

Ground and Project
CONSULTANTS LTD



**Land Northeast of Junction 10, M42
Motorway**

**Phase I Desk Study and Preliminary
Risk Assessment Report**

August 2020

Hodgetts Estates
CORE 42
Dordon
Tamworth
Staffordshire
B78 1SZ

Final Report

Report No. 70530-1

Document Verification

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1 Introduction

Ground and Project Consultants Ltd (GPCL) have been instructed by Hodgetts Estates to carry out a Phase I Desk Study and Preliminary Risk Assessment for a plot of land to the northeast of Junction 10 on the M45 Motorway.

The objectives of this report are to ascertain the expected ground conditions at the site and to assess the implications on the proposed development.

The scope of this report and approach are as follows:

- A review of the existing data supplied by the Client:
 - Site Location Plan and Development Plan by Chetwoods, dated August 2020.
- Obtain and review relevant Groundsure Reports;
- Summarise the geology, hydrology, hydrogeology, site history and pertinent environmental data;
- Develop a Conceptual Site Model for the site to assess potential contamination risks;
- Brief summary of geotechnical considerations;
- Comment on the requirements for further work including site investigation, laboratory testing and associated assessments.

2 Site Information

The information on the site and surrounding area has been obtained from freely available sources included in the references in Section 5 and the purchased Groundsure reports (Ref GS-6973301, 2 and 3), which are included in the Appendices. Where appropriate, figures and tables have been provided throughout the report for ease of assessment.

2.1 Site Location

The site is located at Watling Street (A5), Dordon, B78 1TB. The National Grid Reference for the site is 424850 300921. The site is adjacent to J10 of the M42, approximately 5km to the southeast of Tamworth town centre. The location of the site is indicated on Figure 1 below.

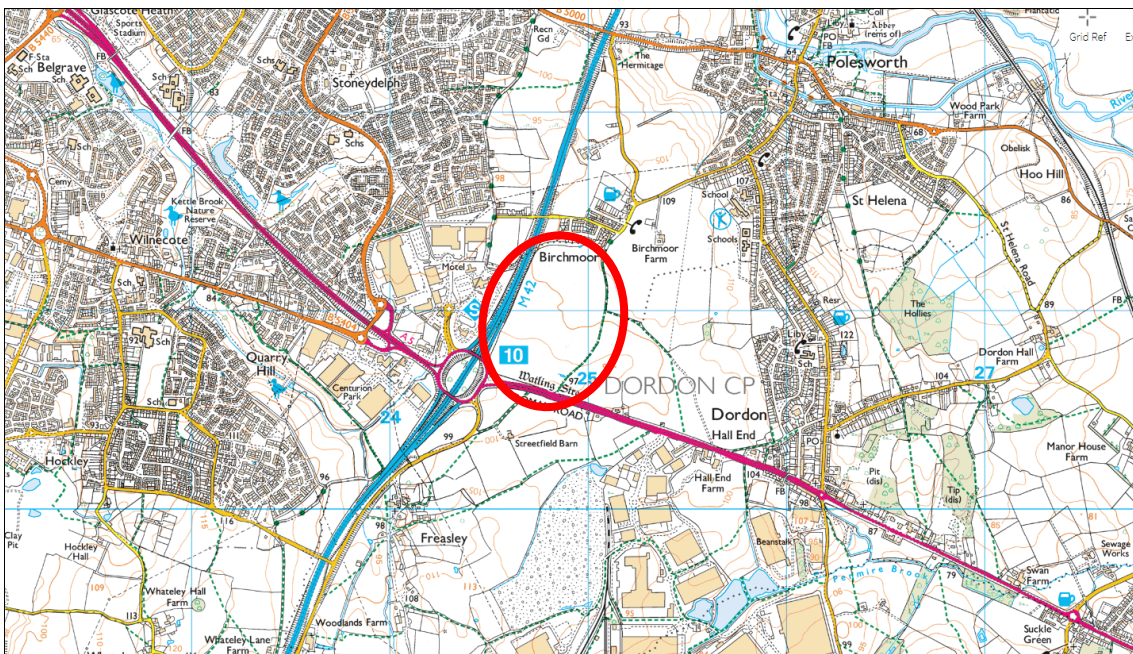


Figure 1: Site Location (Ordnance Survey Data © Crown copyright and database right 2020)

2.2 Proposals

The proposals for the site comprise development for a logistics market, however, no formal plans have been developed currently.

2.3 Site Description and Topography

The site has dimensions of approximately 750m by 450m (32.45ha) and comprises agricultural land with a small area of hardstanding to the southeast of the site off the A5 at the site entrance. From the Ordnance Survey plan the site is at 105m AOD in the northeast and 95m in the southwest, giving a slope angle of less than 1 degree.

The site is bounded by the A5 to the south, the M42 to the west, the village of Birchmoor to the north and agricultural land to the east. The A5 has a layby adjacent to the south of the site.

2.4 Site History

The site has been recorded as agricultural land since before 1883 (first edition Ordnance Survey). A series of buildings labelled as Leisure Barn were present towards the centre of the site between 1901 up until 1989. A pond was present on the western site boundary from before the first available map until the M42 was developed in 1989. A pond was shown to be present on the northern boundary that may still be present. A sheepwash was present in the south of the site until 1971. From the aerial photographs in the Groundsure report, the hardstanding in the south of the site was constructed between 1999 and 2010.

In the surrounding area the prevailing land use is agricultural. Collieries were present approximately 400m to the north and south of the site. Both have associated tips following the sites closure. A marl pit was present approximately 300m to the north of the site on the 1925 edition plan which was later shown as a pond by 1955. A garage was present 280m to the southwest from 1955. The M42 was constructed by 1989 and later an associated service station was developed by 1993.

Table 1: Historical Plan Summary

Date	On site	Off site
1883	The site is agricultural land with two barns to the centre of the site. A footpath crosses the site and a track is present to the eastern boundary. A pond is present on the north western site boundary and the northern boundary.	The surrounding area is predominantly agricultural with a road along the southern boundary (Watling Street) and Birchwood Village to the northeast. Birch Coppice Colliery is present from approximately 400m to the north of the site and 400m to the southeast of the site with associated shafts, reservoirs and tramways. Old Marl Pit is shown 280m to the north of the site.
1901	Another barn is present to the centre of the site which is now labelled as Leisure Barn.	Birch Coppice Colliery to the north is now marked as disused. The Birch Coppice Colliery to the southeast has been extended and is connected to a tramway to the north and south.
1925	A sheepwash is present in the south of the site	A cricket ground with pavilion is now to the southeast of the site. A sewage works is located 270m to the north of the site.
1955	A well is shown adjacent to the Leisure Barn to the centre of the site with two more outbuildings.	A slag heap/tip is shown associated with the Colliery to the southeast, extending up to 330m of the site. The Old Marl Pit is shown as a pond. A Garage is present 280m to the southwest.
1971	The sheepwash is no longer shown.	Residential properties as part of Birchmoor extend close to the northern site boundary with an electricity substation. The historic colliery to the north is now labelled as Tip (disused).

1989	The pond and barn are no longer shown. The site is shown as one field.	The M42 is now present adjacent to the west of the site. A layby is present to the south of the site off the A5.
1993	No significant changes.	A service station is present approximately 50m to the southwest of the site, beyond the M42.
2010	No significant changes.	The colliery is no longer shown and has been redeveloped into Birch Coppice Business Park. The tip is shown as vegetated.
2020	No significant changes.	No significant changes.

2.5 Geology

The site is on the boundary of BGS sheets 154 Lichfield and 155 Coalville. The available geological maps indicate the site is underlain by Halesowen Formation (mudstone, siltstone and sandstone) with no superficial deposits. The sandstone of the Halesowen Formation is shown to outcrop in the very southwest corner of the site. The Halesowen Formation is recorded to be 60m to 120m thick, overlying the Pennine Middle Coal Measures. The Pennine Middle Coal Measures Formation outcrops approximately 750m to the east of the site and is shown to dip 7 degrees to the southwest. The closest coal seam indicated on the map is the Two Yard Coal Seam. The shallowest seam is assessed to be around 100m depth. A fault is shown close to the southern boundary which is downthrown to the north. The geological map from the Groundsure report is included in Figure 2 below.

A BGS borehole 120m to the north of the site indicates Topsoil to 0.2m bgl, overlying soft clay with mudstone lithorelicts becoming mudstone from 2.3m bgl with refusal being achieved at 6.1m bgl. No groundwater was encountered. Test results were recorded which recorded liquid limits of between 42% and 74%, plastic limits of between 24% and 32% and plasticity index between 18% and 46% indicating the soils are clay of intermediate to very high plasticity and low to high volume change potential. Moisture contents were recorded at between 8% and 27%, generally reducing with depth. Compaction tests gave optimum moisture contents of 11% and 13%. Triaxial tests were given as 115kN/m² at 1.5m bgl and 131kN/m² at 5.4m bgl.

A BGS borehole approximately 60m to the west of the site indicates Topsoil to 0.5m bgl, overlying very dense silty sandy medium to coarse sandstone gravel to 2.13m bgl, overlying hard weathered sandstone to the base of the hole at 4.57m bgl. CPT refusals were recorded from 1.8m bgl.

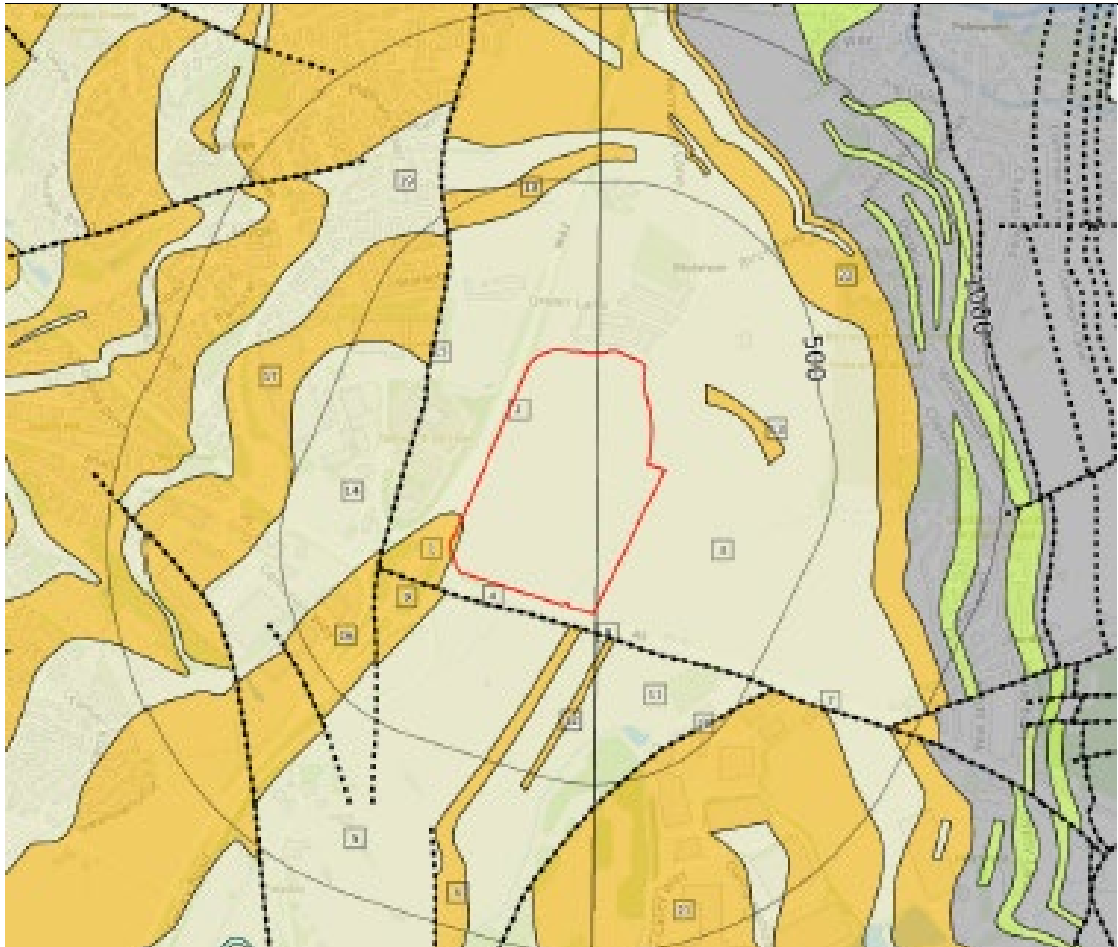


Figure 2: Solid Geology (BGS copyright and database rights 2020)

2.6 Coal Mining

A CON29M report was obtained for the site which is included in the Appendices. The Coal Authority Report for the site indicates that the site is within the potential zone of influence of seven recorded coal seams from 60m to 200m bgl. The seams were last worked in 1961 and any ground movement should have stopped. There are no coal mine entries or coal outcrops in proximity of the site. The report states that the site is free from coal mining related risk and no further action is required.

2.7 Hydrology and Hydrogeology

The closest waterbody is Kettle Brook located 325m to the southwest of the site which is a recorded Local Nature Reserve. The site is outside of a flood risk zone from rivers. A high surface water flooding risk is indicated in the south of the site. This is where one rainfall event is anticipated in 30-year period that results in surface water flooding with a depth greater than 1m.

The Halesowen Formation is designated as a Secondary A Aquifer. There are no groundwater abstraction licenses within proximity to the site. The closest is 1012m to the south at Birch Coppice Colliery used for top up water. The site is not in a Source Protection Zone.

2.8 UXO Risk

From the freely available Zetica UXO risk map, the site is in a low risk area from potential unexploded bombs. No further action is considered necessary.

2.9 Environmental Information

There are no historic or active landfill sites within 250m the site. The historical landfills relating the collieries are over 350m away and are therefore unlikely to impact the site. There are no waste treatment sites within proximity of the site.

There are four recent industrial land uses within 250m of the site. These include and electricity substation 125m to the north, a windscreen repair company 140m to the northeast, a petrol station and motorway service station 180m to the northwest.

There are no pollution incidents in proximity to the site.

Environmentally sensitive sites include deciduous woodland 44m to the west and 84m to the southwest.

The site is in a very low radon risk zone, with less than 1% of properties above the action level.

Table 2: Summary of Geo-Environmental Data within 250m

Historical potential contaminative land uses (on and off site)	<ul style="list-style-type: none"> • Sheep wash on site • Barns on site
Current potentially contaminative land uses (on and off site)	<ul style="list-style-type: none"> • Electricity substation 125m to the N • Window repair company 140m to the NE • Petrol station and service station 180m to the NW
Potentially infilled land	<ul style="list-style-type: none"> • M45 adjacent to the west of the site.
UXO	<ul style="list-style-type: none"> • Low risk based on Zetica risk maps.
Environmentally sensitive sites	<ul style="list-style-type: none"> • Deciduous woodland over 40m to the west of the site.

3 Preliminary Contamination Risk Assessment

This section comprises a preliminary risk assessment for the site. The aim is to establish whether there are potentially unacceptable contamination risks. The development of a conceptual model for the site is a key approach outlined in CLR11 and has become standard industry practice. An initial conceptual site model (CSM) has been developed, which identifies source-pathway-receptor 'pollutant linkages' potentially present at the site.

Potential sources of contamination or hazards include possible Made Ground associated with the barn to the centre of the site and the sheep wash which may have impacted the soil with insecticides including arsenic and organophosphorus.

Off-site, the electricity substation is considered to not be a risk to the site due to the low mobility of PCBs and the distance to the site, the window repair company is not likely to produce significant contaminants and the petrol station is downhill on the other side of the M42 and is therefore any contamination is unlikely to migrate uphill beneath the site.

Receptors include construction workers and future workers at the site (human health), the underlying Secondary Aquifer (controlled waters) and buried concrete and water supply pipes (building structures). The closest watercourse is Kettle Brook which is considered to be beyond the influencing range of the site, being approximately 325m to the southwest, beyond the M42.

Table 3: Conceptual Site Model

Source / Hazard	Pathway	Receptor	Risk Rating
Made Ground on site from the demolished barn	Inhalation, dermal contact, ingestion	Construction workers	Medium
	Inhalation (dust), dermal contact, ingestion from limited landscaping to the perimeter of the site.	Future workers	Low
	Migration / leaching	Secondary A Aquifer	Low
	Direct contact	Water Supply Pipes	Low
	Direct contact	Concrete	Medium
Chemicals from the historic sheep wash	Inhalation, dermal contact, ingestion	Construction workers	Medium
	Inhalation, dermal contact, ingestion from potential landscaping	Future workers	Low
	Migration / leaching	Secondary A Aquifer	Low
Ground gases from on and off site Made Ground sources, mine gas and radon.	Inhalation	Future workers	Low

Coal Mining	Ground movement	Settlement of building structures	Low
UXO	Direct contact	Construction workers	Low

Risk Rating (probability versus severity)

Negligible	Unlikely to be a source, pathway or receptor and insignificant consequence.
Low	Possible to likely source with insignificant consequence or unlikely to possible source with minor to moderate consequences.
Medium	Certain source with insignificant consequence to unlikely source with major consequence.
High	Likely to certain source and minor to moderate consequence or likely source with moderate to high consequence
Very High	Certain source with major consequence.

Potential hazards where the risk is rated negligible or low require no further action. However, where risks are rated as moderate or higher, further assessment is required. From the qualitative risk assessment above, overall contamination risks are considered to be low with a moderate risk identified to construction workers from possible Made Ground associated with the demolished barns to the centre of the site and persistent chemicals from the sheep wash. A ground investigation is recommended to quantify potential contamination risks in these locations.

4 Geotechnical Considerations

It is anticipated that the site is underlain by weathered mudstone of the Halesowen Formation, with sandstone outcropping in the very southwest of the site. Depending on the loads conventional foundations are considered feasible. A ground investigation should be carried out to confirm the bearing pressures.

The soils underlying the site may be aggressive to concrete and therefore sulphate tests should be carried out to similar depths of any proposed concrete.

The underlying soils are likely to be cohesive and therefore soakaways may not be viable at the site. There is also a high surface water flooding risk to the south of the site which should be accounted for in the development design.

Major utilities cross the site including an oil pipeline with a 3m easement zone required and a gas main with a 12.2m easement zone. A utility survey to record the exact location of services is recommended to mitigate any risks of striking services.

5 Conclusions and Recommendations

No significant contamination risks are anticipated, however, there is potential for Made Ground to be present associated with the historic barns to the centre of the site and potential contamination from the sheep wash towards the south of the site.

No significant geotechnical risks have been identified. The risk of settlement caused by coal mining is considered to be negligible. There are known utilities crossing the site and there is a surface water flood risk identified in the south of the site which should be taken into account in the design of any development on site. Flood risk assessment is not within the scope of this report.

A ground investigation is recommended to determine the ground conditions at the site. This will allow assessment of the risks to human health and controlled water receptors and geotechnical considerations.

6 References

- BGS Sheet 1:50000 scale Sheet 123 Stoke.
- Ordnance Survey mapping. <https://www.bing.com/maps>
- The Coal Authority interactive map. <http://mapapps2.bgs.ac.uk/coalauthority/home.html>
- Government flood risk map. <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>
- Public Health England radon risk map. <https://www.ukradon.org/information/ukmaps>
- DEFRA MAGIC map. <https://magic.defra.gov.uk/>
- Zetica UXO risk map. <https://zeticauxo.com/downloads-and-resources/risk-maps/>
- Contaminated Land Report 11 (CLR11). Model Procedures for the Management of Land Contamination. DEFRA/EA. September 2004.
- CIRIA, 2014. Asbestos in Soil and Made Ground: A Guide to Understanding and Managing Risks. 2014
- BRE Special Digest 1 (SD1). Concrete in Aggressive Ground. Building Research Establishment 2005.
- BRE365: 1991 revised 2003. Soakaway Design. BRE Digest.
- BS 10175:2011. Investigation of Potentially Contaminated Sites – Code of Practice. British Standards Institution (BSI). 2011.
- C552. Contaminated Land Risk Assessment – A Guide to Good Practice. CIRIA, London. 2001.
- C665. Assessing risks posed by hazardous ground gases to buildings. CIRIA, London. 2007.
- Guidance within Waste Sampling and Testing for Disposal to Landfill. Environment Agency. 2013.
- The LQM/CIEH S4ULS for Human Health Risk Assessment. Land Quality Press. 2015.
- SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document. DEFRA. December 2014.
- United Kingdom Water Industry Research (UKWIR) Report 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' 2011. Waste (England and Wales) Regulations. 2014.

Appendix A

Drawings



Notes:

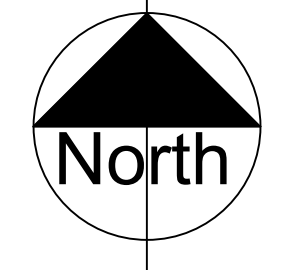
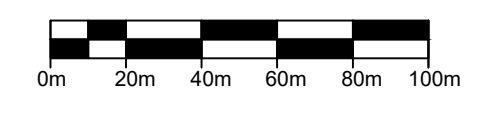
Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

Any dimensions given are to be confirmed with site measure.

NB.

- SUBJECT TO SURVEYS, CONSTRAINTS & PLANNING.
- RED LINE BLUE LINE INDICATIVE ONLY.

NOTES:
 Copyright Chetwoods (Birmingham) Limited. No implied licence exists.
 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
 Subject to statutory approvals and survey.
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



- RED LINE BOUNDARY
80.63 acres / 32.36 Ha
- OTHER LAND UNDER THE CONTROL OF THE APPLICANT
102.97 acres / 41.67 Ha

Rev	Revision Description	Date	Author/Reviewer
P3	Boundaries updated to client comments	15.10.20	MM/NH
P2	Blue line revised.	12.08.20	MB/NH
P1	First Issue	11.08.20	MB/NH

PRELIMINARY

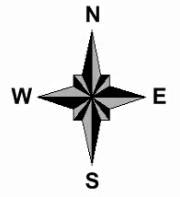
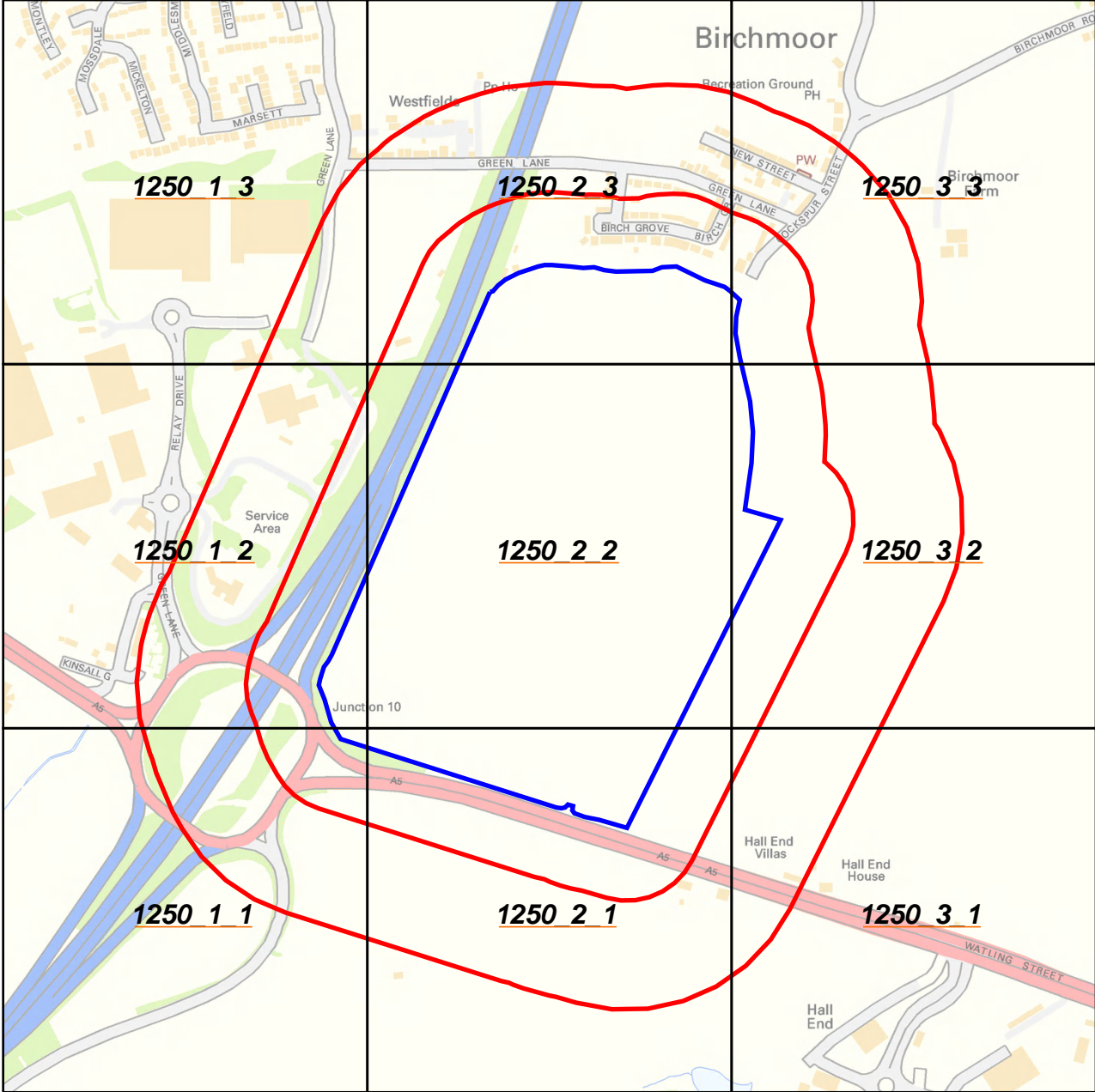
32 Frederick Street, Birmingham, B1 3HH +44 (0)121 234 7500
www.chetwoods.com



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Project	Originator	Zone	Level	Type	Roll	Number	Rev.
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Appendix B

Groundsure Report



1:1250 Scale Grid Index

Site Details:

TRINITY ROAD, DORDON, B78
1TB

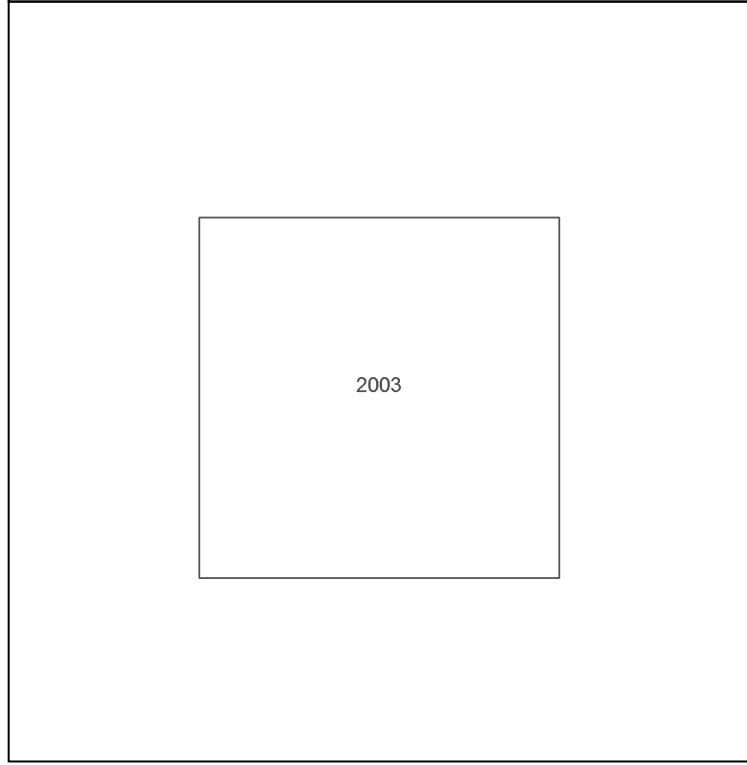
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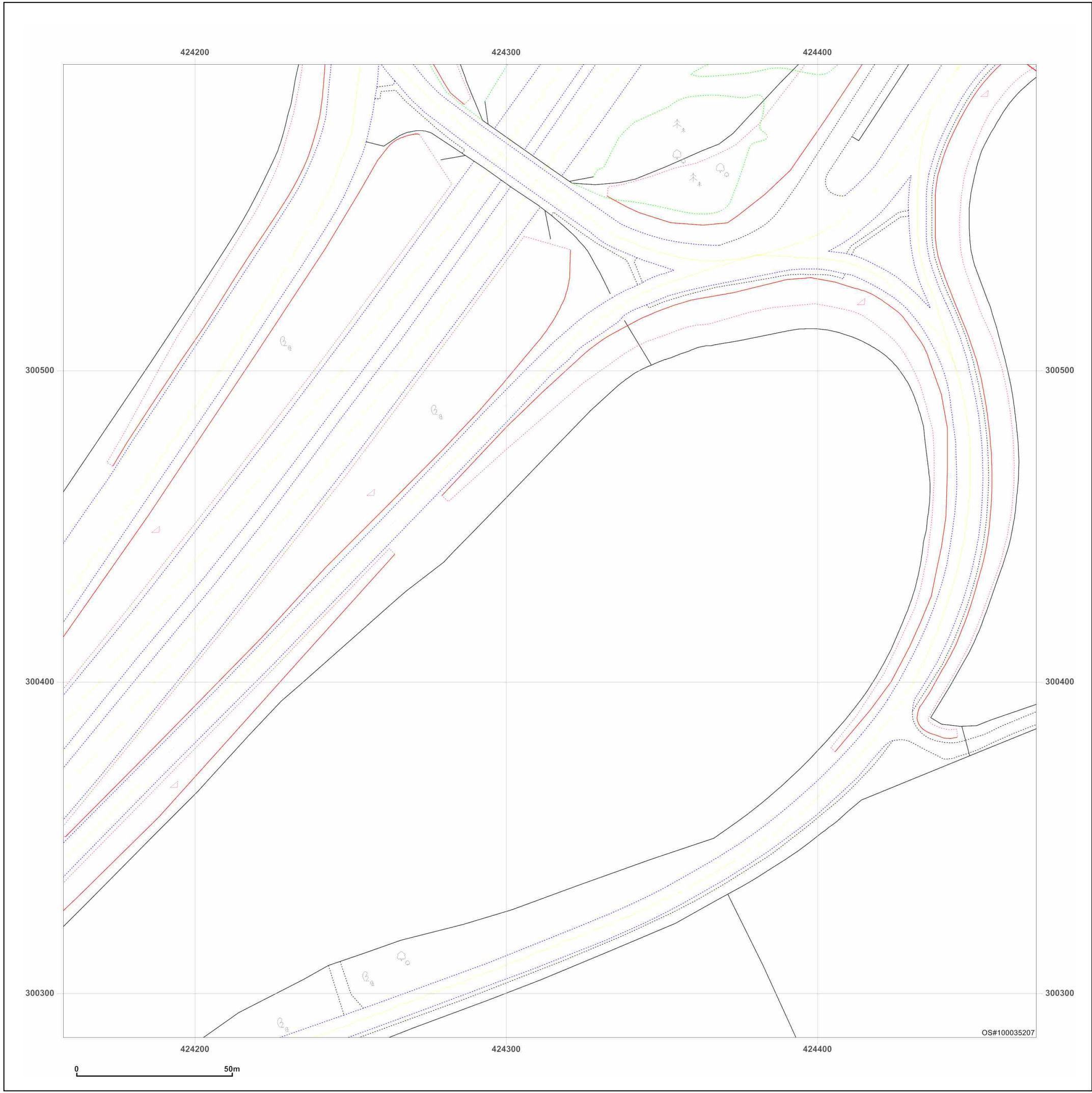


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Map legend available at:
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Site Details:

TRINITY ROAD, DORDON, B78
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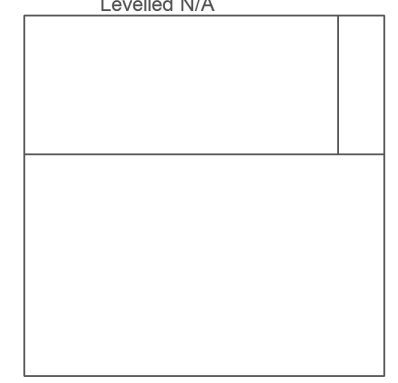
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Revised N/A	Revised 1993
Edition N/A	Edition N/A
Copyright N/A	Copyright 1993
Levelled N/A	Levelled N/A

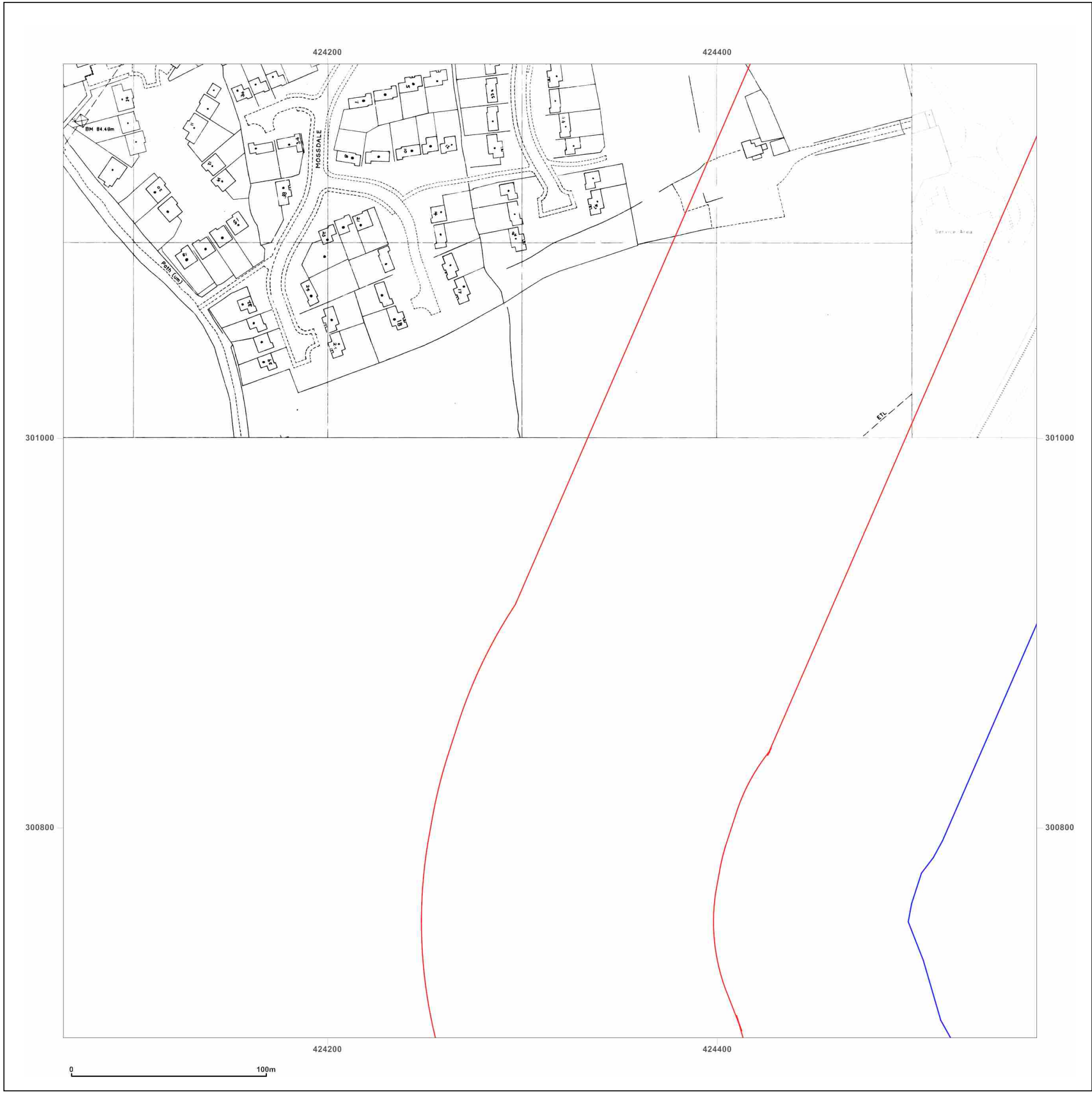


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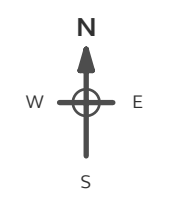
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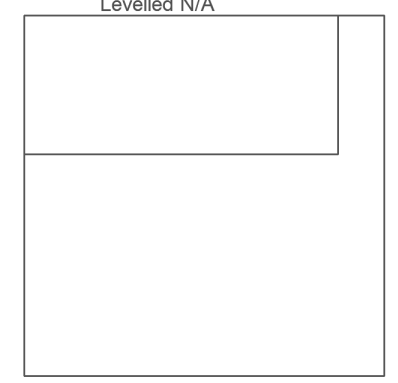
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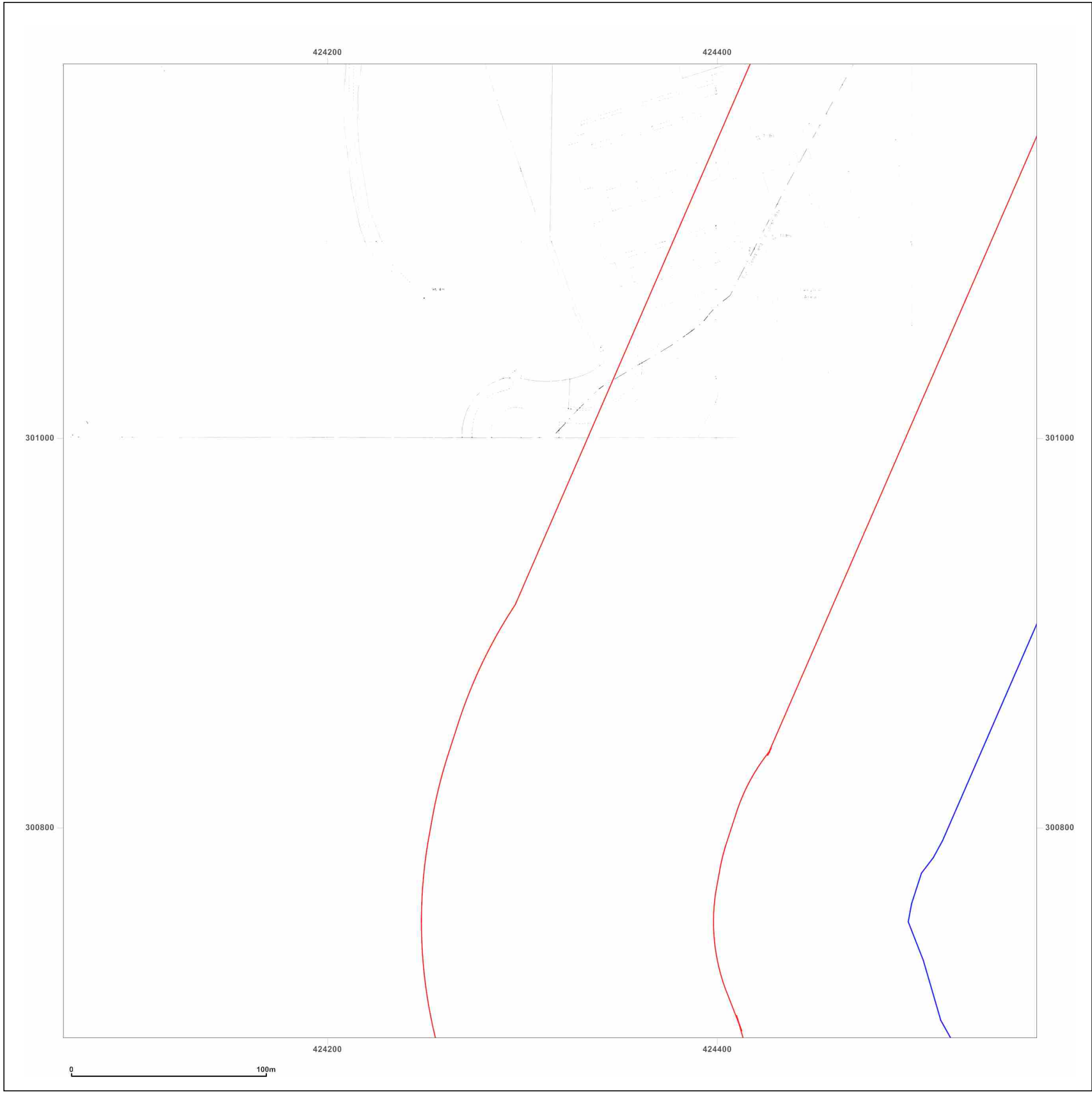


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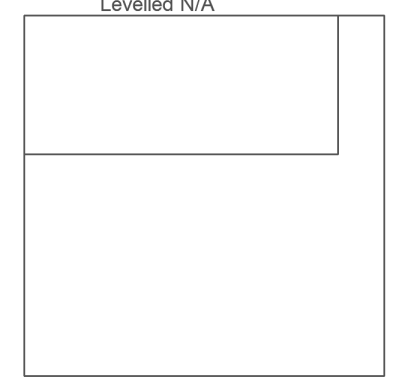
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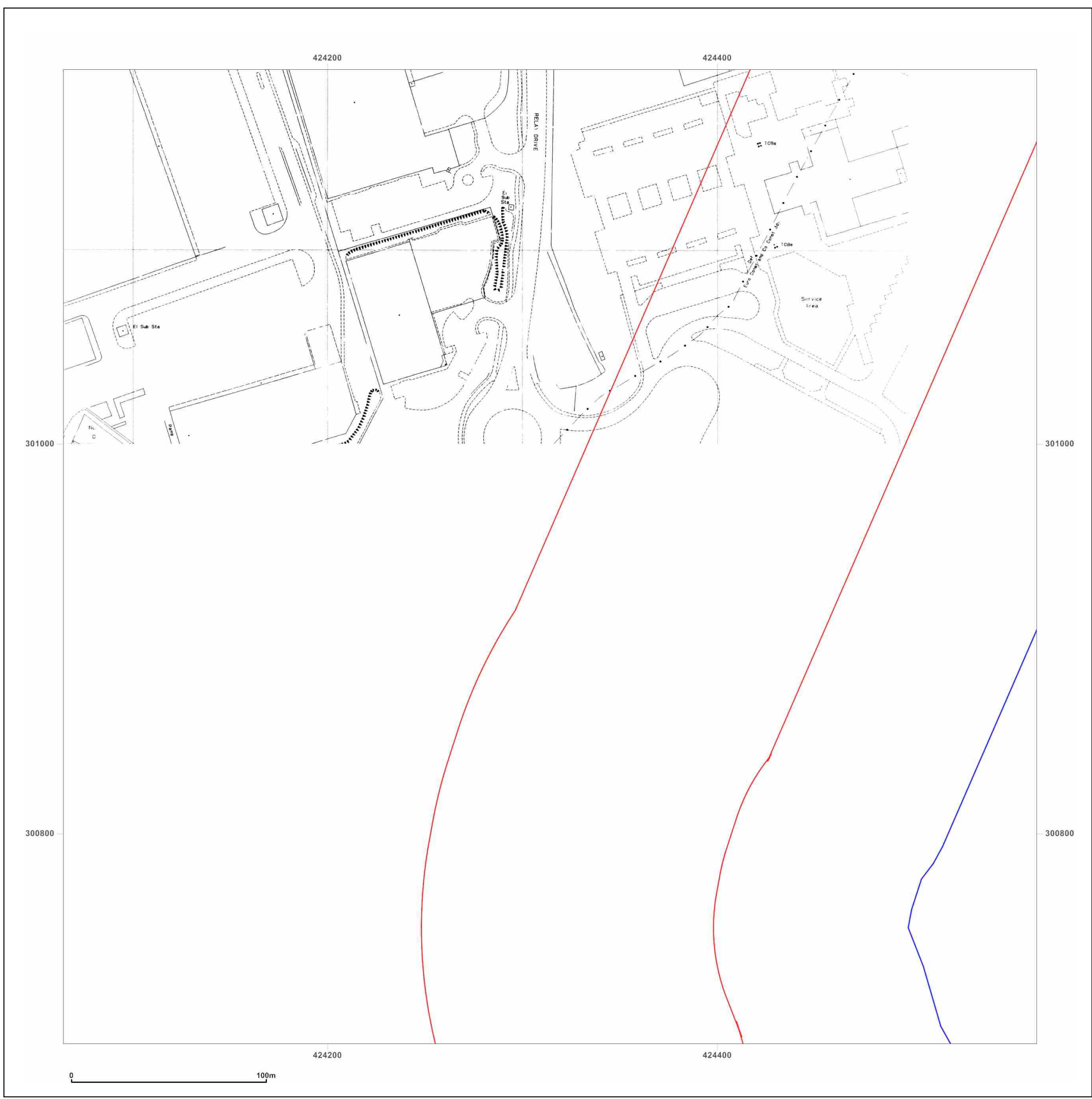


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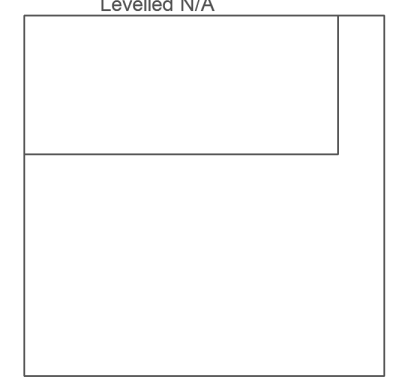
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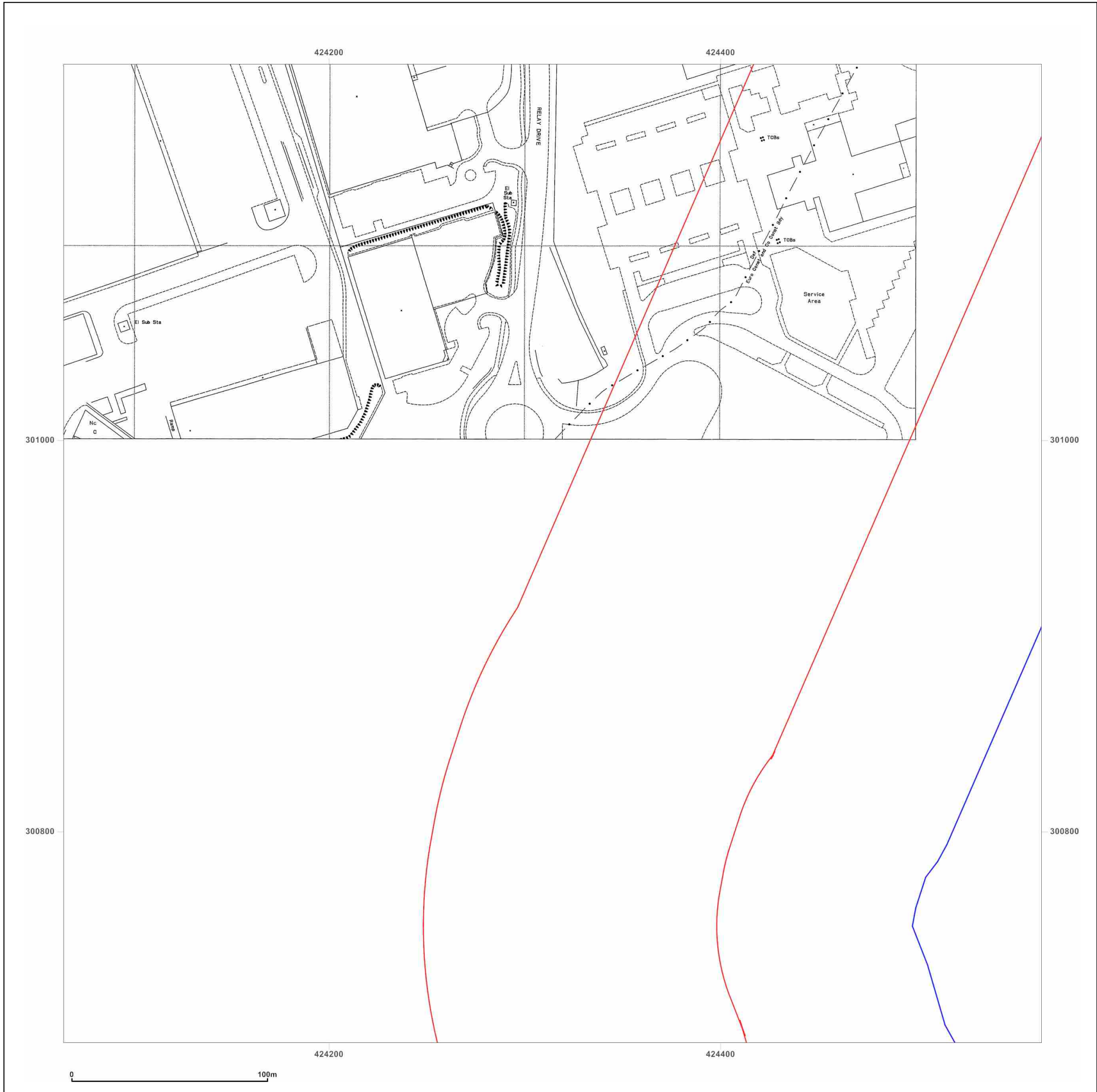


