

**APPENDIX B
GROUNDSURE REPORT**



EmapSite
Masdar House,
Eversley, RG27 0RP

Report Reference:	EMS- 196561_286969
Your Reference:	EMS_196561_286 969
Report Date	Mar 4, 2013
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

Address:

Dear Sir/Madam,

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

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.
GroundSure GeoInsight

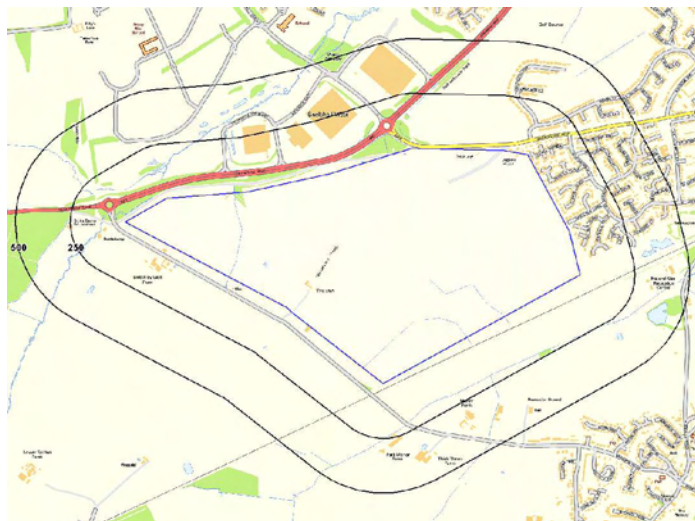
GroundSure GeoInsight

Address:

Date: Mar 4, 2013

Report Reference: EMS-196561_286969

Your Reference: EMS_196561_286969



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Aerial Photograph of Study Site



Site Name:
Grid Reference: 483517,232467
Size of Site: 125.90 ha

Aerial photography supplied by Getmapping PLC.
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Overview of Findings

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

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

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

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	No
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	Yes
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
1.3.5 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

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

Source:Scale 1:50,000 BGS Sheet No:220

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	2	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	1	2

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

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

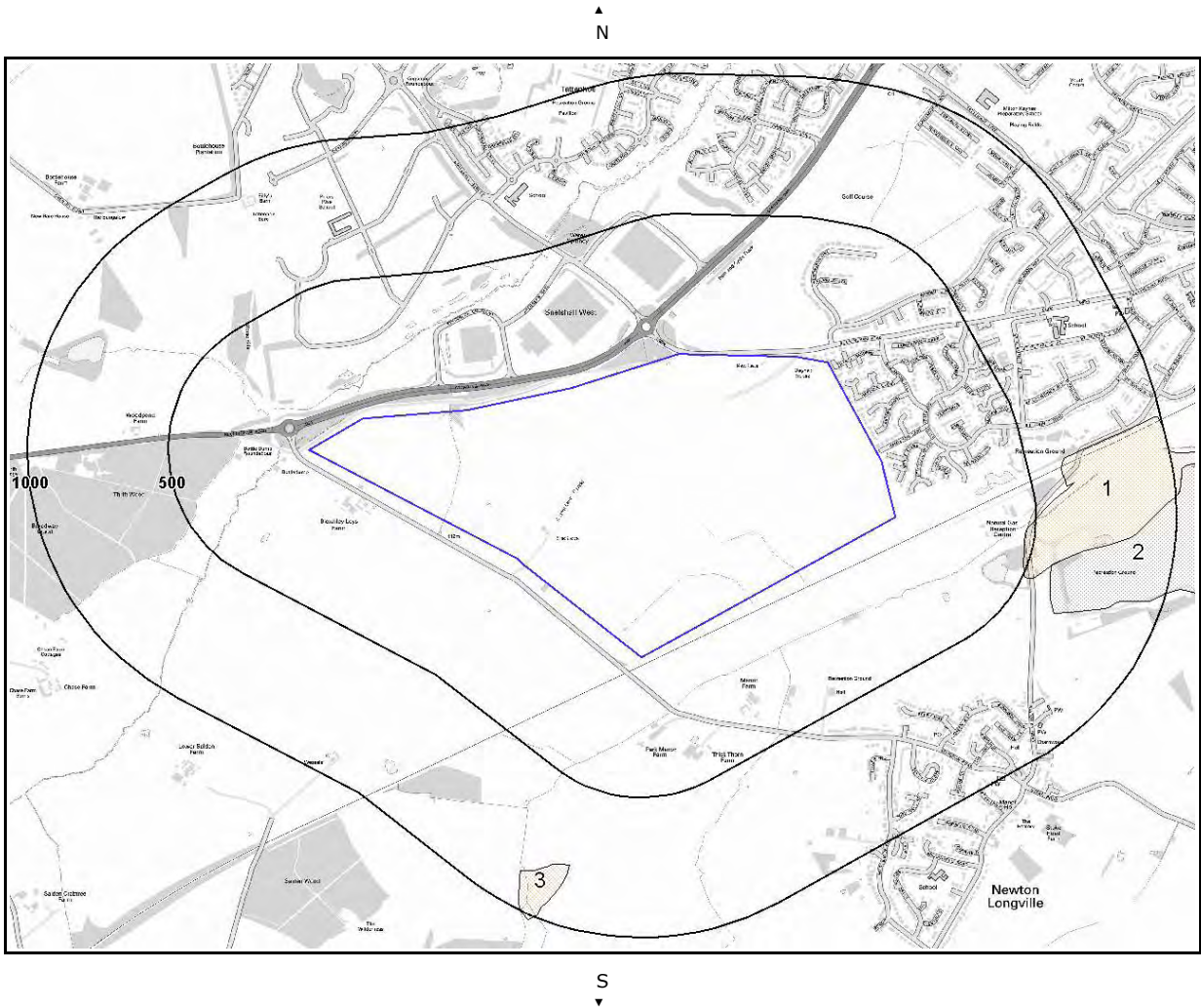
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Moderate	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Null	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Very Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	3	8	71	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	4	1	0	-	-

1.1 Artificial Ground Map



Artificial Ground Legend



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

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:220

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	466.0	E	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

