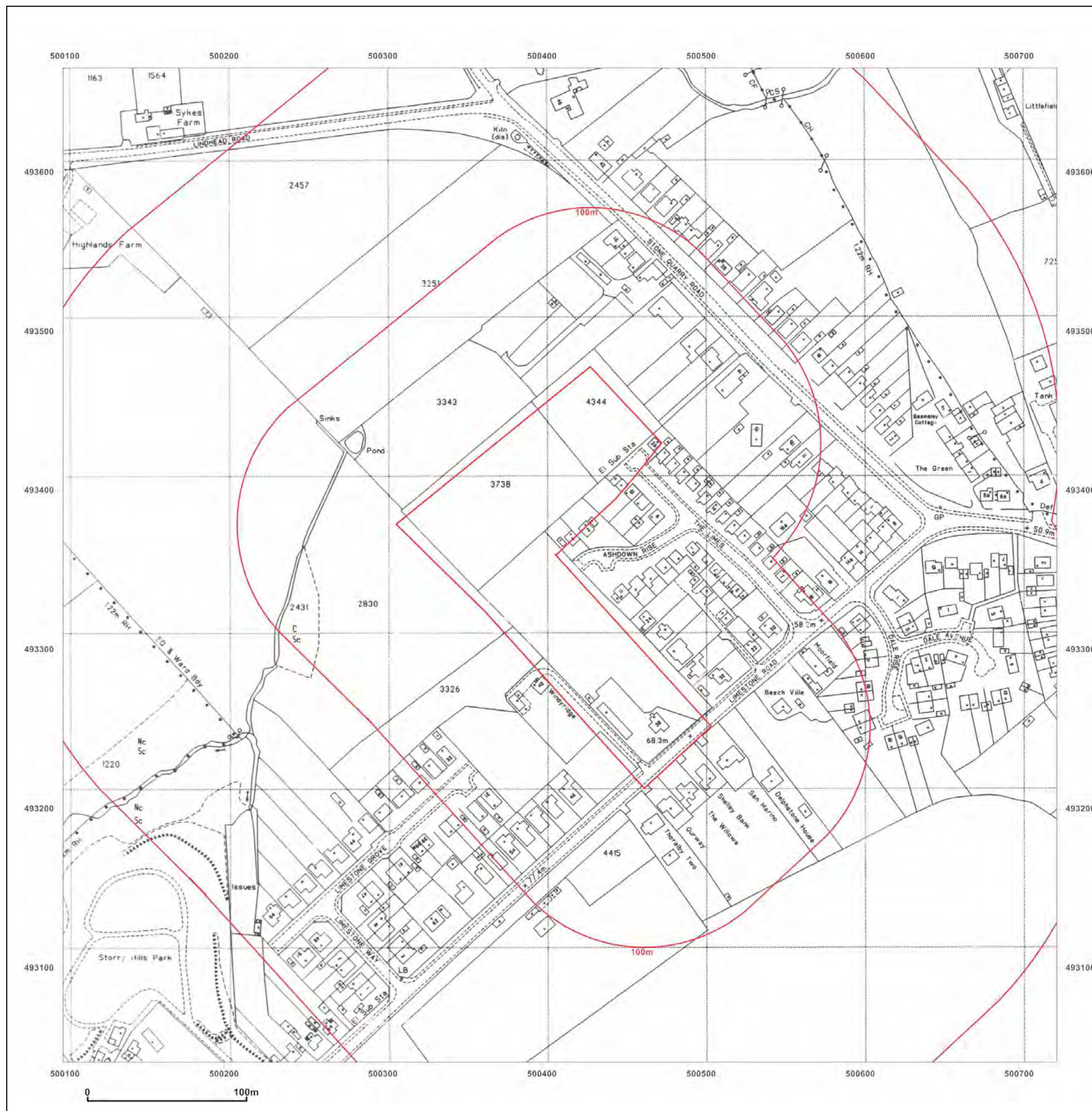


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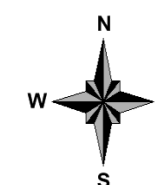
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**Grid Ref:** 500411, 493353

**Map Name:** National Grid

**Map date:** 1989

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1954  
 Revised 1983  
 Edition N/A  
 Copyright 1989  
 Levelled 1954