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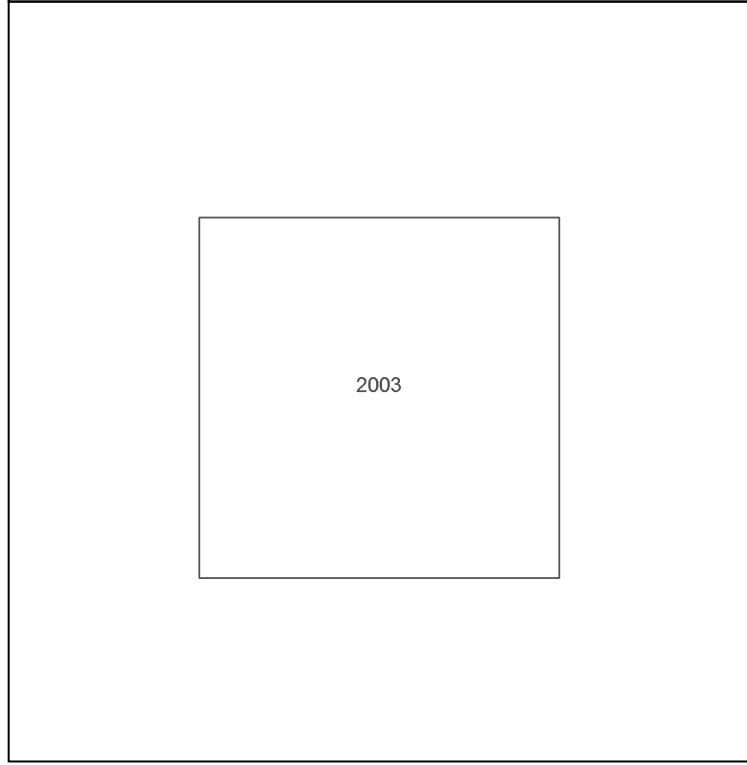
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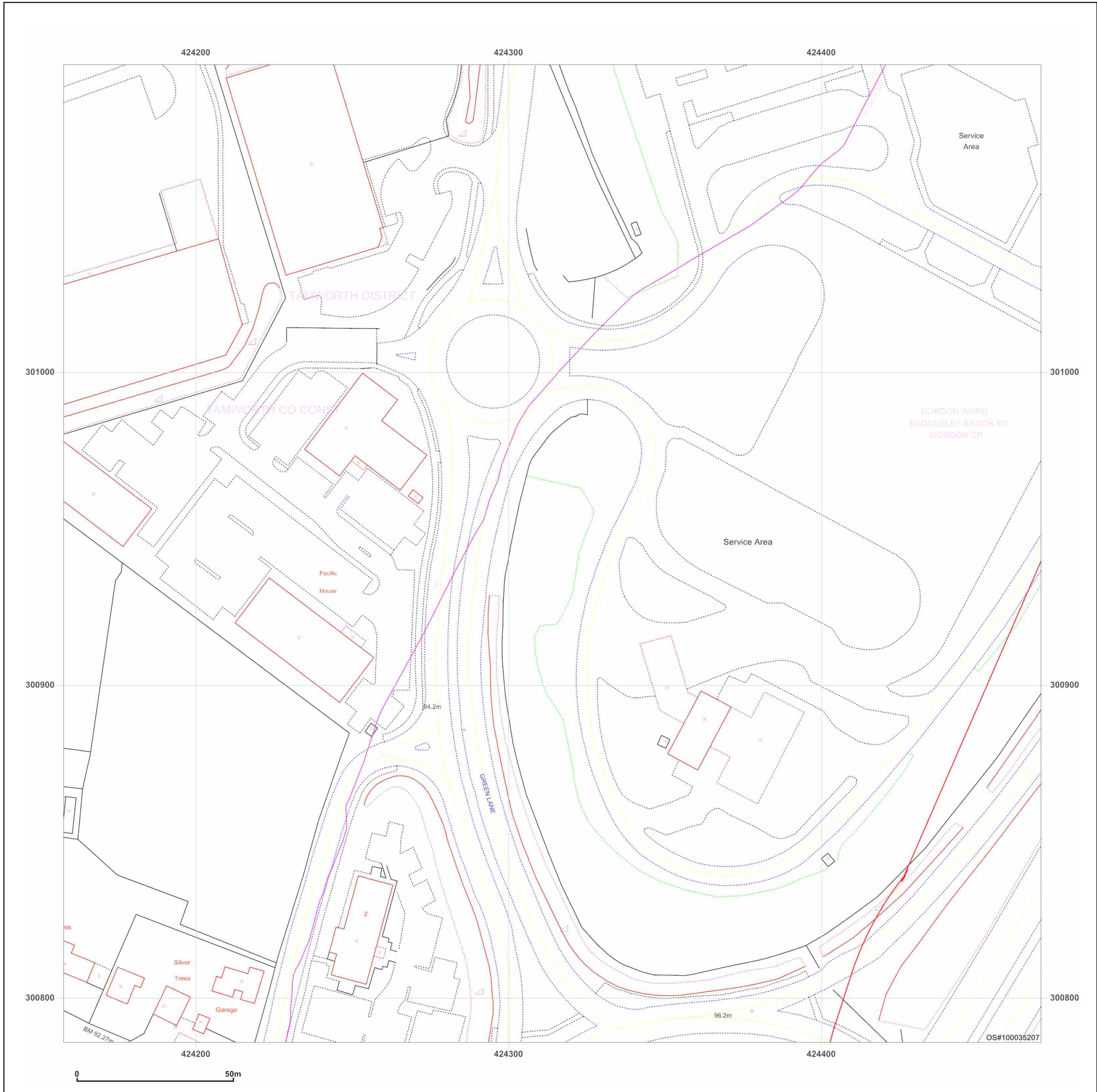


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: National Grid

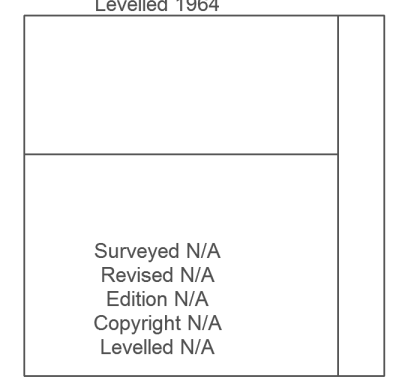
Map date: 1987-1988

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: National Grid

Map date: 1988-1993

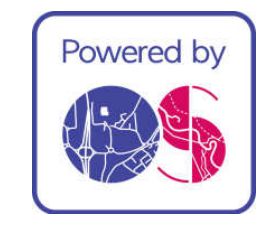
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Printed at: 1:2,000



Surveved 1966 Revised 1966 Edition N/A Copyright 1988 Levelled 1964	Surveved 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A
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Surveved 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A	Surveved 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A
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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: National Grid

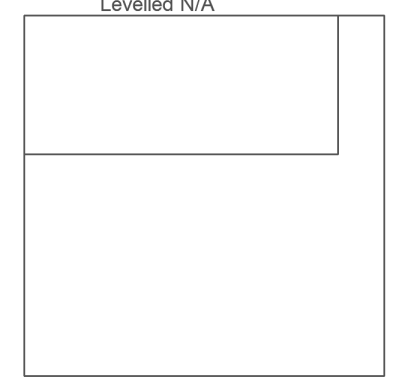
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

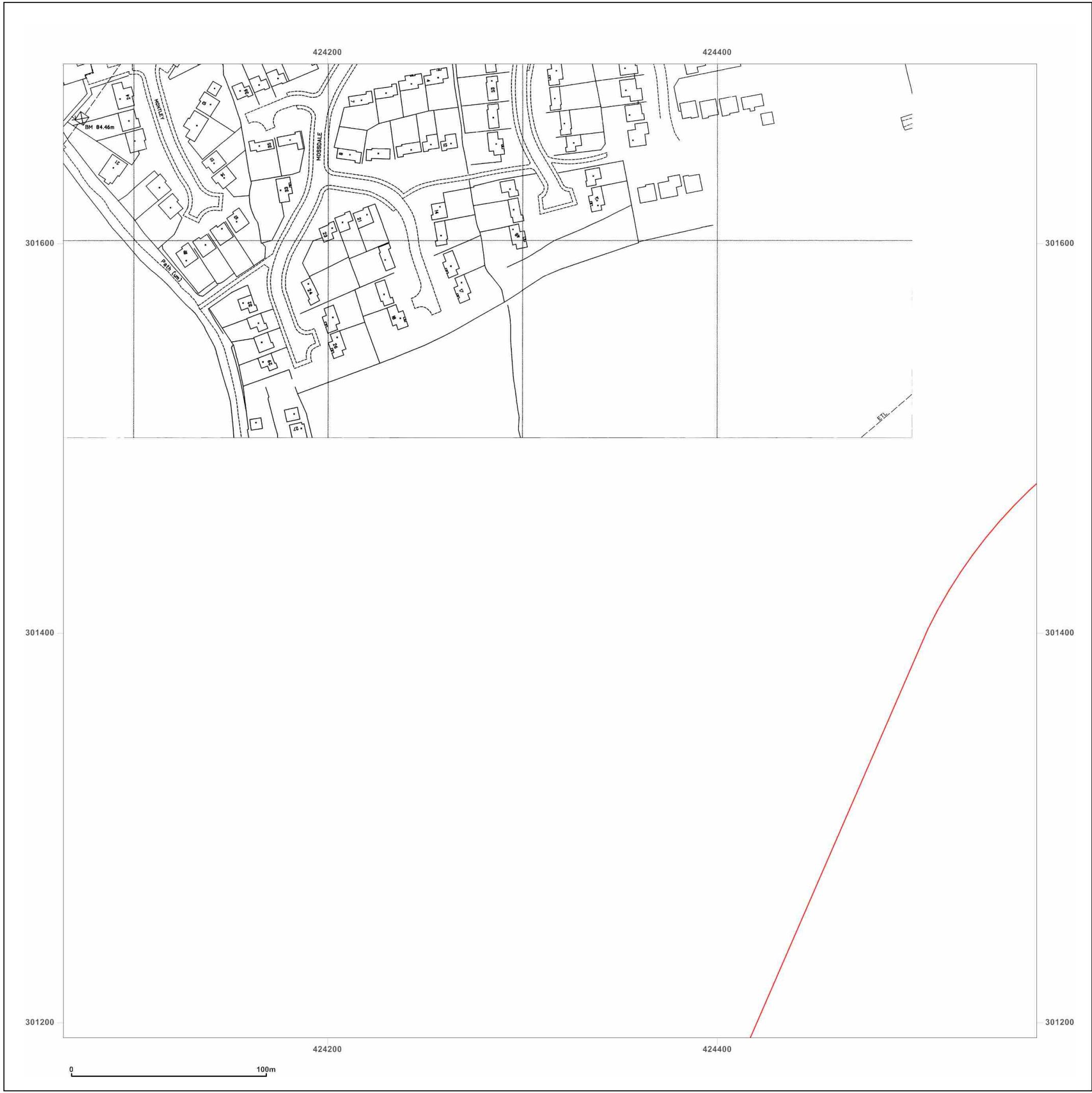


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

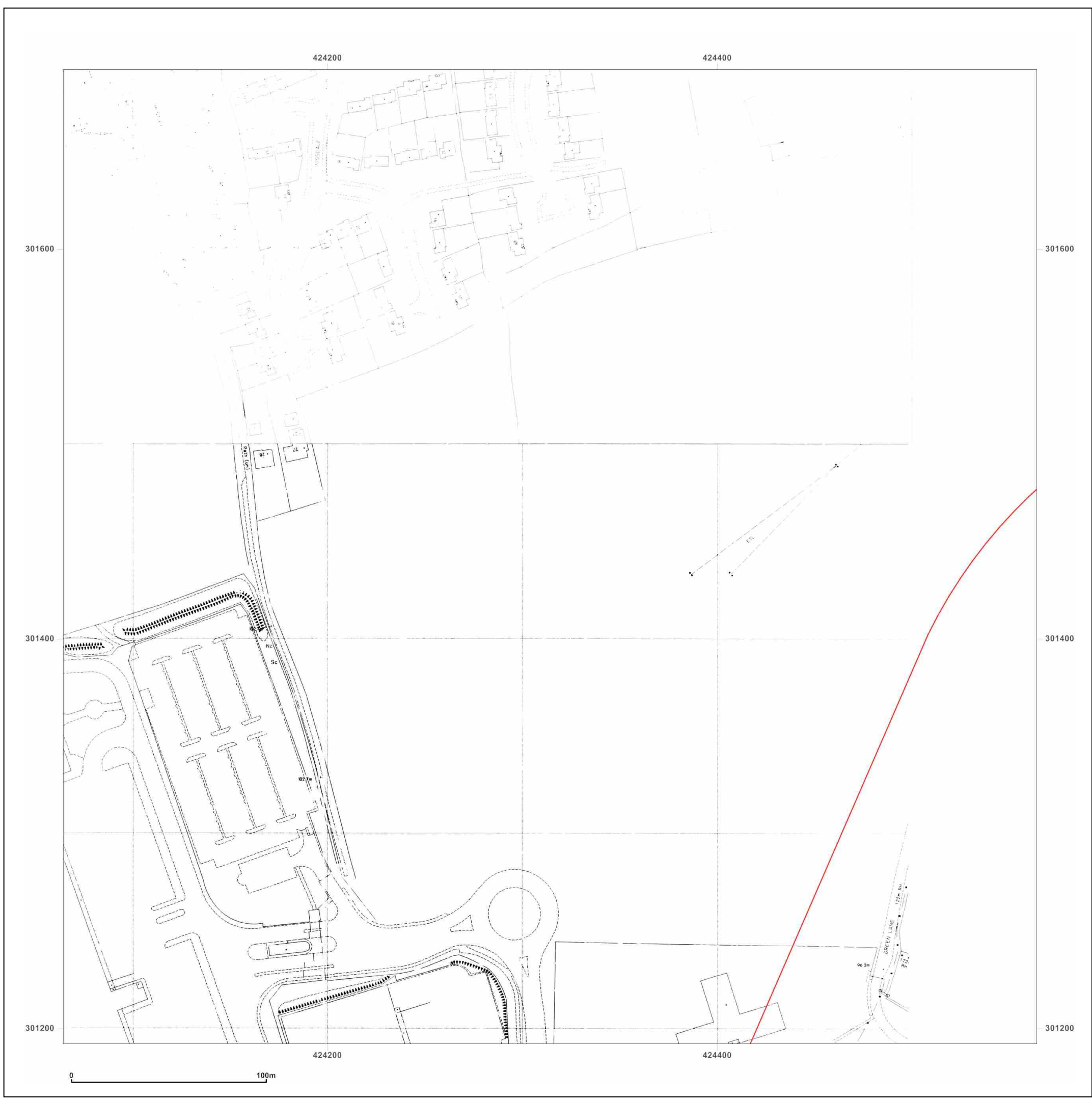


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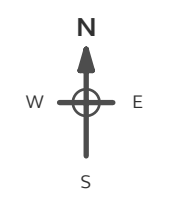
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Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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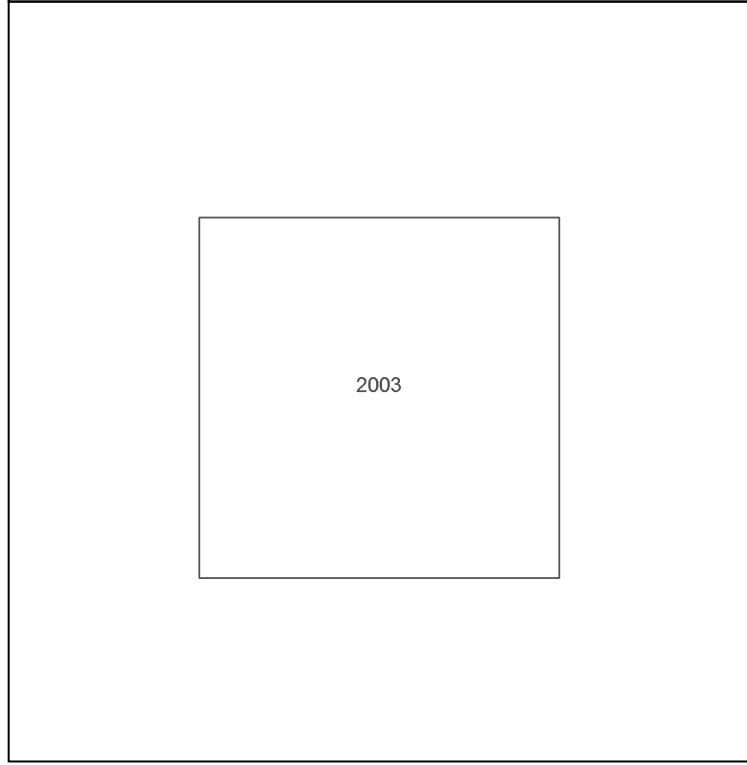
Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_1_3
Grid Ref: 424314, 301442

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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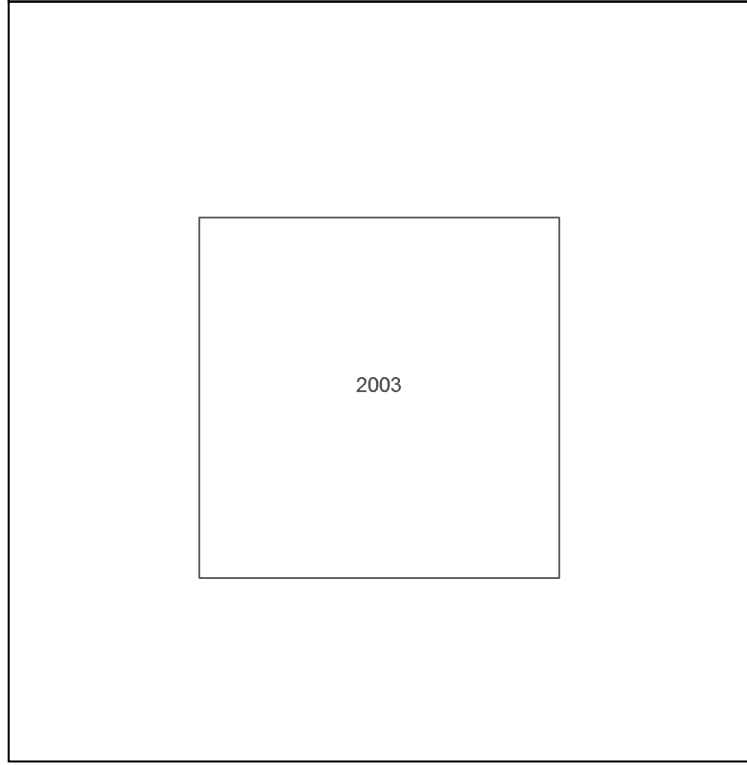
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Grid Ref: 424814, 300442

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

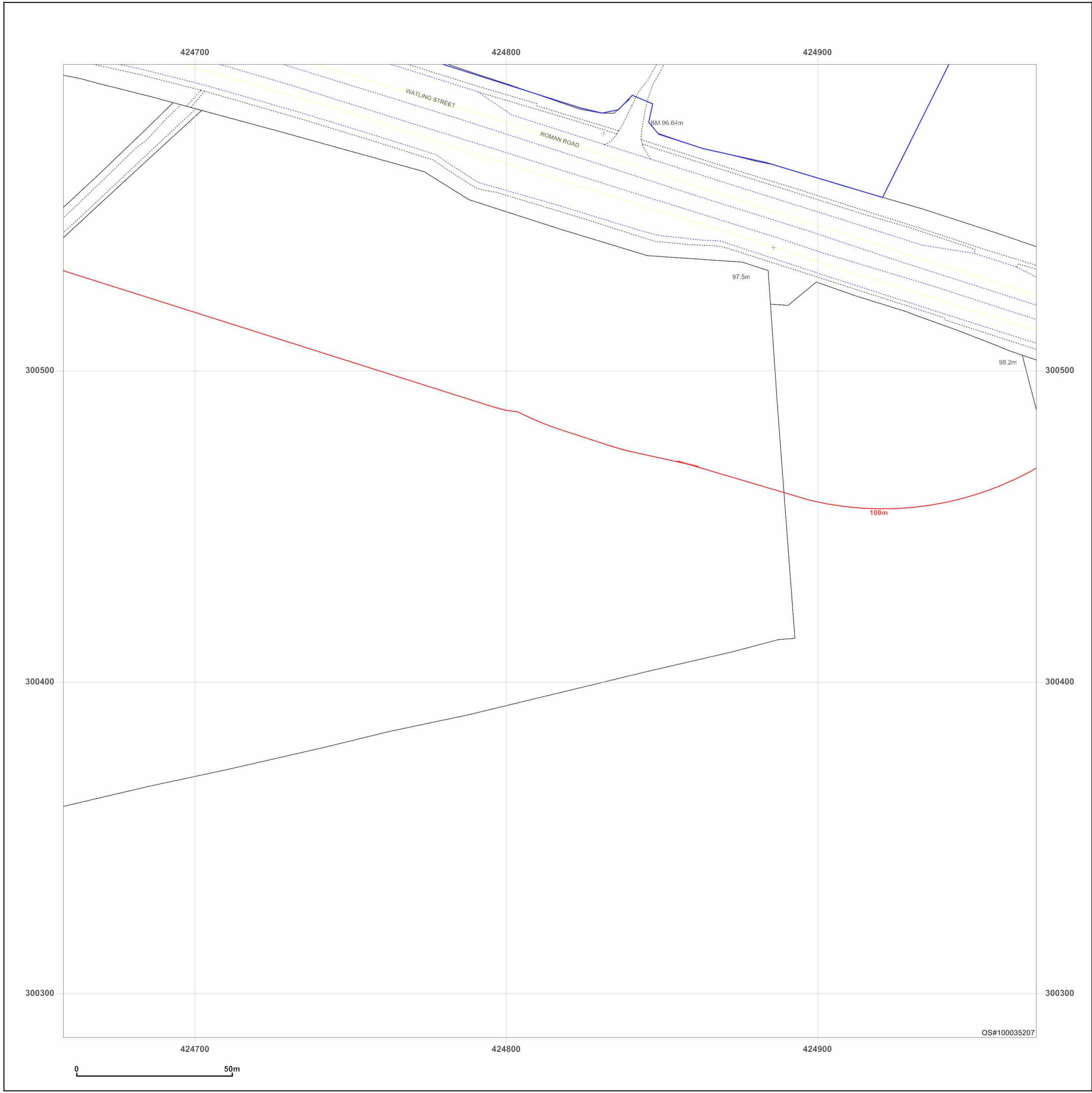


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_2_2
Grid Ref: 424814, 300942

Map Name: National Grid

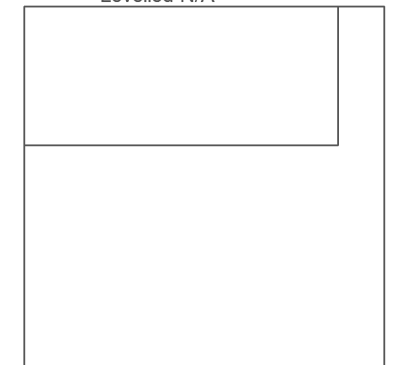
Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

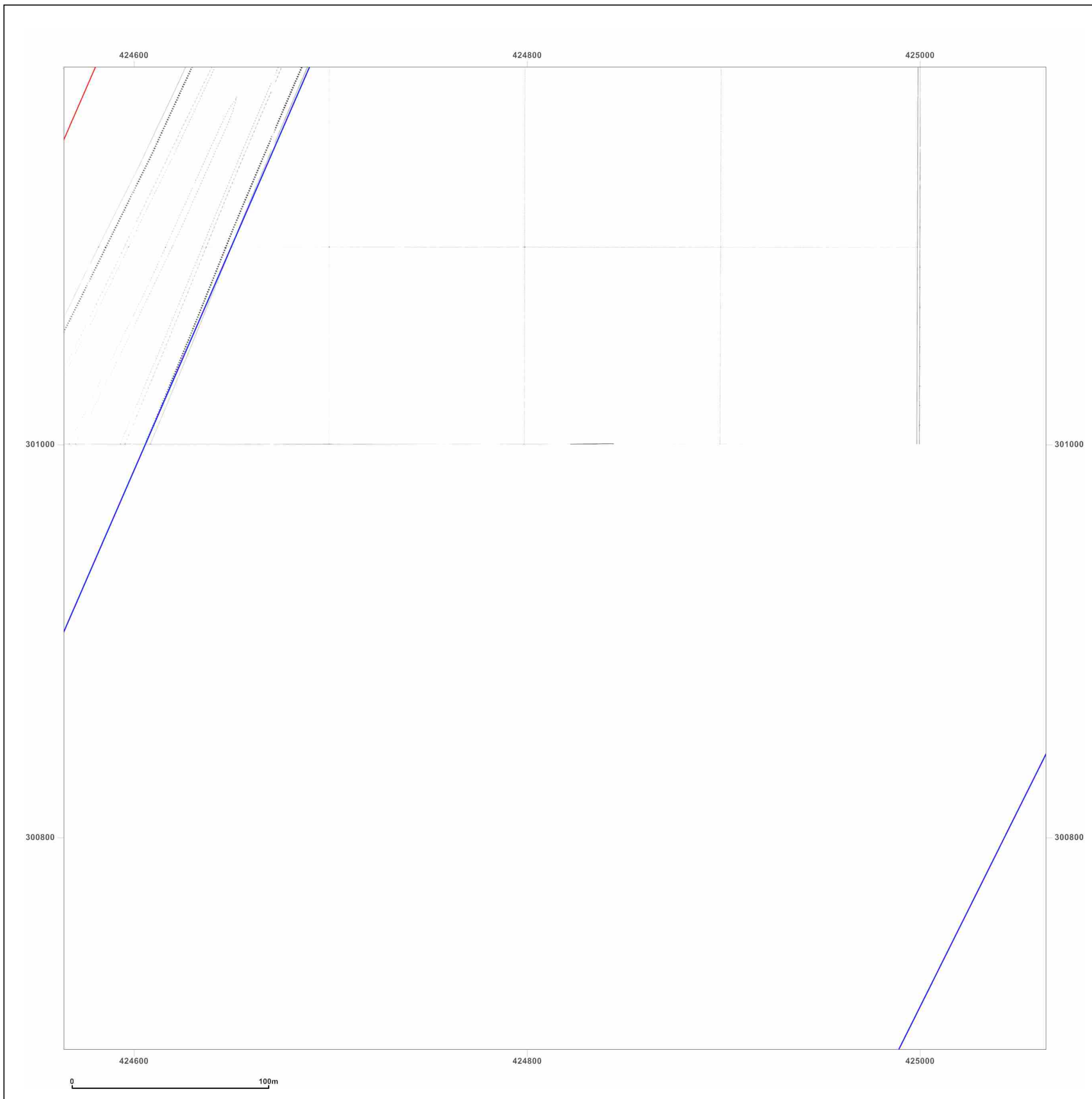


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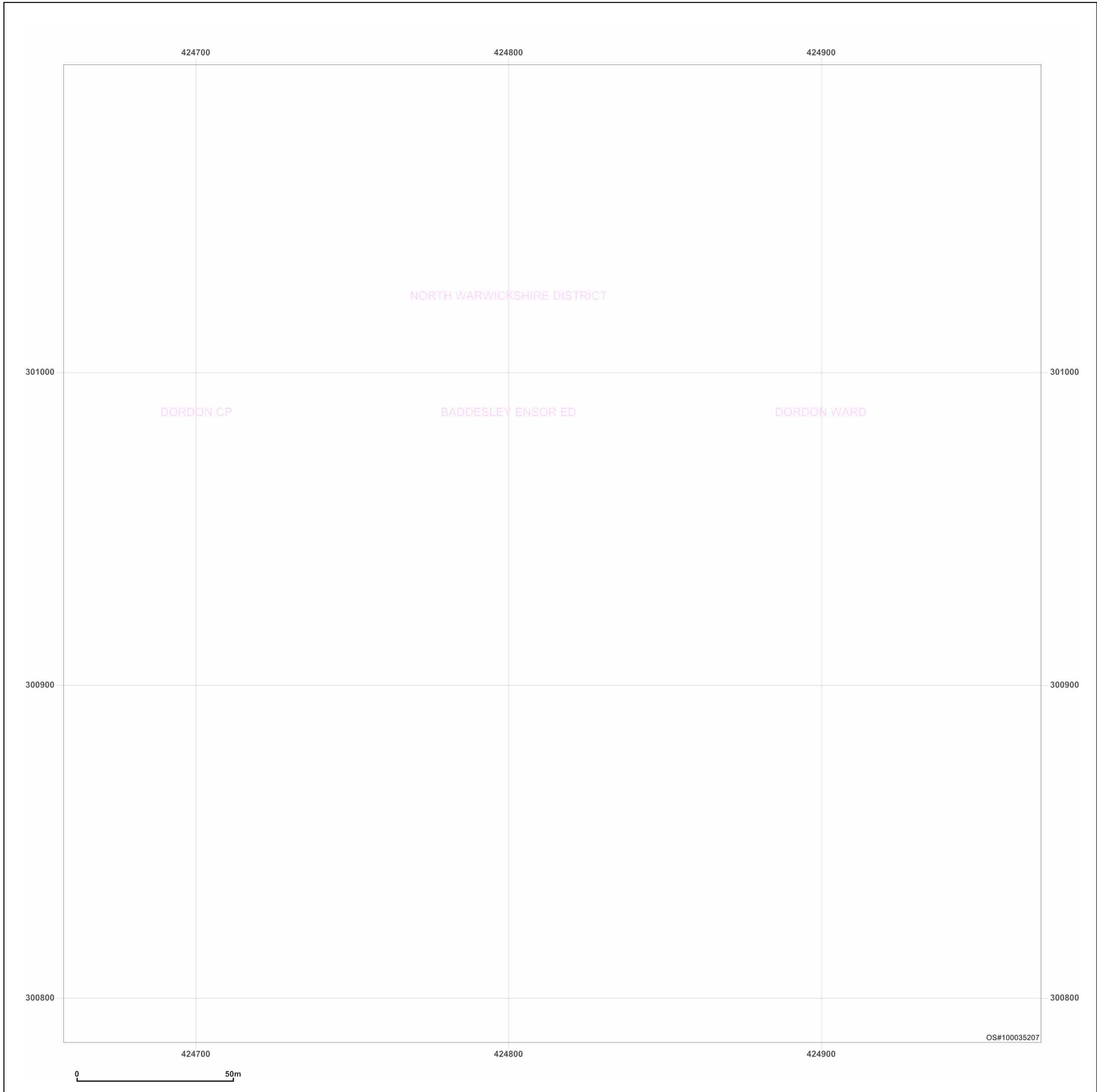
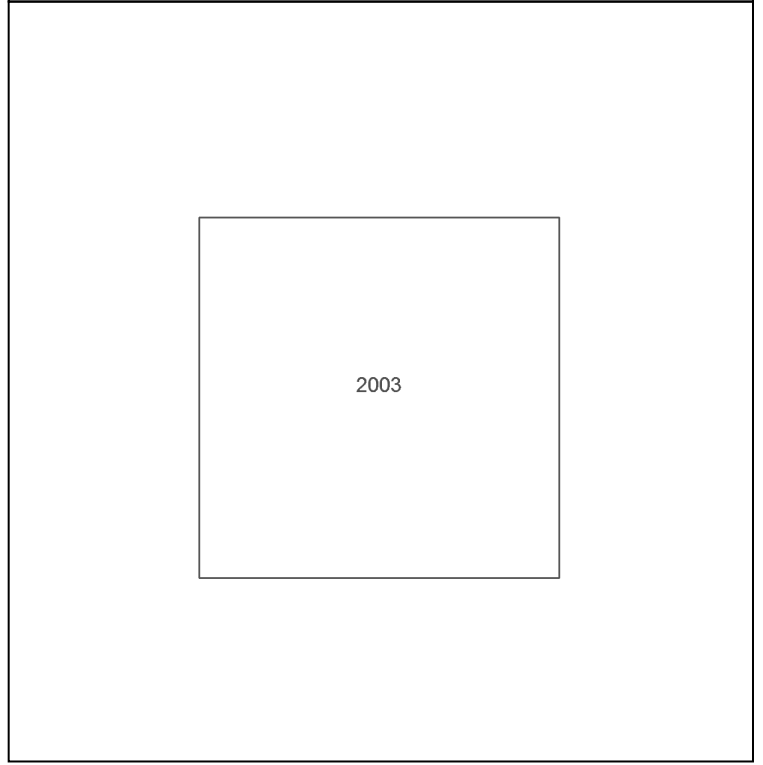
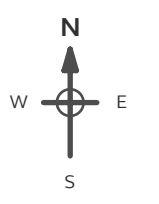
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Site Details:
 TRINITY ROAD, DORDON, B78
 1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_2_2
Grid Ref: 424814, 300942

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_2_3
Grid Ref: 424814, 301442

Map Name: National Grid

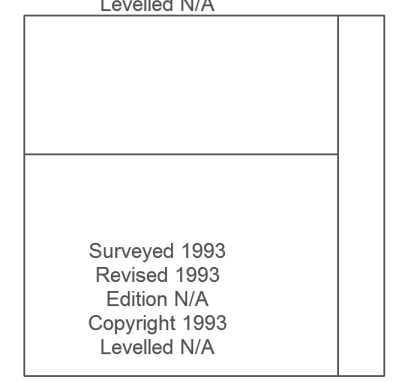
Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
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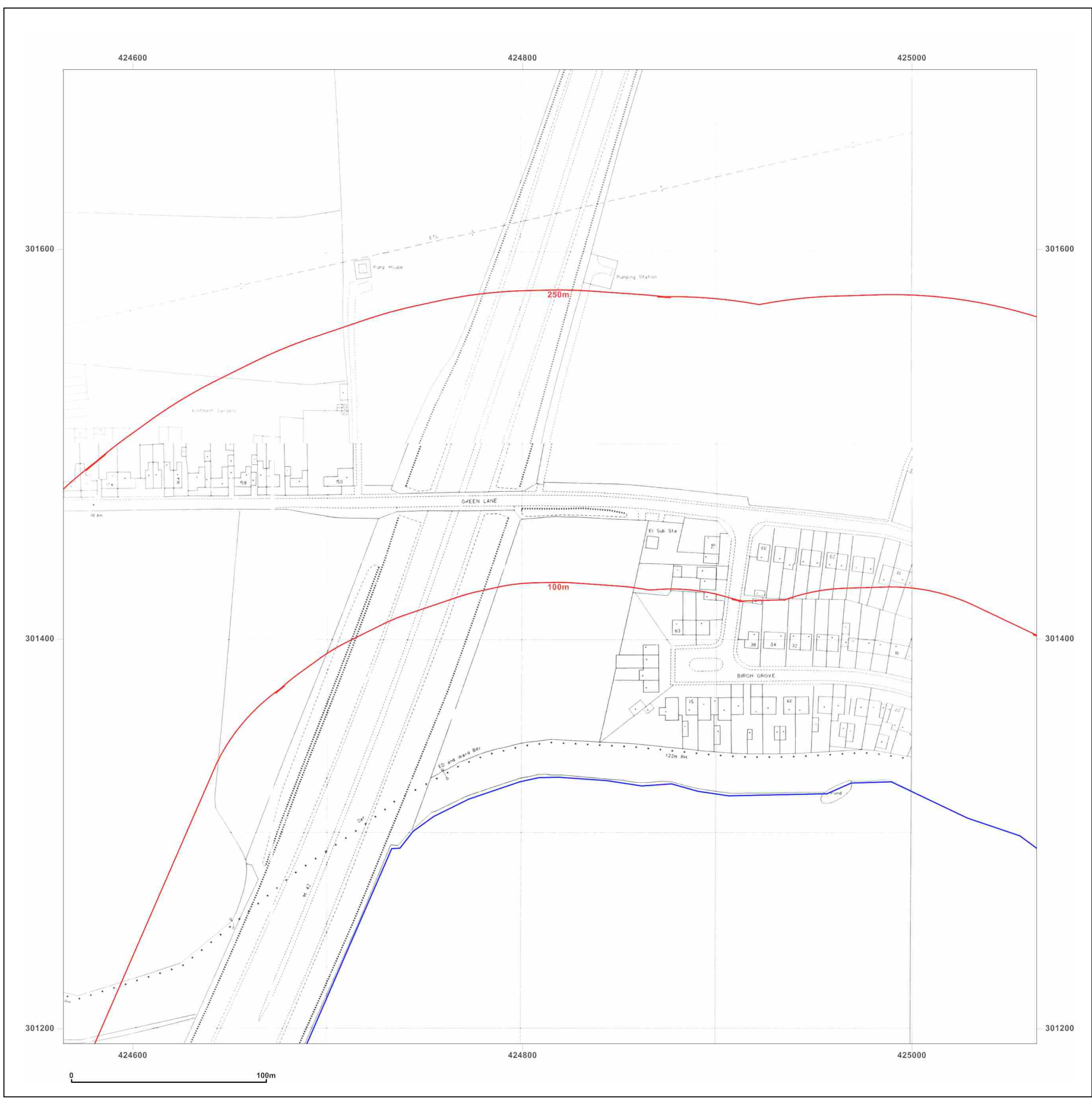


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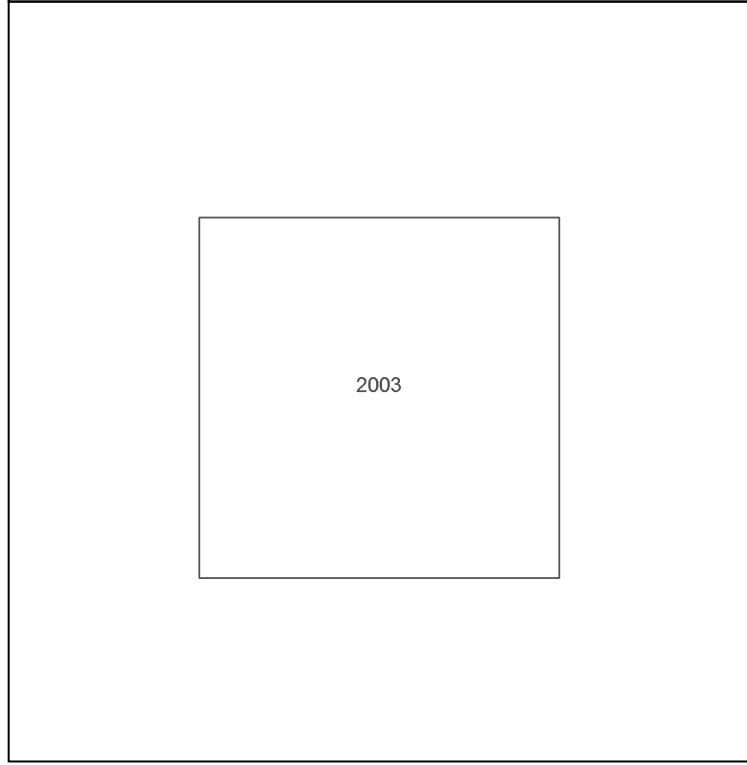
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Grid Ref: 424814, 301442

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

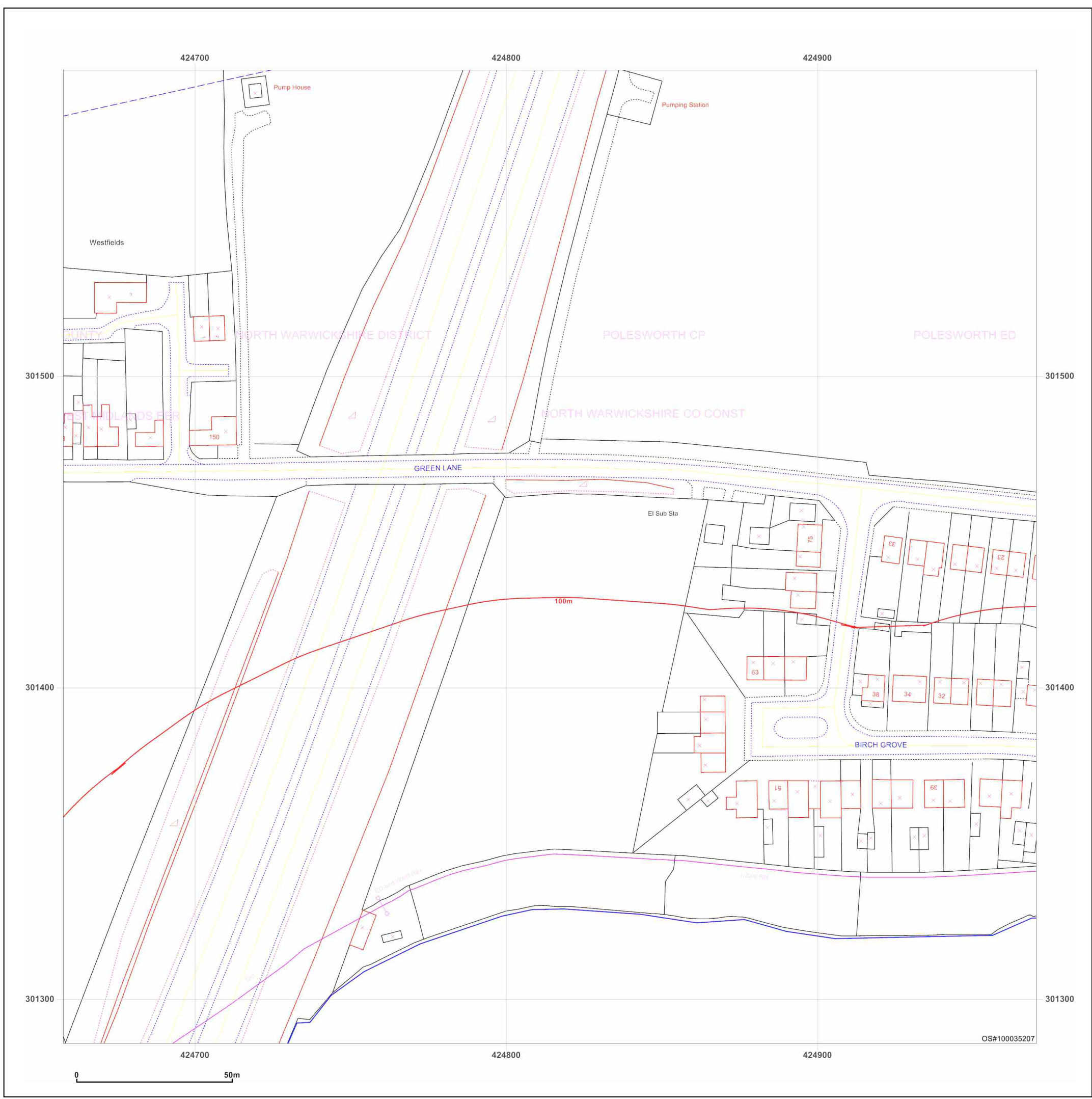


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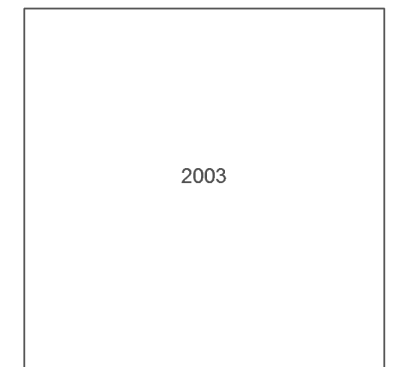
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Report Ref: GS-6973301_1250scale_3_1
Grid Ref: 425314, 300442