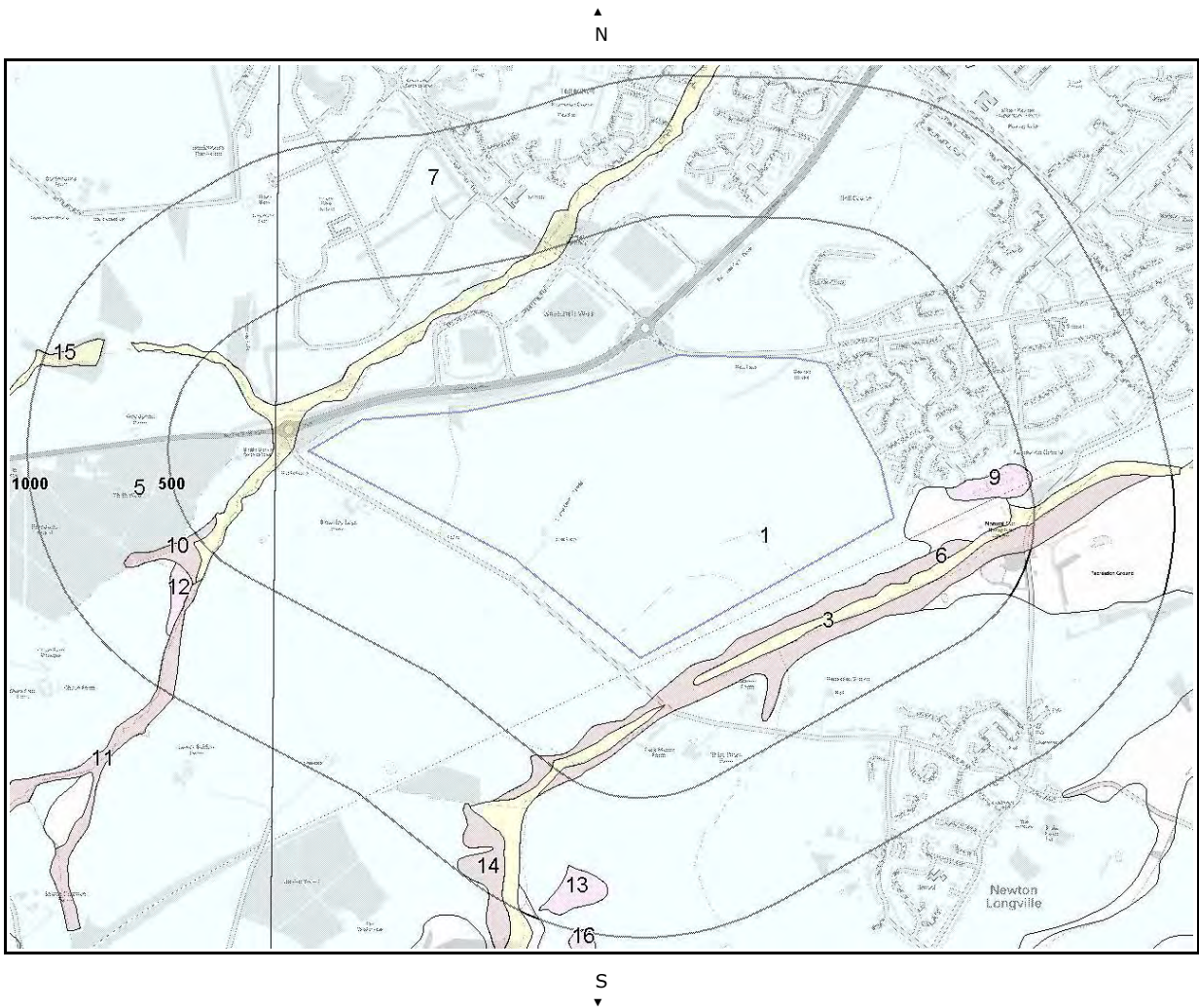
1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

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

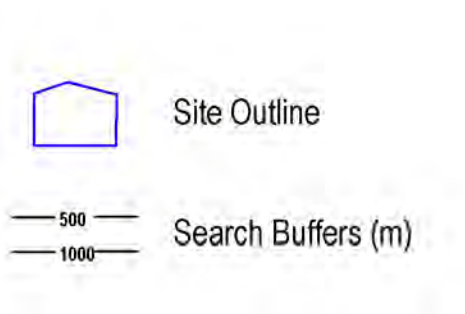
1.2 Superficial Deposits and Landslips Map



Superficial and Landslips Legend



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

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

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

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	0.0	On Site	TILMP-DMTN	TILL, MID PLEISTOCENE	DIAMICTON
2	55.0	W	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	107.0	SE	HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL
4	119.0	W	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
5	127.0	W	TILMP-DMTN	TILL, MID PLEISTOCENE	DIAMICTON
6	155.0	SE	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
7	160.0	NW	TILMP-DMTN	TILL, MID PLEISTOCENE	DIAMICTON
8	187.0	S	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
9	205.0	E	GFDMP-SAGR	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
10	404.0	SW	HEAD-CSSG	HEAD	CLAY, SILT, SAND AND GRAVEL

1.2.2 Permeability of Superficial Ground

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

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

1.2.3 Landslip

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

Database searched and no data found.

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

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

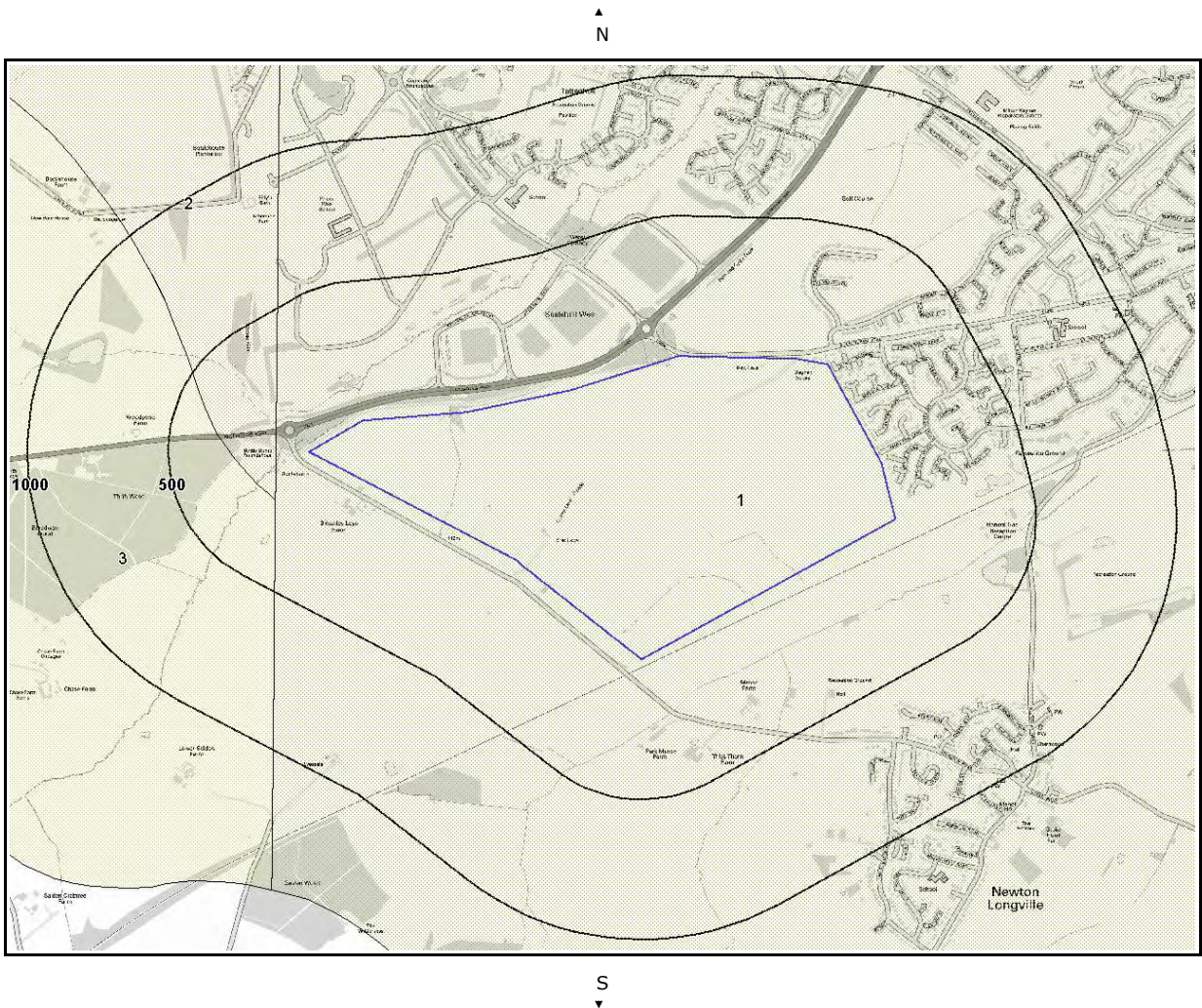
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

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

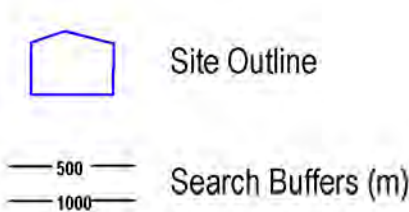
1.3 Bedrock and Faults Map



Bedrock & Faults Deposits Legend



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

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:220

1.3.1 Bedrock/Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	OXC-MDST	Oxford Clay Formation - Mudstone	Oxfordian / Callovian
2	119.0	W	SBY-MDST	Stewartby Member - Mudstone	Callovian
3	209.0	SW	WEY-MDST	Weymouth Member - Mudstone	Oxfordian

1.3.2 Permeability of Bedrock Ground

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

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Very Low

1.3.3 Faults

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

Database searched and no data found.