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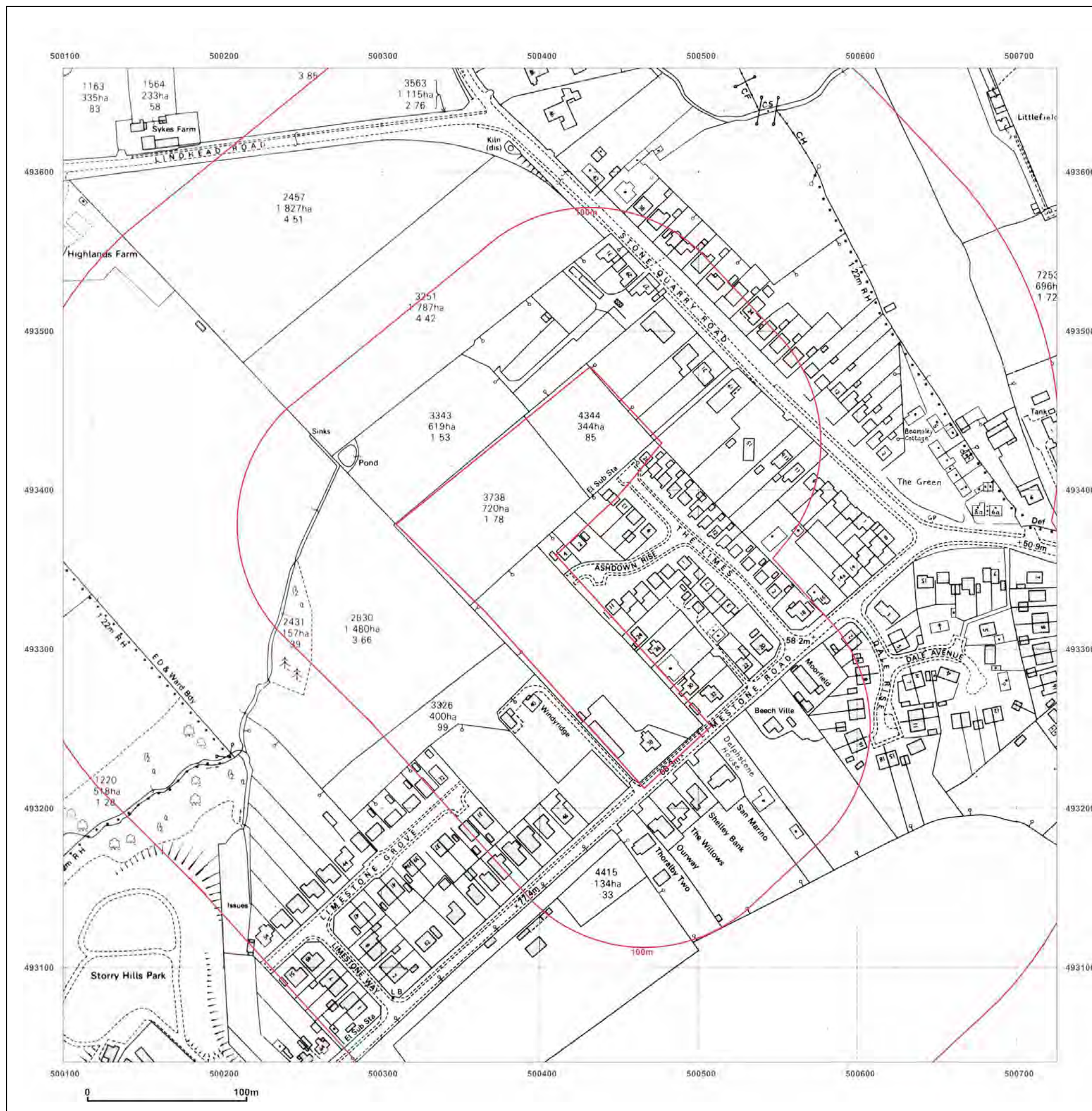


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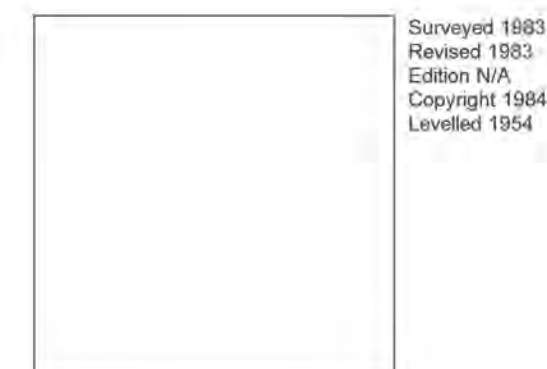
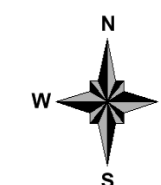
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**Grid Ref:** 500411, 493353