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

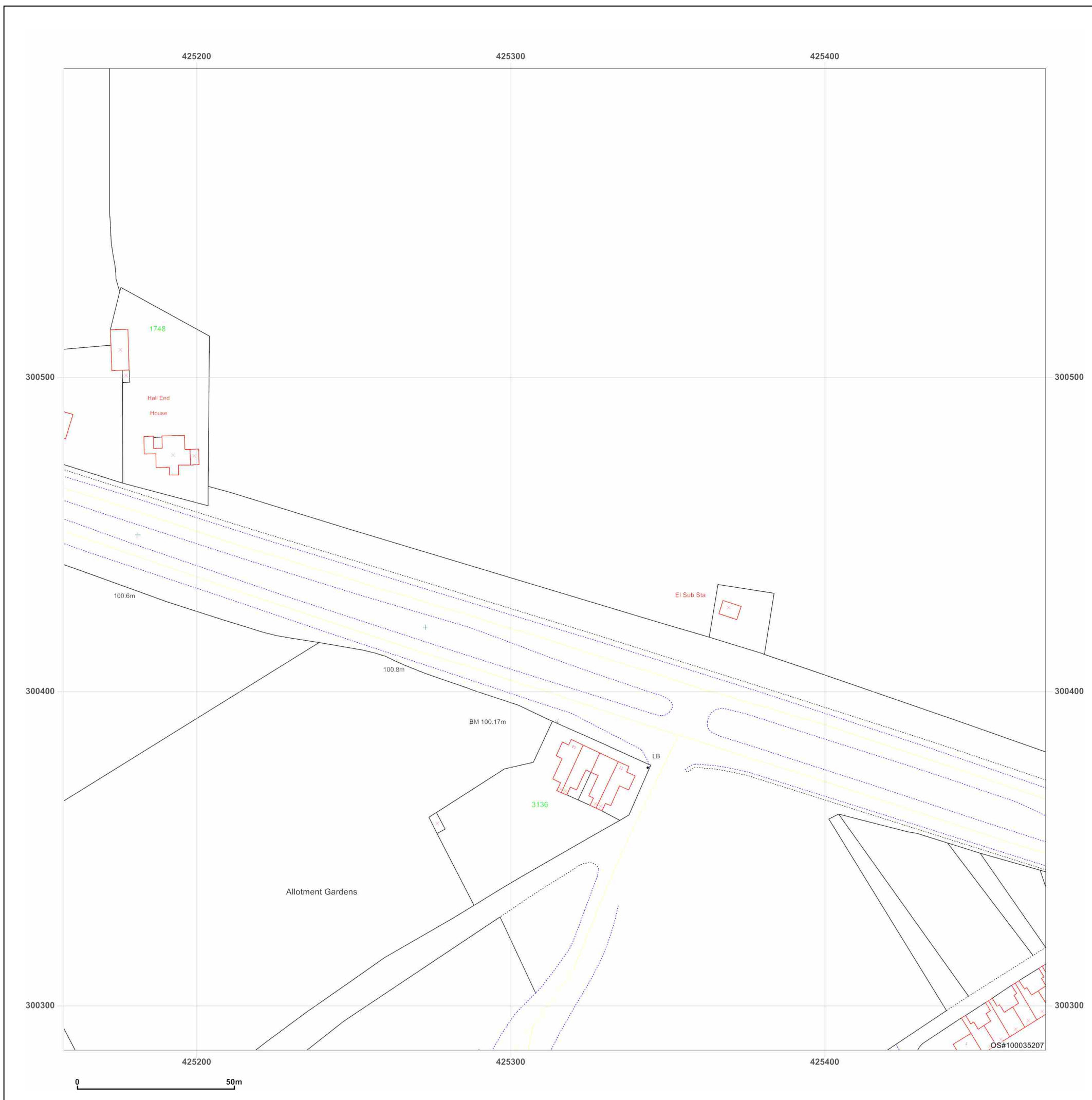


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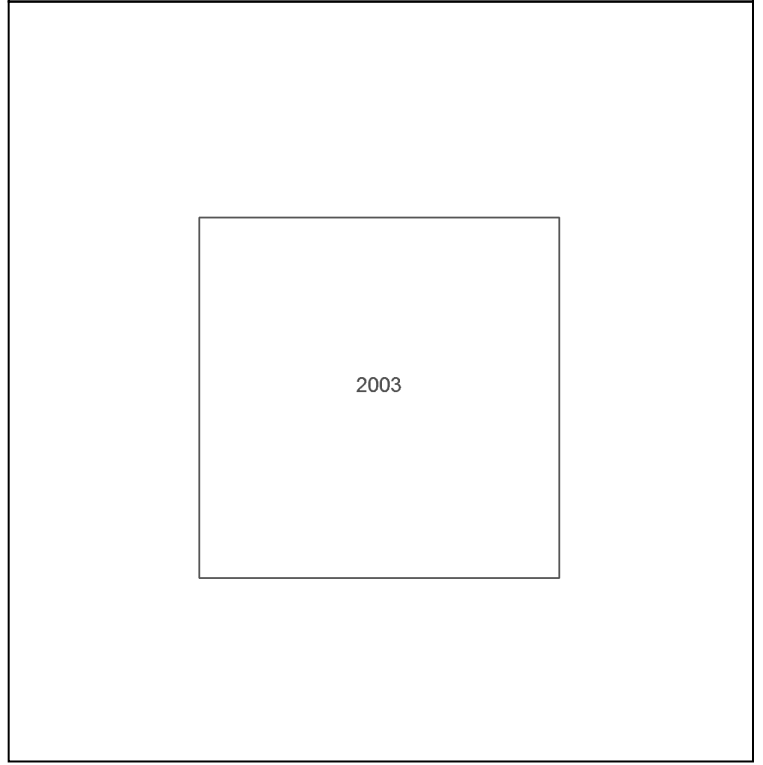
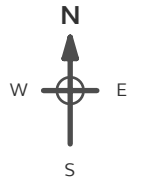
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www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:
 TRINITY ROAD, DORDON, B78
 1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_1250scale_3_2
Grid Ref: 425314, 300942

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



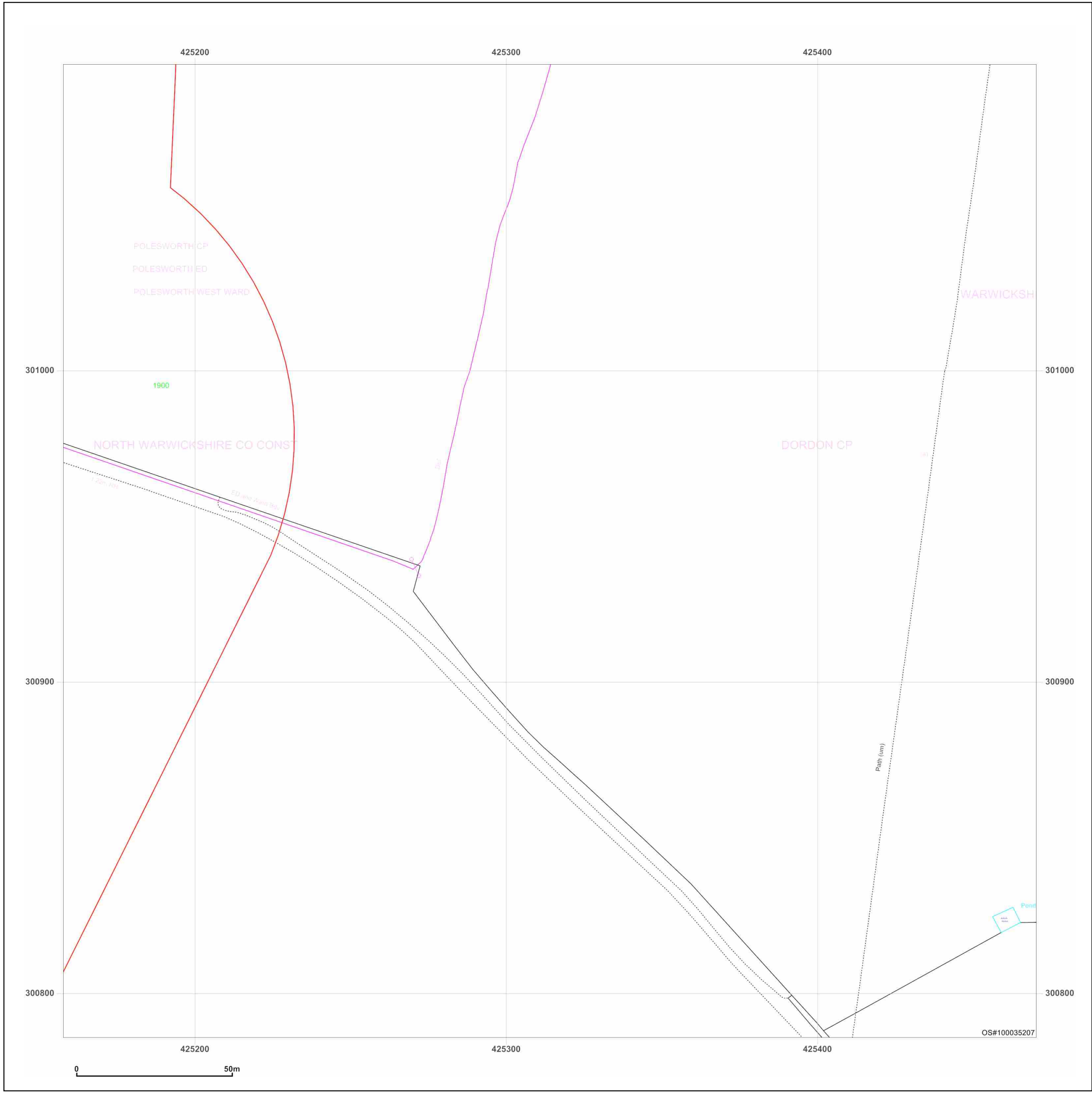
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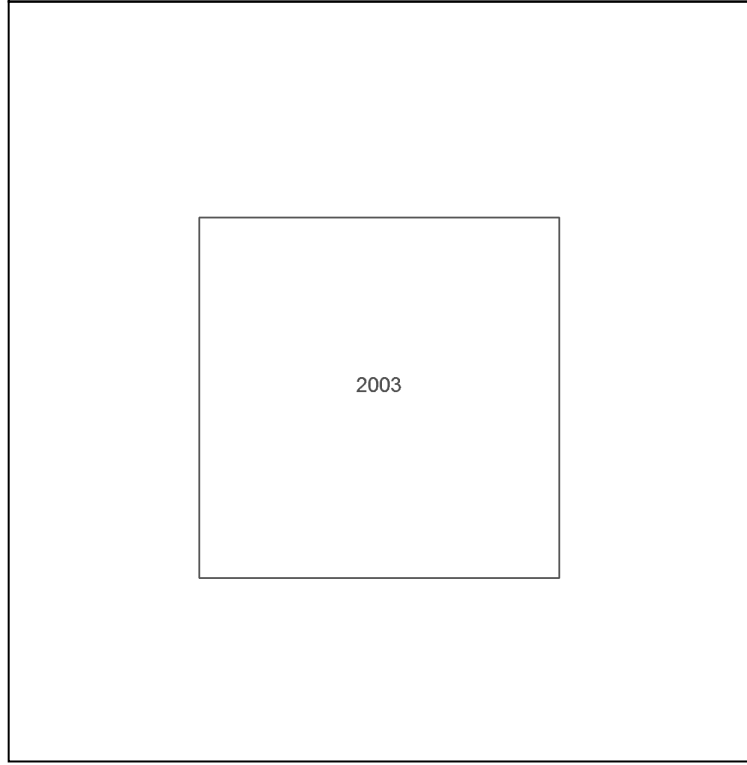
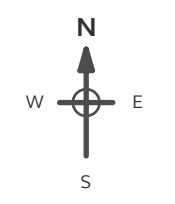
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Report Ref: GS-6973301_1250scale_3_3
Grid Ref: 425314, 301442

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



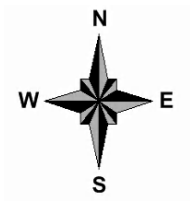
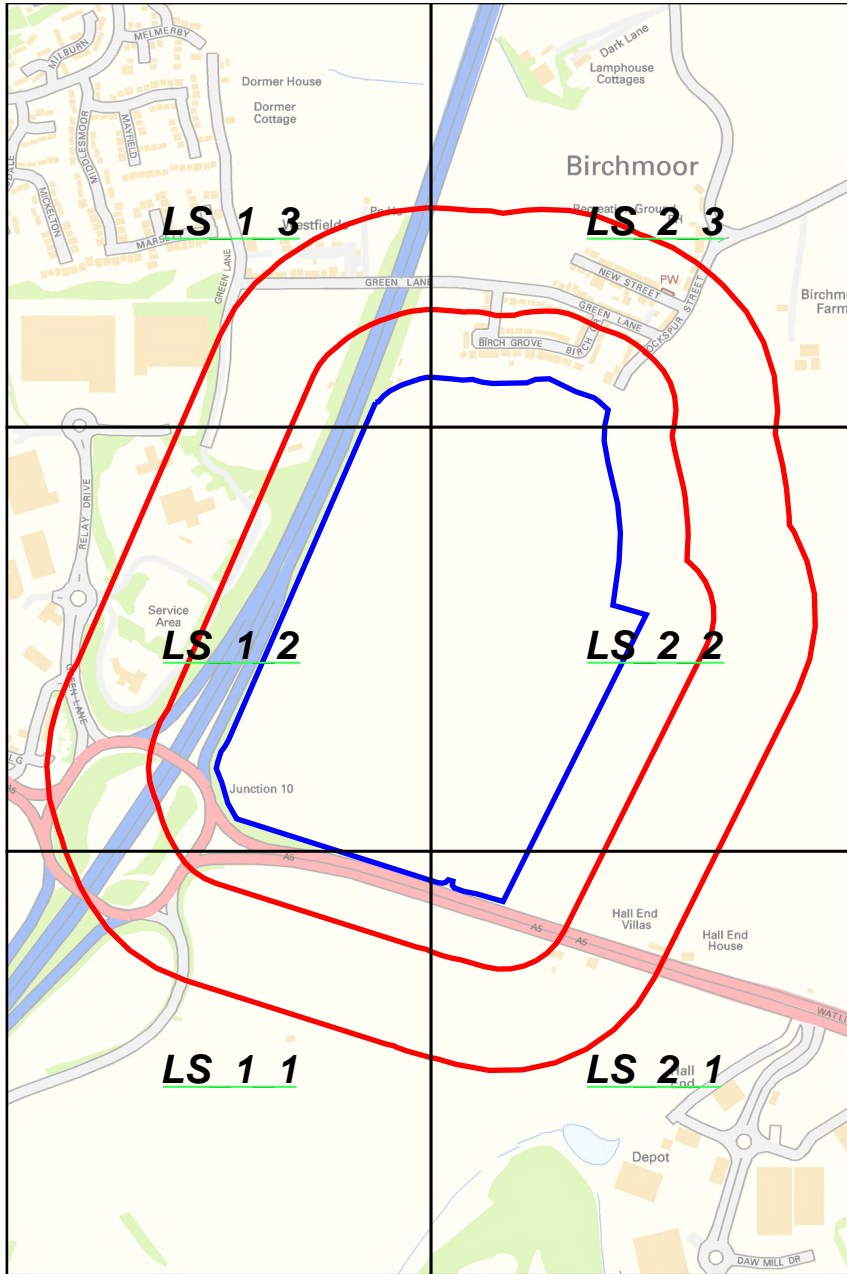
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1:2500 Scale Grid Index

Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: County Series

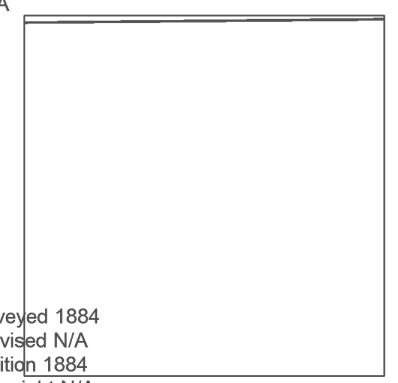
Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1884
Copyright N/A
Levelled N/A



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

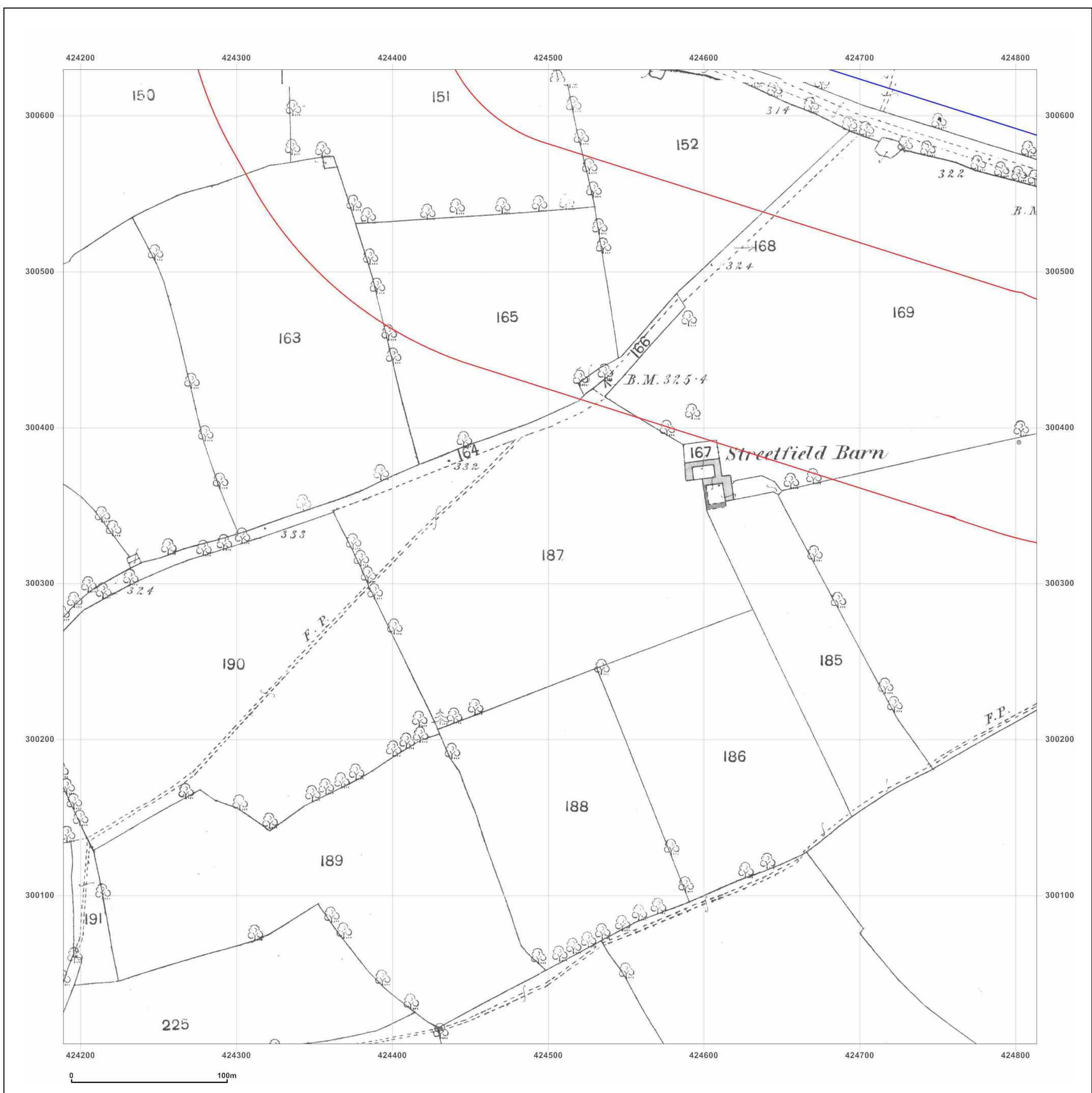


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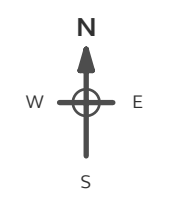
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Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: County Series

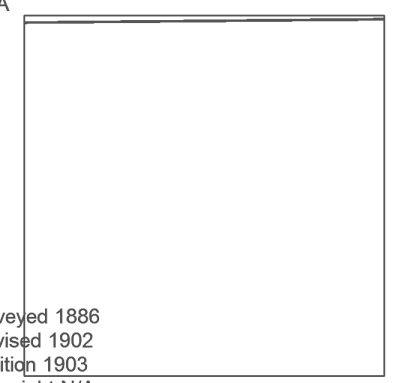
Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A

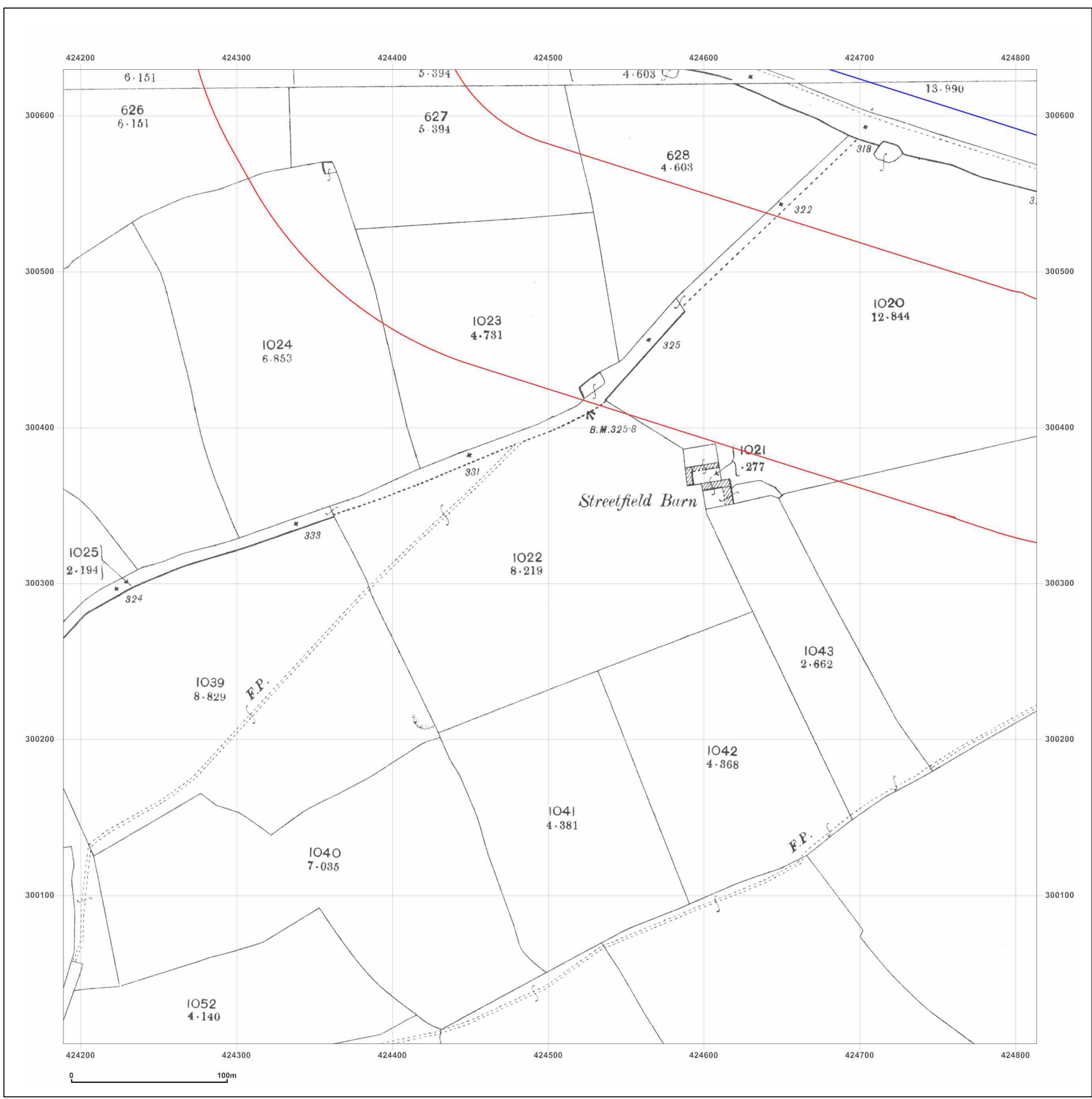


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: County Series

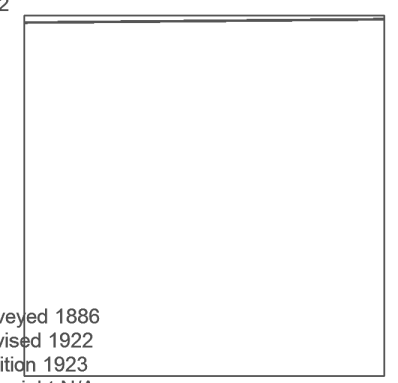
Map date: 1923-1924

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1922
Edition 1924
Copyright N/A
Levelled 1922



Surveyed 1886
Revised 1922
Edition 1923
Copyright N/A
Levelled 1922

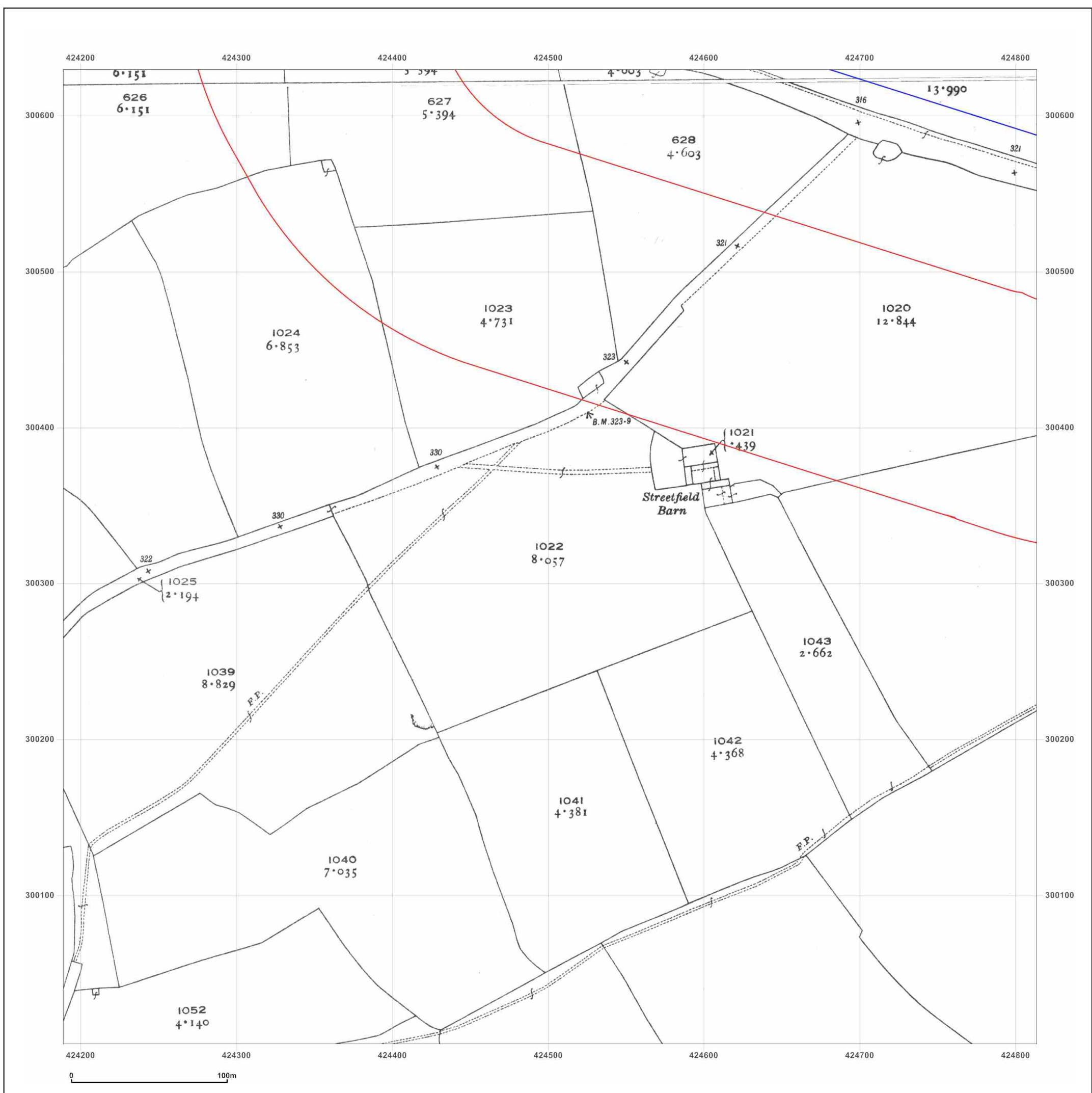


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

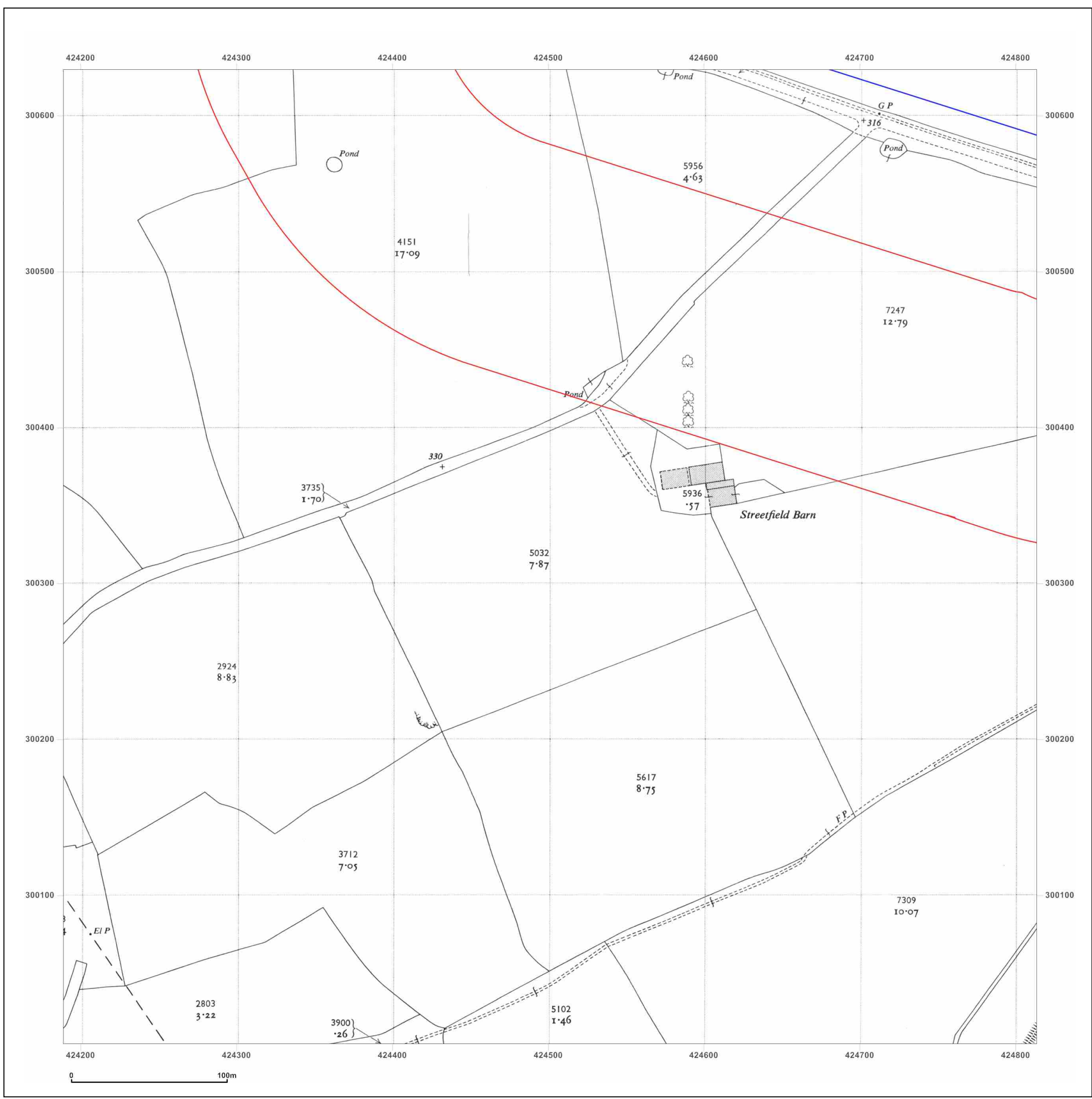


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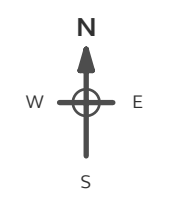
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Grid Ref: 424501, 300317

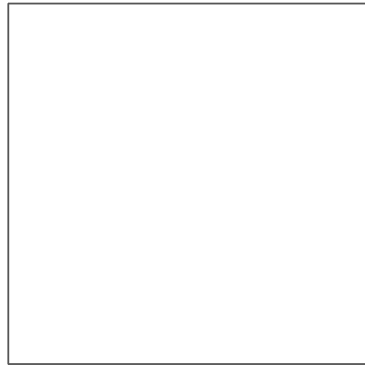
Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500





Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

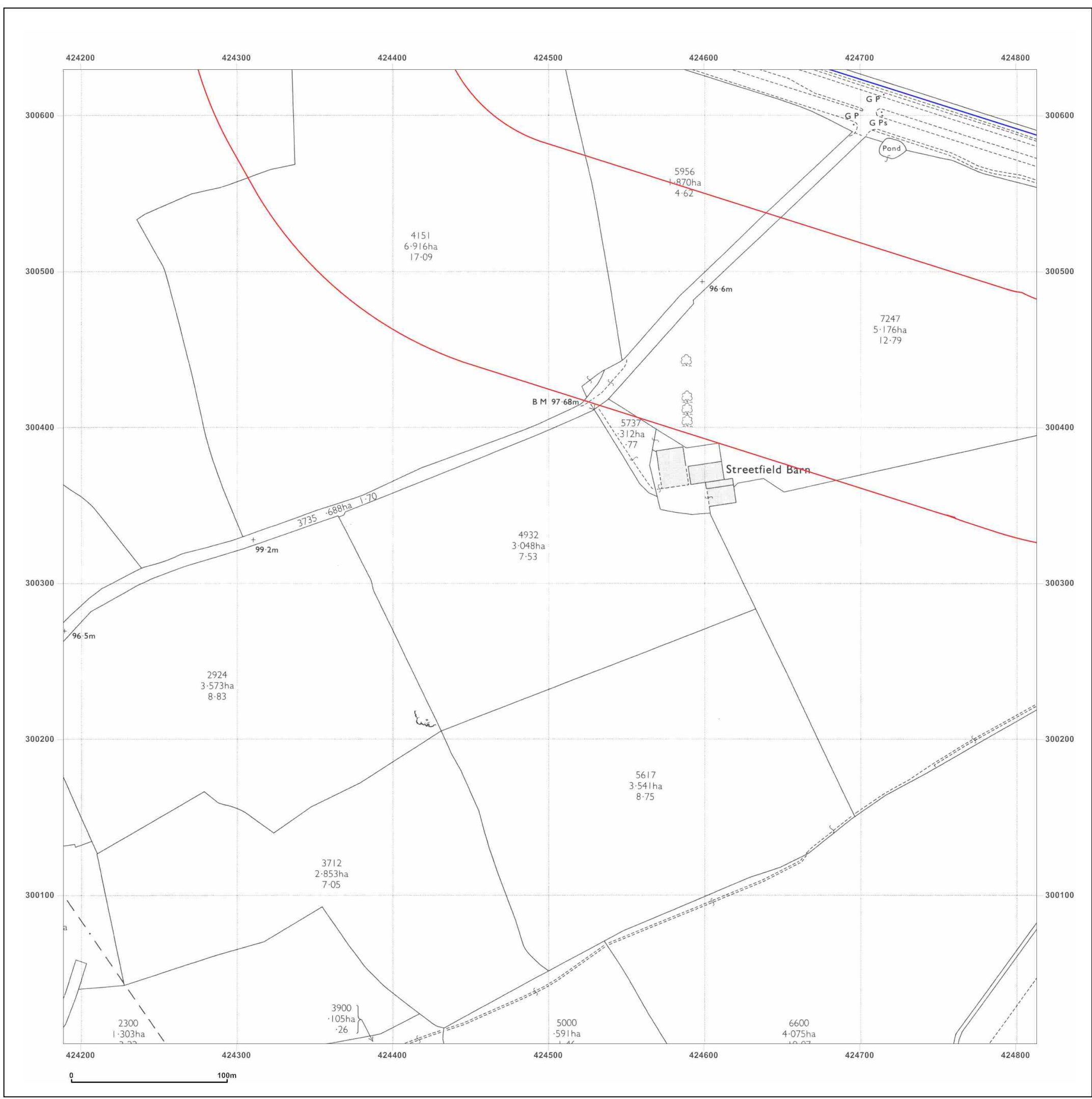


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

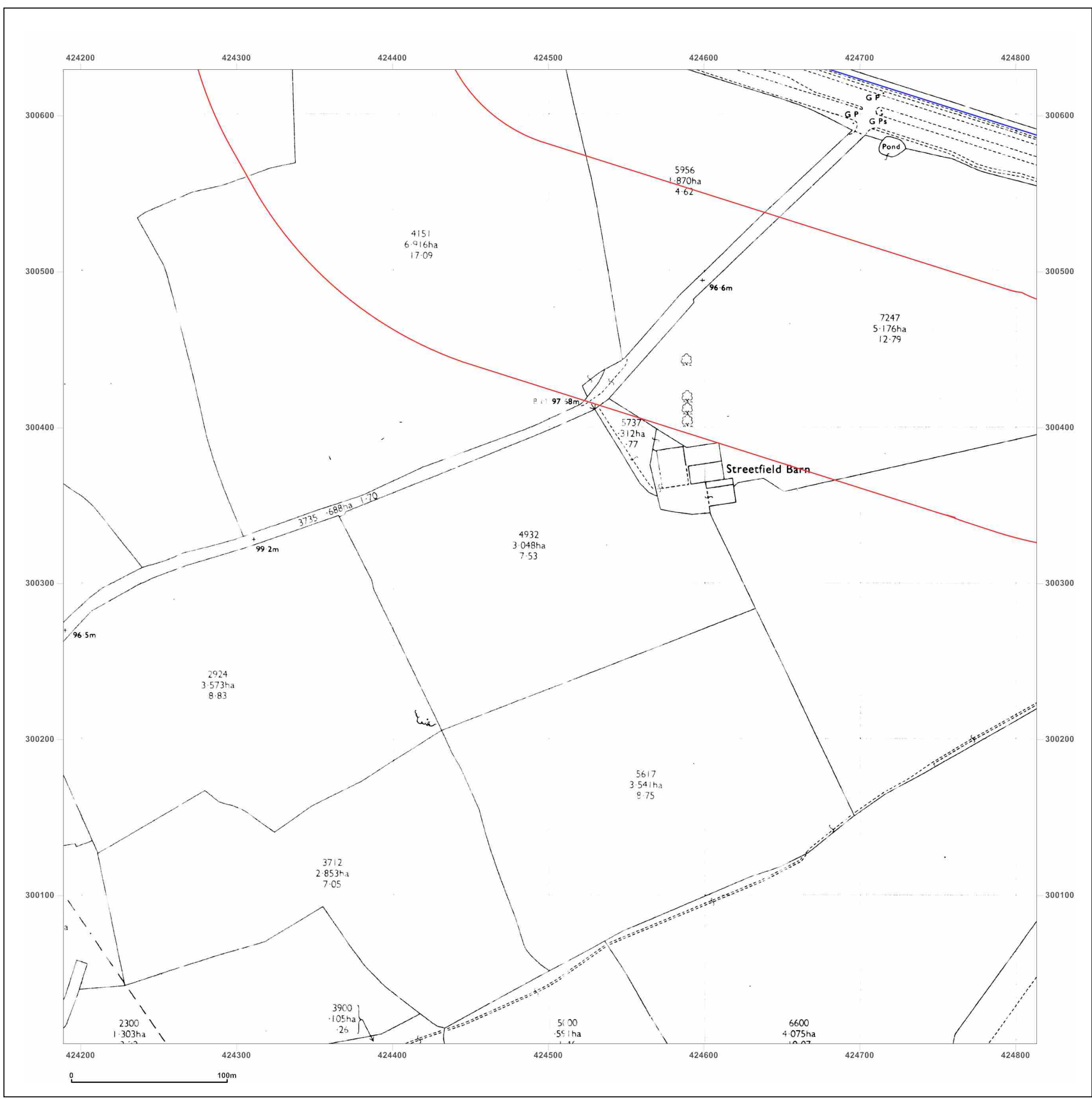


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964

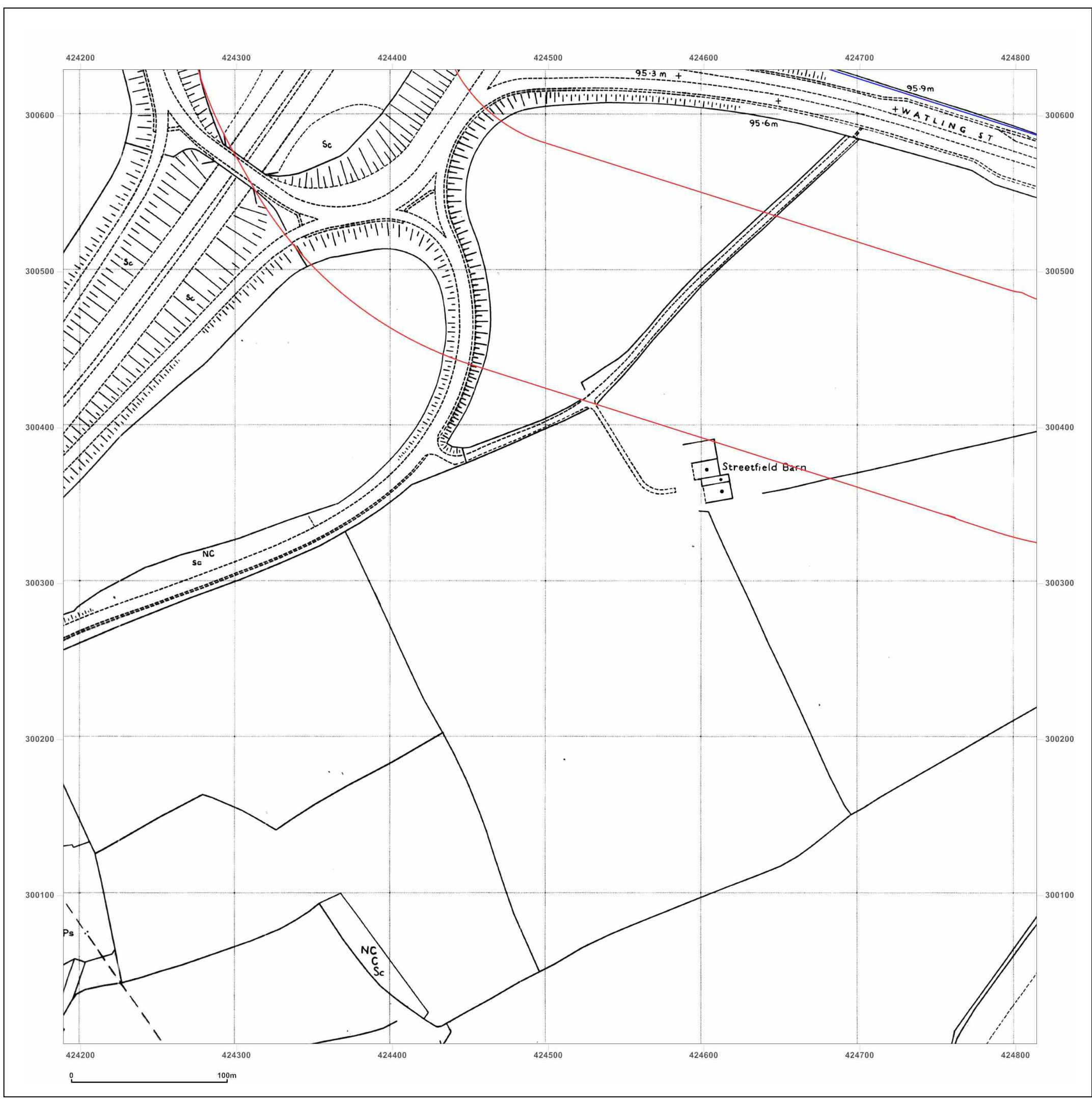


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

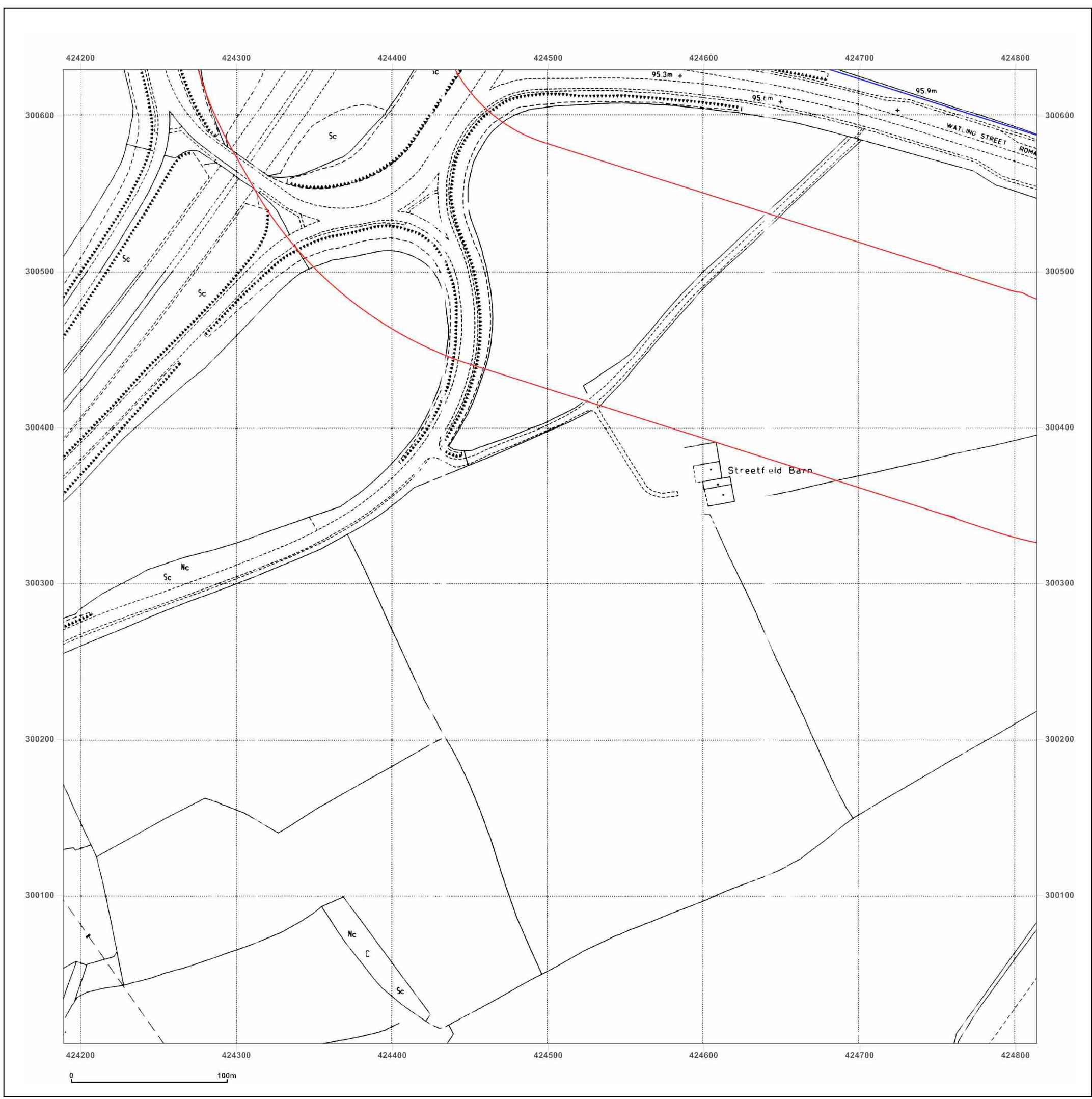


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

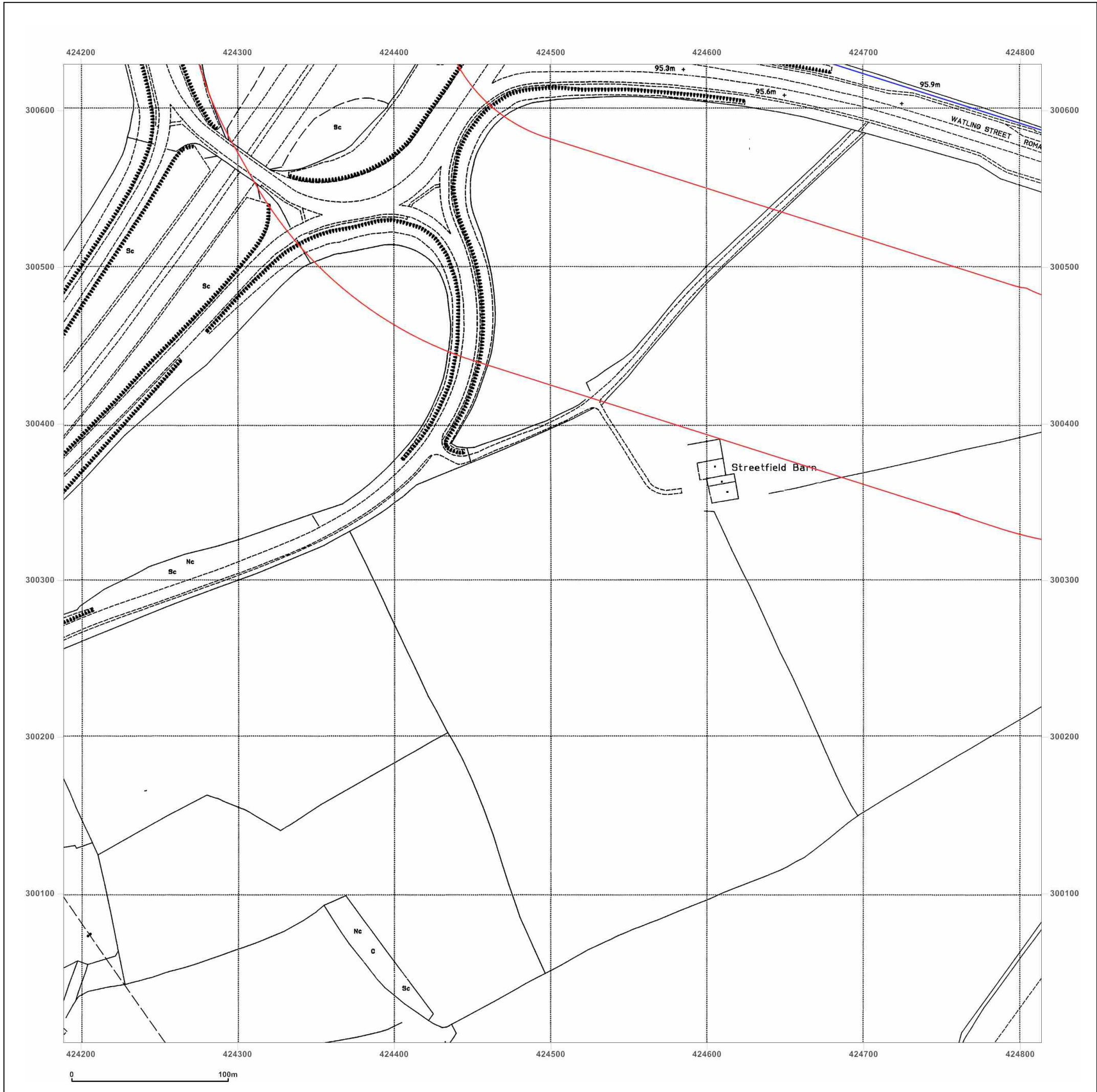


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_1
Grid Ref: 424501, 300317

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

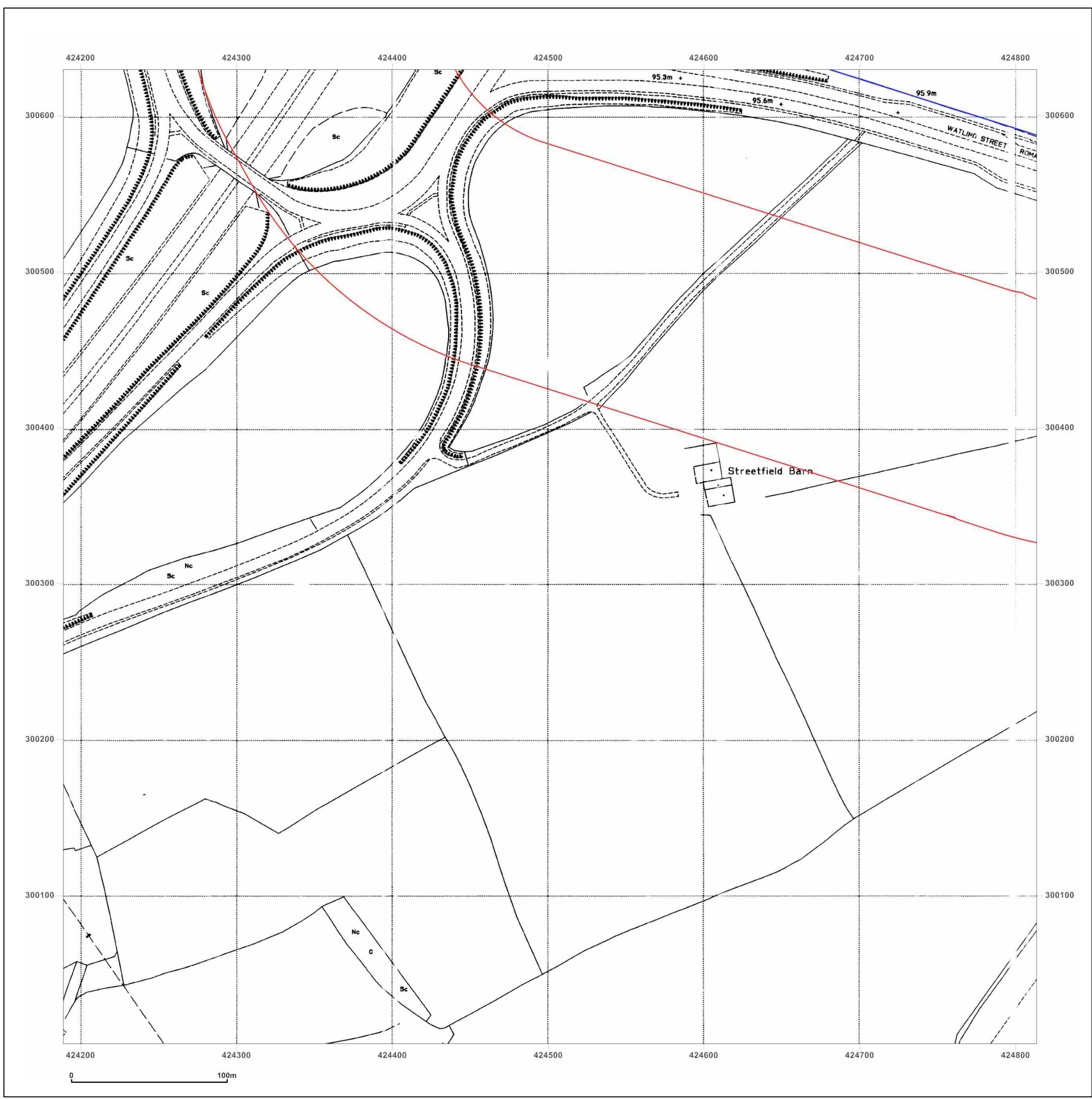


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: County Series

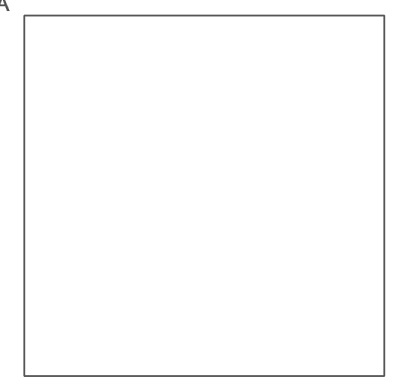
Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

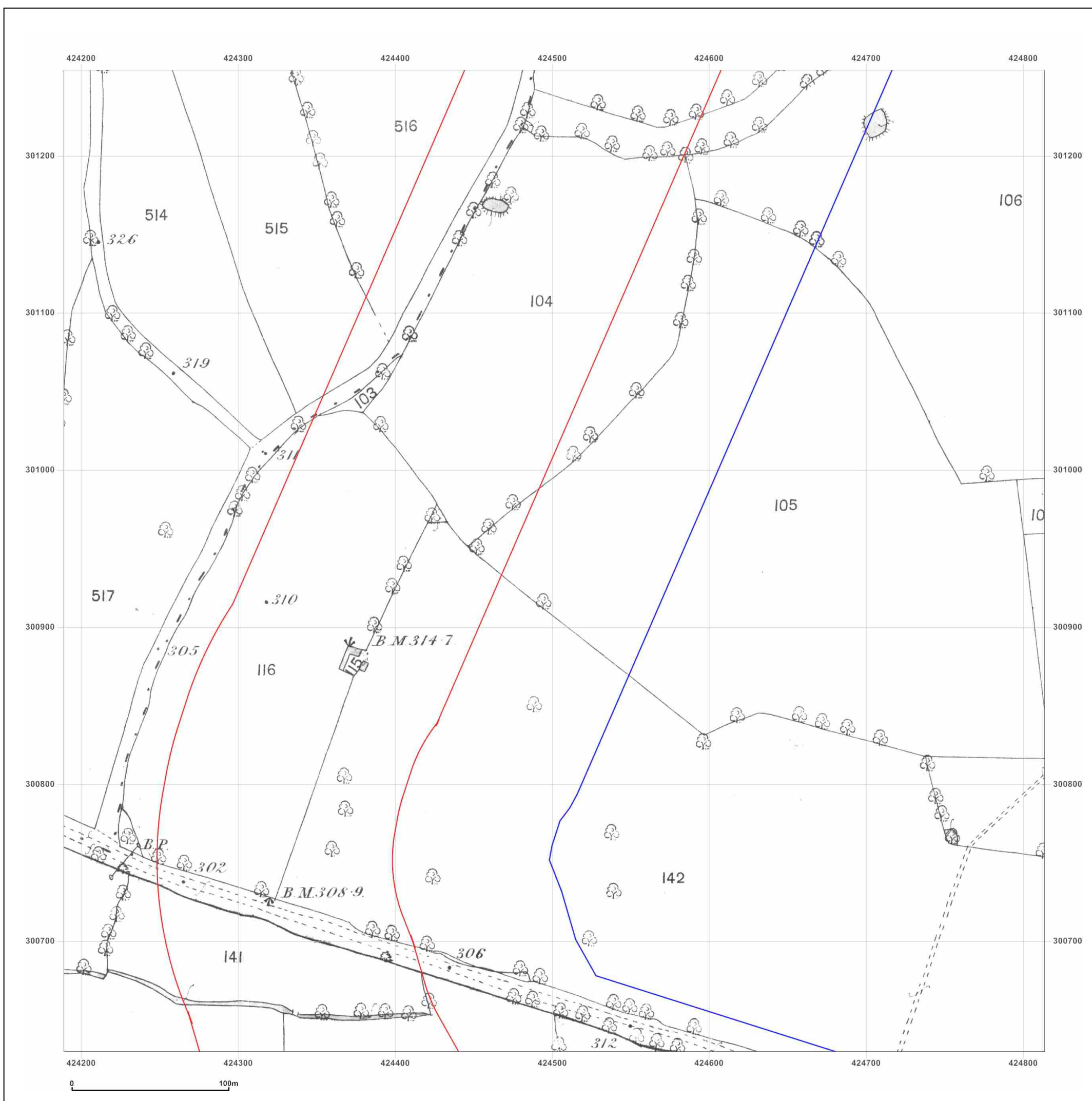


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: County Series

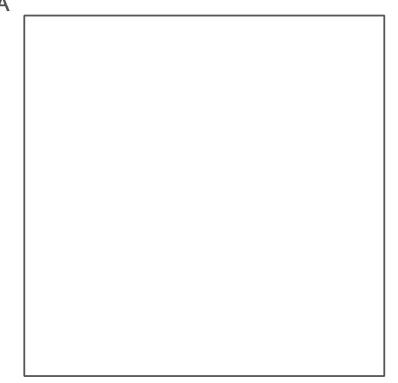
Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A

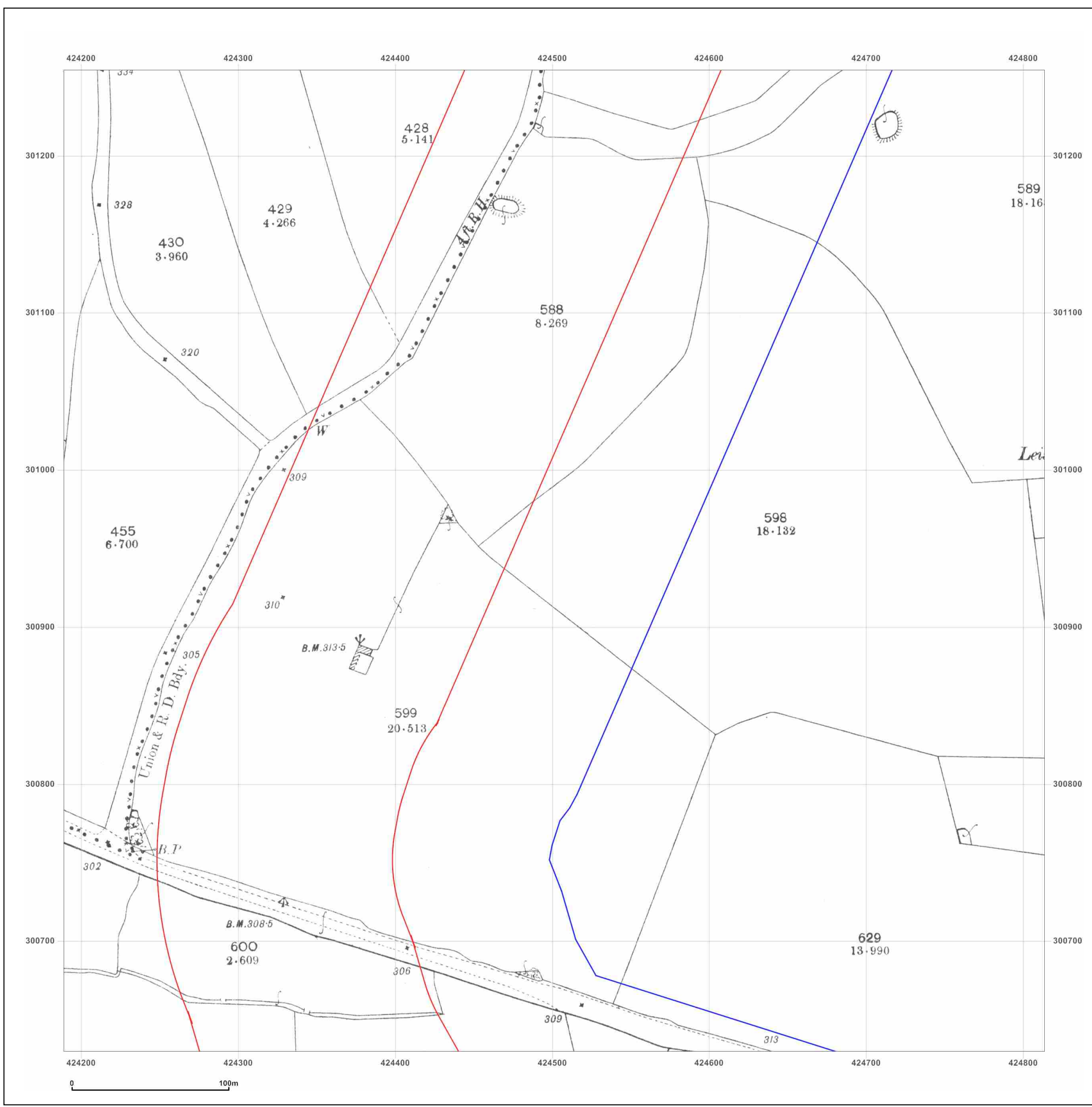


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: County Series

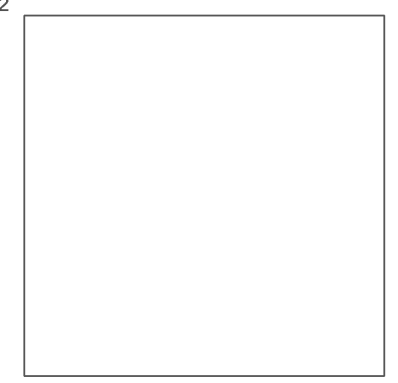
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1922
Edition 1924
Copyright N/A
Levelled 1922

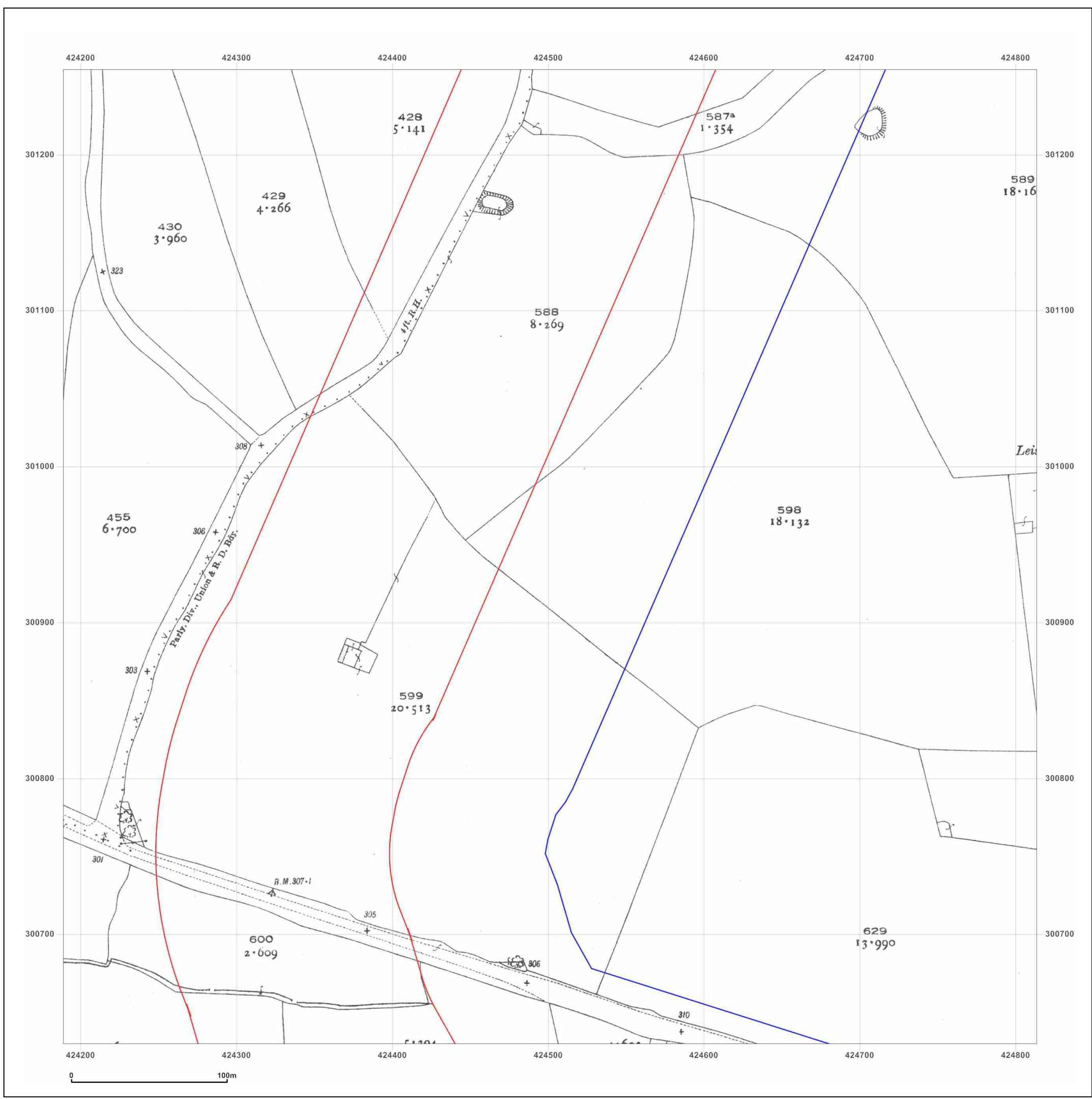


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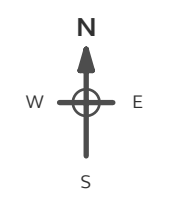
Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: County Series

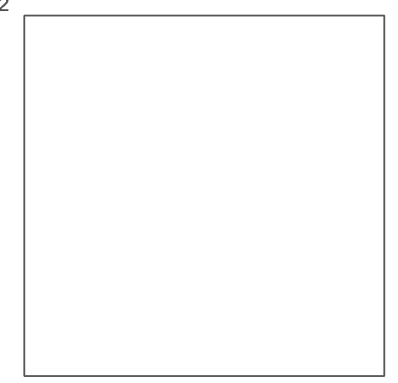
Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1939
Edition N/A
Copyright N/A
Levelled 1922

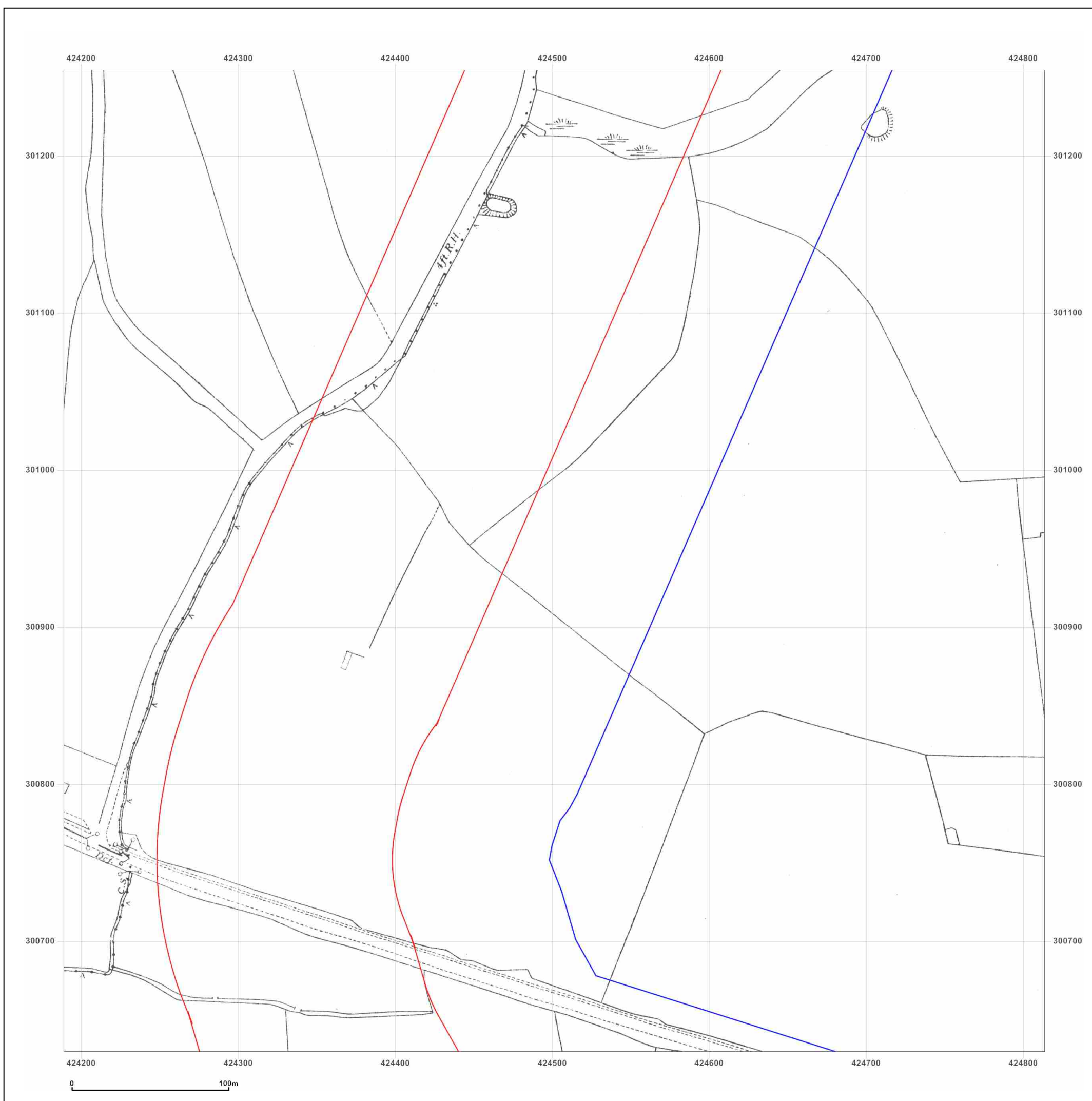


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Site Details:

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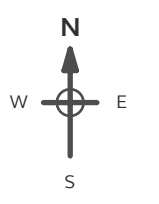
Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright 1956
 Levelled 1922

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright 1956
 Levelled 1922

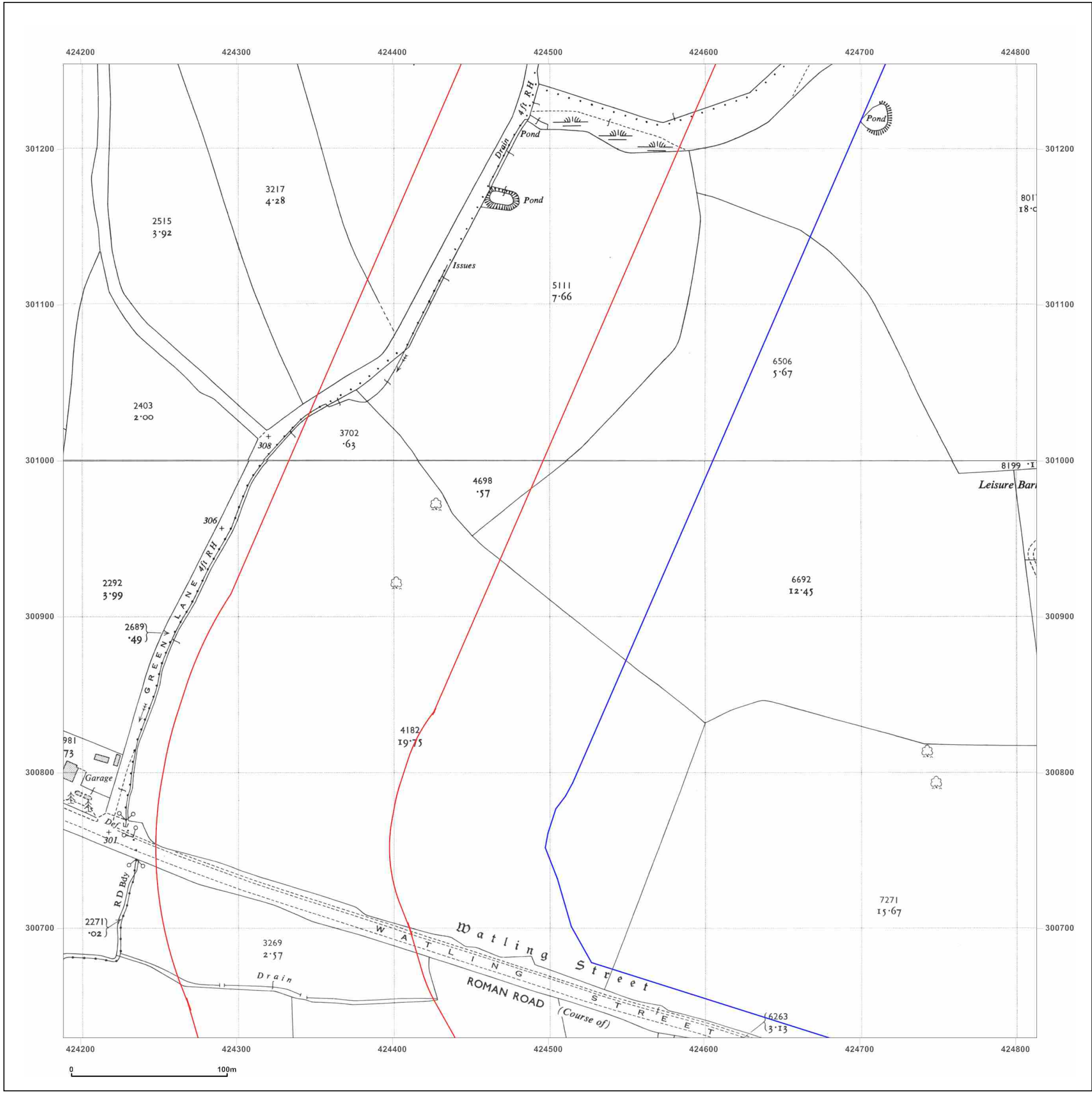


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1964

Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1964

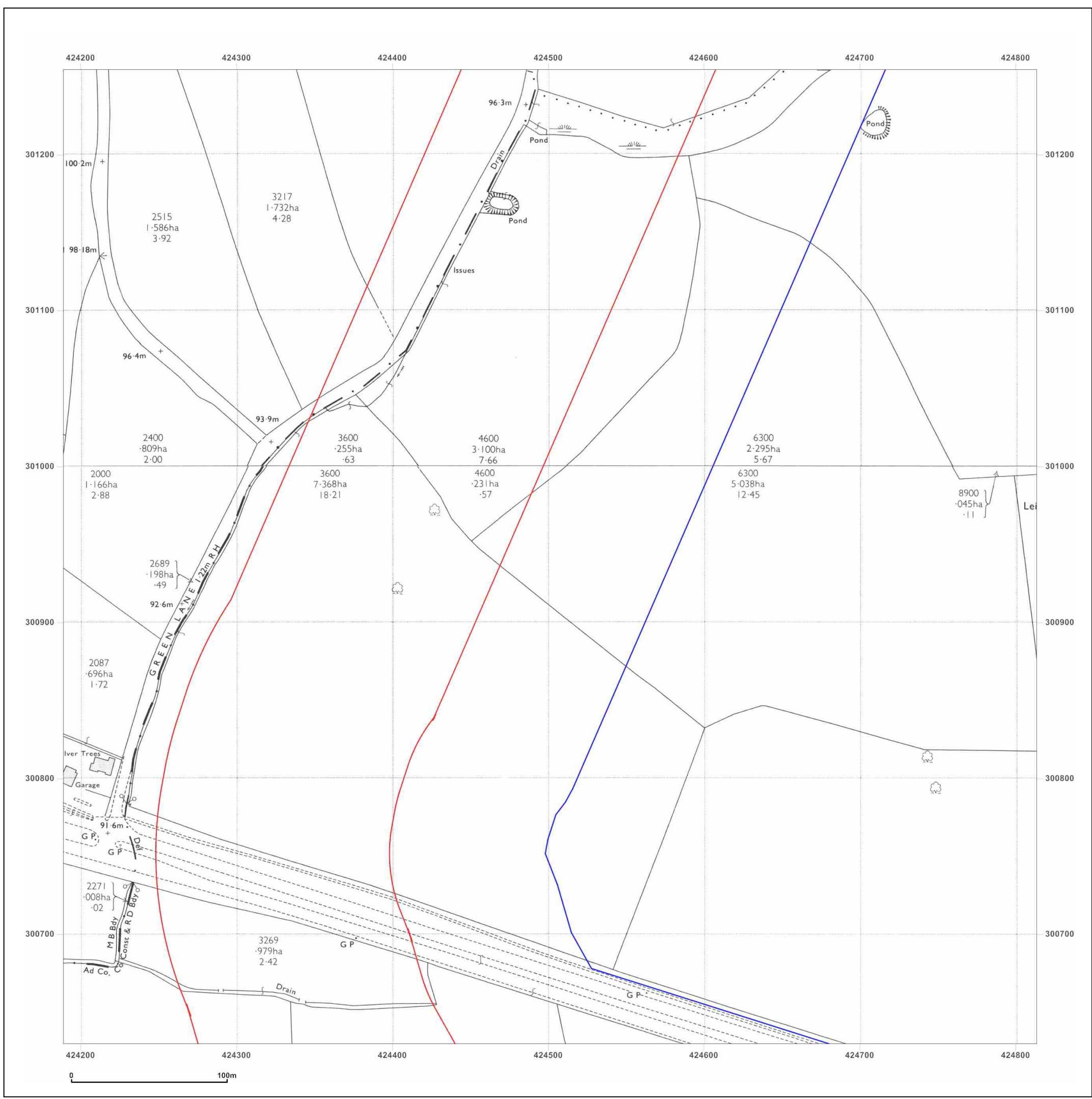


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid
Map date: 1976
Scale: 1:2,500
Printed at: 1:2,500



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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1976
 Levelled N/A

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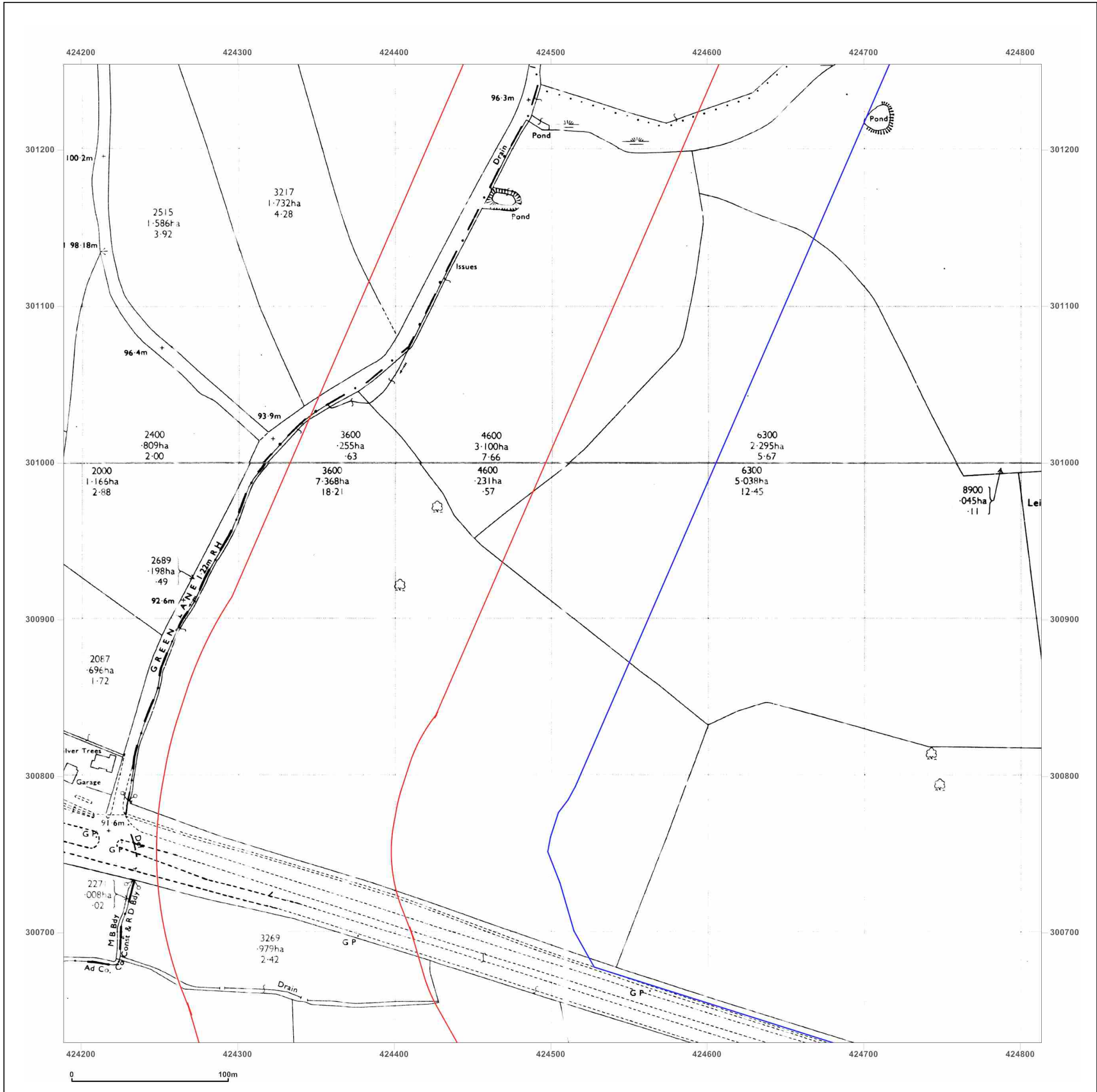


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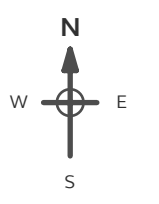


Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1964

Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964

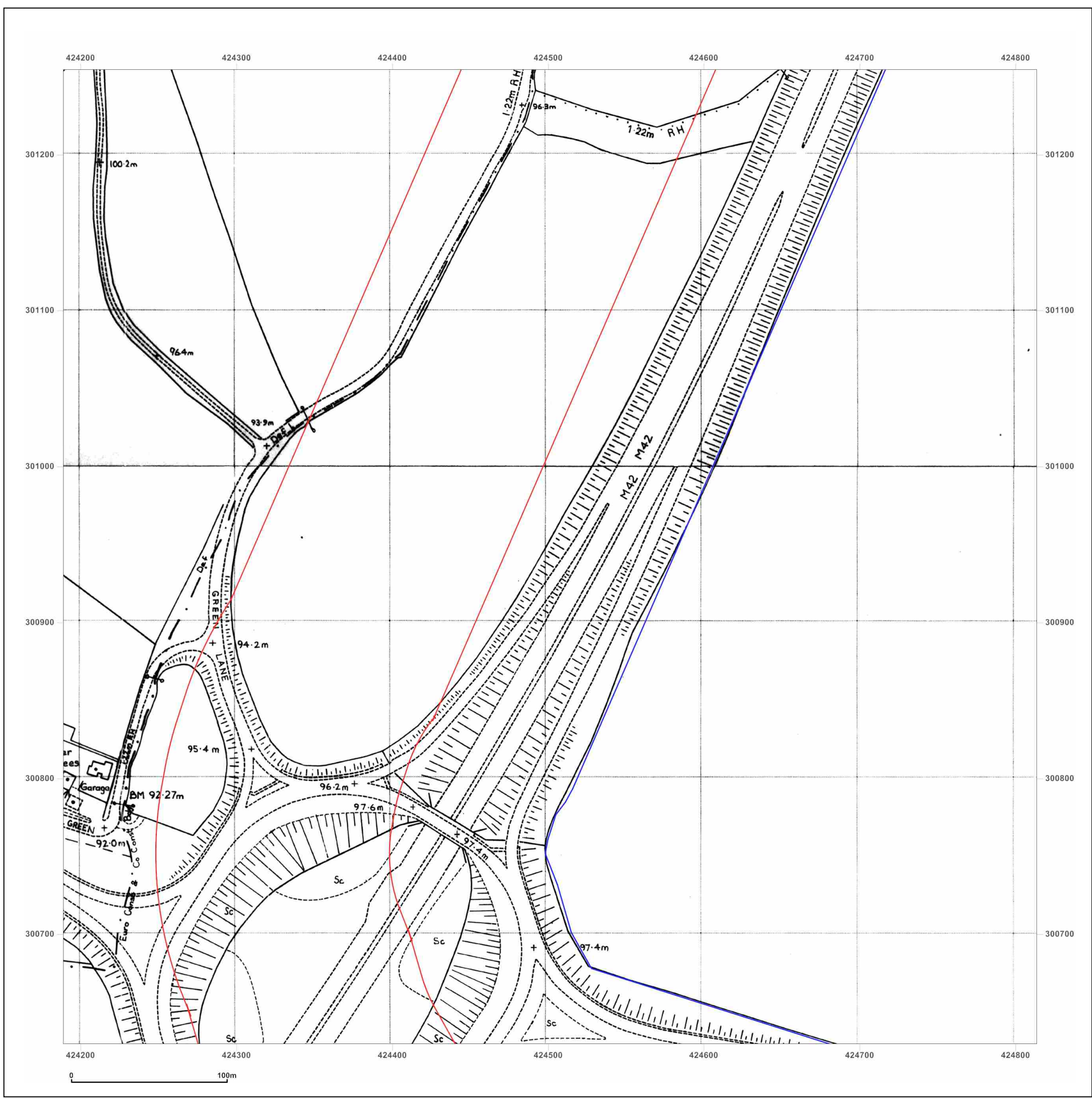


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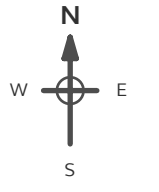
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Site Details:
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 1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid
Map date: 1993
Scale: 1:2,500
Printed at: 1:2,500



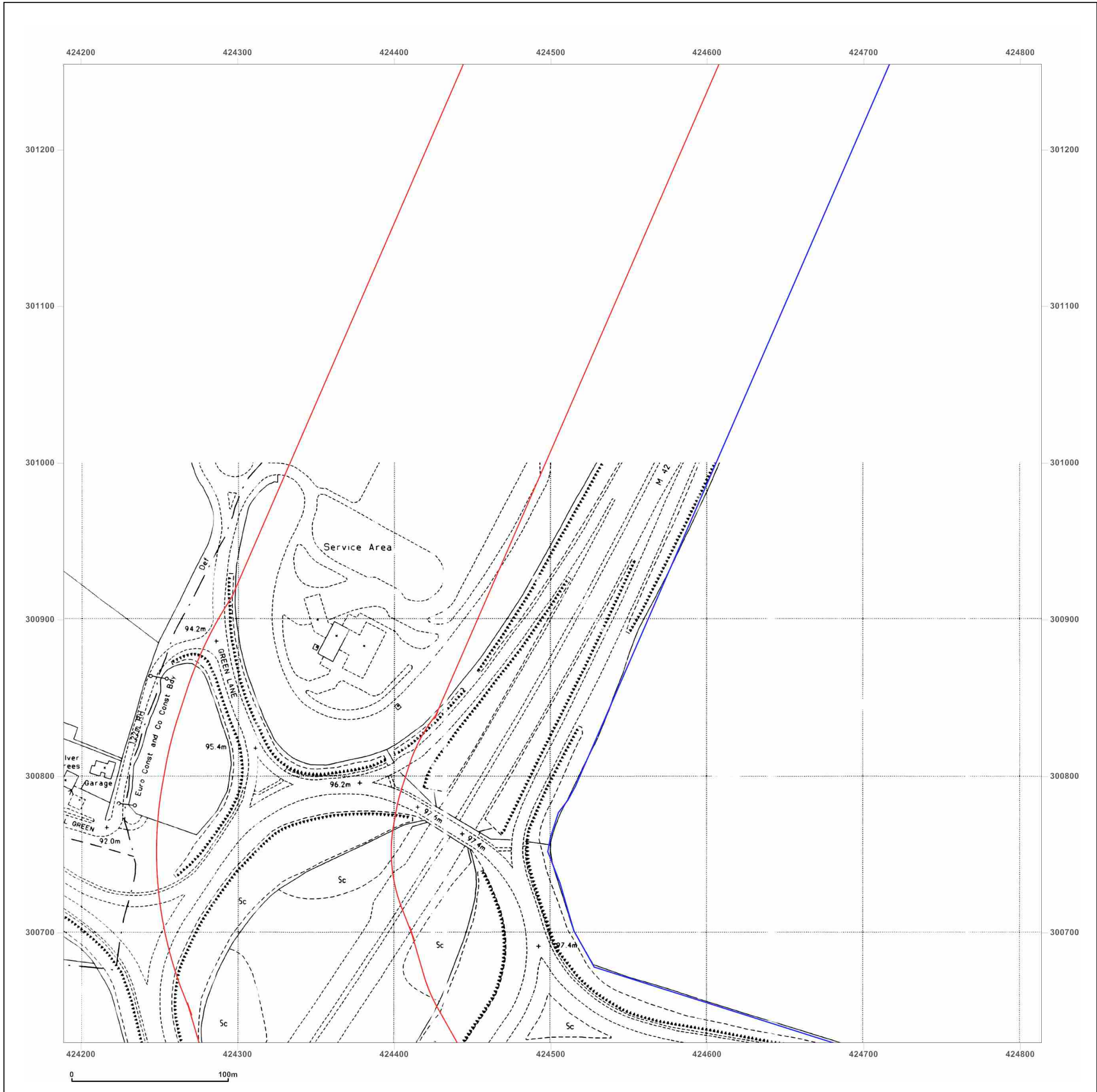
Surveyed 1993
 Revised 1993
 Edition N/A
 Copyright 1993
 Levelled N/A

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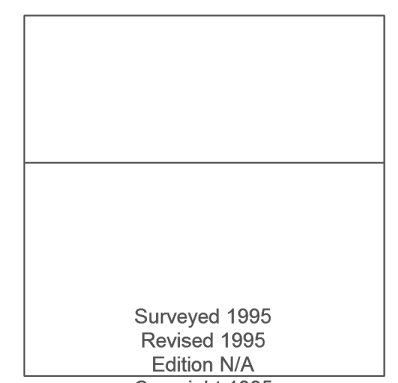
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Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