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

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

1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

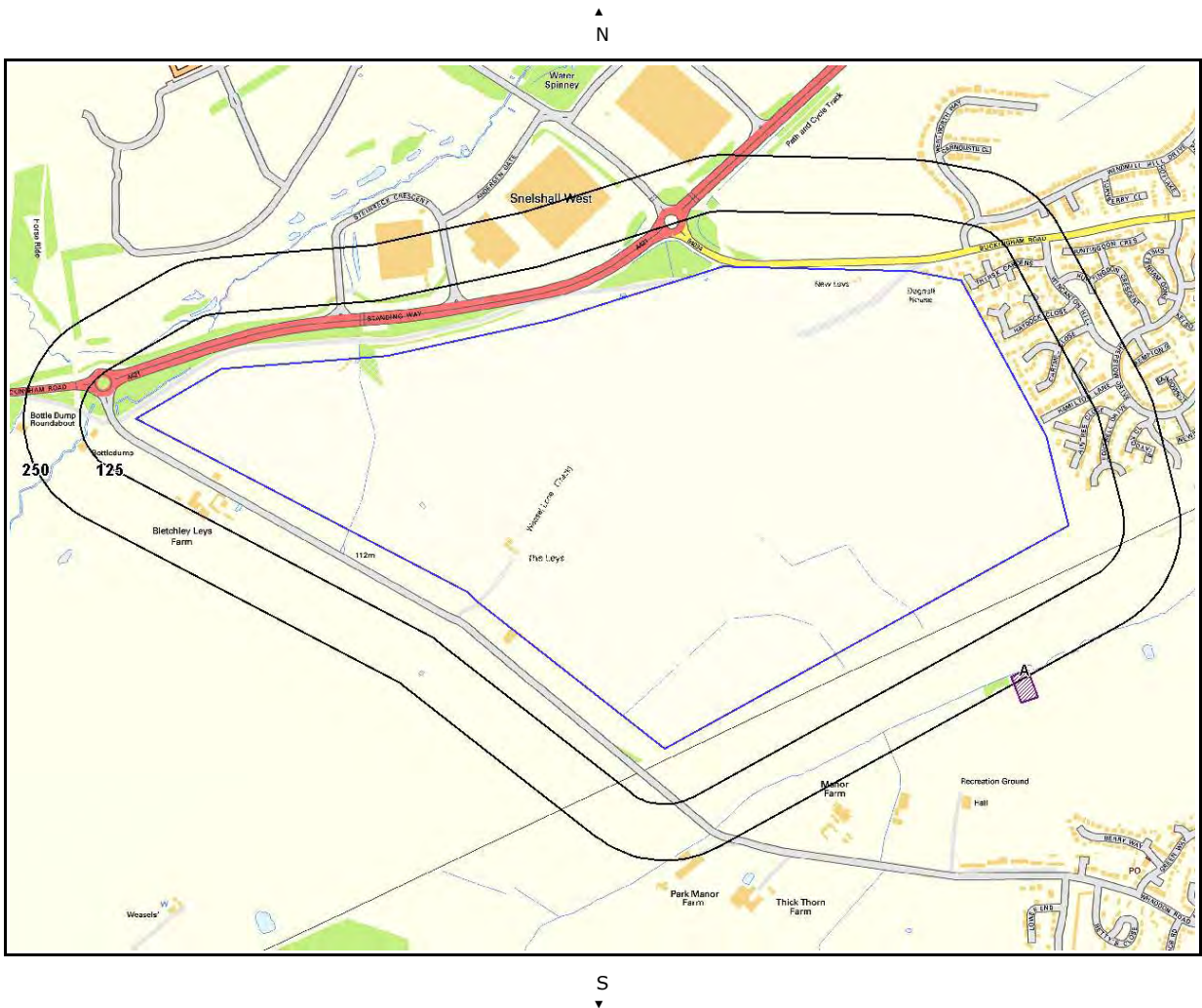
1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

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

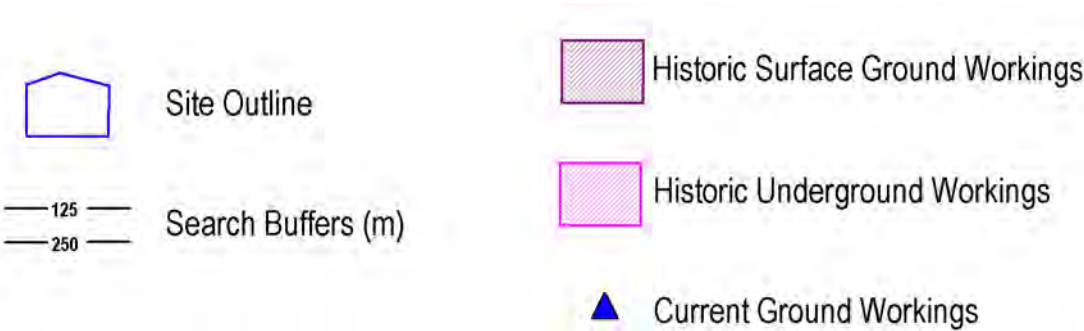
2. Ground Workings Map



Ground Workings Legend



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2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1A	233.0	SE	484306,231990	Sewage Works	1975
2A	233.0	SE	484306,231990	Sewage Works	1988

2.2 Historical Underground Workings Features derived from Historical Mapping

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

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

Database searched and no data found.