**Map Name:** National Grid

**Map date:** 1983

**Scale:** 1:2,500

**Printed at:** 1:2,500



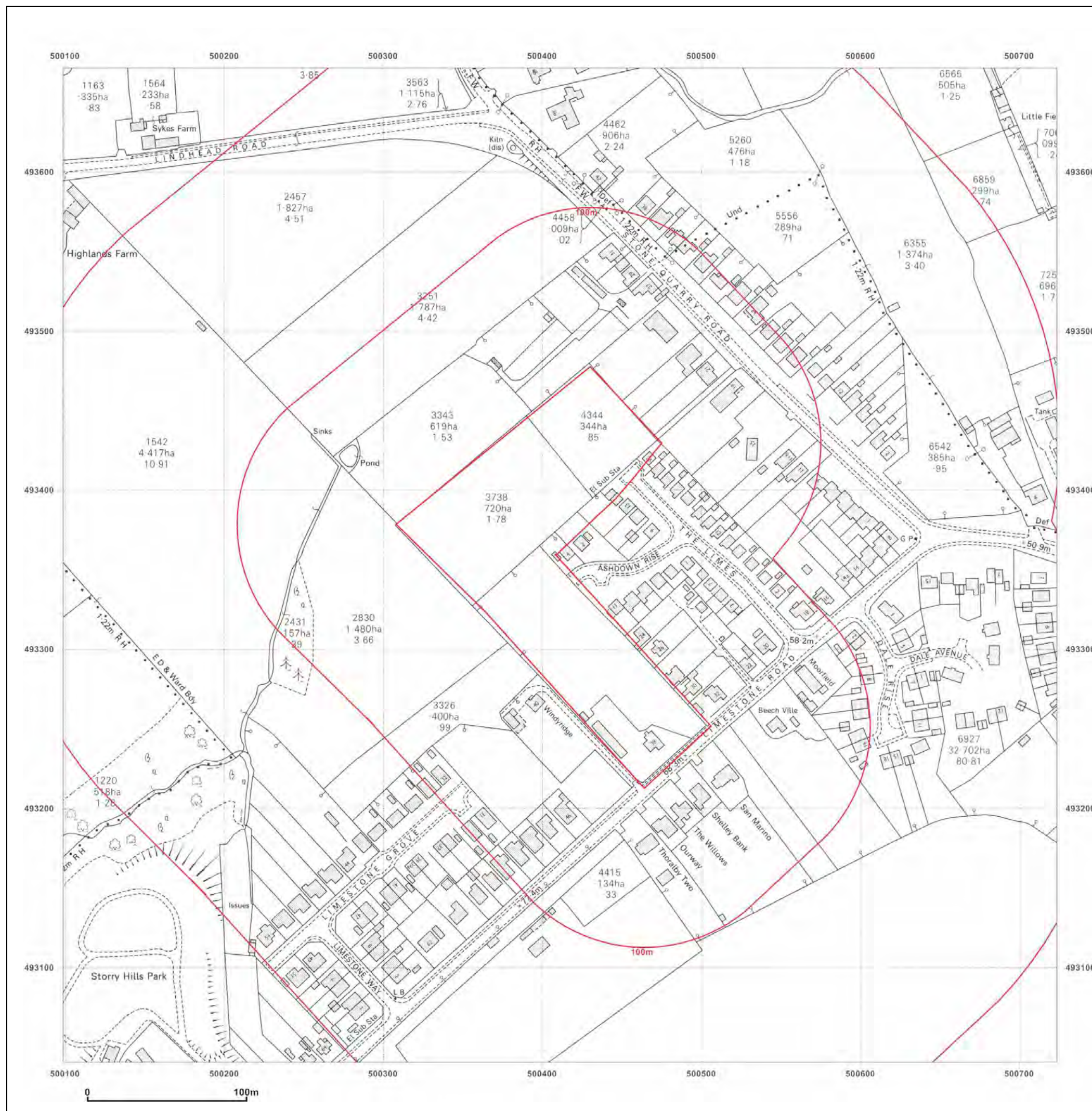
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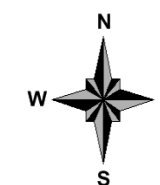
Client Ref: EMS\_239929\_320557  
Report Ref: EMS-239929\_320557  
Grid Ref: 500411, 493353