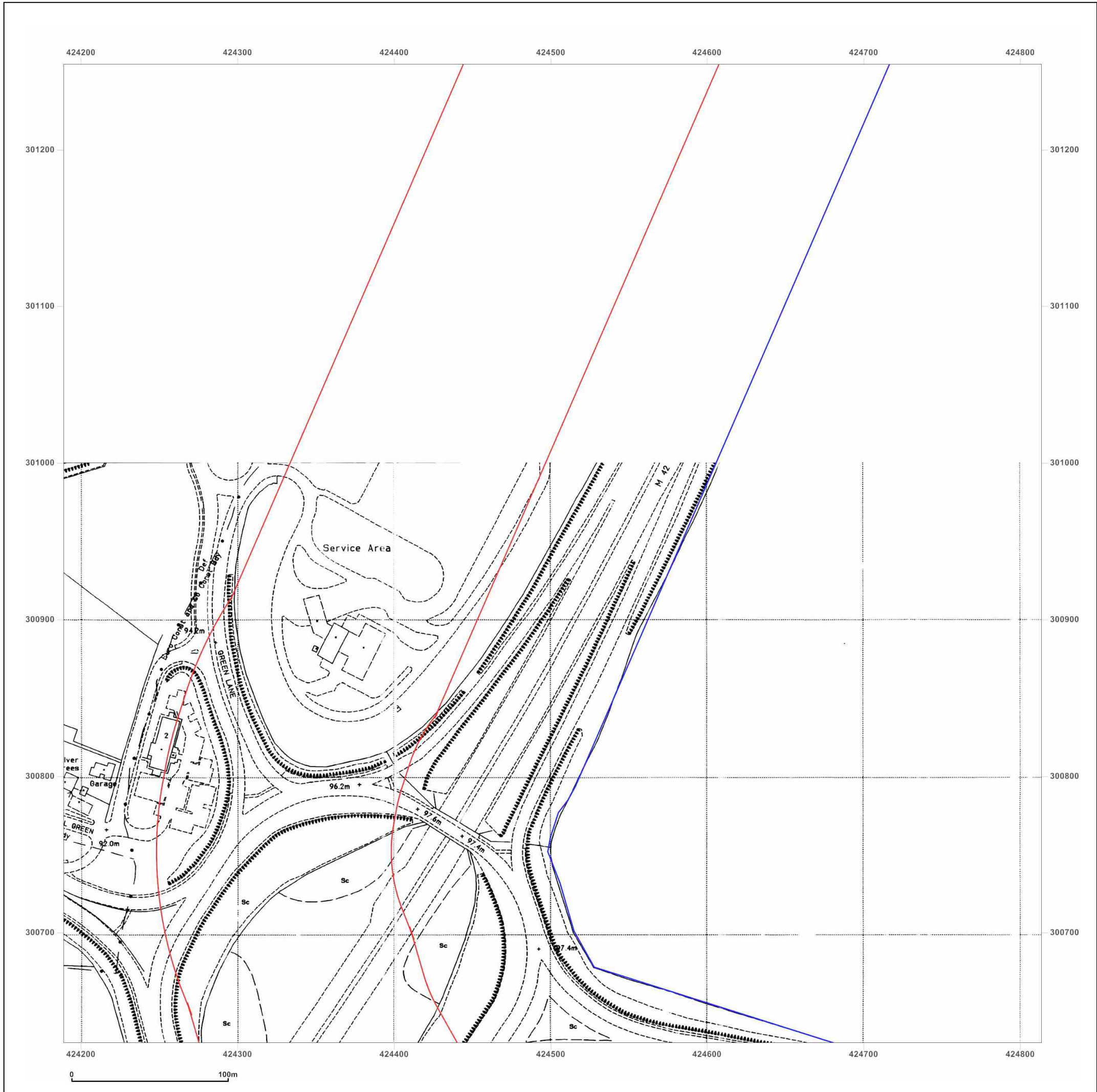


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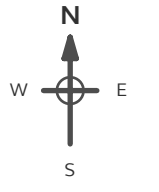
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Site Details:
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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_2
Grid Ref: 424501, 300942

Map Name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



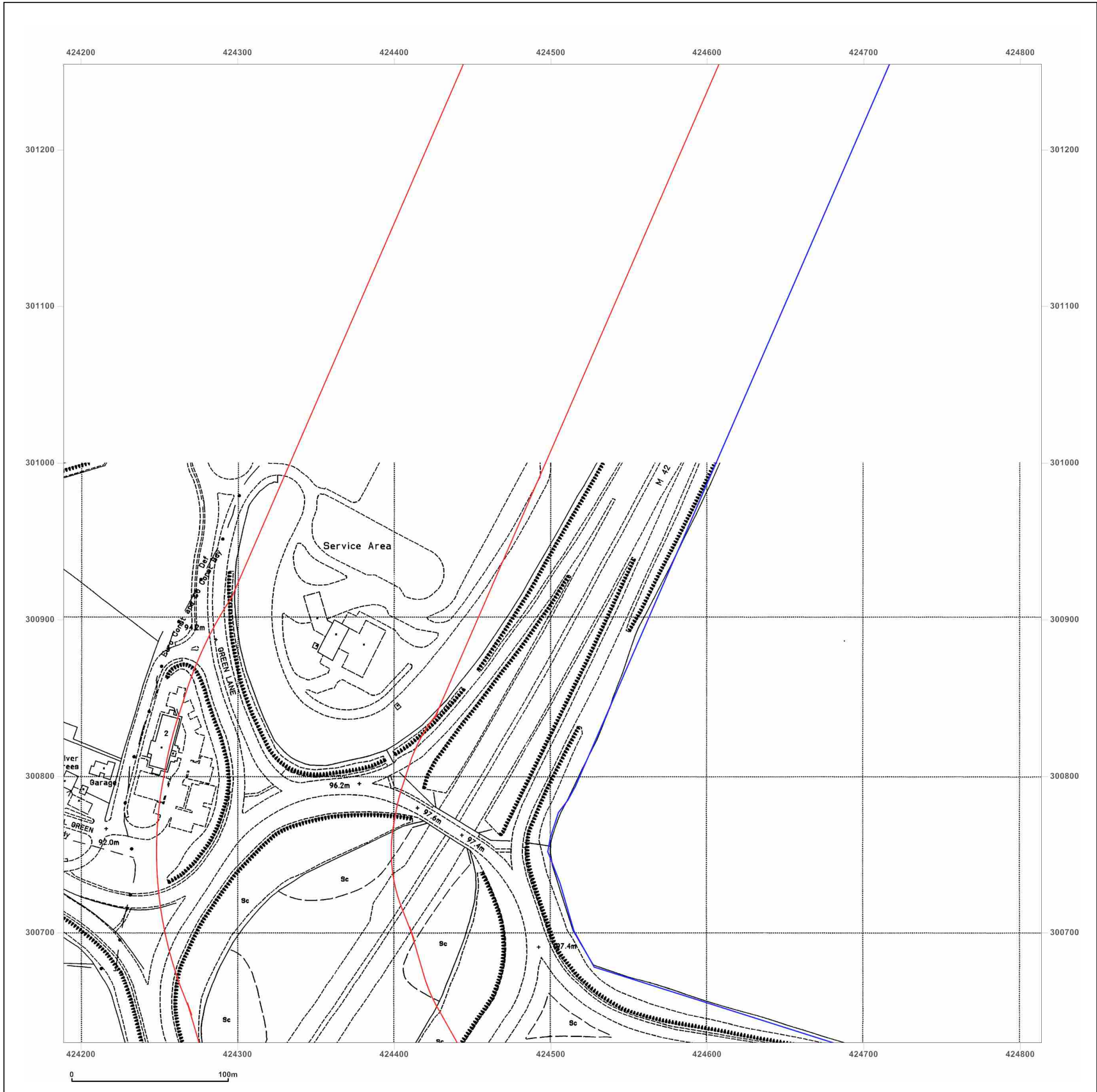
Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
 Levelled N/A

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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_3
Grid Ref: 424501, 301568

Map Name: County Series

Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

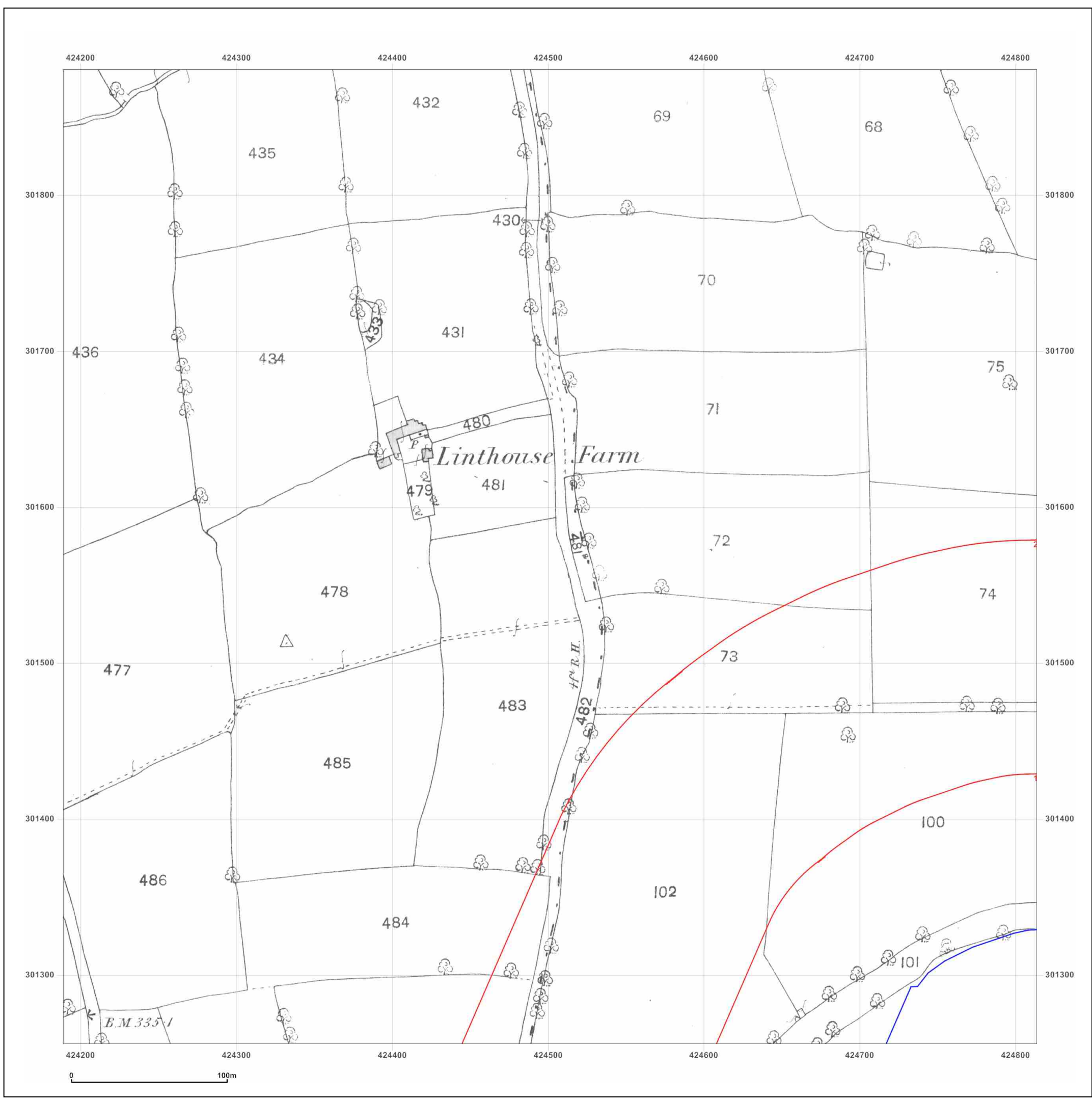


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_3
Grid Ref: 424501, 301568

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A

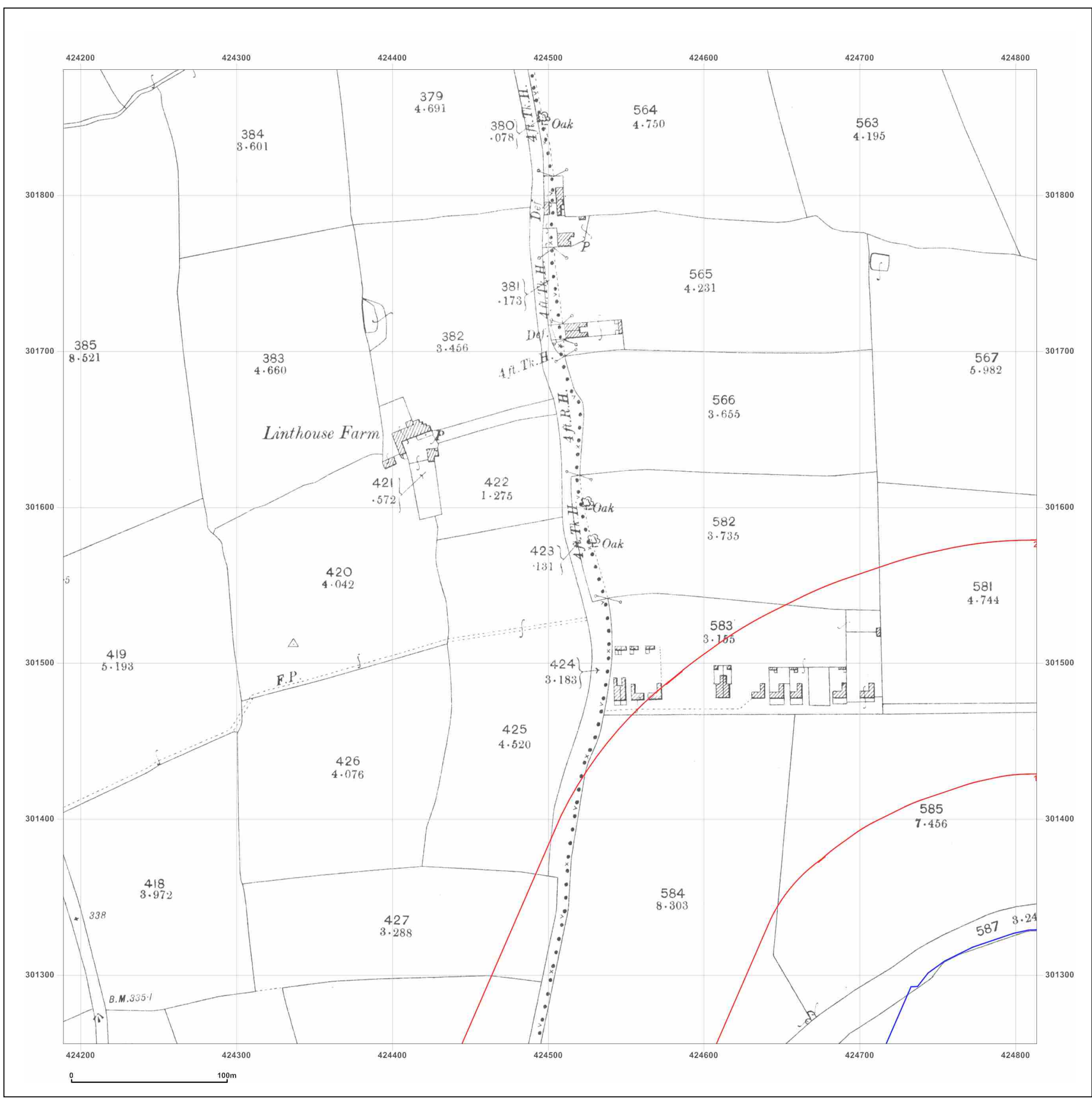


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_3
Grid Ref: 424501, 301568

Map Name: County Series

Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1922
Edition 1924
Copyright N/A
Levelled 1922

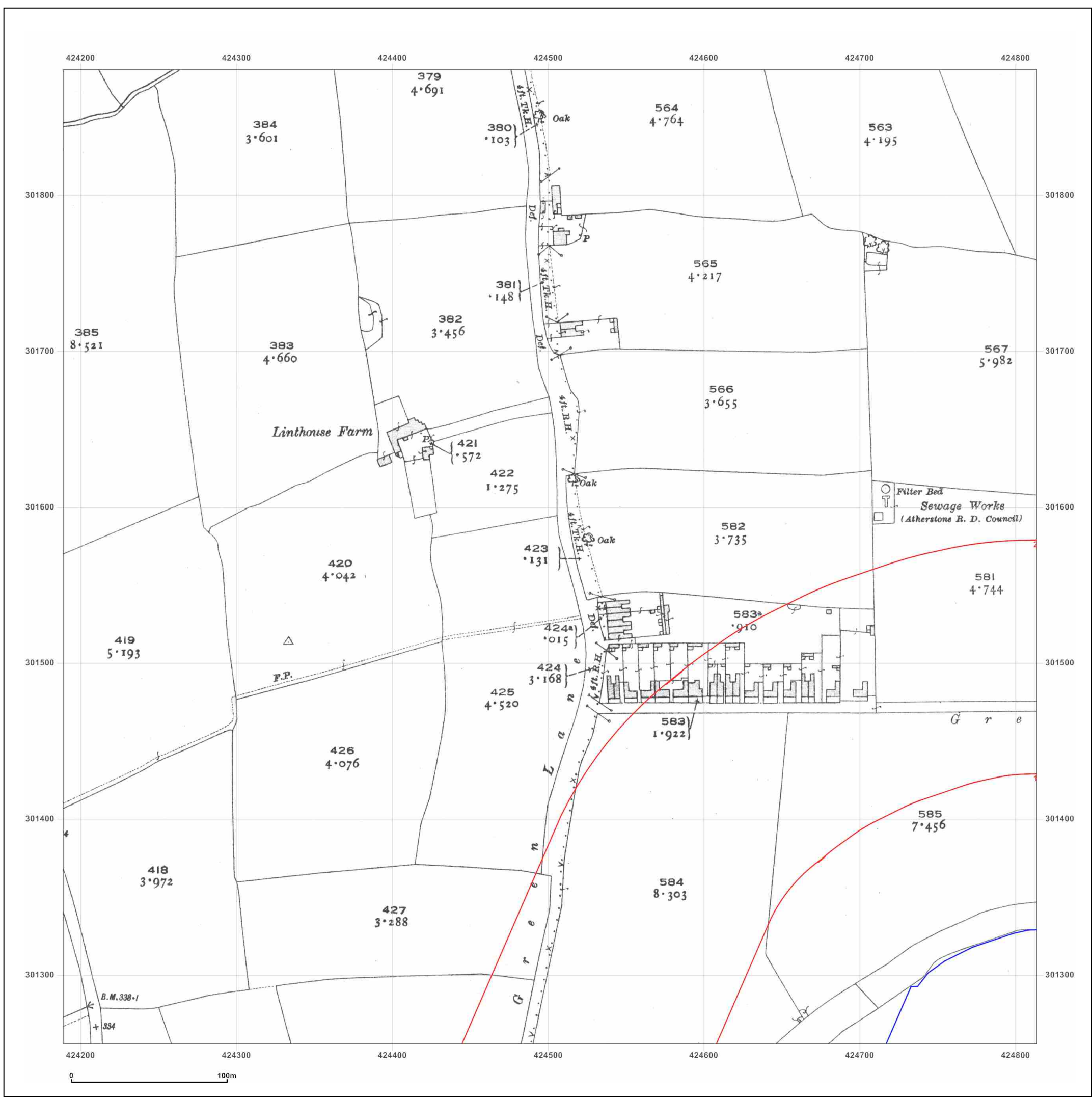


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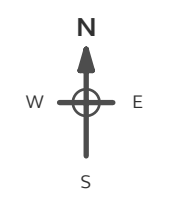
Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_3
Grid Ref: 424501, 301568

Map Name: County Series

Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1939
Edition N/A
Copyright N/A
Levelled 1922

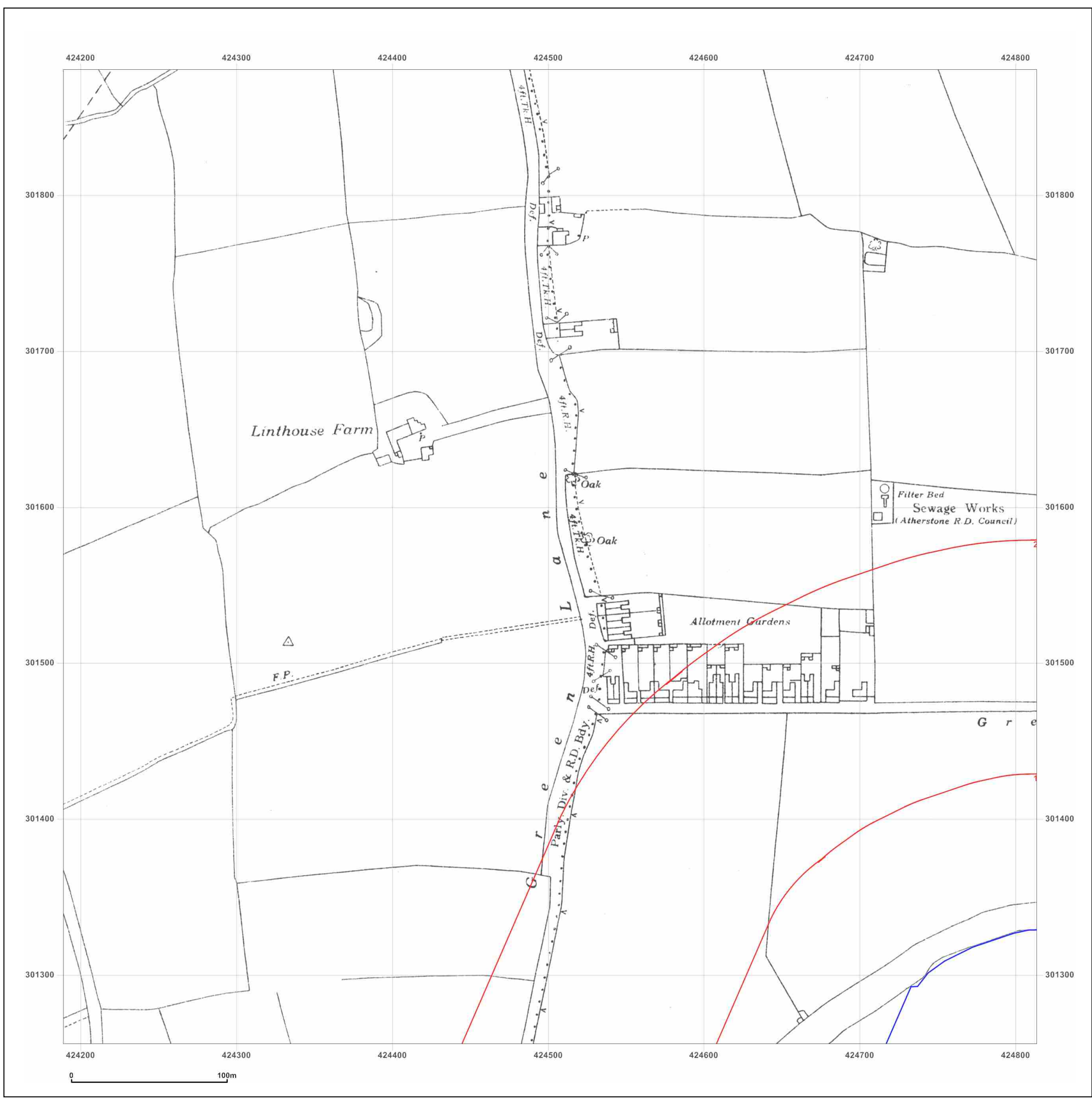


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
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Grid Ref: 424501, 301568

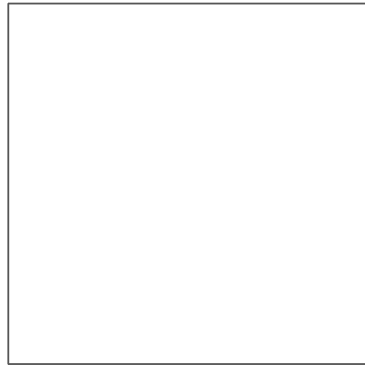
Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500





Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

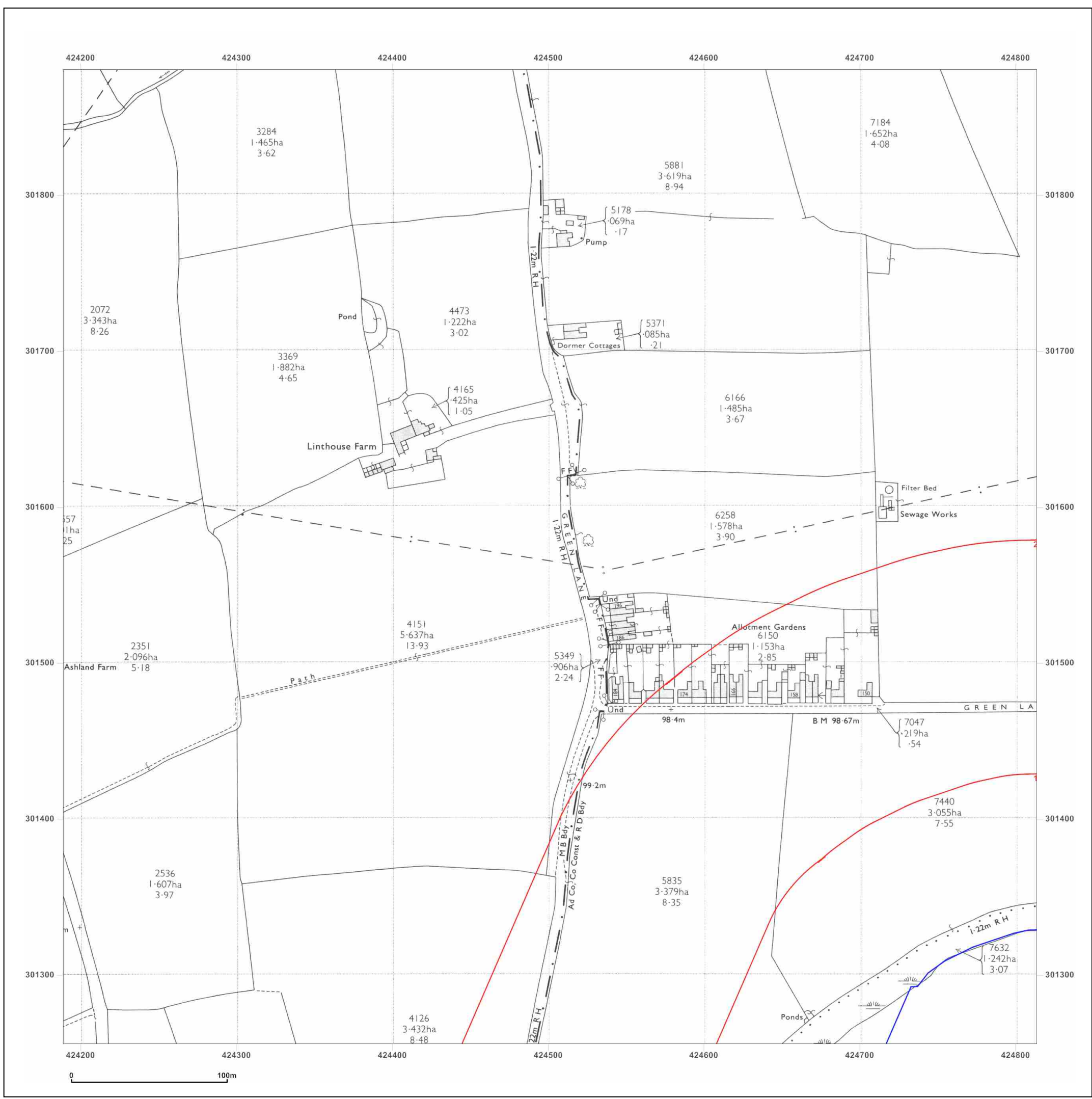


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_1_3
Grid Ref: 424501, 301568

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1964

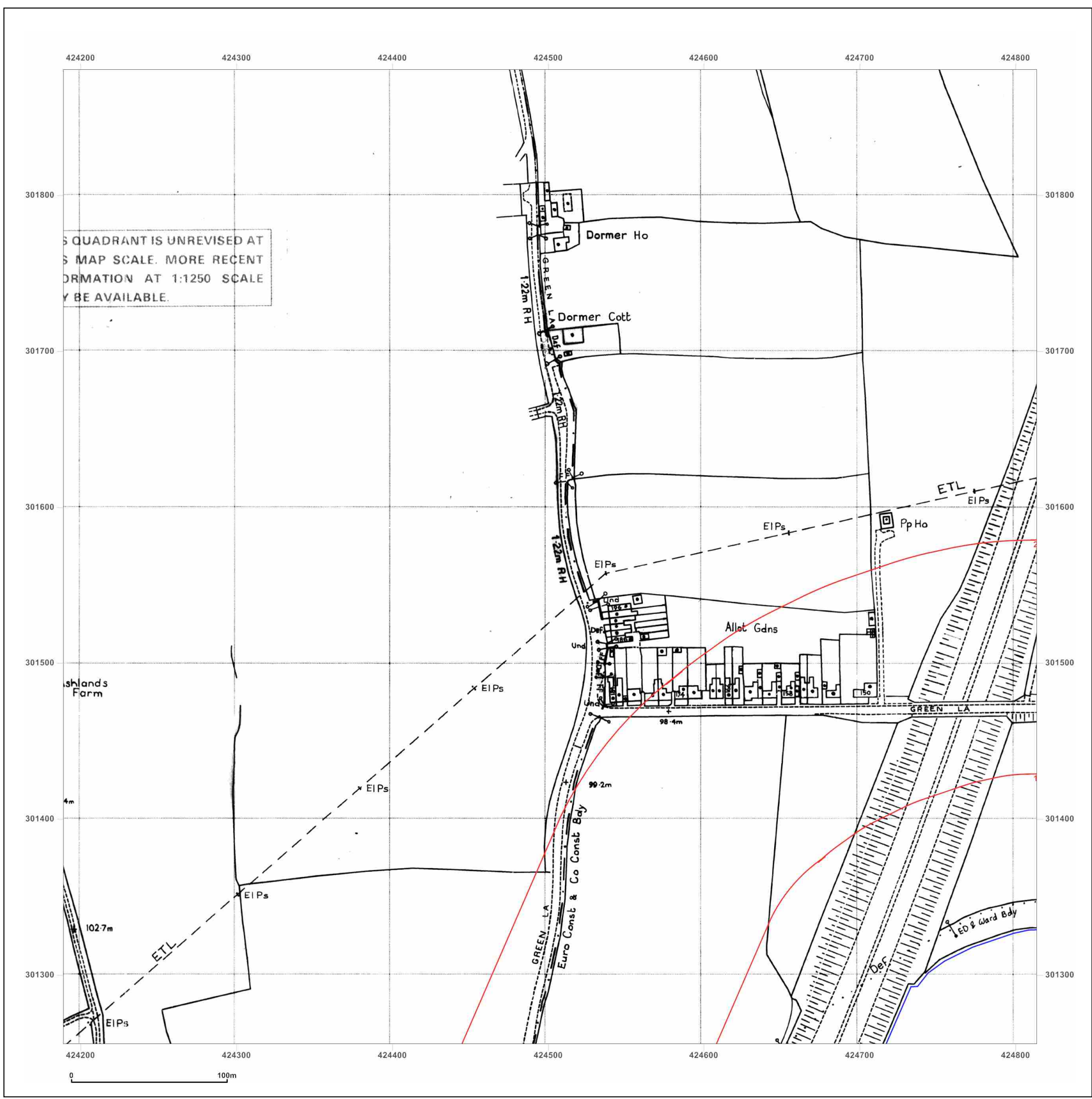


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: County Series

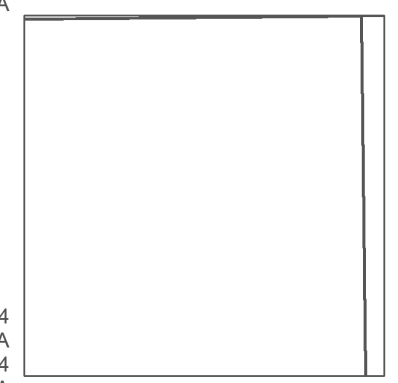
Map date: 1884-1885

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

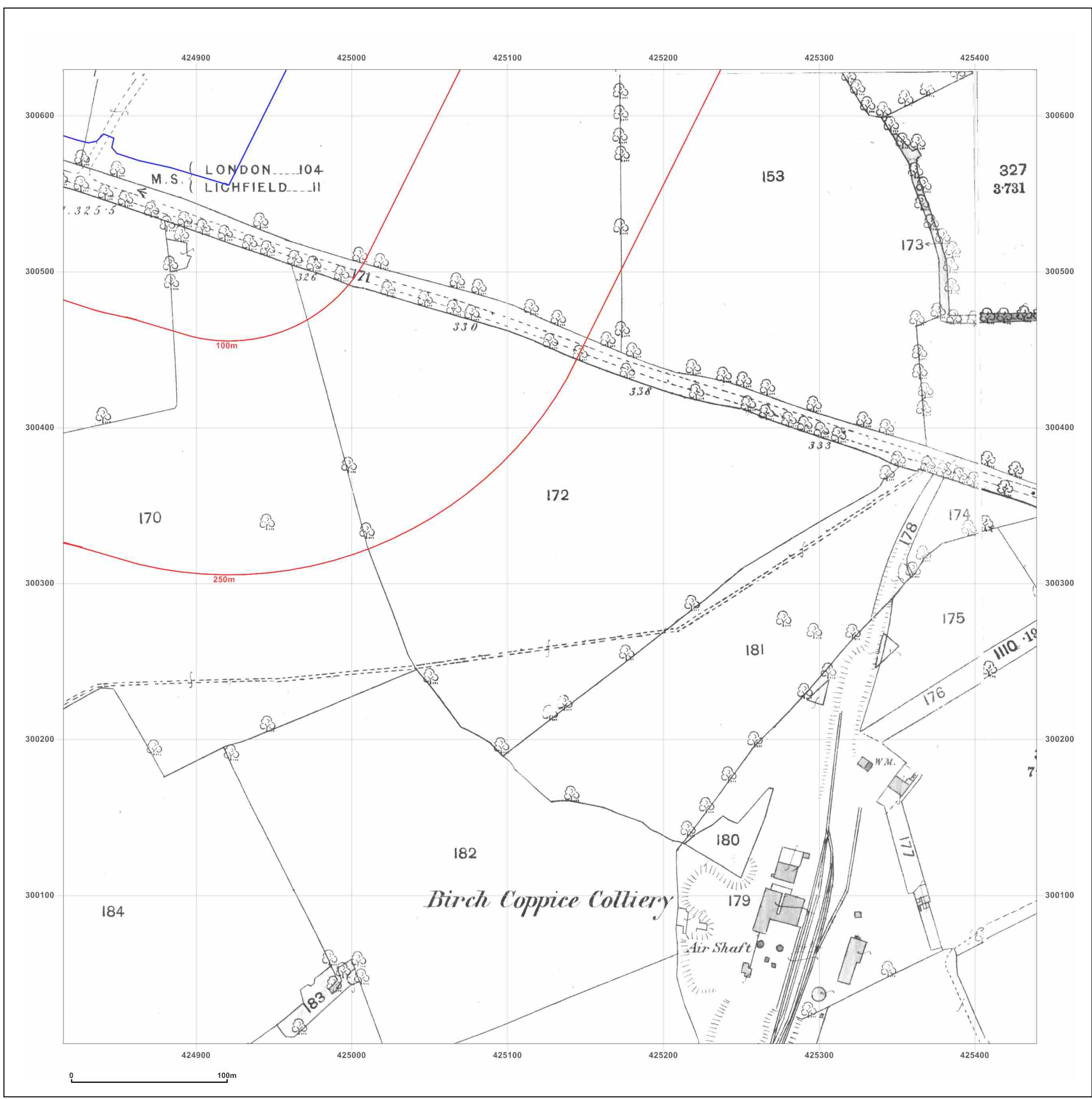


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Production date: 17 August 2020

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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: County Series

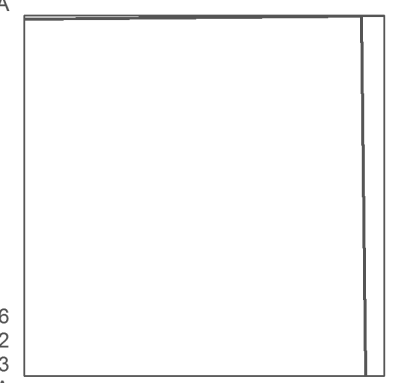
Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A



Surveyed 1886
Revised 1902
Edition 1903
Copyright N/A
Levelled N/A

Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A

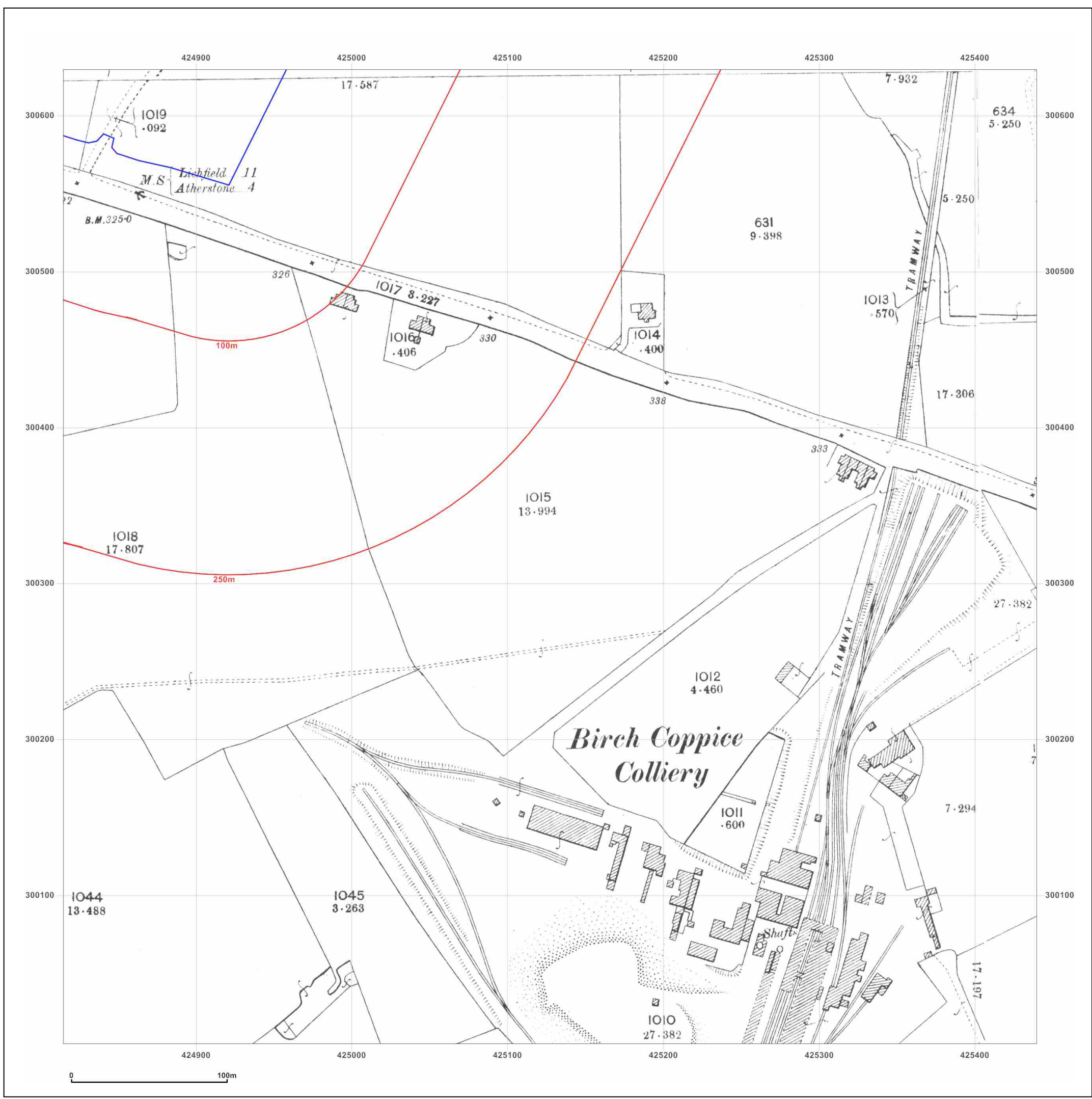


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

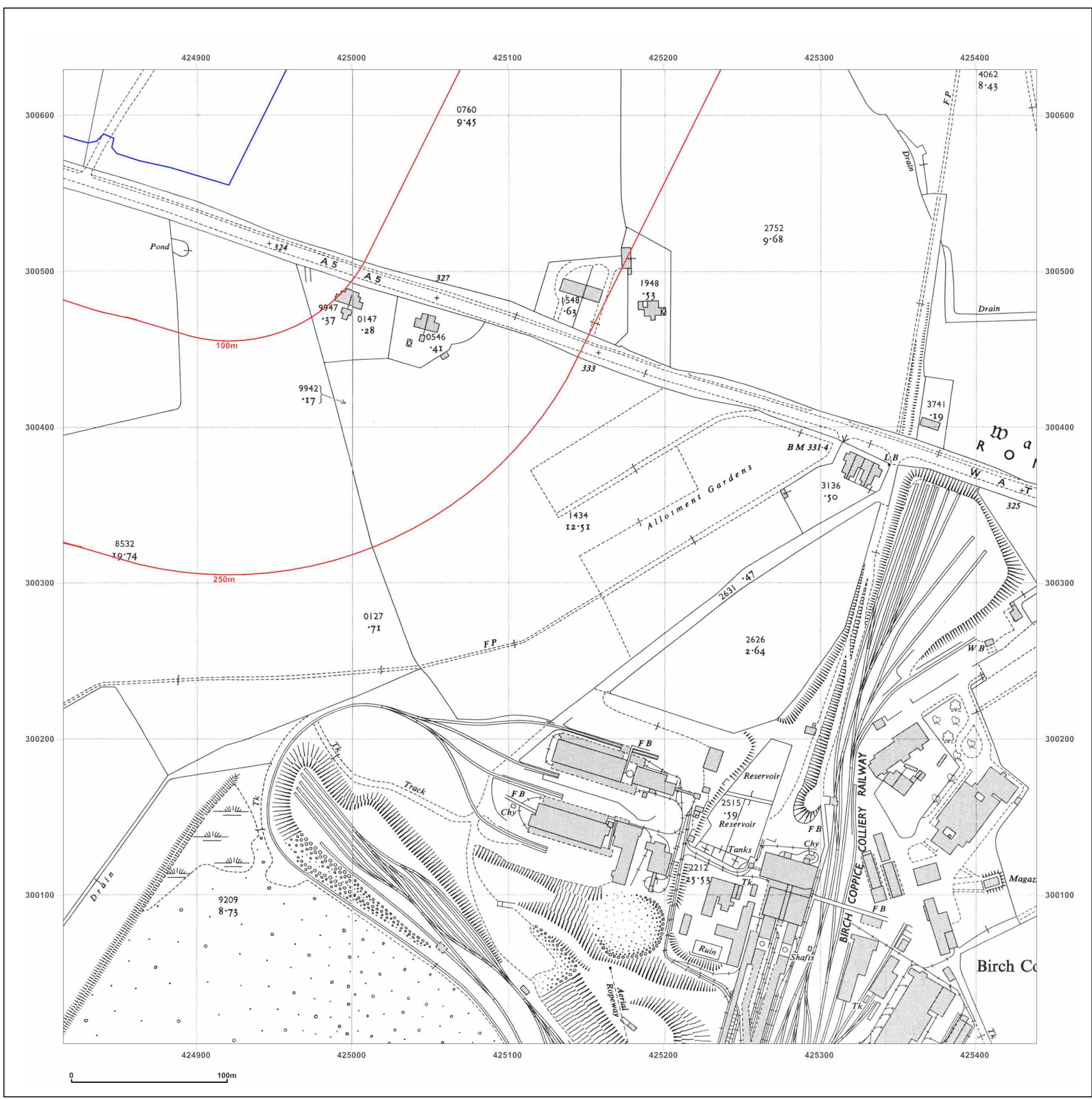


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www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

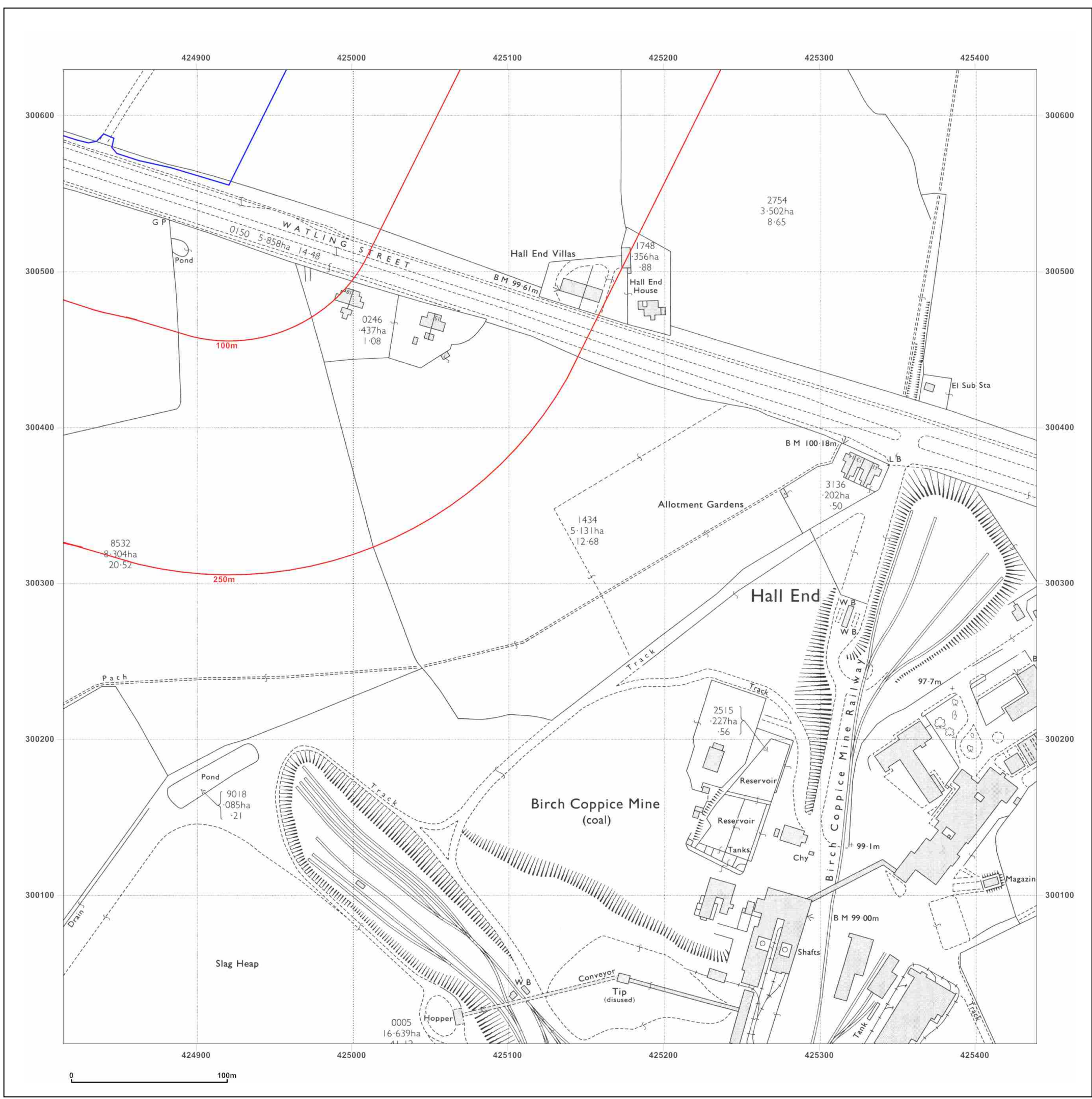


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1972-1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