2.3 Current Ground Workings

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

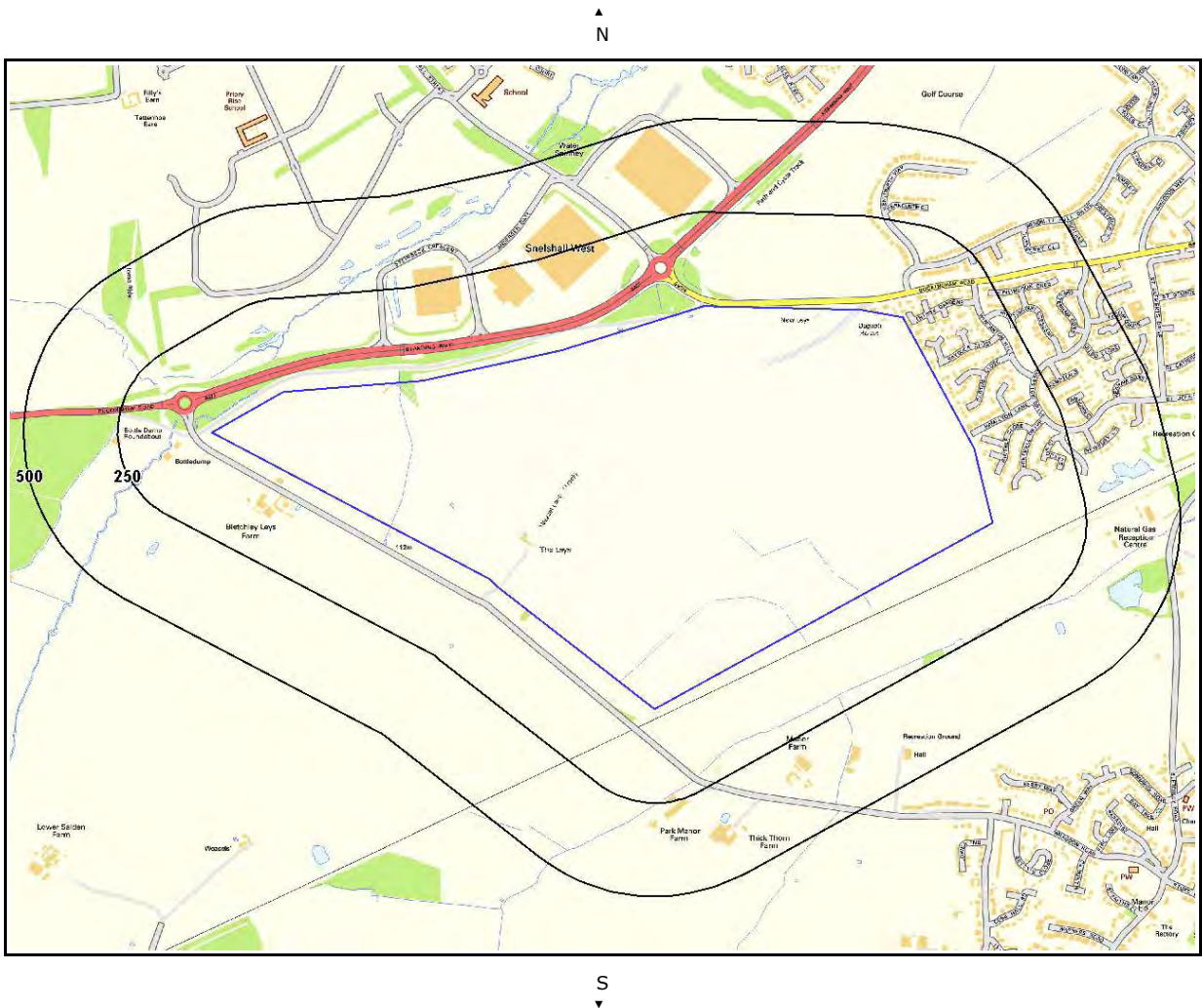
Are there any BGS Current Ground Workings within 1000m of the study site boundary? **Yes**

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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	472.0	SE	4848 35,23 2155	Clay & Shale	Newton Longeville Brick Field	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	630.0	E	4850 20,23 2215	Clay & Shale	Newton Longeville Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

Not shown	866.0	S	4832 02,23 1036	Sand & Gravel	Thick Thorn Farm Gravel Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
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3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities
Legend

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3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

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

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

No

Database searched and no data found.

3.2 Coal Mining

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

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

No

Database searched and no data found.

3.3 Johnson Poole and Bloomer

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

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

No

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

3.4 Non – Coal Mining

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

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

No

Database searched and no data found.

3.5 Non – Coal Mining Cavities

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

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

No

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Database searched and no data found.

3.6 Natural Cavities

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

Are there any Natural Cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.8 Gypsum Extraction

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

Are there any Gypsum Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

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

No

Database searched and no data found.

3.10 Clay Mining

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

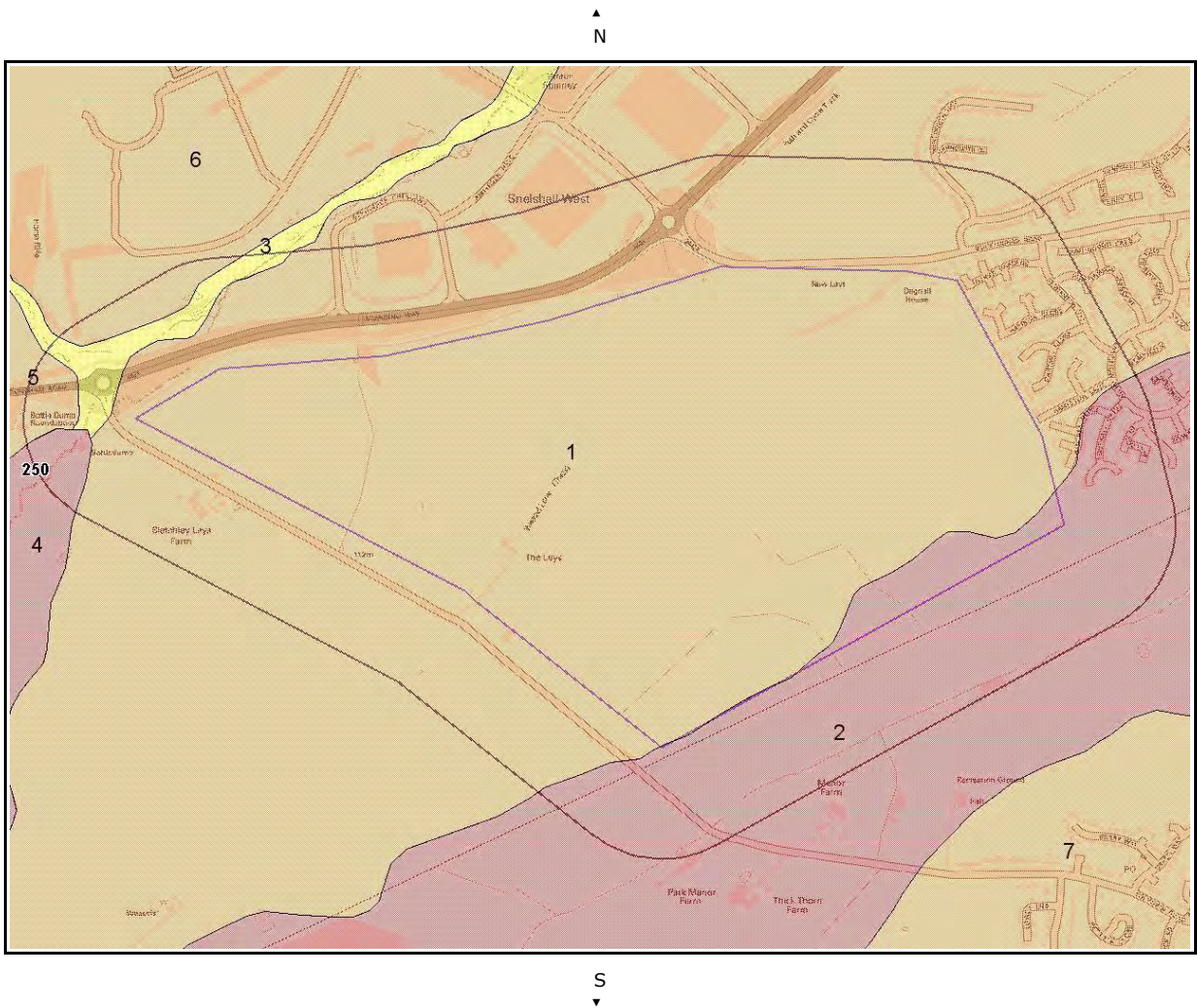
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4. Natural Ground Subsidence

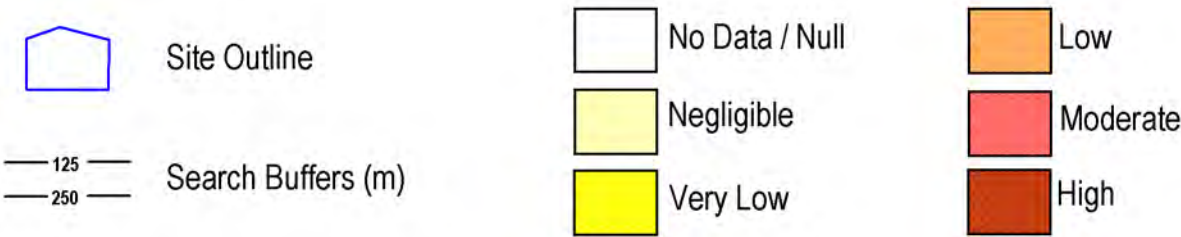
4.1 Shrink-Swell Clay Map



Shrink-Swell Clay Legend



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NW

▲
N

NE

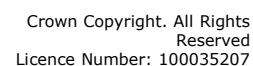
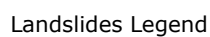
◀ W