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A



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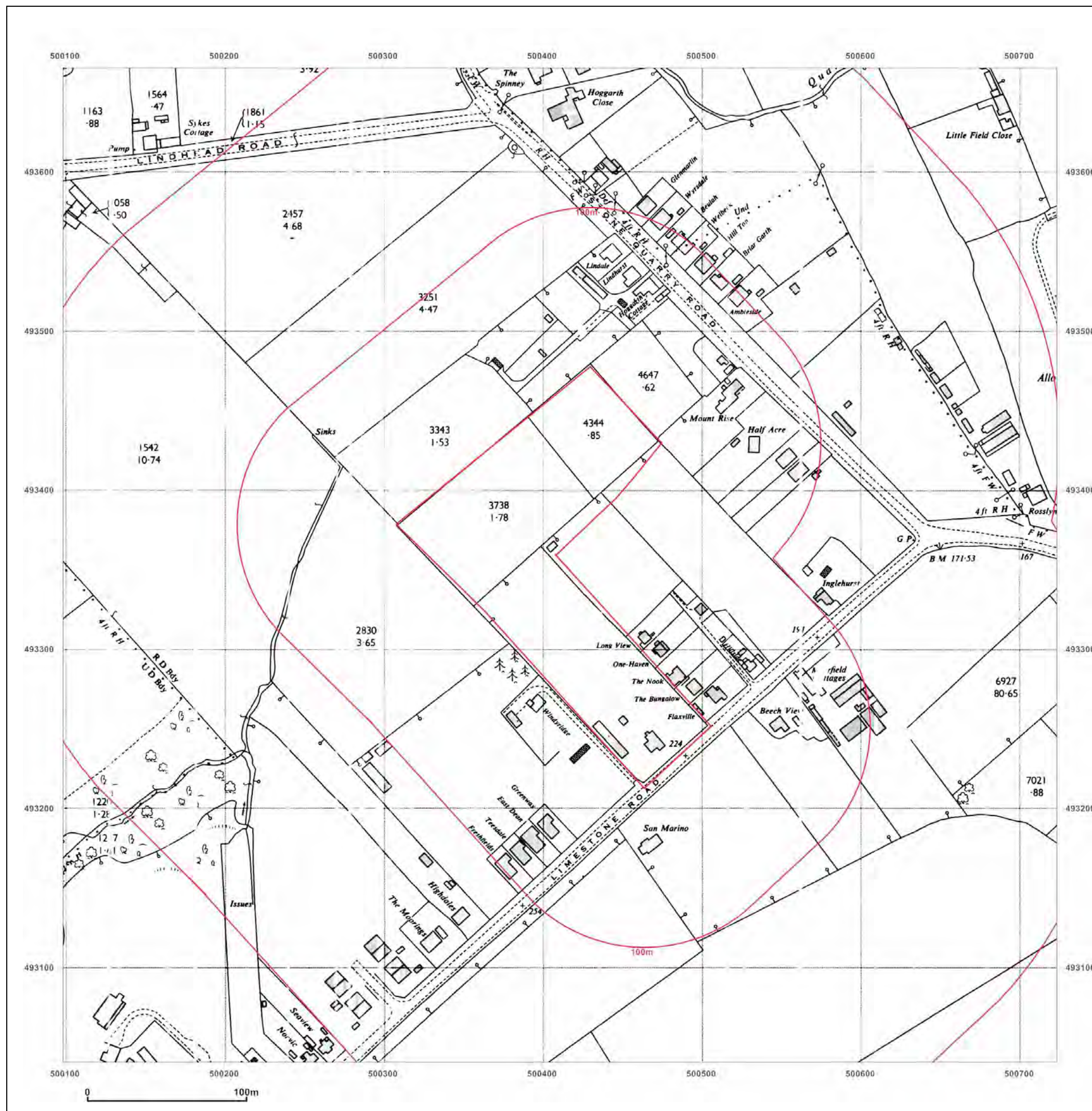


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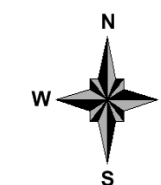
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Grid Ref: 500411, 493353

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968  
Revised 1968  
Edition N/A  
Copyright 1970  
Levelled 1953