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

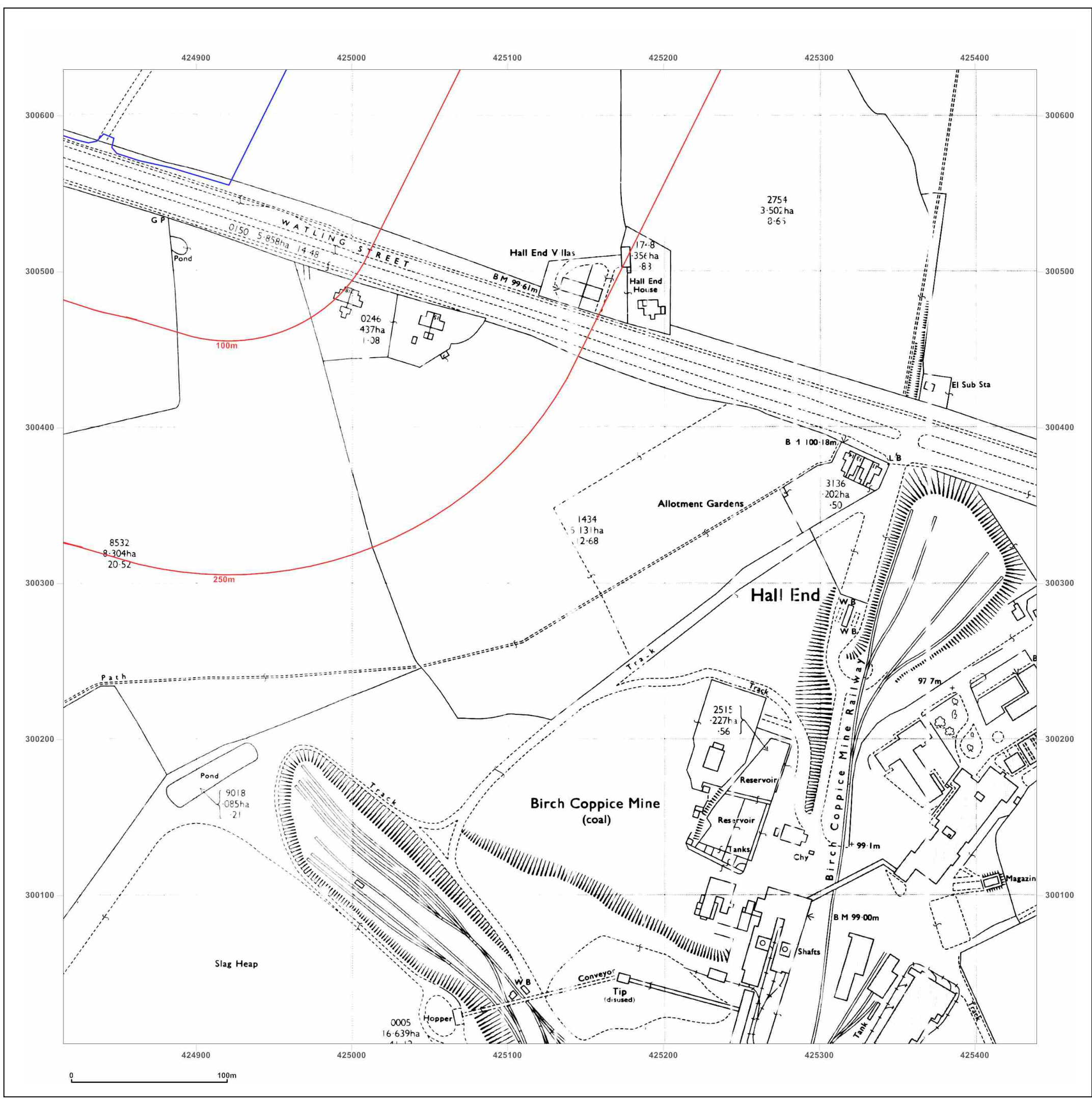


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1988-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964

Surveyed 1986
Revised 1988
Edition N/A
Copyright 1988
Levelled 1986



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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1986
Revised 1989
Edition N/A
Copyright 1989
Levelled 1986

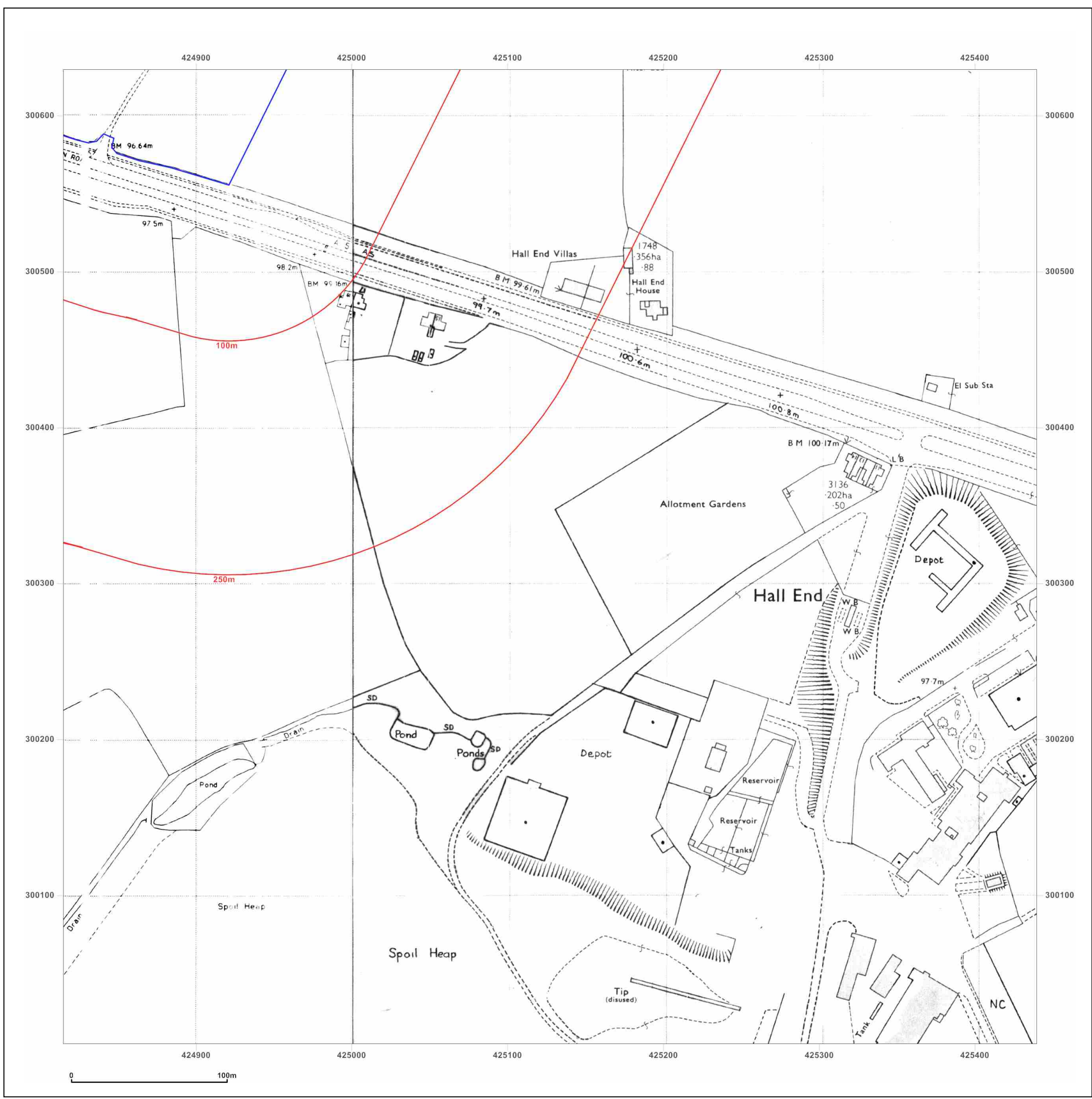


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

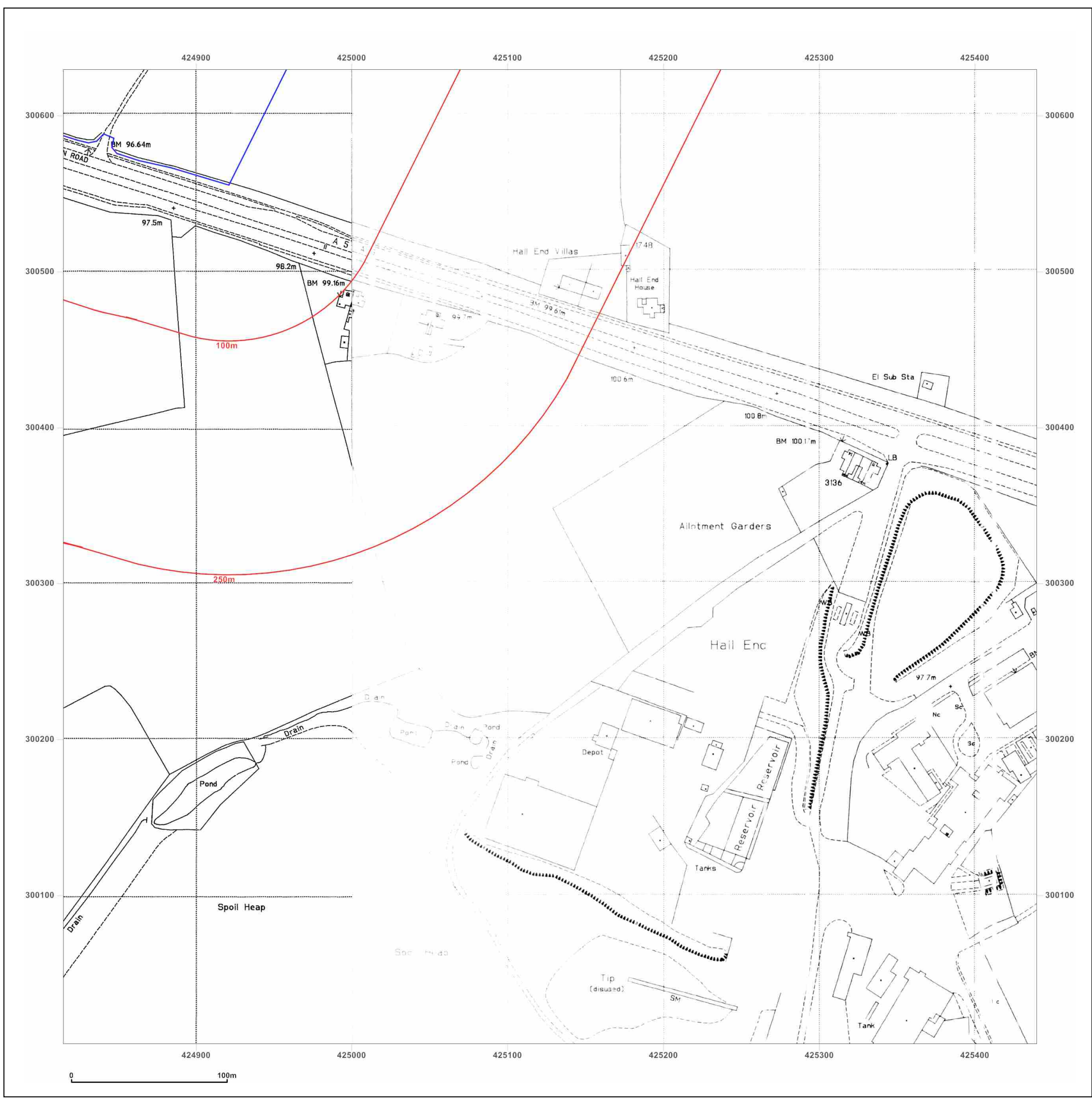


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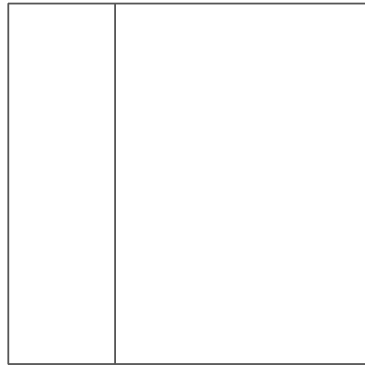
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Report Ref: GS-6973301_LS_2_1
Grid Ref: 425127, 300317

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

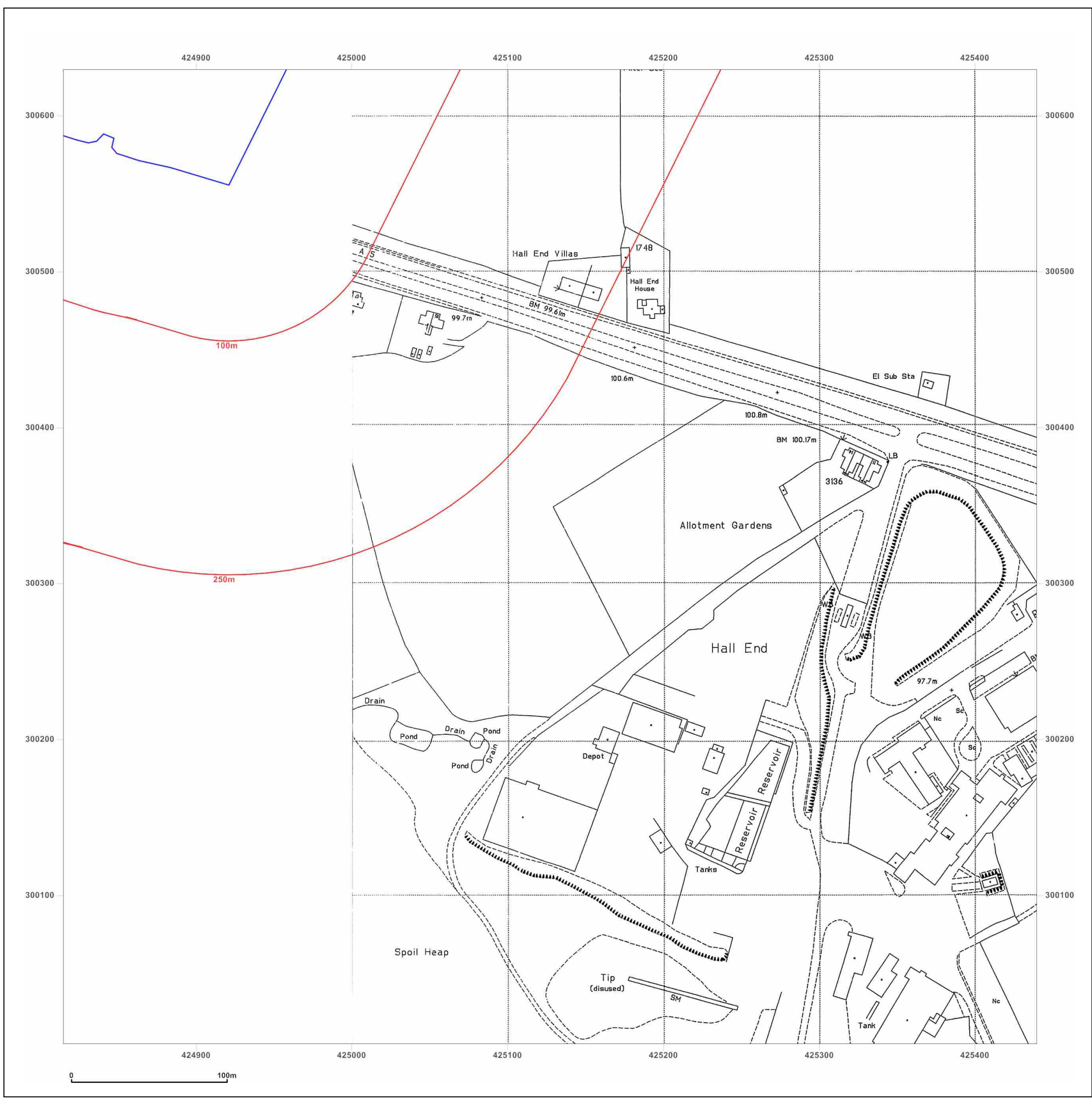


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Site Details:

TRINITY ROAD, DORDON, B78
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Map Name: National Grid

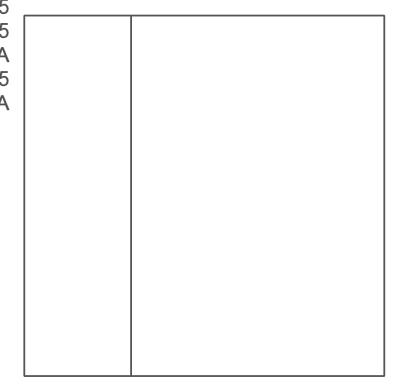
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Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



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

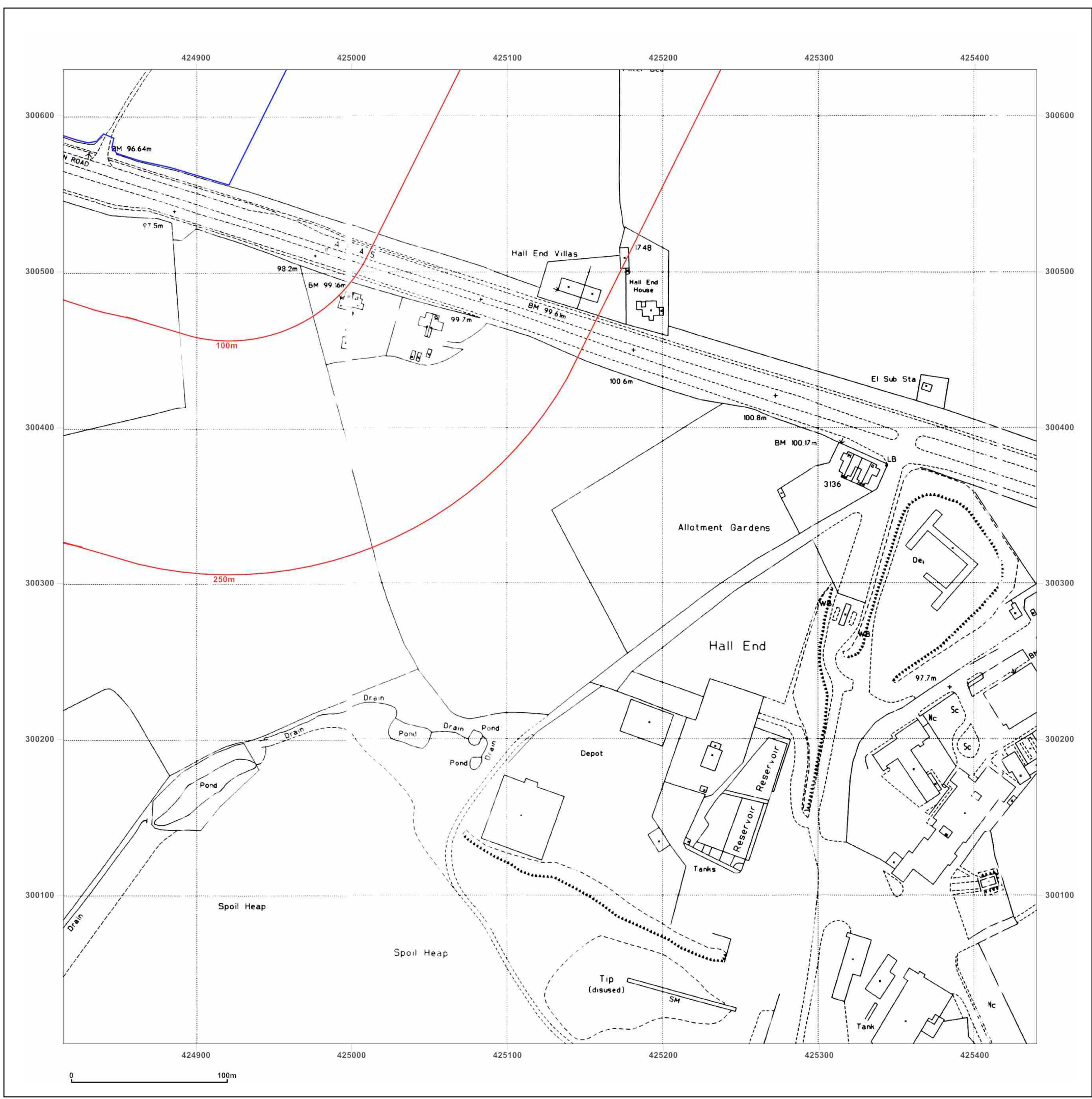


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: County Series

Map date: 1884-1885

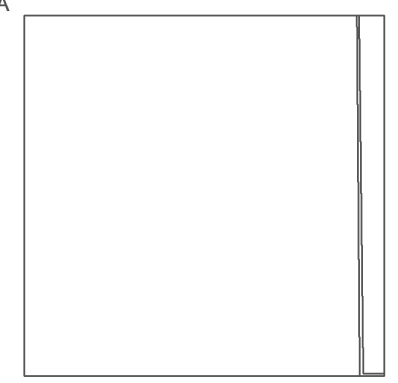
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

Surveyed 1885
Revised N/A
Edition 1885
Copyright N/A
Levelled N/A

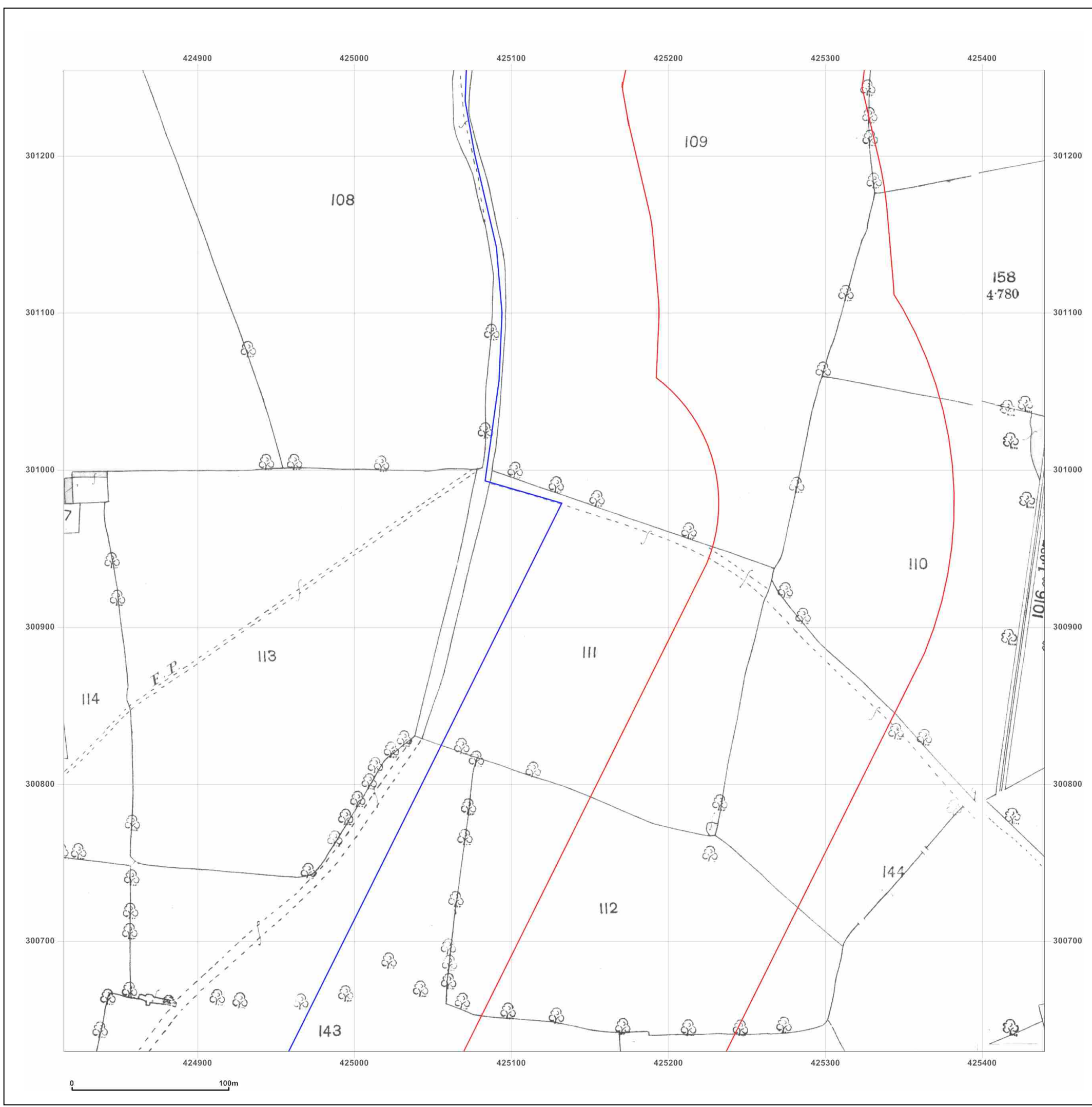


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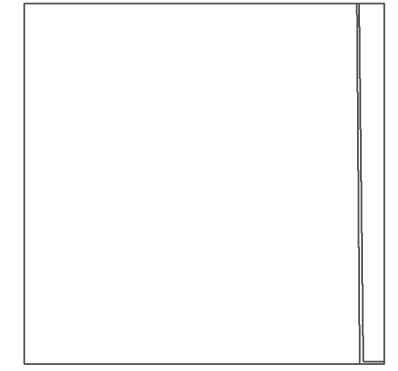
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Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: County Series
Map date: 1903
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1886
 Revised 1902
 Edition 1903
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1902
 Edition 1903
 Copyright N/A
 Levelled N/A

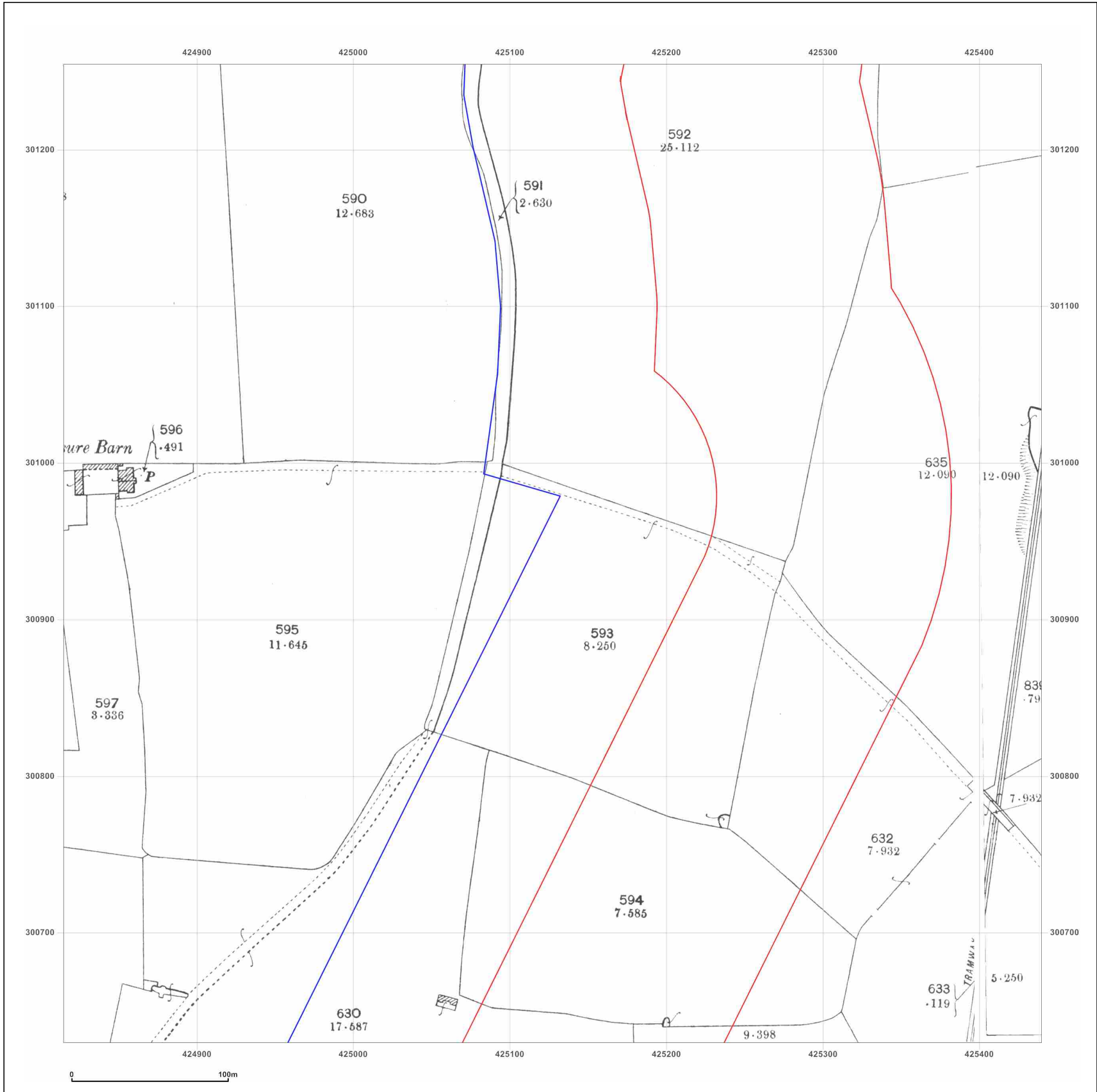


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: County Series

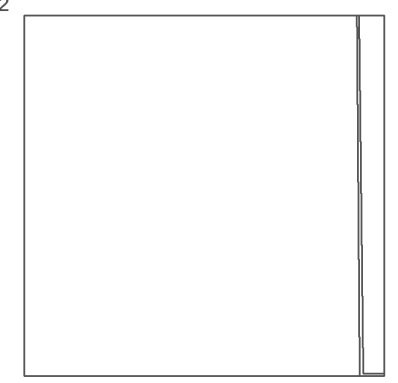
Map date: 1924

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1886
Revised 1922
Edition 1924
Copyright N/A
Levelled 1922

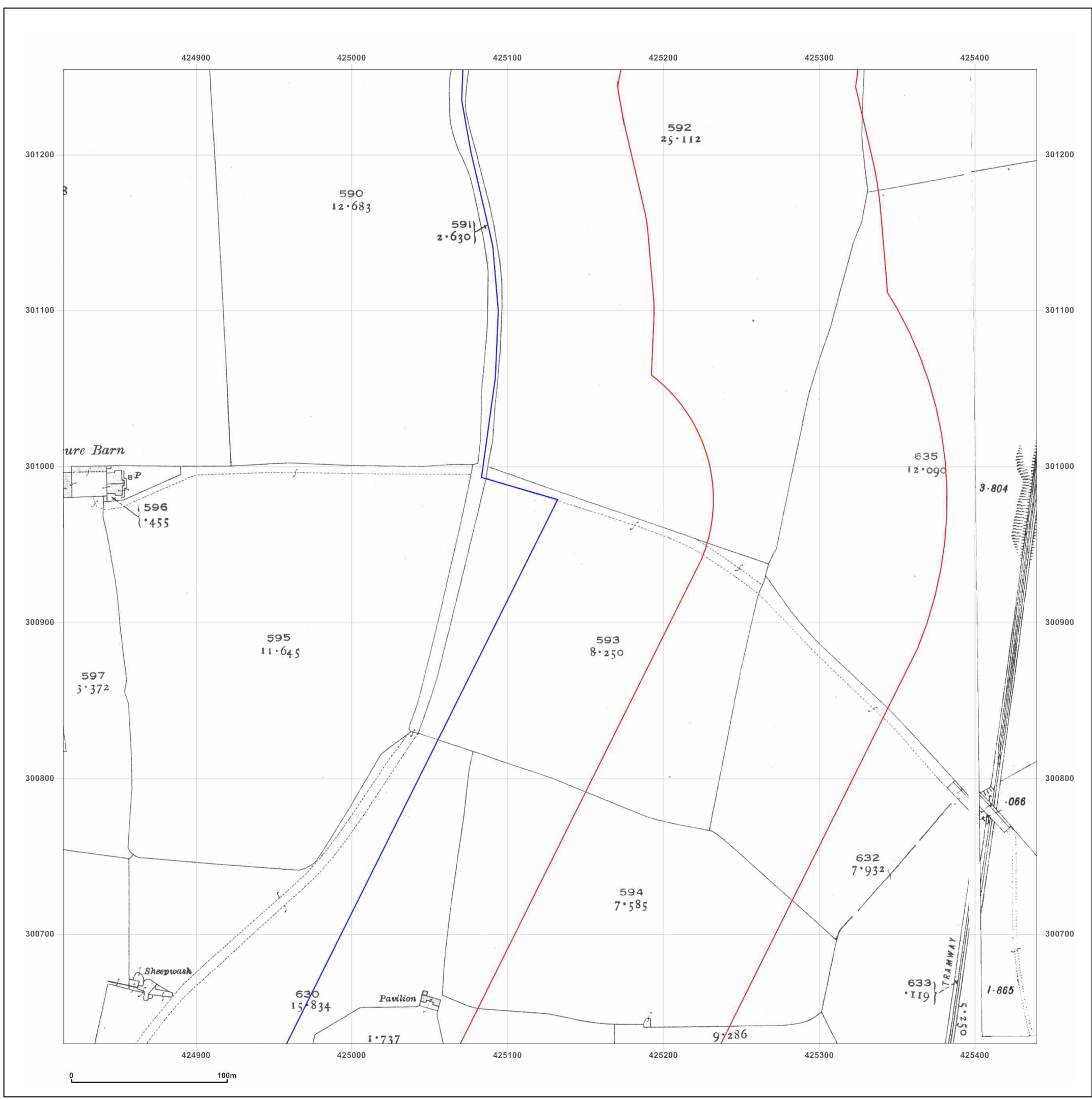


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: County Series

Map date: 1938-1939

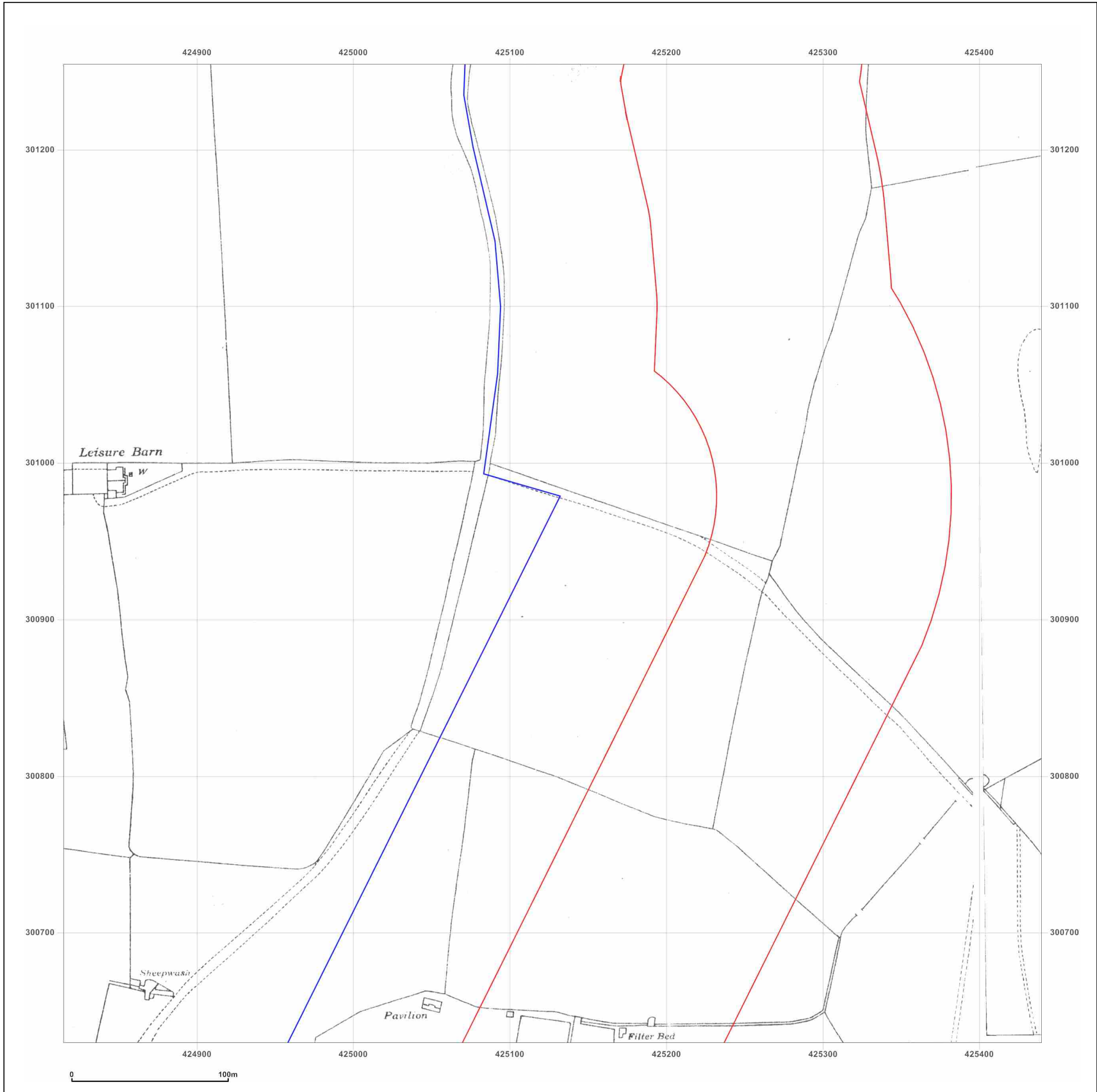
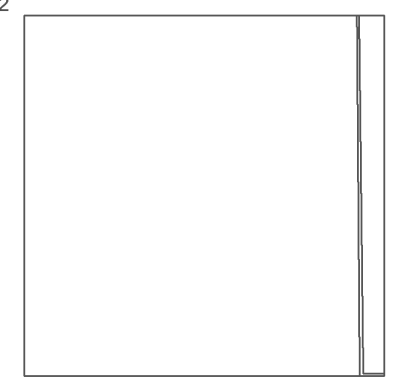
Scale: 1:2,500

Printed at: 1:2,500



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Revised 1939
Edition N/A
Copyright N/A
Levelled 1922

Surveyed 1886
Revised 1938
Edition N/A
Copyright N/A
Levelled 1922



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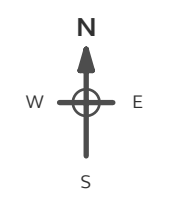
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Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid

Map date: 1955

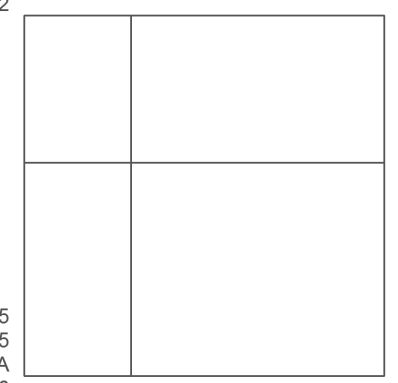
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922



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Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

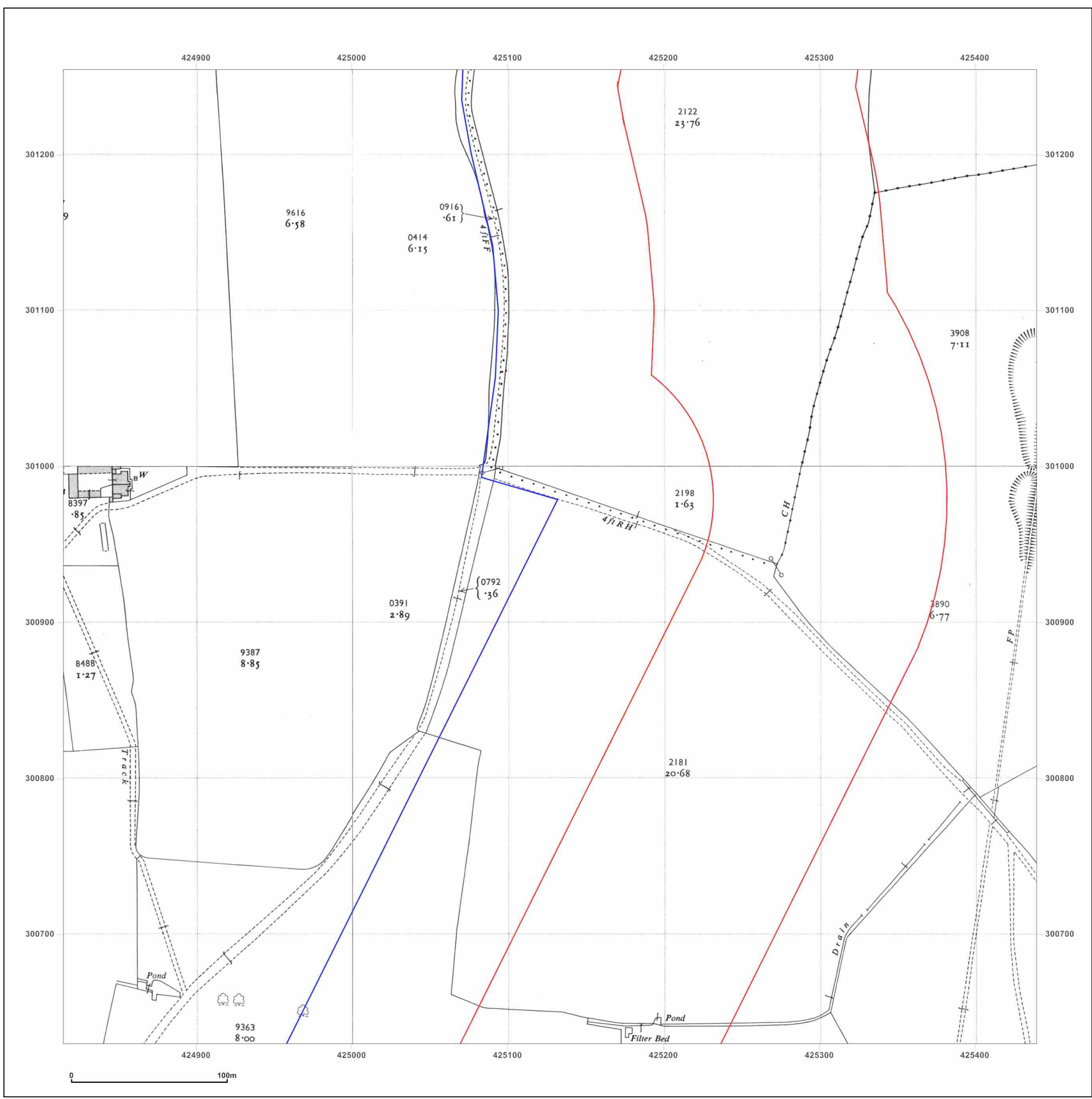


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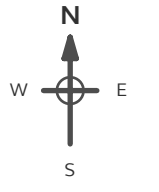
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Site Details:
 TRINITY ROAD, DORDON, B78
 1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid
Map date: 1971
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1964

Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1964

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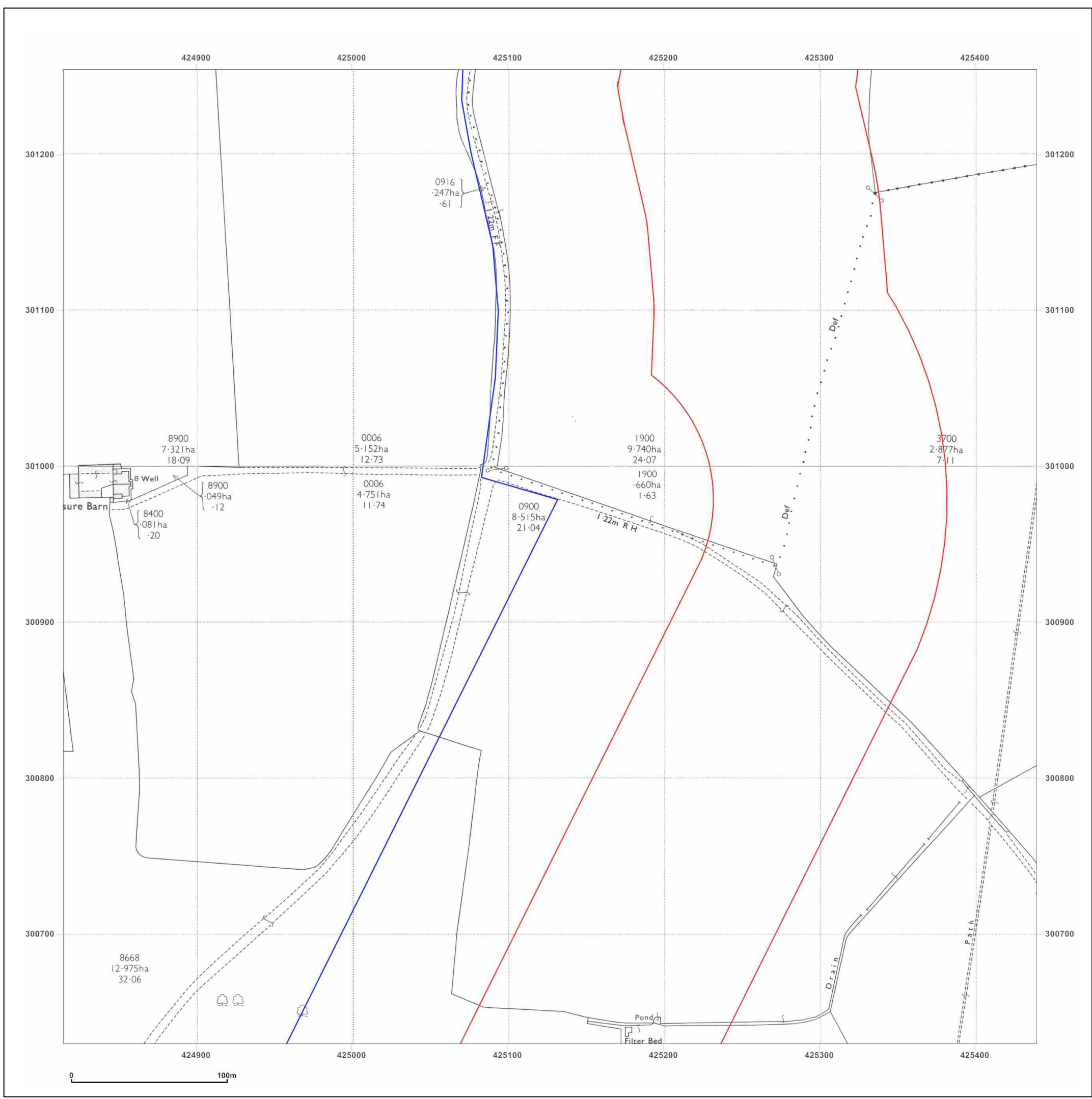


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid

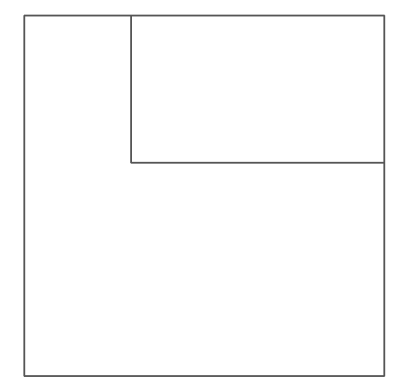
Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