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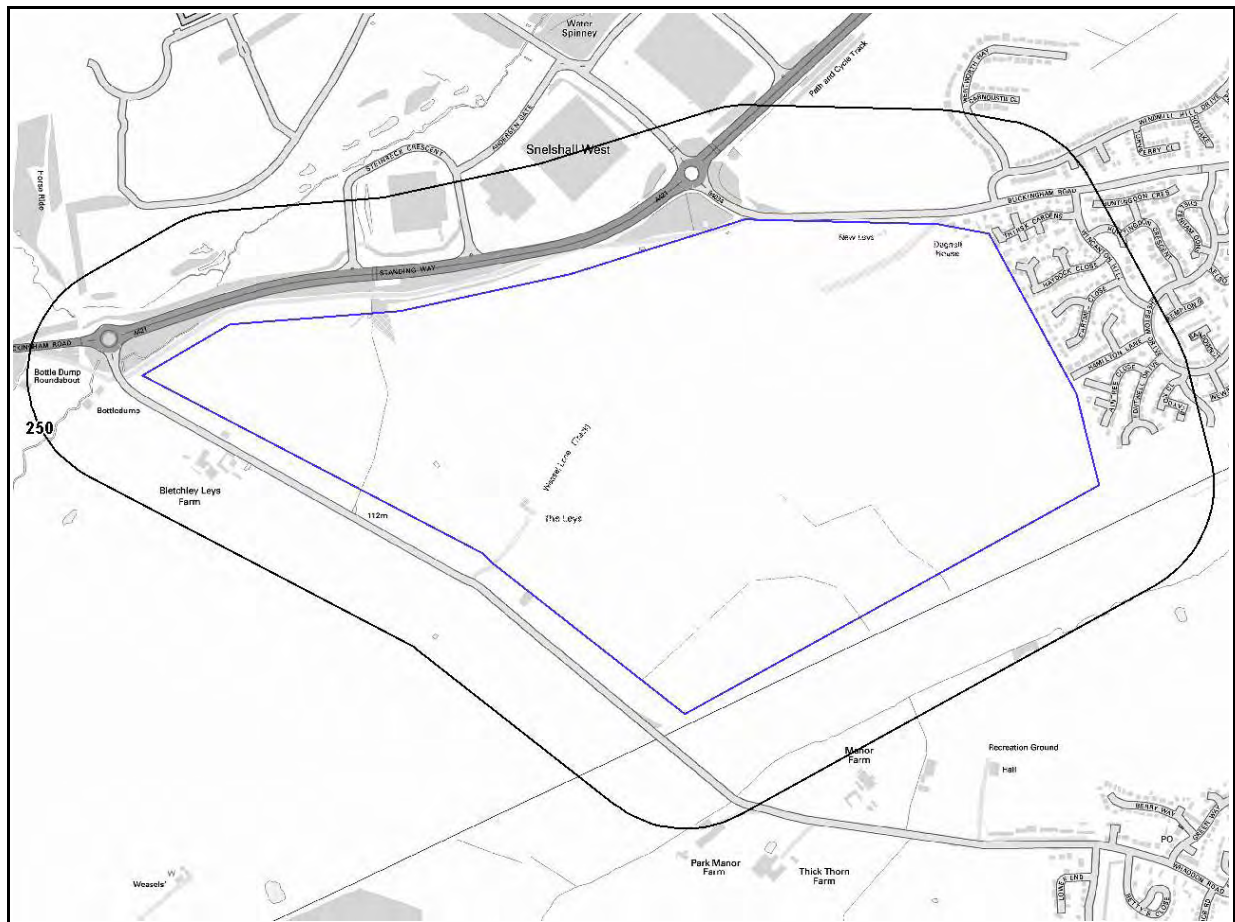
SW

S
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SE



NW



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NE

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7



5



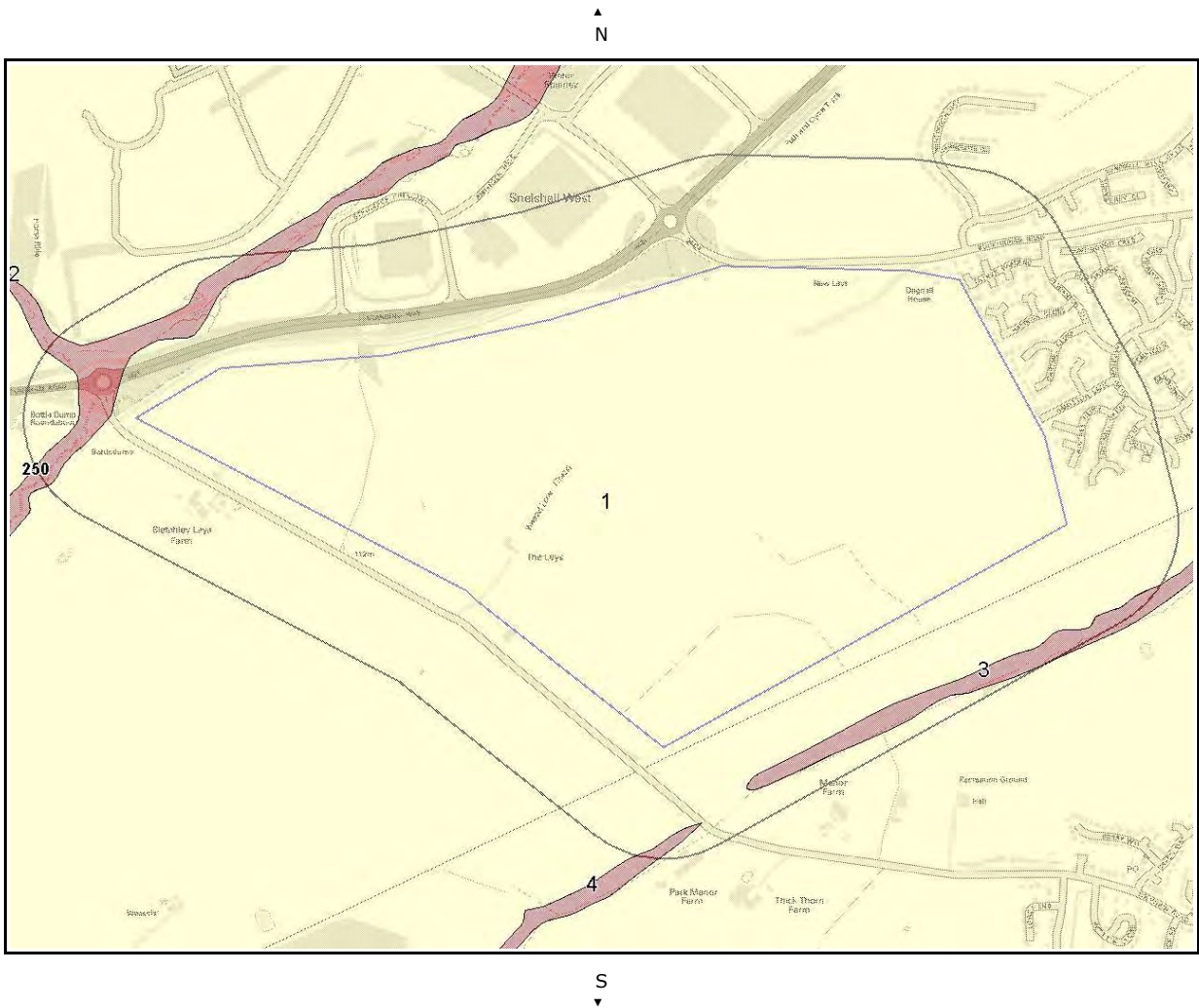
5

High

— 125 —
— 250 —

Search Buffers (m)