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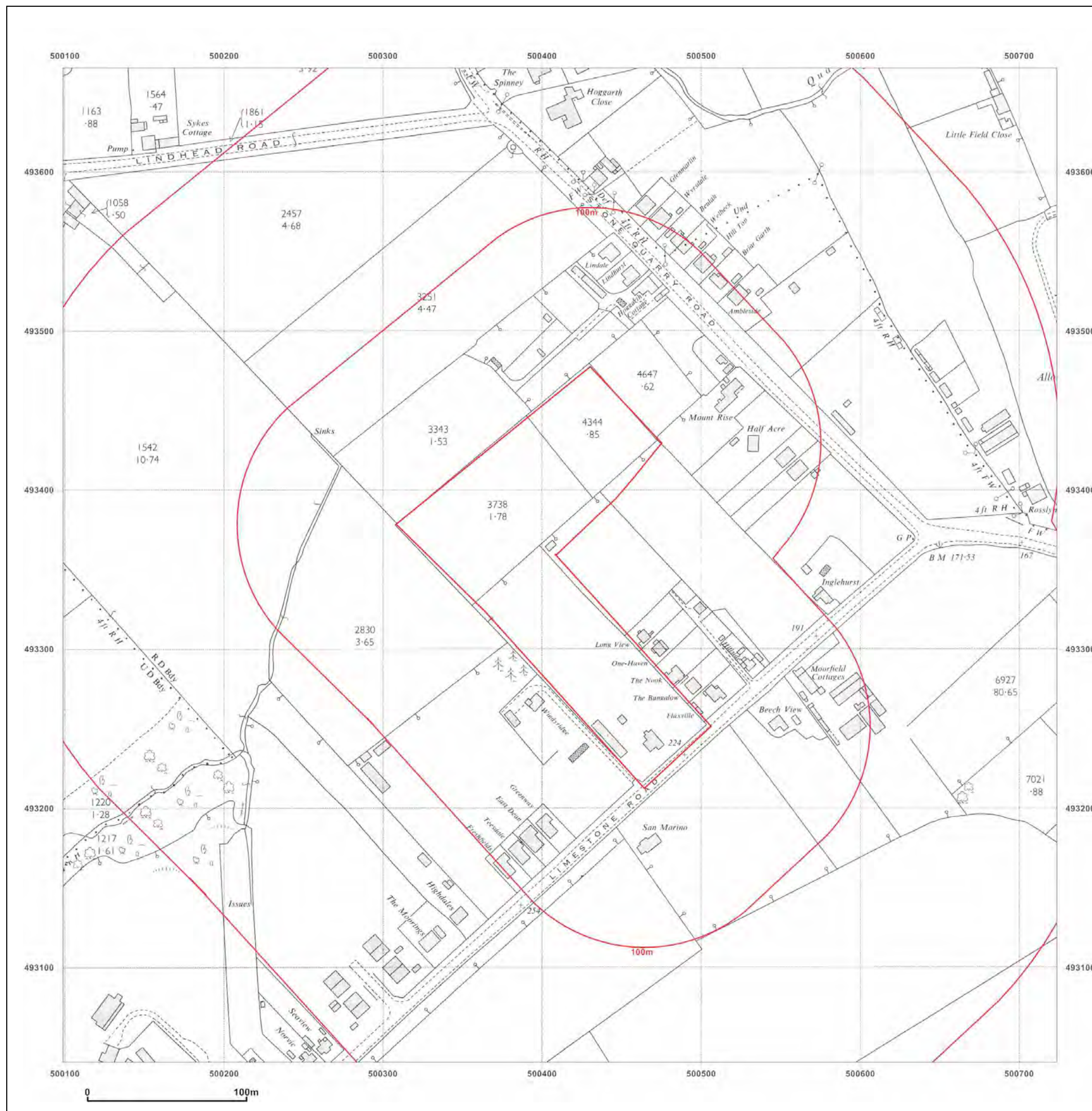


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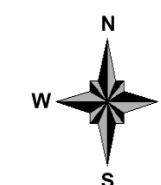
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Report Ref: EMS-239929\_320557  
Grid Ref: 500411, 493353

Map Name: National Grid

Map date: 1954

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
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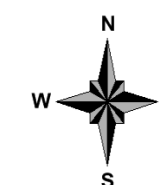
Client Ref: EMS\_239929\_320557  
Report Ref: EMS-239929\_320557  
Grid Ref: 500411, 493353