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

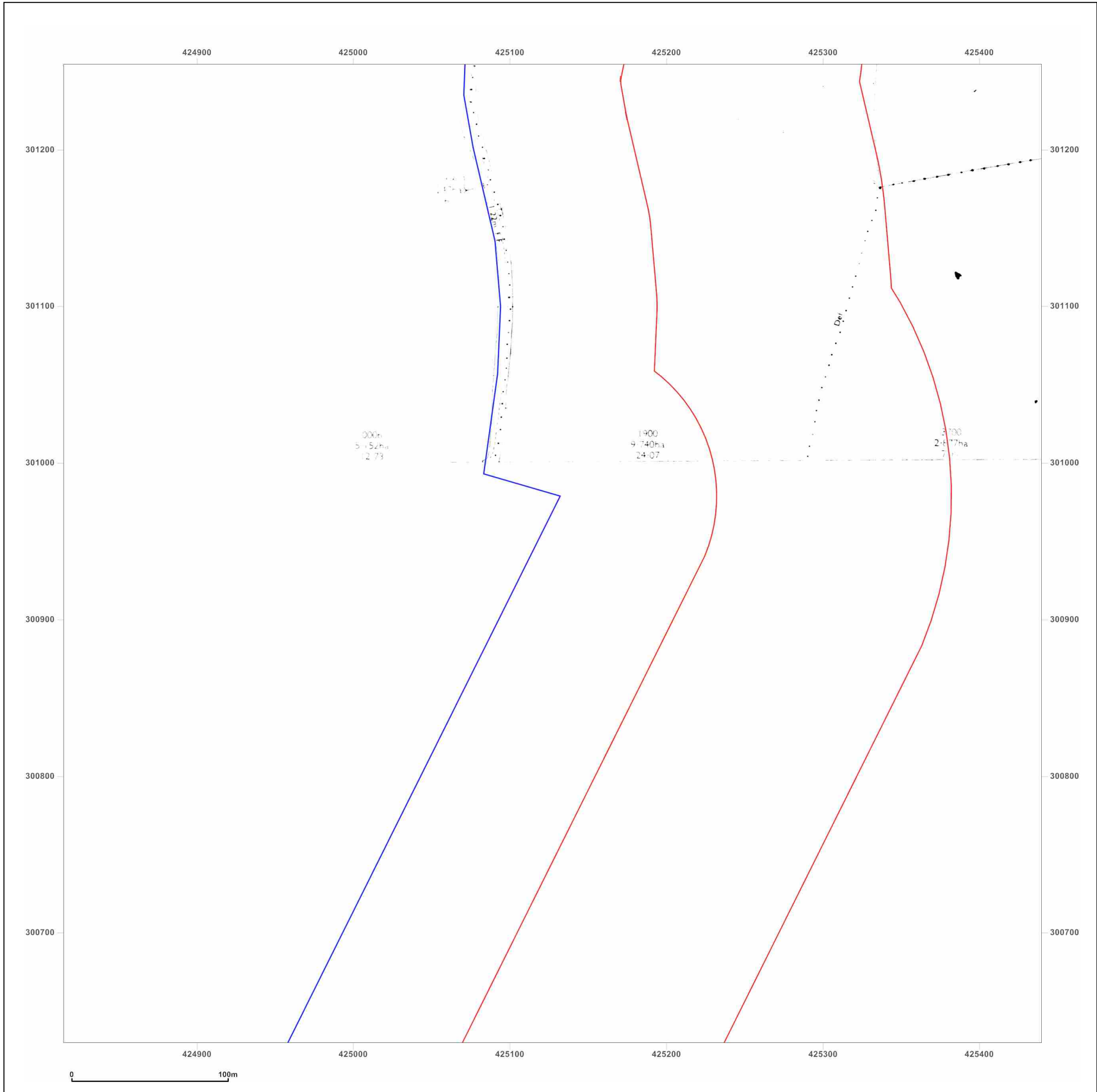


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1TB

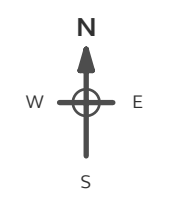
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Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid

Map date: 1972-1976

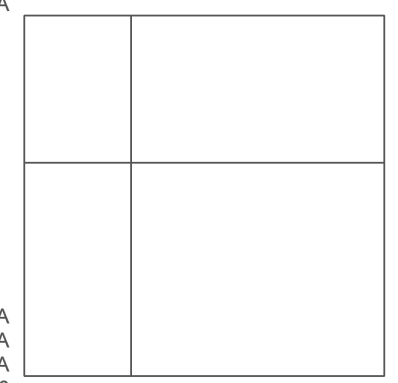
Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Revised N/A
Edition N/A
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Levelled N/A



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Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

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

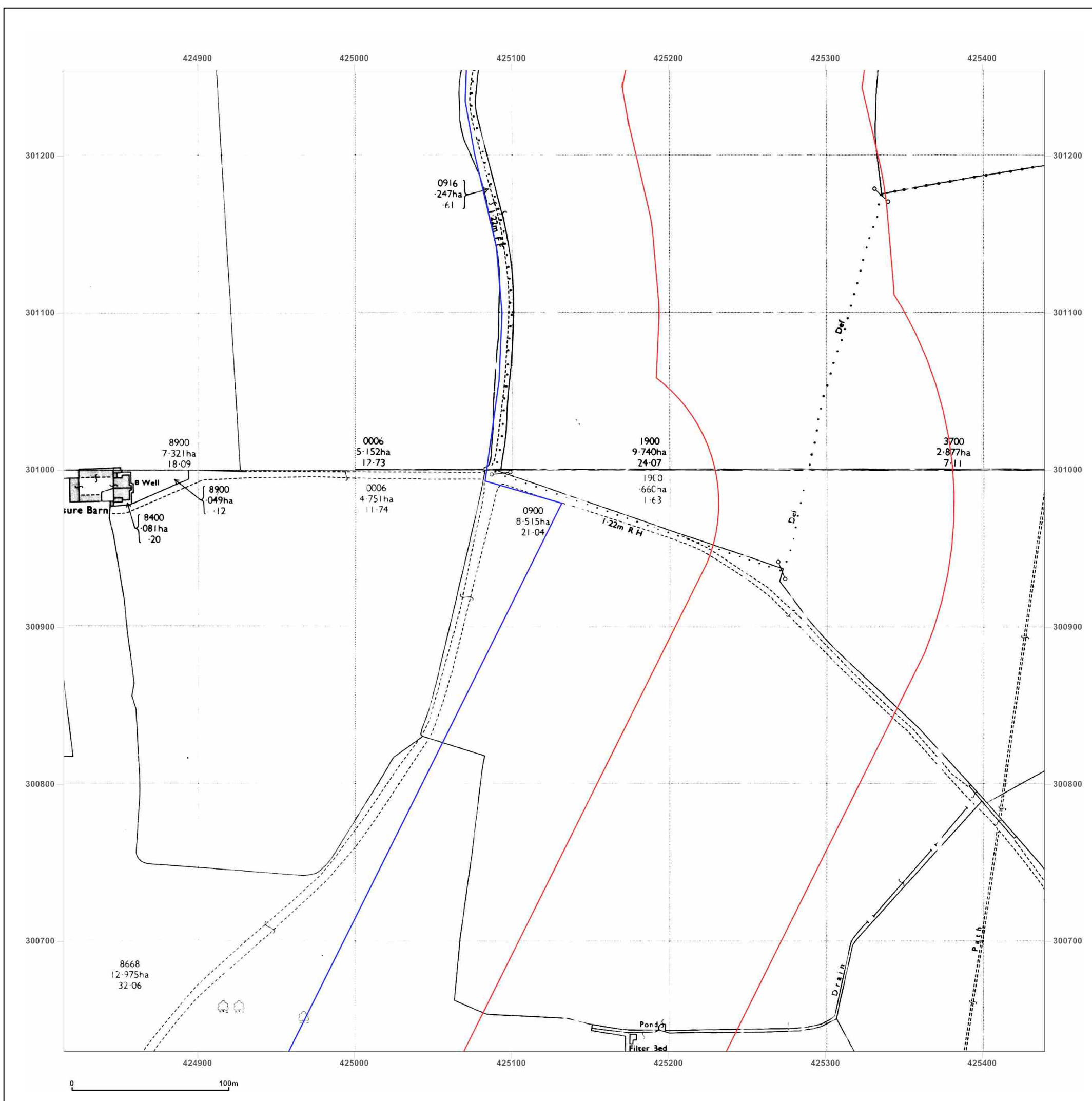


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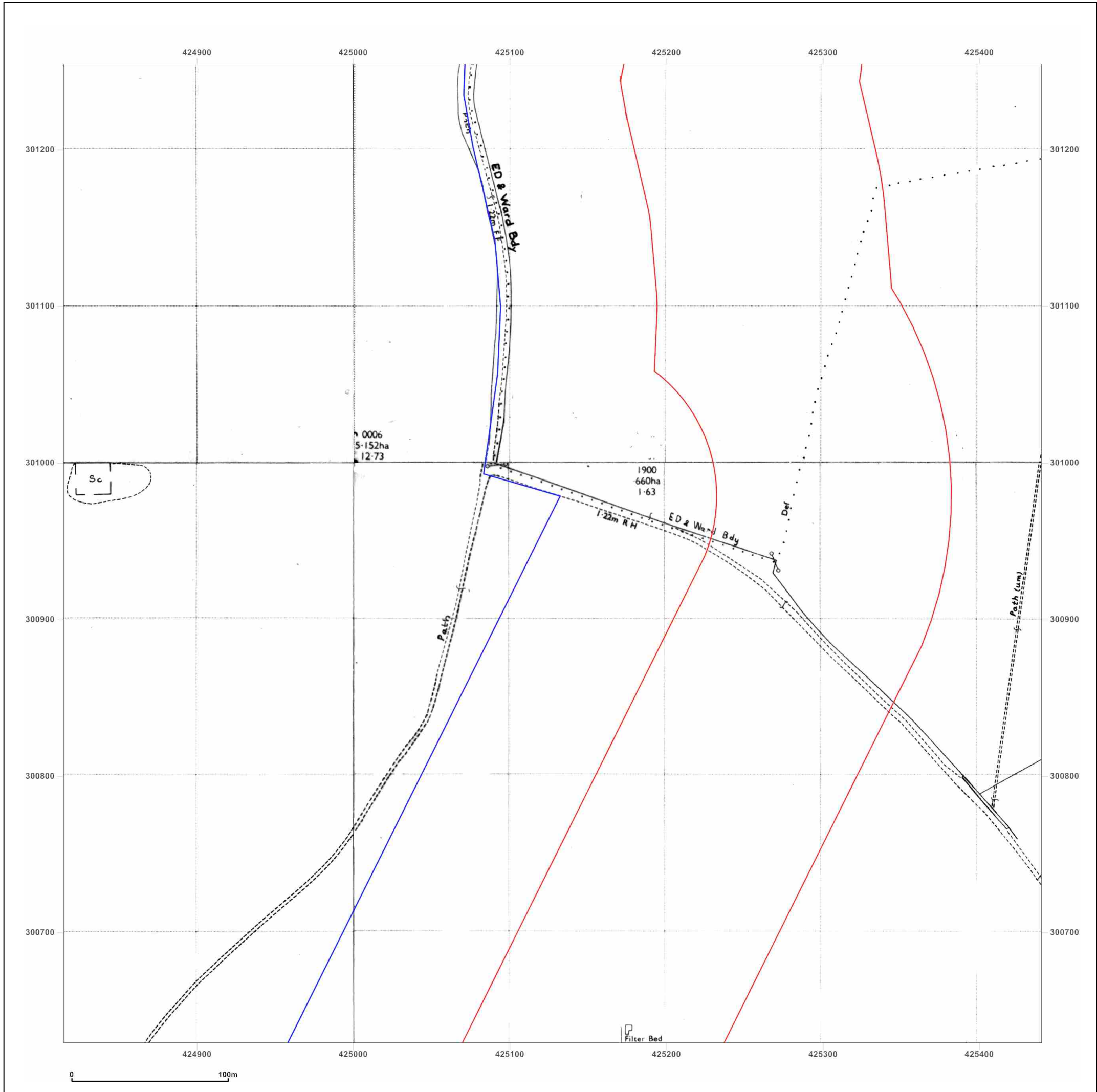
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Map Name: National Grid

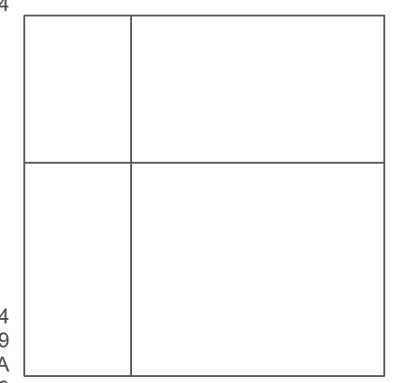
Map date: 1988-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed 1989
Revised N/A	Revised 1989
Edition N/A	Edition N/A
Copyright 1989	Copyright 1989
Levelled 1964	Levelled N/A



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Revised 1989
Edition N/A
Copyright 1989
Levelled 1964

Surveyed 1986
Revised 1988
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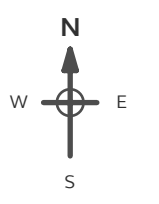
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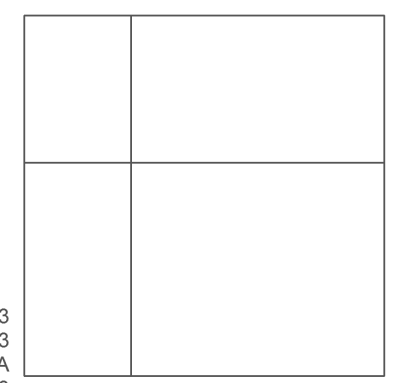
TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid
Map date: 1989-1994
Scale: 1:2,500
Printed at: 1:2,500



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



Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1986
Revised 1989
Edition N/A
Copyright 1989
Levelled 1986

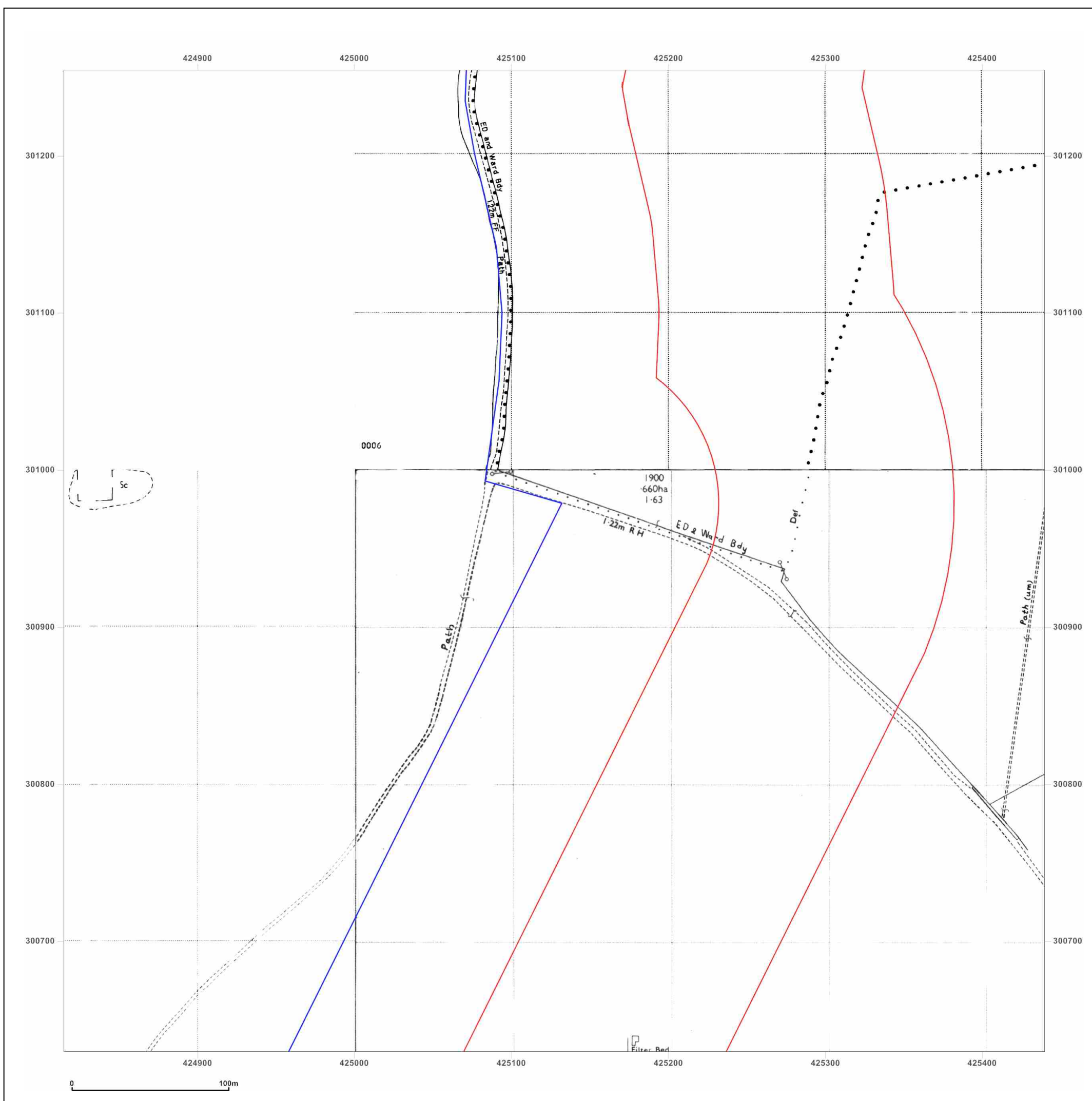


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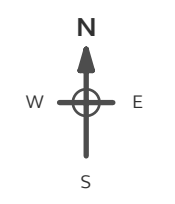


Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid
Map date: 1994-1995
Scale: 1:2,500
Printed at: 1:2,500



<p>Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A</p>	<p>Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A</p>	<p>Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A</p>
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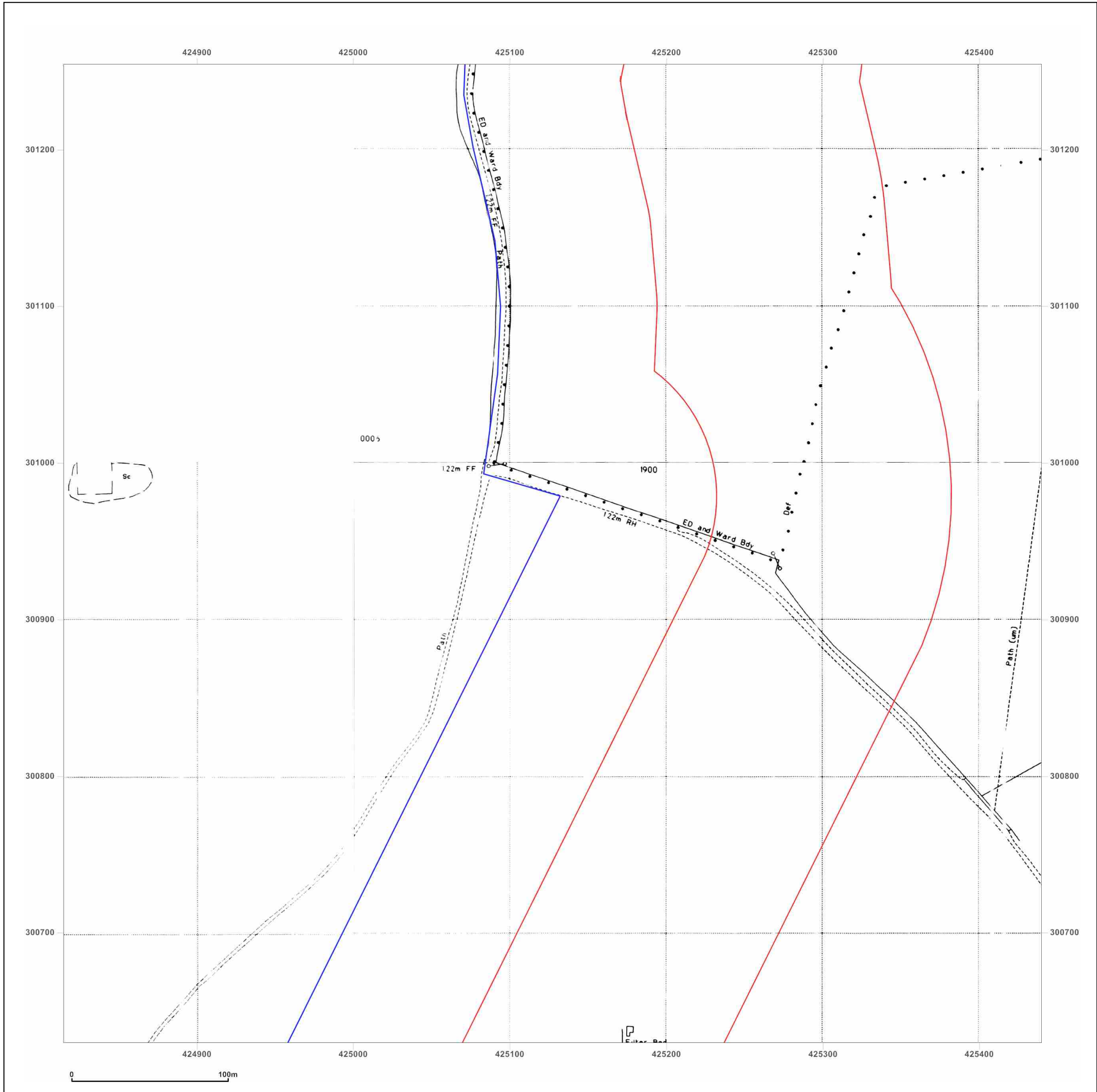


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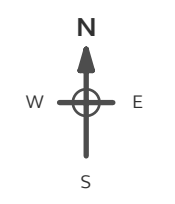


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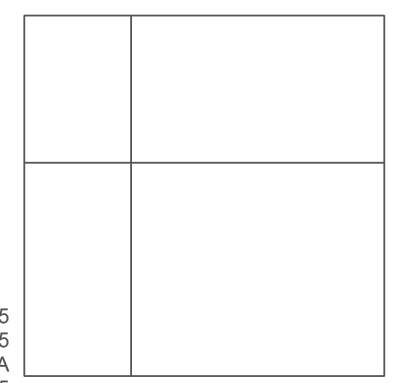
TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid
Map date: 1994-1995
Scale: 1:2,500
Printed at: 1:2,500



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



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Revised 1995
Edition N/A
Copyright 1995
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Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

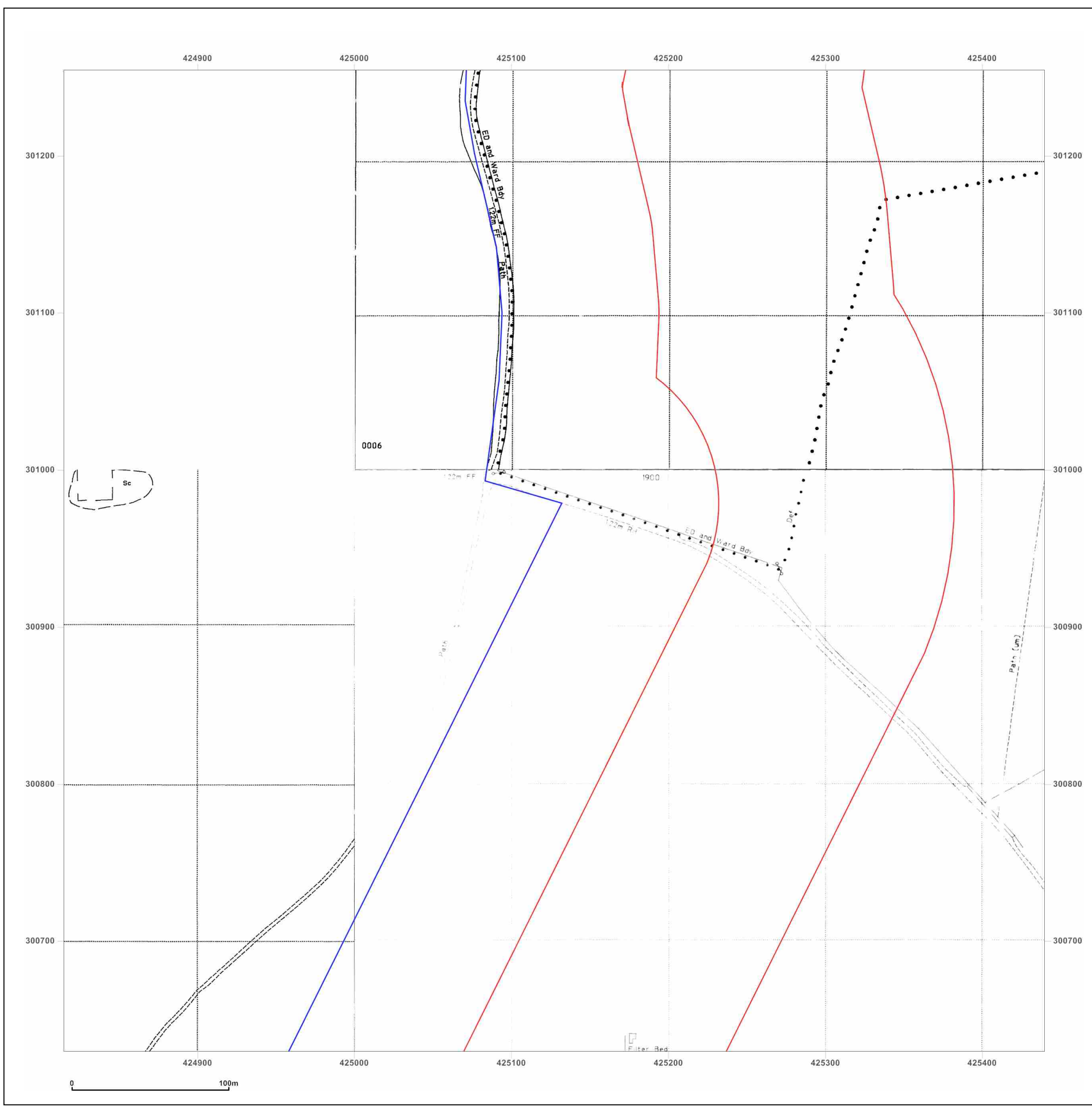


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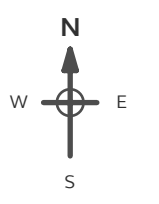


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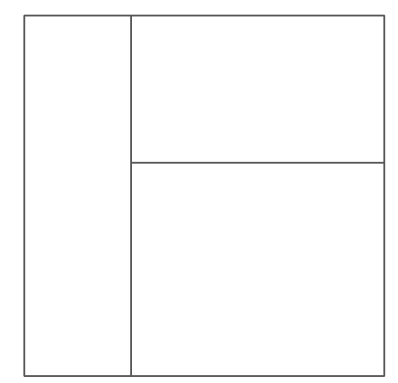
TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

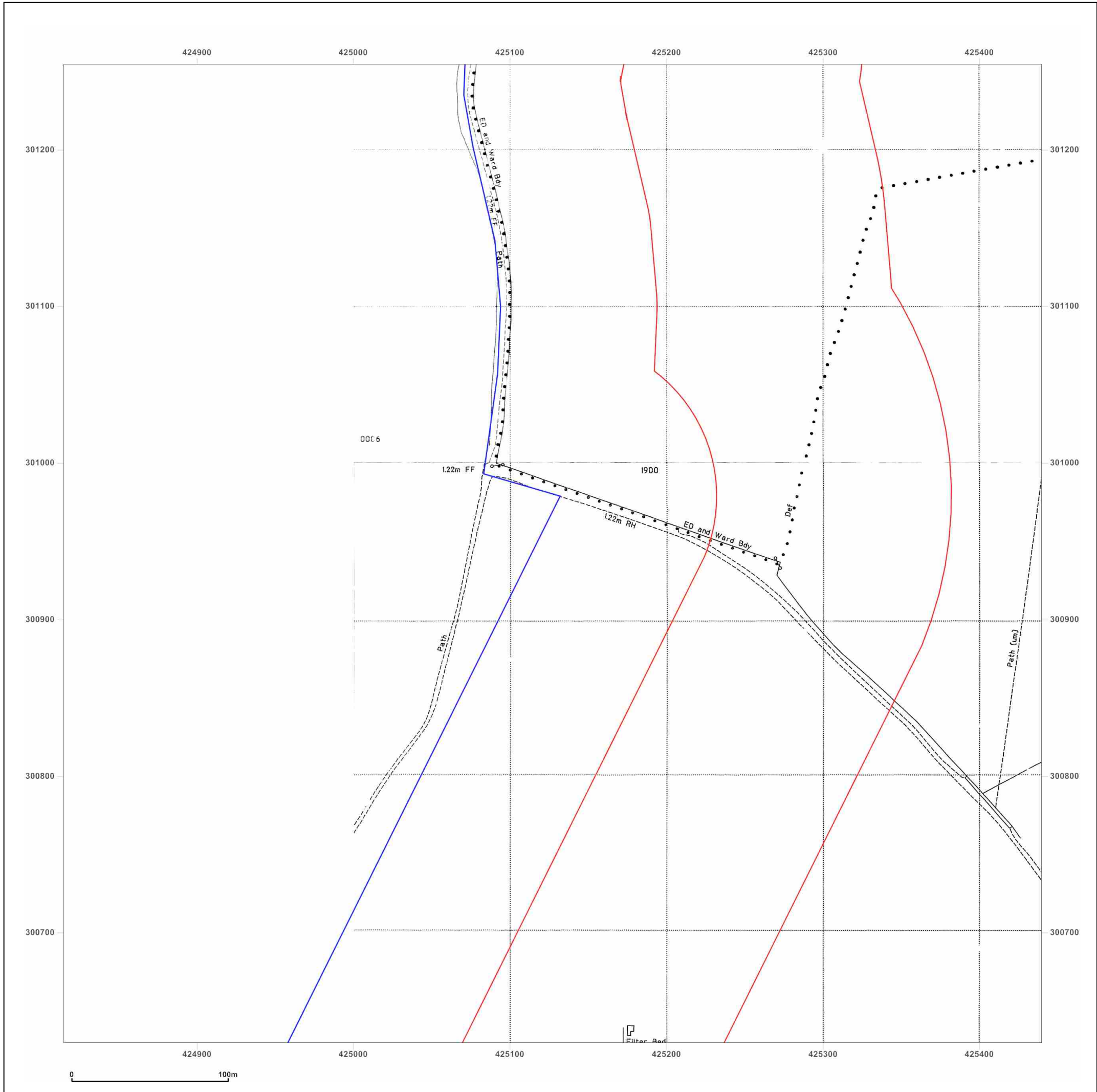


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

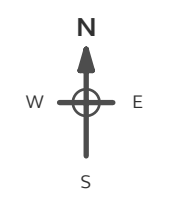
Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_2
Grid Ref: 425127, 300942

Map Name: National Grid

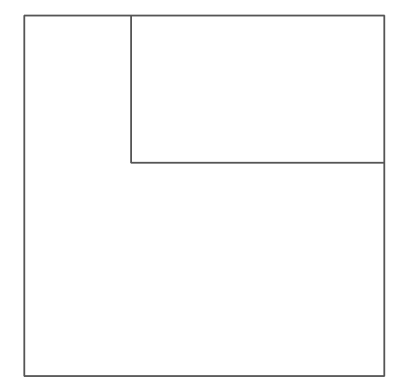
Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
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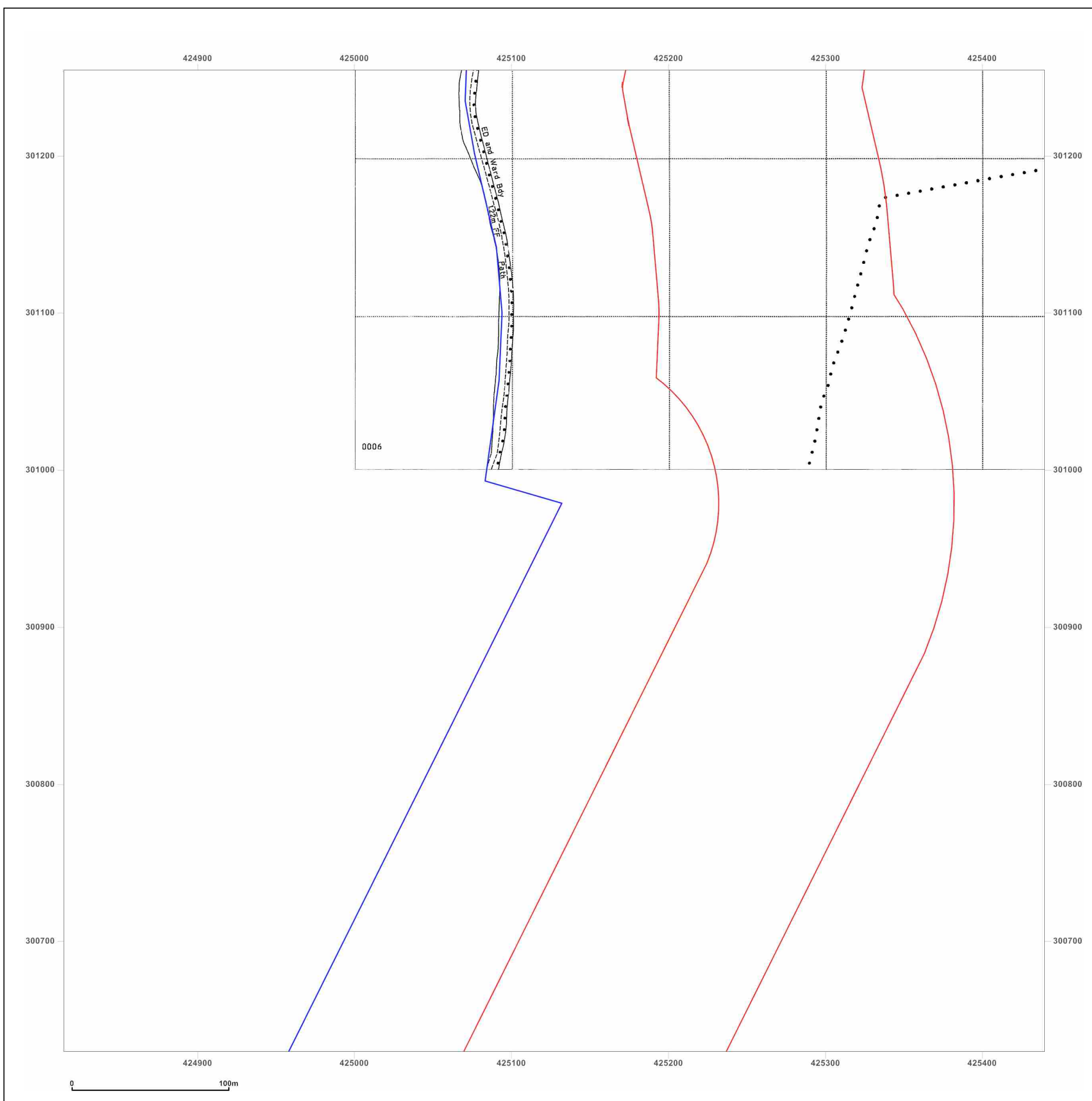


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: County Series

Map date: 1884-1885

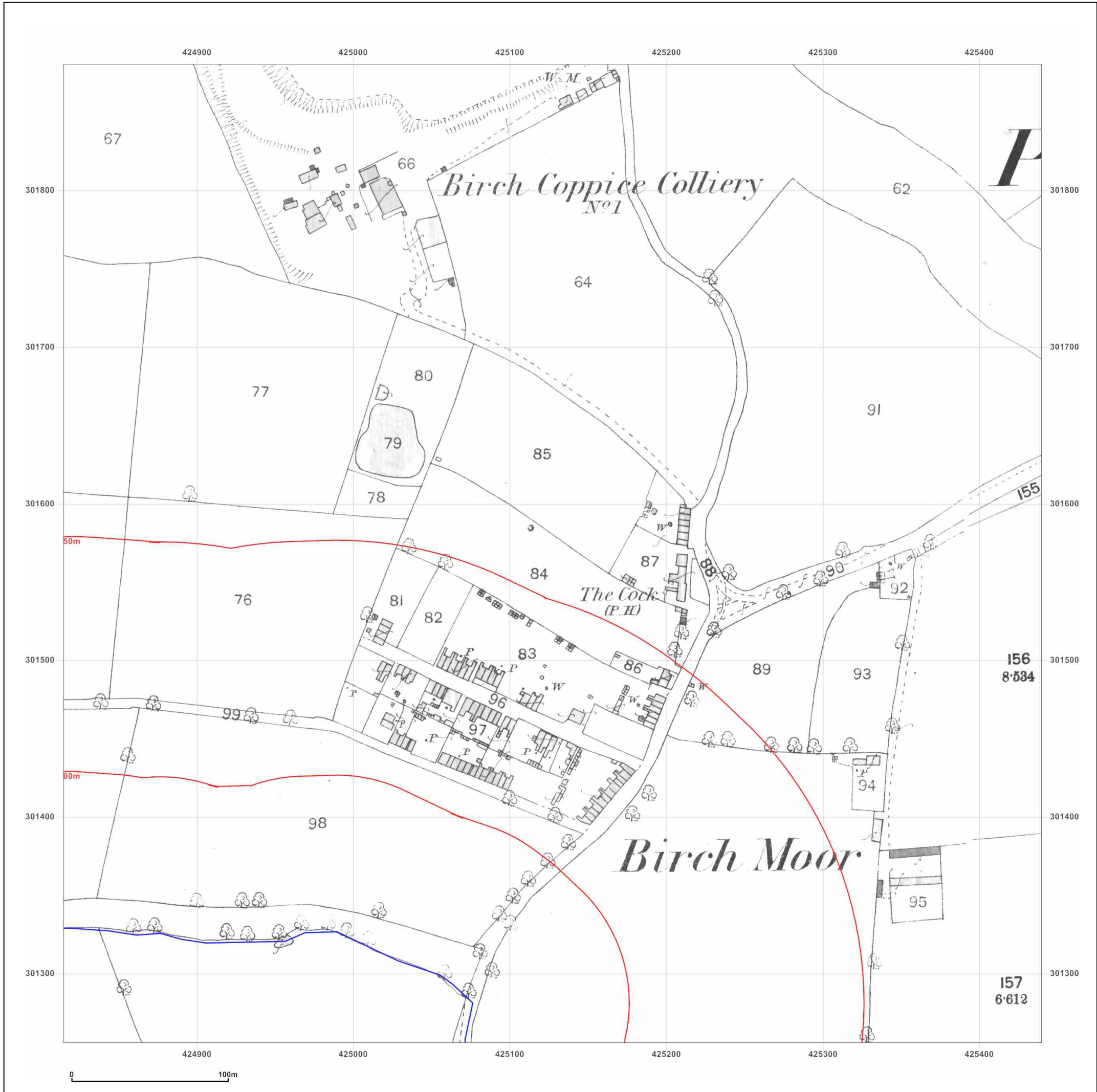
Scale: 1:2,500

Printed at: 1:2,500



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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: County Series

Map date: 1903

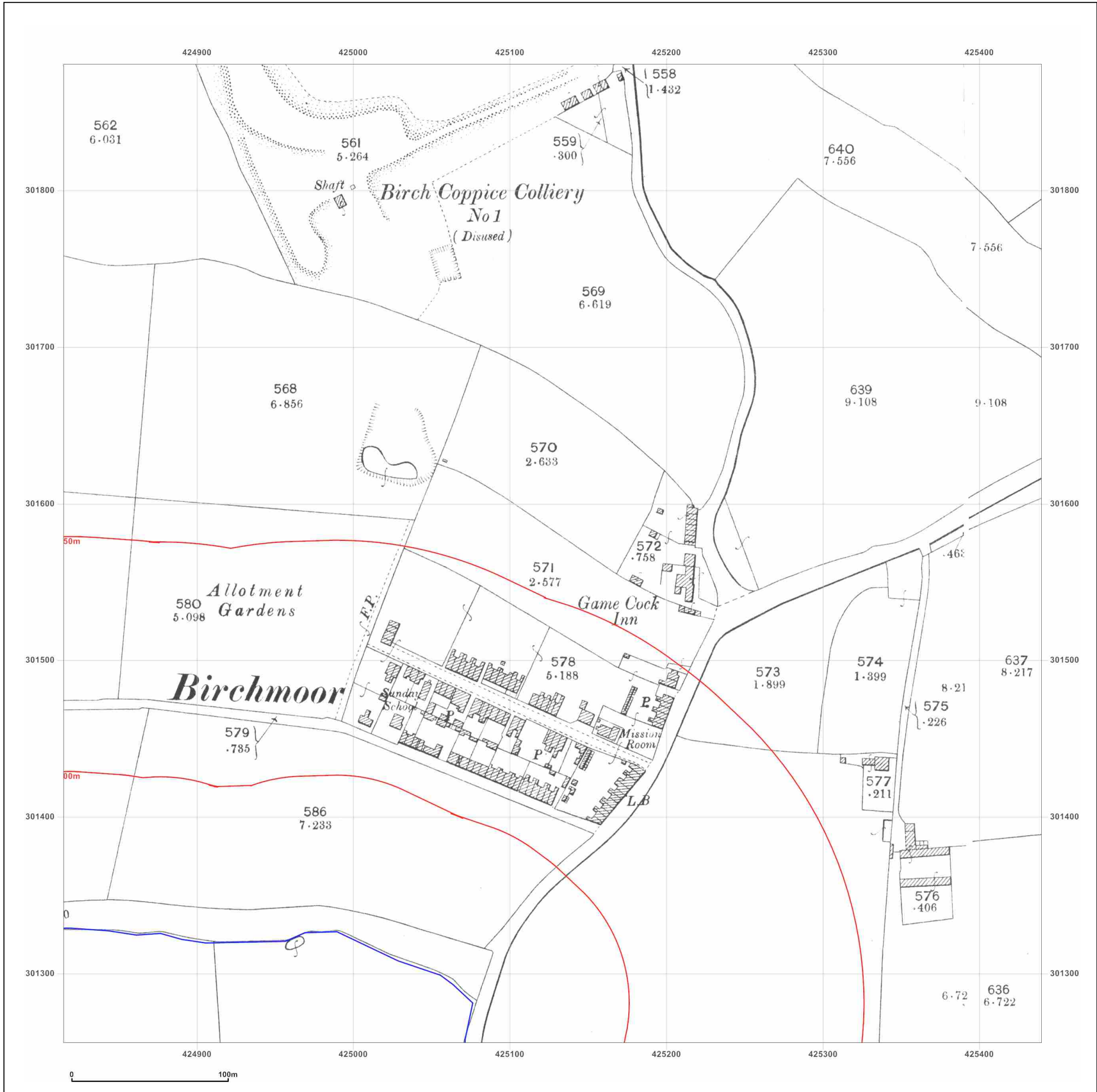
Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: County Series

Map date: 1924

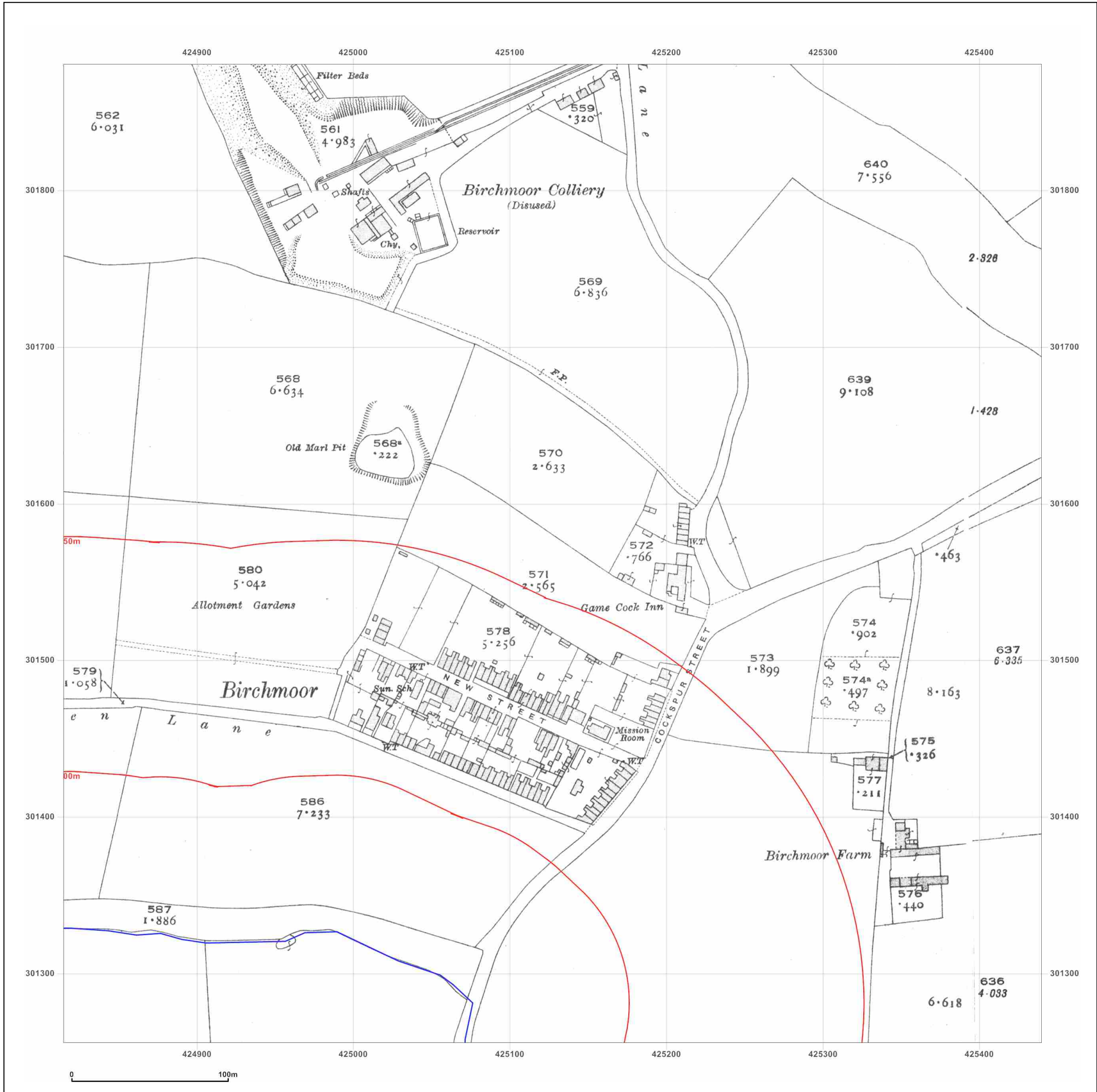
Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1886
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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: County Series