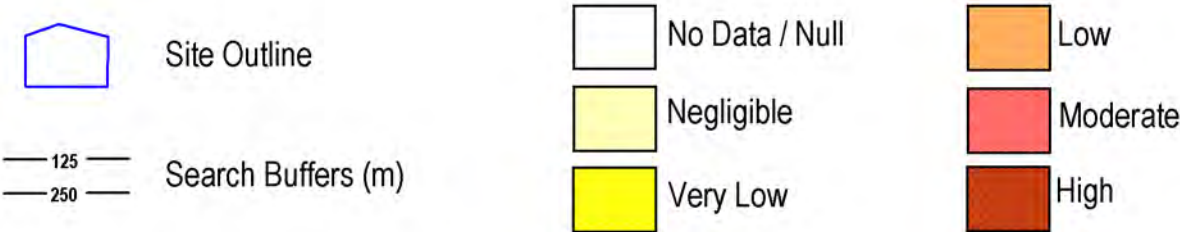
4.4 Compressible Deposits Map



Compressible Deposits Legend



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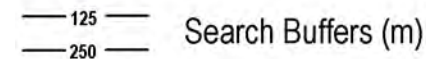


NW

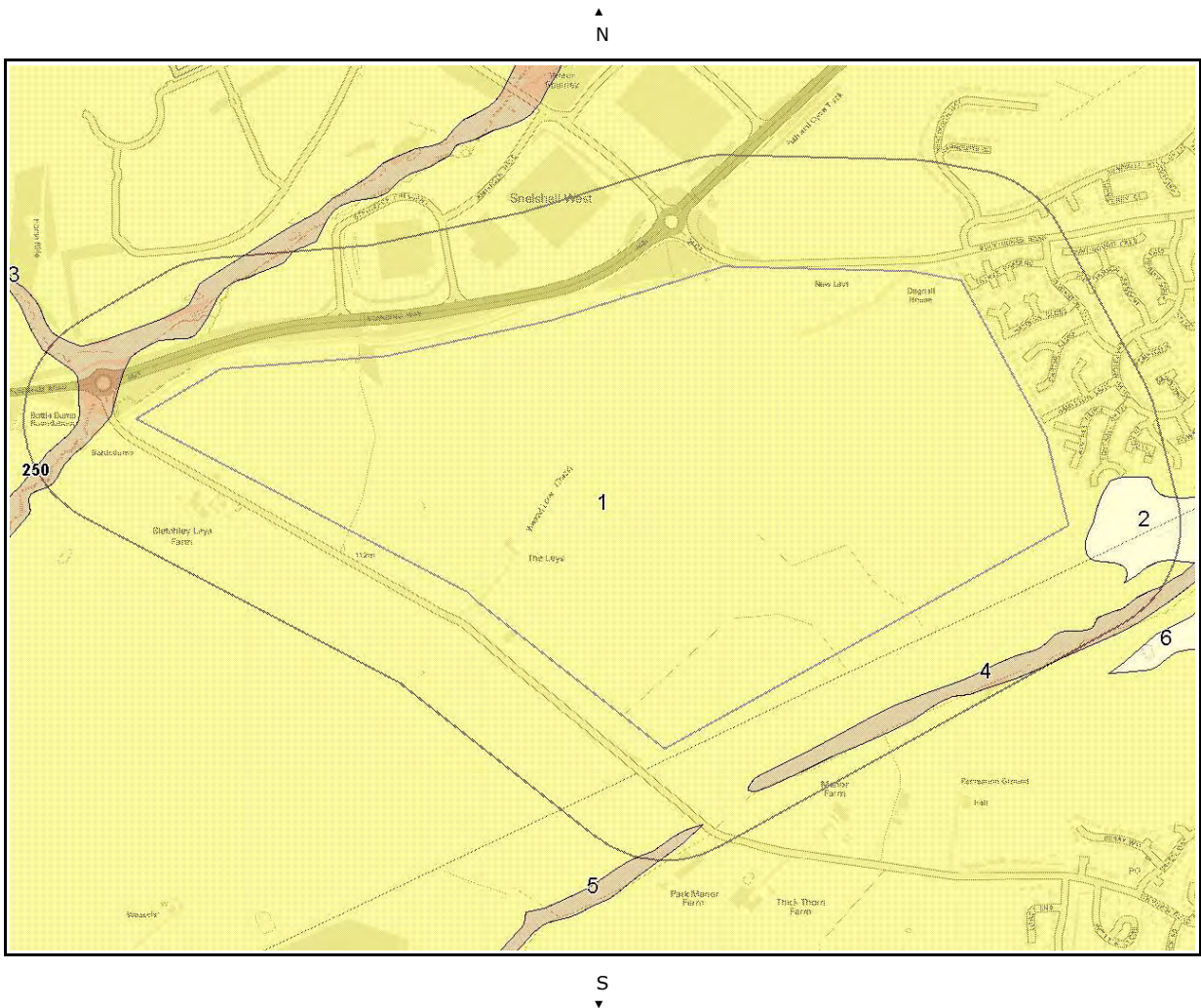


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SE



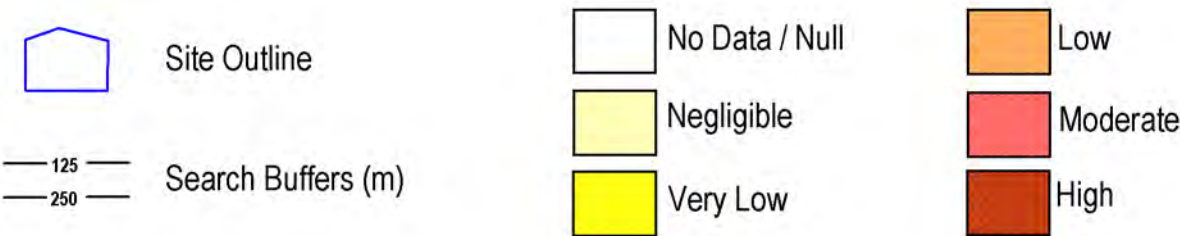
4.6 Running Sand Map



Running Sand Legend



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4. Natural Ground Subsidence

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

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

What is the maximum hazard rating of natural subsidence within the study site* boundary? Moderate

4.1 Shrink – Swell Clays

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

ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	Low	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.
2	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

4.3 Ground Dissolution of Soluble Rocks

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

Distance (m)*	Direction	Hazard Rating	Details
0.0	On 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 includes an automatically generated 50m buffer zone around the study site boundary.

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4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	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.