Map Name: County Series

Map date: 1928

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1928  
Revised 1928  
Edition N/A  
Copyright N/A  
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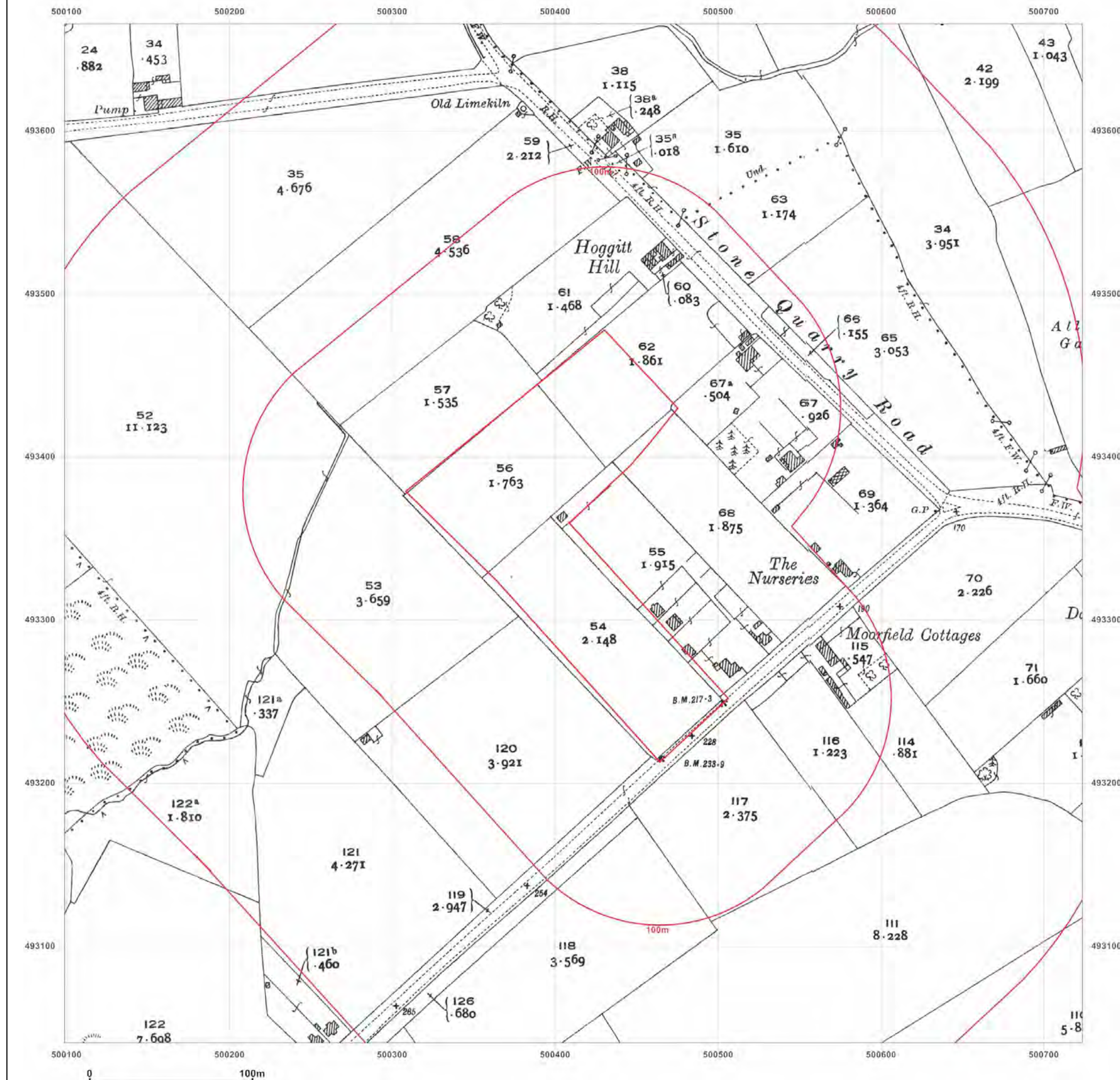


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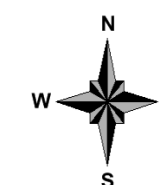
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Report Ref: EMS-239929\_320557  
Grid Ref: 500411, 493353

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912  
Revised 1912  
Edition N/A  
Copyright N/A  
Levelled N/A



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