4.5 Collapsible Deposits

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

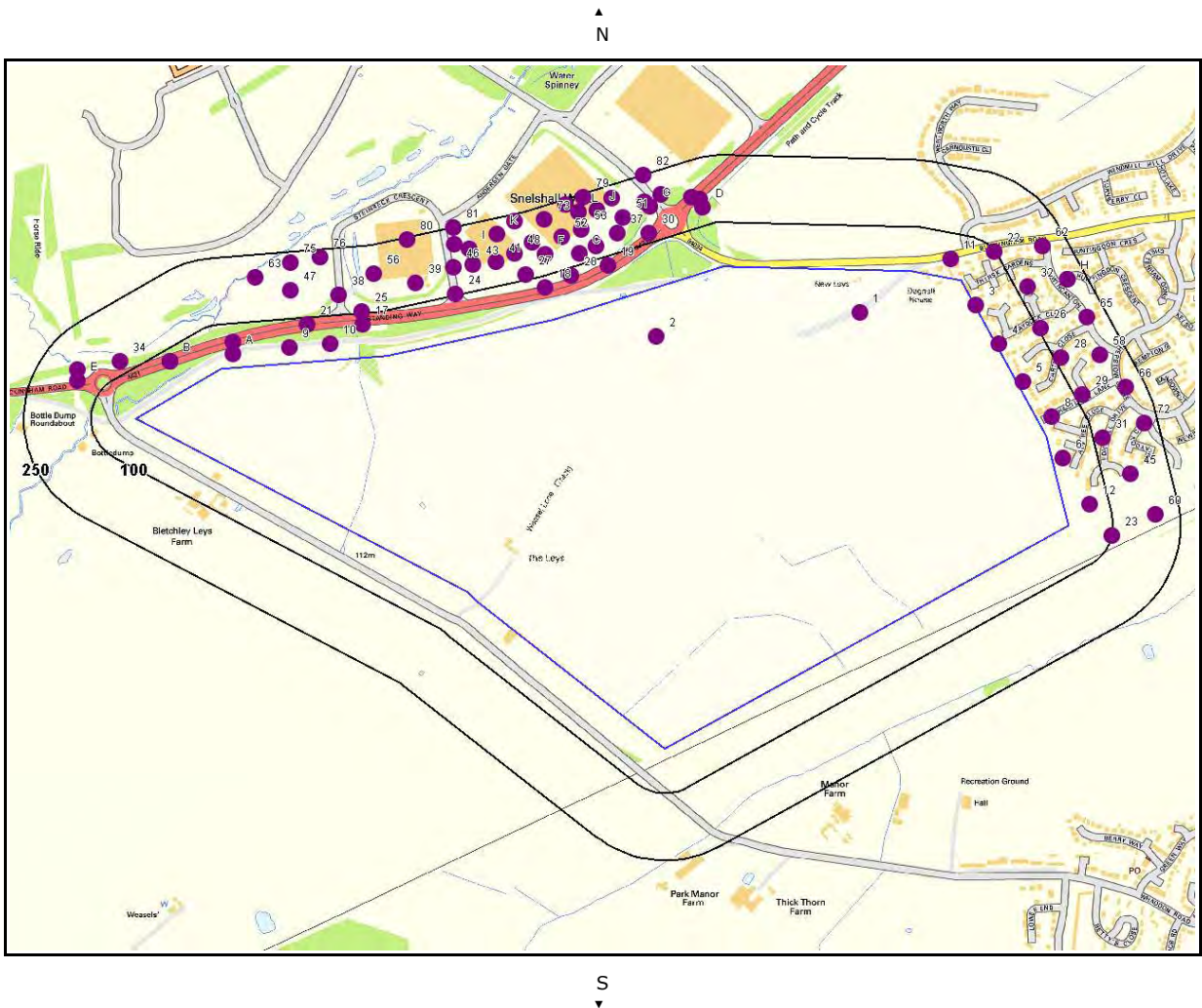
ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible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

4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	46.0	E	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend



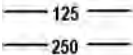
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Site Outline



Borehole Locations



Search Buffers (m)

5. Borehole Records

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

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

82

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	0.0	On Site	483938,23 2823	SP83SW264	3.5	STANDING WAY H8 A421-V1 TP MK1933
2	0.0	On Site	483483,23 2771	SP83SW263	3.7	STANDING WAY H8 A421-V1 TP MK1932
3	0.0	NE	484196,23 2840	SP83SW170	5.0	RAILWAY FARM GRID SQUARE T6
4	5.0	NE	484248,23 2754	SP83SW177	5.0	RAILWAY FARM GRID SQUARE T12
5	12.0	NE	484302,23 2668	SP83SW180	5.0	RAILWAY FARM GRID SQUARE T15
6	24.0	E	484391,23 2498	SP83SW193	5.0	RAILWAY FARM GRID SQUARE T28
7A	30.0	N	482540,23 2730	SP83SW26	9.59	MILTON KEYNES 25
8	31.0	NE	484366,23 2590	SP83SW187	7.0	RAILWAY FARM GRID SQUARE T22
9	36.0	N	482665,23 2746	SP83SW248	7.0	A421 BOTTLEDUMP CORNER H8 X69
10	36.0	N	482757,23 2754	SP83SW247	5.0	A421 BOTTLEDUMP CORNER H8 X68
11	40.0	N	484141,23 2943	SP83SW166	7.0	RAILWAY FARM GRID SQUARE T2
12	57.0	E	484451,23 2394	SP83SW199	5.0	RAILWAY FARM GRID SQUARE T34
13A	58.0	N	482540,23 2758	SP83SW8	9.65	MILTON KEYNES MK25
14B	72.0	NW	482400,23 2715	SP83SW255	9.5	H8 A421-V1 MK1924
15B	72.0	NW	482400,23 2715	SP83SW256	15.5	H8 A421-V1 MK1924A
16B	72.0	NW	482400,23 2715	SP83SW257	10.0	H8 A421-V1 MK1925
17	73.0	N	482828,23 2797	SP83SW260	20.0	H8 A421-V1 MK1928
18	74.0	N	483235,23 2880	SP83SW265	3.8	STANDING WAY H8 A421-V1 TP MK1934
19	79.0	N	483377,23 2930	SP83SW262	10.0	H8 A421-V1 MK1930
20	83.0	N	483293,23 2907	SP83SW246	4.1	H8 LINK TO B4034 E238
21	83.0	N	482706,23 2797	SP83SW258	10.0	H8 A421-V1 MK1926
22	97.0	NE	484238,23 2960	SP83SW167	5.0	RAILWAY FARM GRID SQUARE T3
23	99.0	E	484500,23 2323	SP83SW205	7.0	RAILWAY FARM GRID SQUARE T39
24	102.0	N	483035,23 2865	SP83SW261	10.0	H8 A421-V1 MK1929
25	102.0	N	482827,23 2826	SP83SW259	20.0	H8 A421-V1 MK1927
26	104.0	NE	484342,23 2788	SP83SW178	5.0	RAILWAY FARM GRID SQUARE T13
27	111.0	N	483193,23 2908	SP83SW665	3.0	TATTENHOE PARK SITE B MK3580
28	112.0	NE	484387,23 2723	SP83SW181	7.0	RAILWAY FARM GRID SQUARE T16
29	115.0	NE	484435,23 2639	SP83SW188	5.0	RAILWAY FARM GRID SQUARE T23
30	121.0	N	483467,23 3002	SP83SW245	6.0	H8 LINK TO B4034 E236
31	121.0	E	484480,23 2543	SP83SW194	7.0	RAILWAY FARM GRID SQUARE T29
32	122.0	NE	484312,23 2881	SP83SW171	5.0	RAILWAY FARM GRID SQUARE T7

33C	125.0	N	483312,23 2957	SP83SW650	3.0	TATTENHOE PARK SITE A MK3568
34	128.0	NW	482288,23 2715	SP83SW254	15.0	H8 A421-V1 MK1923
35C	129.0	N	483349,23 2973	SP83SW651	3.0	TATTENHOE PARK SITE A MK3569
36D	140.0	N	483587,23 3060	SP83SW537	4.8	CITY ROAD H.8 - LINK TO B4034 E233
37	142.0	N	483398,23 3002	SP83SW652	15.0	TATTENHOE PARK SITE A MK3570
38	143.0	N	482775,23 2863	SP83SW250	5.0	TATTENHOE PARK GRID SQUARE MK1698
39	144.0	N	482946,23 2889	SP83SW313	5.6	TATTENHOE PARK GRID SQUARE MK1704
40F	145.0	N	483236,23 2954	SP83SW321	5.0	TATTENHOE PARK GRID SQUARE MK1713
41	153.0	N	483126,23 2937	SP83SW317	7.0	TATTENHOE PARK GRID SQUARE MK1709
42E	155.0	NW	482193,23 2670	SP83SW253	20.0	H8 A421-V1 MK1922
43	158.0	N	483075,23 2931	SP83SW662	3.0	TATTENHOE PARK SITE B MK3577
44D	160.0	N	483581,23 3079	SP83SW267	18.0	SUBWAY H8/1A MK1722
45	161.0	E	484541,23 2462	SP83SW200	5.0	RAILWAY FARM GRID SQUARE T35
46	162.0	N	483032,23 2926	SP83SW251	5.1	TATTENHOE PARK GRID SQUARE MK1708
47	163.0	N	482668,23 2874	SP83SW302	5.3	TATTENHOE PARK GRID SQUARE MK1692
48	163.0	N	483167,23 2956	SP83SW663	3.0	TATTENHOE PARK SITE B MK3578
49D	169.0	N	483563,23 3083	SP83SW266	18.0	SUBWAY H8/1A MK1721
50E	170.0	NW	482192,23 2695	SP83SW252	20.0	H8 A421-V1 MK1921
51	171.0	N	483409,23 3036	SP83SW653	3.0	TATTENHOE PARK SITE A MK3571
52	172.0	N	483273,23 2994	SP83SW648	3.0	TATTENHOE PARK SITE A MK3566
53	174.0	N	483316,23 3010	SP83SW322	5.2	TATTENHOE PARK GRID SQUARE MK1714
54G	176.0	N	483470,23 3061	SP83SW293	3.0	CITY ROAD H8 LINK TO B4034 TP E234
55F	179.0	N	483208,23 2981	SP83SW664	10.0	TATTENHOE PARK SITE B MK3579
56	185.0	N	482854,23 2911	SP83SW308	5.0	TATTENHOE PARK GRID SQUARE MK1699
57G	190.0	N	483458,23 3072	SP83SW294	18.5	TATTENHOE V1 H7 TO H8 MK1202
58	190.0	NE	484473,23 2728	SP83SW182	5.0	RAILWAY FARM GRID SQUARE T17
59I	194.0	N	483067,23 2966	SP83SW660	3.0	TATTENHOE PARK SITE B MK3575
60	194.0	E	484597,23 2371	SP83SW206	5.0	RAILWAY FARM GRID SQUARE T40
61G	195.0	N	483495,23 3089	SP83SW356	15.0	TATTENHOE V1 (H7 TO H8) MK1201
62	196.0	NE	484346,23 2973	SP83SW168	5.0	RAILWAY FARM GRID SQUARE T4
63	197.0	N	482589,23 2902	SP83SW301	5.0	TATTENHOE PARK GRID SQUARE MK1691A
64J	204.0	N	483351,23 3053	SP83SW649	3.0	TATTENHOE PARK SITE A MK3567
65	206.0	NE	484444,23 2813	SP83SW179	5.0	RAILWAY FARM GRID SQUARE T14
66	208.0	NE	484531,23 2657	SP83SW189	5.0	RAILWAY FARM GRID SQUARE T24
67H	209.0	NE	484402,23 2898	SP83SW172	6.0	RAILWAY FARM GRID SQUARE T8
68H	209.0	NE	484402,23 2898	SP83SW173	5.0	RAILWAY FARM GRID SQUARE T8A
69I	211.0	N	483034,23 2976	SP83SW657	10.0	TATTENHOE PARK SITE B MK3572
70L	214.0	N	483310,23 3050	SP83SW496	7.0	TATTENHOE GRID SQUARE NORTH MK883
71K	214.0	N	483128,23 3000	SP83SW661	10.0	TATTENHOE PARK SITE B MK3576

72	219.0	E	484573,23 2575	SP83SW195	5.0	RAILWAY FARM GRID SQUARE T30
73	220.0	N	483233,23 3032	SP83SW644	3.0	TATTENHOE PARK SITE A MK3562
74J	221.0	N	483384,23 3081	SP83SW324	5.1	TATTENHOE PARK GRID SQUARE MK1716
75	225.0	N	482668,23 2936	SP83SW303	5.0	TATTENHOE PARK GRID SQUARE MK1692A
76	230.0	N	482734,23 2947	SP83SW304	7.1	TATTENHOE PARK GRID SQUARE MK1693
77K	233.0	N	483168,23 3028	SP83SW318	5.0	TATTENHOE PARK GRID SQUARE MK1710
78L	237.0	N	483281,23 3065	SP83SW645	3.0	TATTENHOE PARK SITE A MK3563
79	242.0	N	483321,23 3083	SP83SW646	10.0	TATTENHOE PARK SITE A MK3564
80	244.0	N	482928,23 2987	SP83SW309	7.1	TATTENHOE PARK GRID SQUARE MK1700
81	248.0	N	483032,23 3014	SP83SW314	5.1	TATTENHOE PARK GRID SQUARE MK1705
82	249.0	N	483454,23 3132	SP83SW363	3.7	MILTON KEYNES CITY ROAD V1 (H7- H8) TP MK1227

Additional online information is available for the following boreholes listed above:

#1: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873460
#2: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873458
#3: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579695
#4: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579702
#5: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579705
#6: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579719
#7A: http://scans.bgs.ac.uk/sobi_scans/boreholes/352356
#8: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579712
#9: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873424
#10: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873421
#11: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579691
#12: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579729
#13A: http://scans.bgs.ac.uk/sobi_scans/boreholes/352338
#14B: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873438
#15B: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873439
#16B: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873440
#17: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873449
#18: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873461
#19: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873455
#20: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873420
#21: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873442
#22: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579692
#23: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579736
#24: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873452
#25: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873444
#26: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579703
#27: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515882
#28: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579706
#29: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579713
#30: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873419
#31: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579720
#32: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579696
#33C: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515744
#34: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873437
#35C: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515752
#36D: http://scans.bgs.ac.uk/sobi_scans/boreholes/17931871
#37: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515753
#38: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873431
#39: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873629
#40F: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873673
#41: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873669
#42E: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873435
#43: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515875
#44D: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873471
#45: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579731
#46: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873432
#47: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873568
#48: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515879

Report Reference: EMS-196561_286969

#49D: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873469
 #50E: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873434
 #51: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515754
 #52: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515733
 #53: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873674
 #54G: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873542
 #55F: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515881
 #56: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873613
 #57G: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873546
 #58: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579707
 #59I: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515873
 #60: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579739
 #61G: http://scans.bgs.ac.uk/sobi_scans/boreholes/17898621
 #62: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579693
 #63: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873567
 #64J: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515741
 #65: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579704
 #66: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579714
 #67H: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579697
 #68H: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579698
 #69I: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515869
 #70L: http://scans.bgs.ac.uk/sobi_scans/boreholes/17926969
 #71K: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515874
 #72: http://scans.bgs.ac.uk/sobi_scans/boreholes/17579721
 #73: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515724
 #74J: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873676
 #75: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873569
 #76: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873570
 #77K: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873670
 #78L: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515726
 #79: http://scans.bgs.ac.uk/sobi_scans/boreholes/18515727
 #80: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873614
 #81: http://scans.bgs.ac.uk/sobi_scans/boreholes/17873630
 #82: http://scans.bgs.ac.uk/sobi_scans/boreholes/17898634

6. Estimated Background Soil Chemistry

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

5

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

Estimated Geometric Mean Soil Concentrations (mg/kg)							
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
46.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<150 mg/kg

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

7. Contacts

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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.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

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

"Commercial" means any building which is not Residential.

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

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

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

"Client" means the party that submits an Order or Commission.

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

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

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

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

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

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

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

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

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

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

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

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

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

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

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

2 Scope of Services

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

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

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

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

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

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

3 The Client's obligations

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

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

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

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

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

4 Reliance

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

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

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

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

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

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

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

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

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

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

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

- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
 - (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
 - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

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

9 Client's Right to Terminate and Suspend

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

10 Consequences of Withdrawal, Termination or Suspension

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

11 General

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

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