Map date: 1938-1939

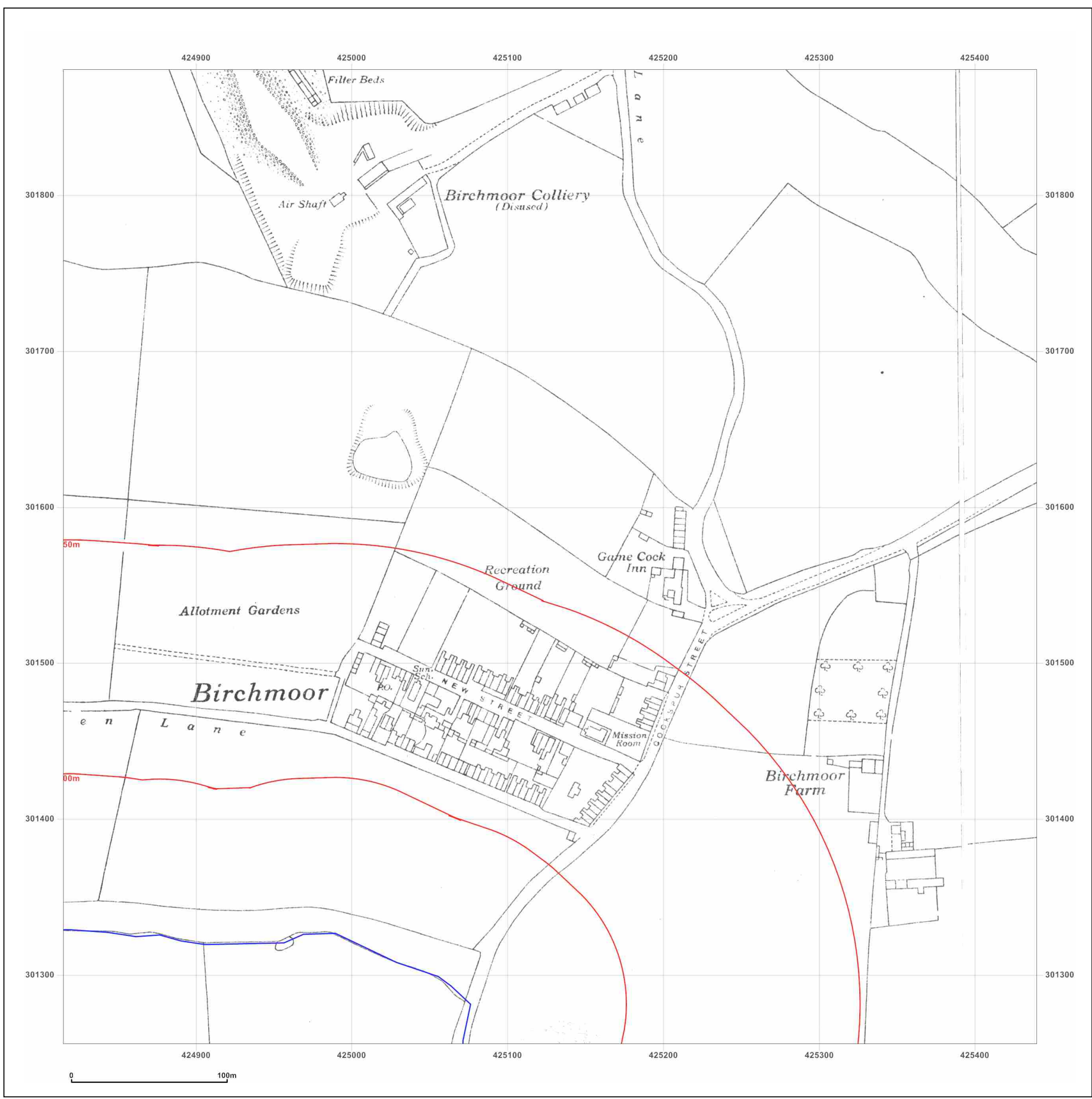
Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
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Edition N/A
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Surveyed 1955
Revised 1955
Edition N/A
Copyright 1956
Levelled 1922

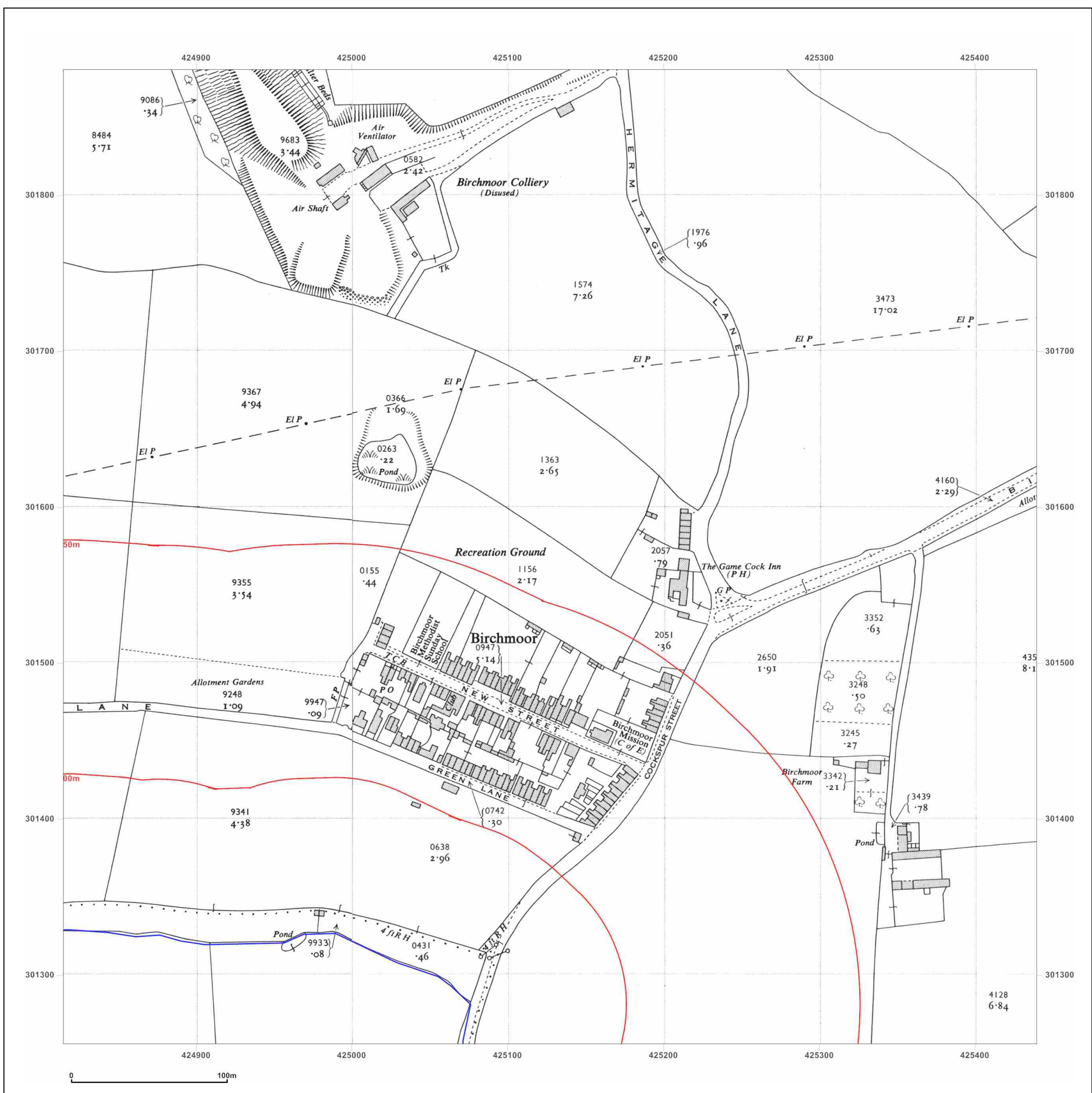


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
Revised 1971
Edition N/A
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Levelled 1964

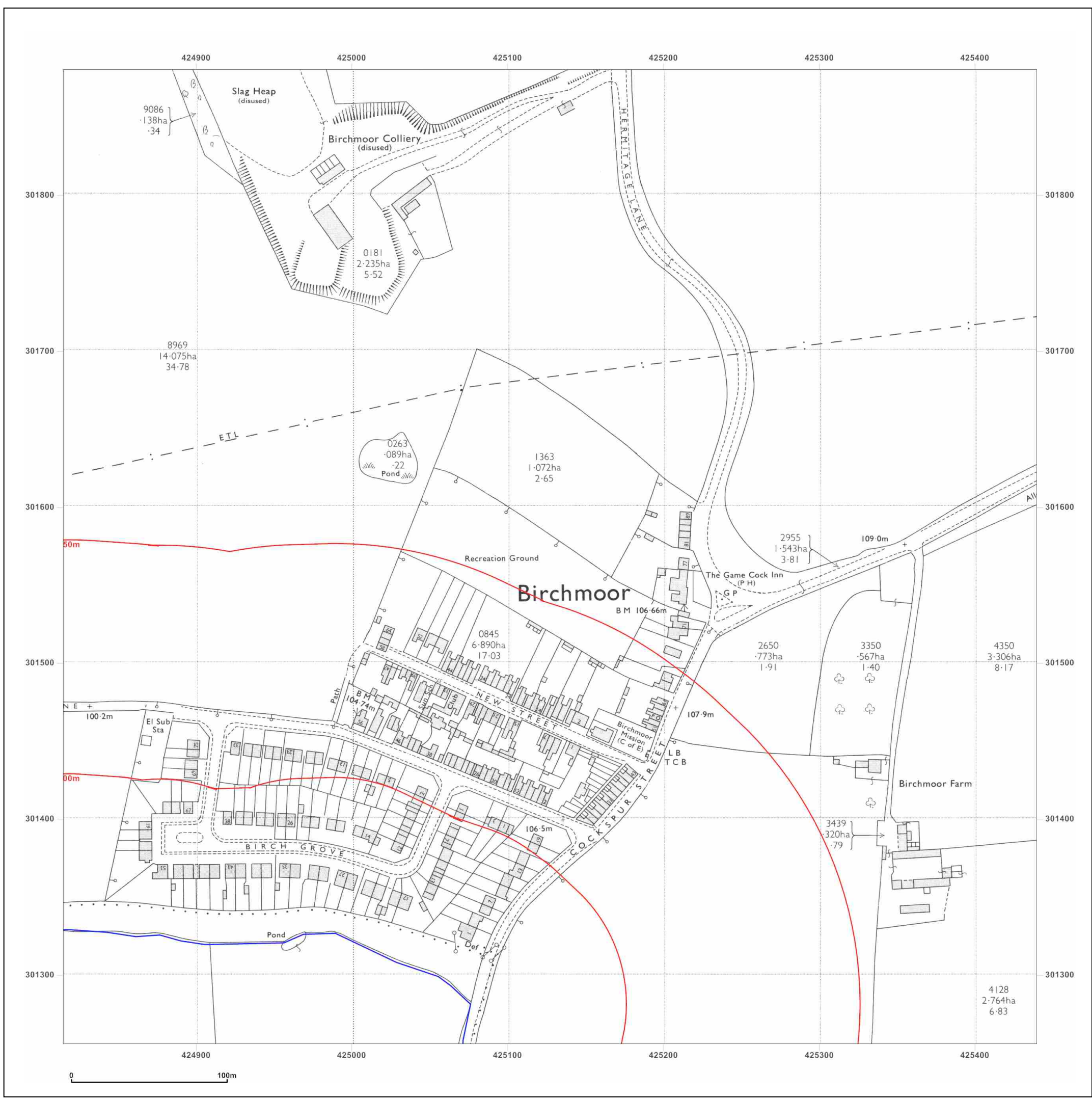


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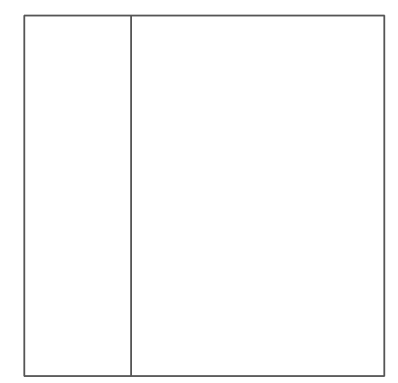
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Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



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

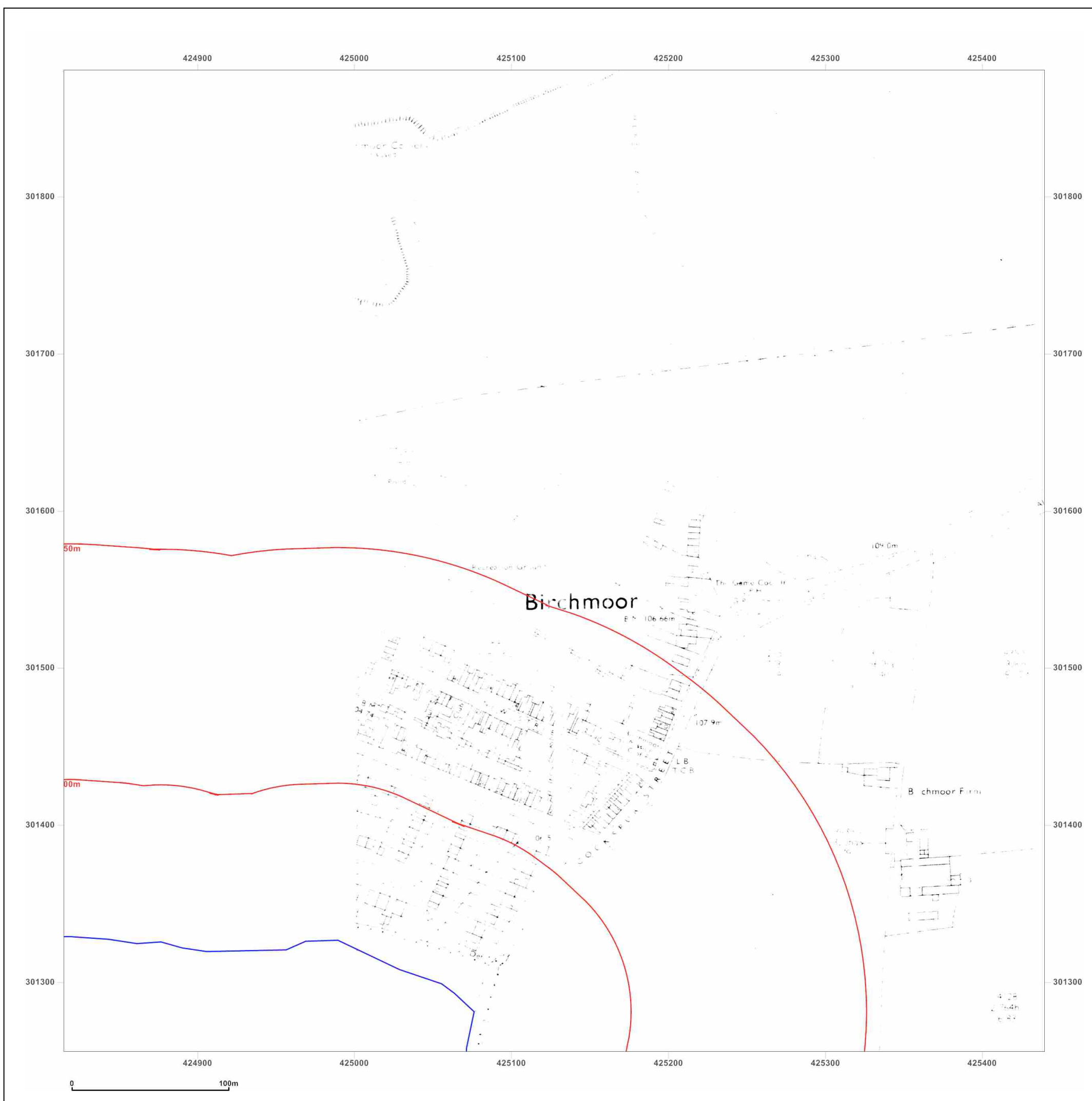


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1972-1976

Scale: 1:2,500

Printed at: 1:2,500



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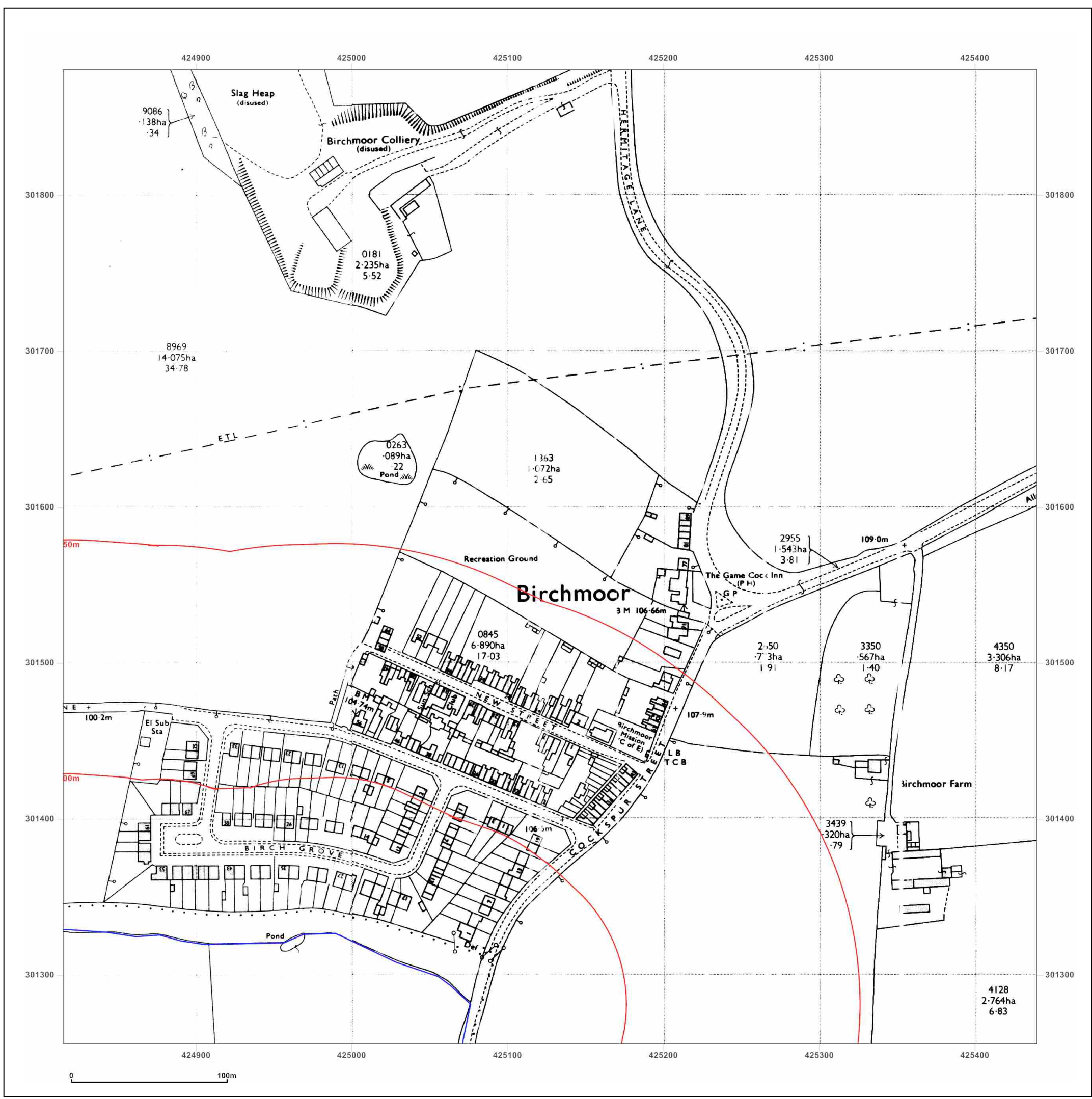


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1964

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

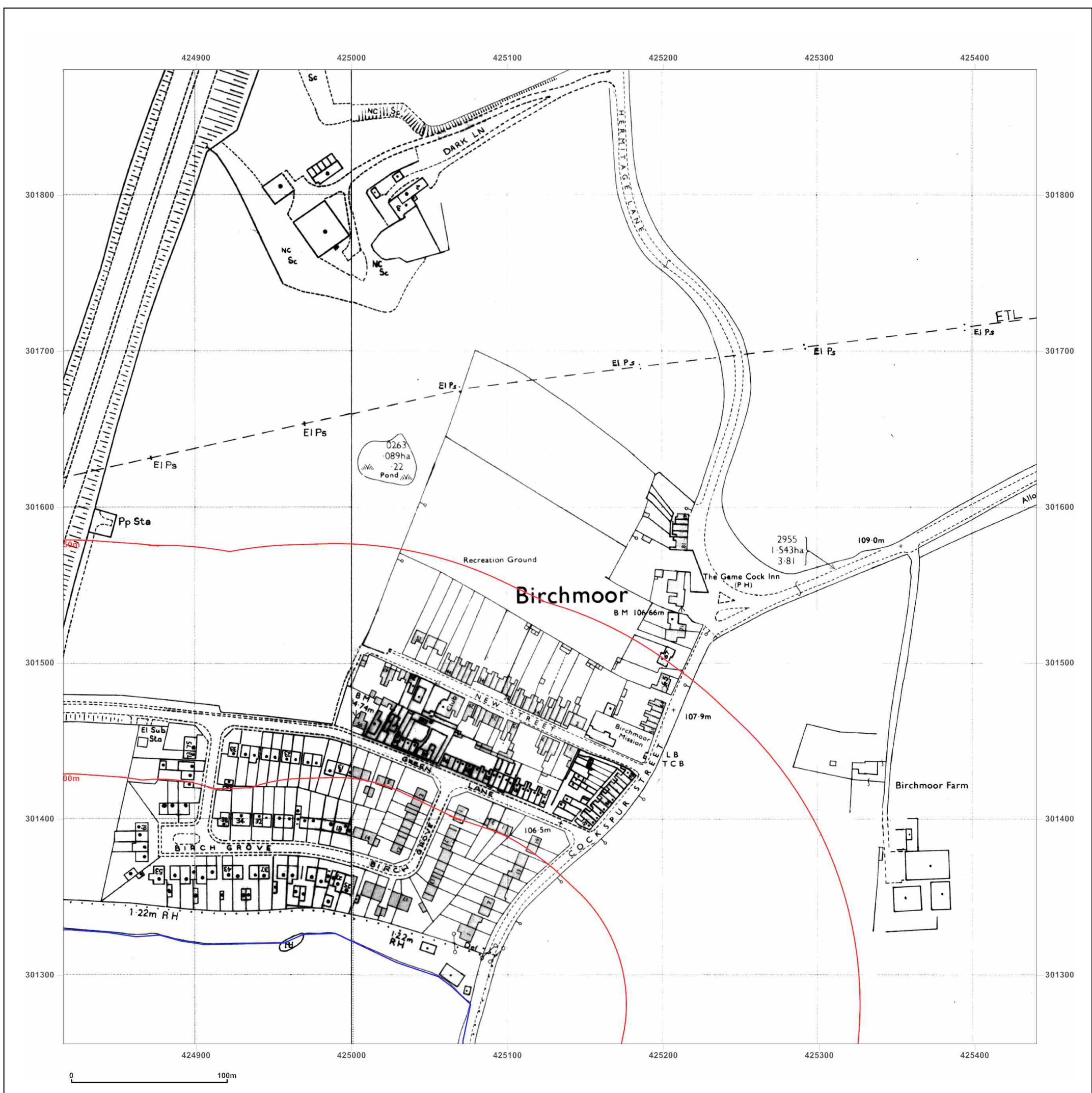


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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

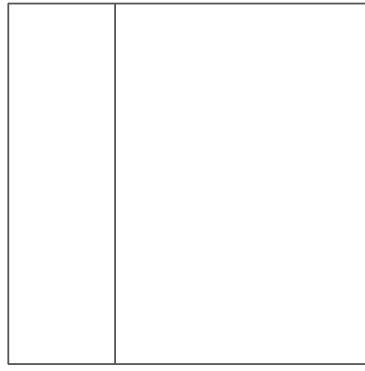
Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500





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Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

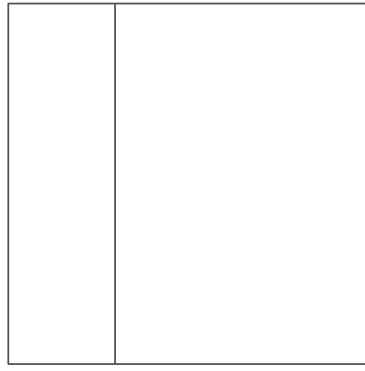
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Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500





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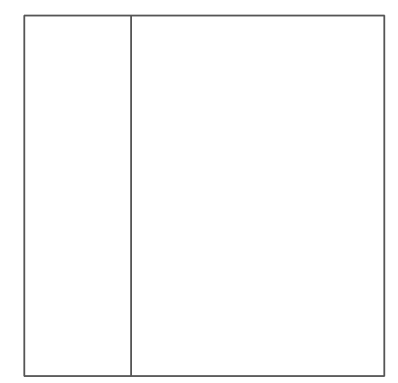
Client Ref: Jn10_M42
Report Ref: GS-6973301_LS_2_3
Grid Ref: 425127, 301568

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



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1TB

Client Ref: Jn10_M42
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Grid Ref: 425127, 301568

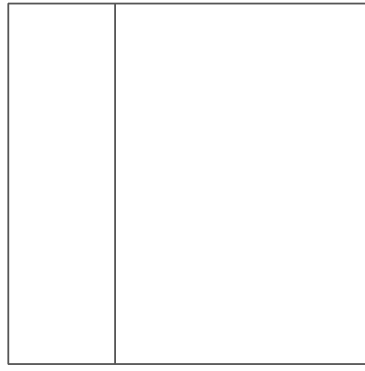
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Map date: 1995

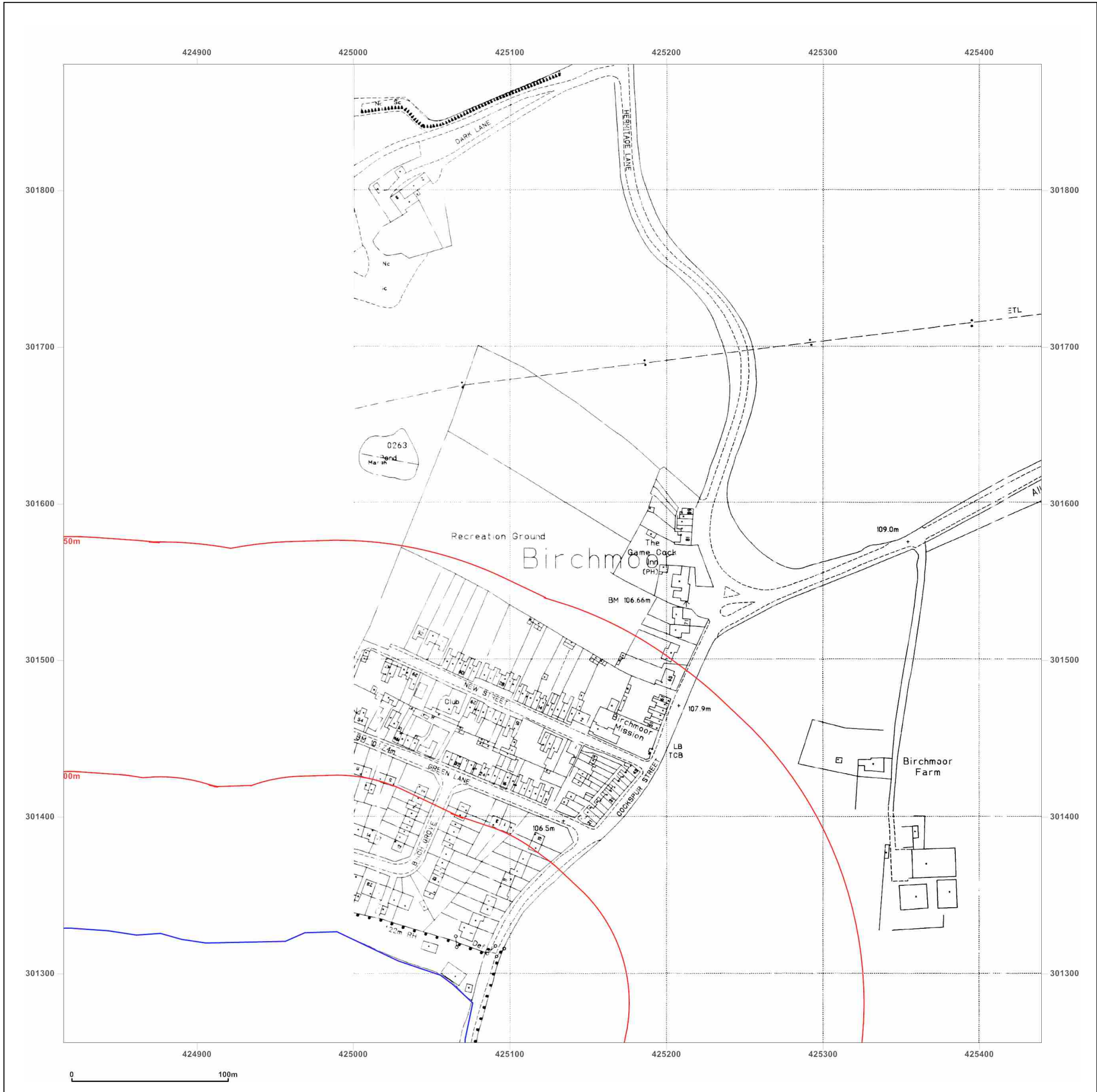
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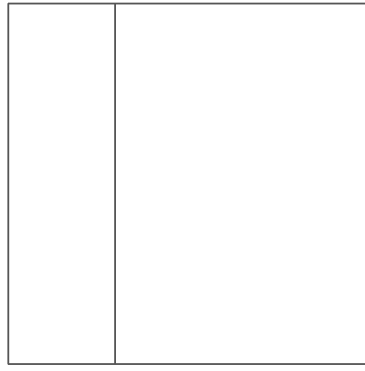
Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500





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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1883

Scale: 1:10,560

Printed at: 1:10,560



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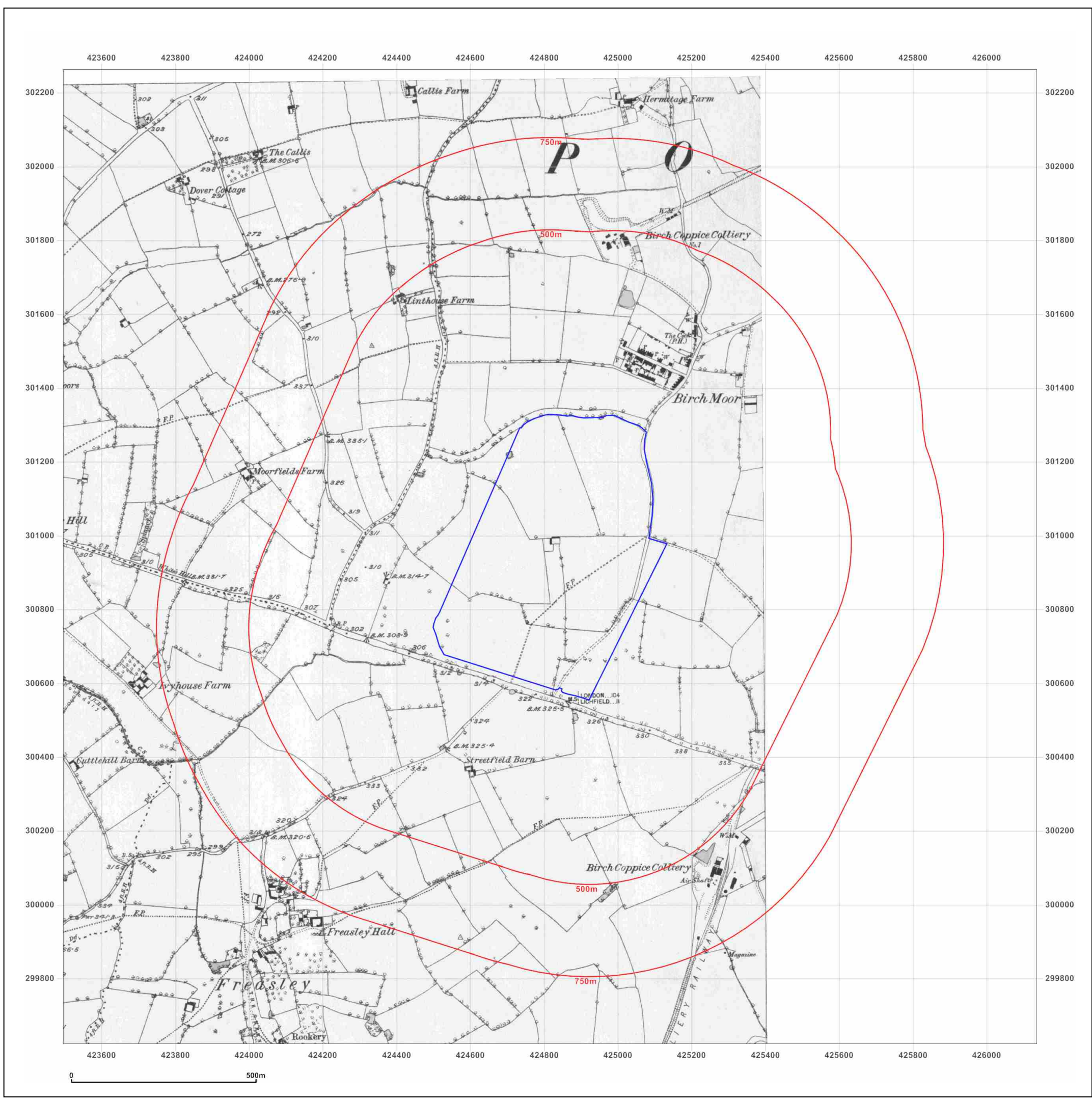


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1883-1885

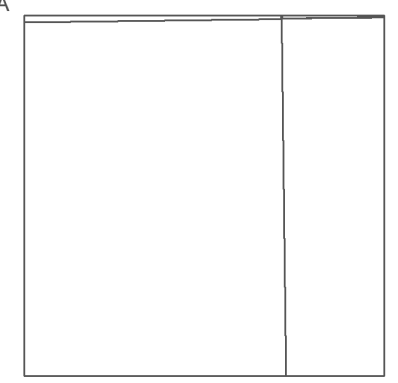
Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1885
Revised 1885
Edition 1885
Copyright N/A
Levelled N/A



Surveyed 1885
Revised 1885
Edition 1885
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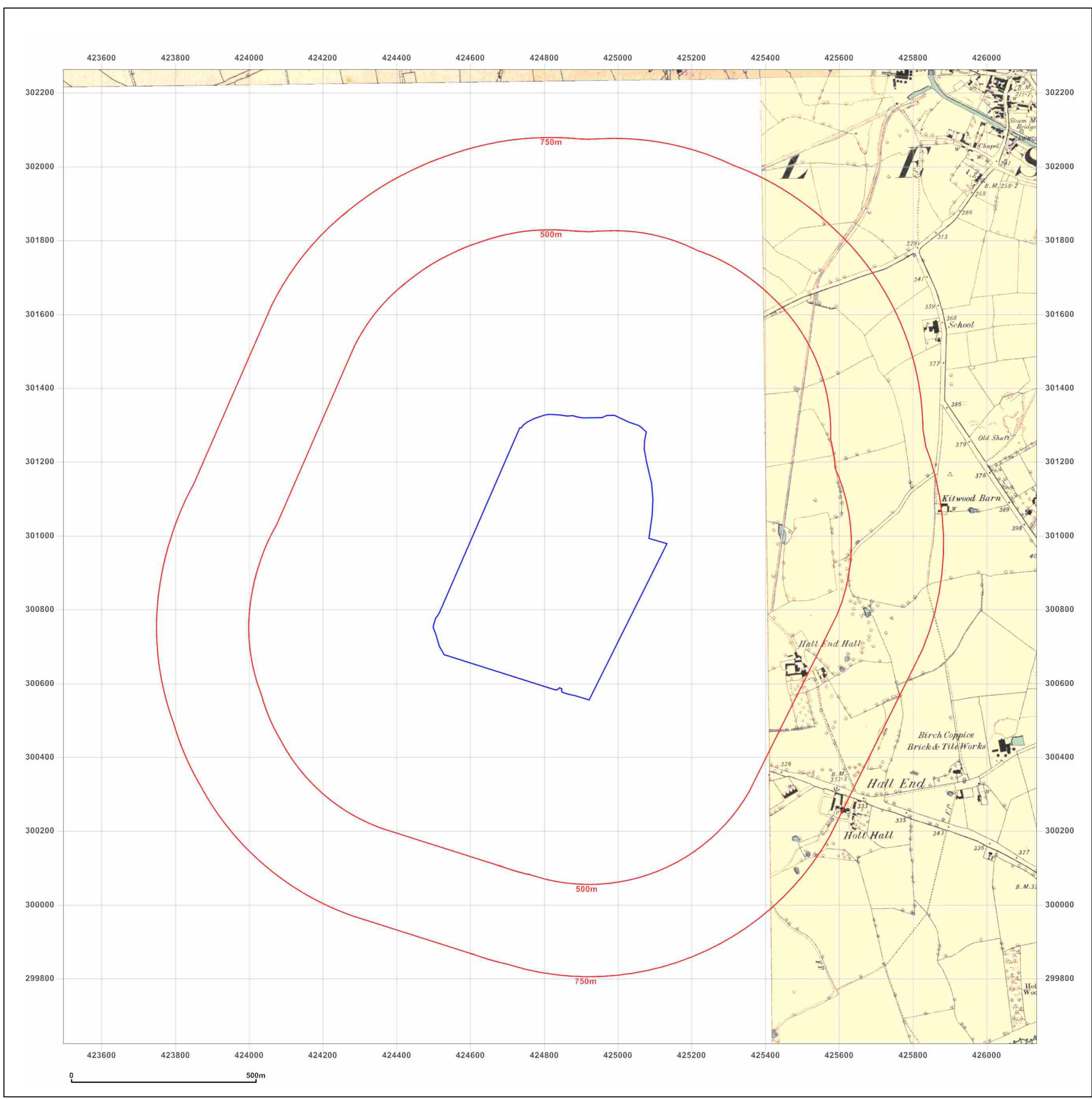


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1901

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1900
Edition 1901
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Surveyed 1881
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Revised 1900
Edition 1901
Copyright N/A
Levelled N/A

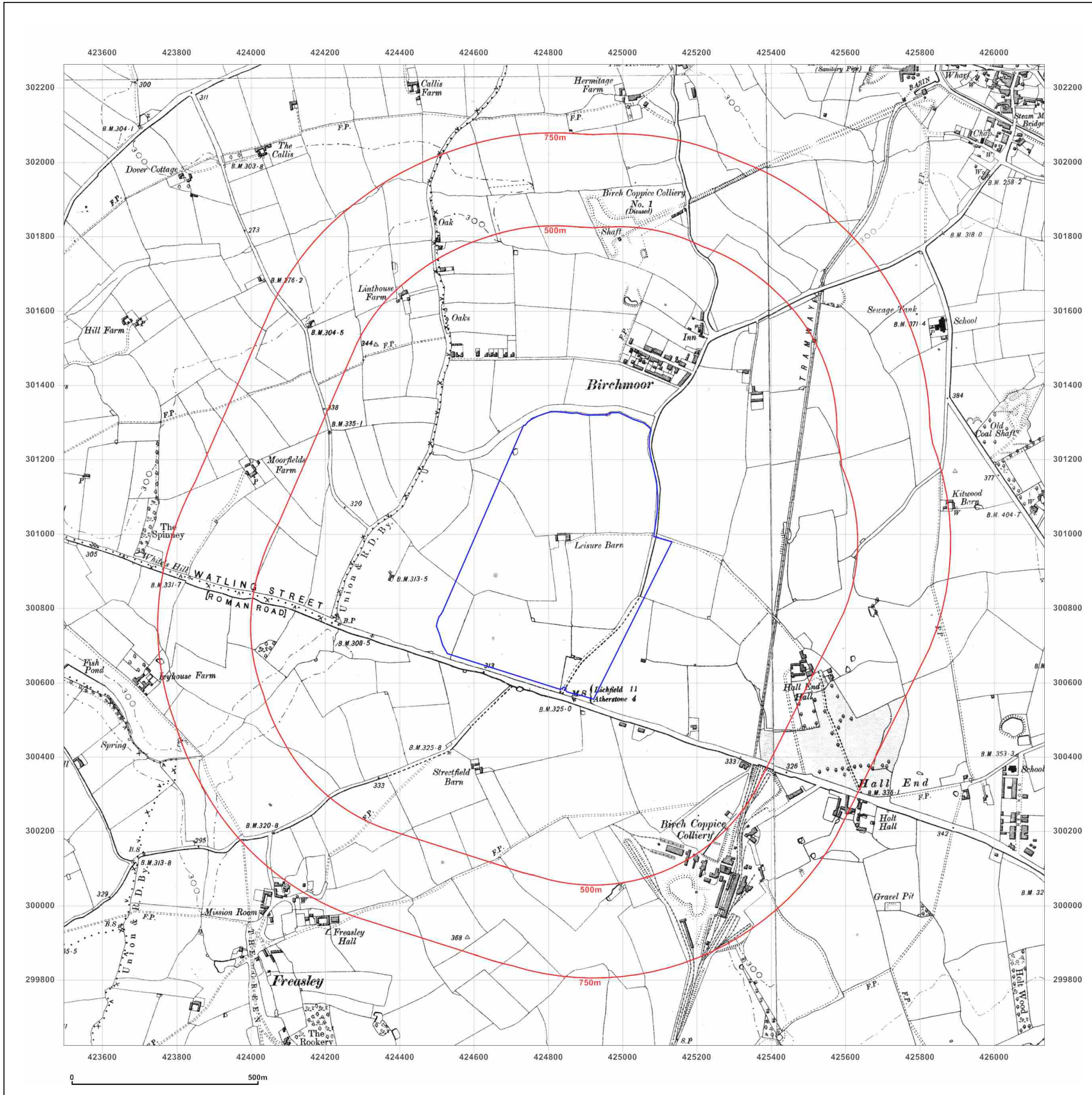


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Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1901

Scale: 1:10,560

Printed at: 1:10,560

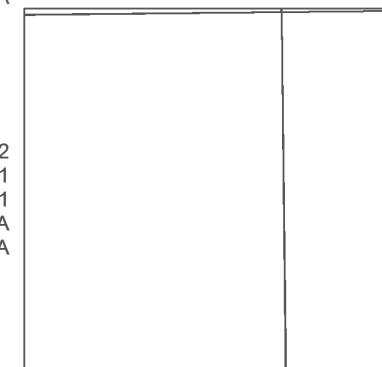


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Surveyed 1885
Revised 1901
Edition 1901
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Revised 1901
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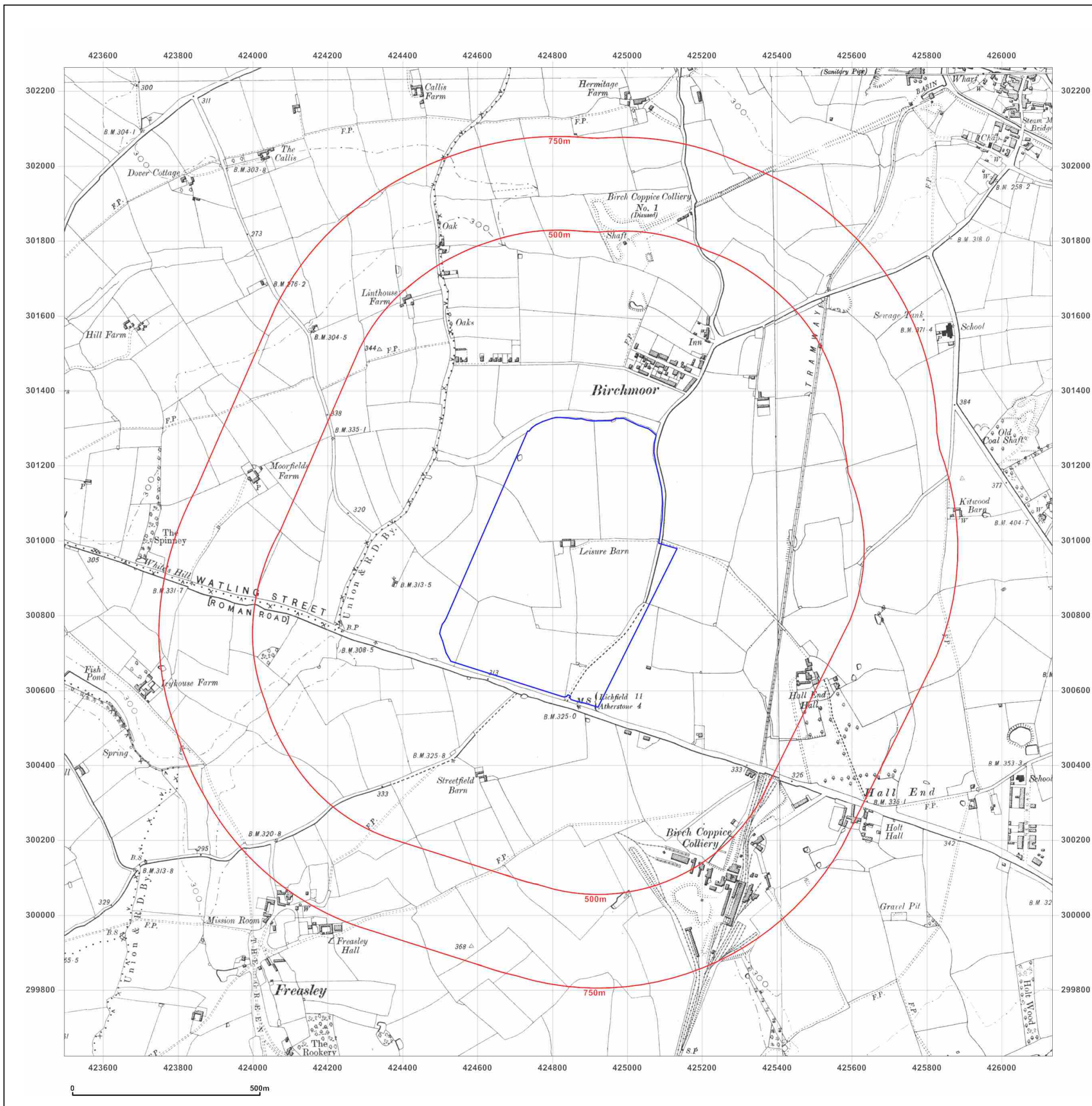


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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1921-1925

Scale: 1:10,560

Printed at: 1:10,560

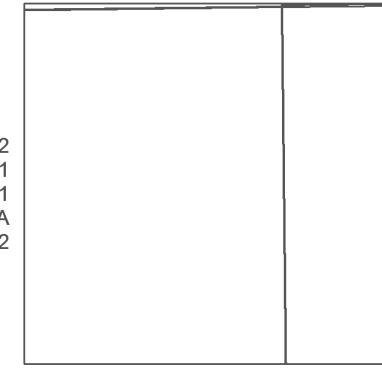


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Edition 1921
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Revised 1922
Edition 1924
Copyright N/A
Levelled 1923

Surveyed 1882
Revised 1921
Edition 1921
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Levelled 1922

Surveyed 1886
Revised 1922
Edition 1925
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Levelled 1923

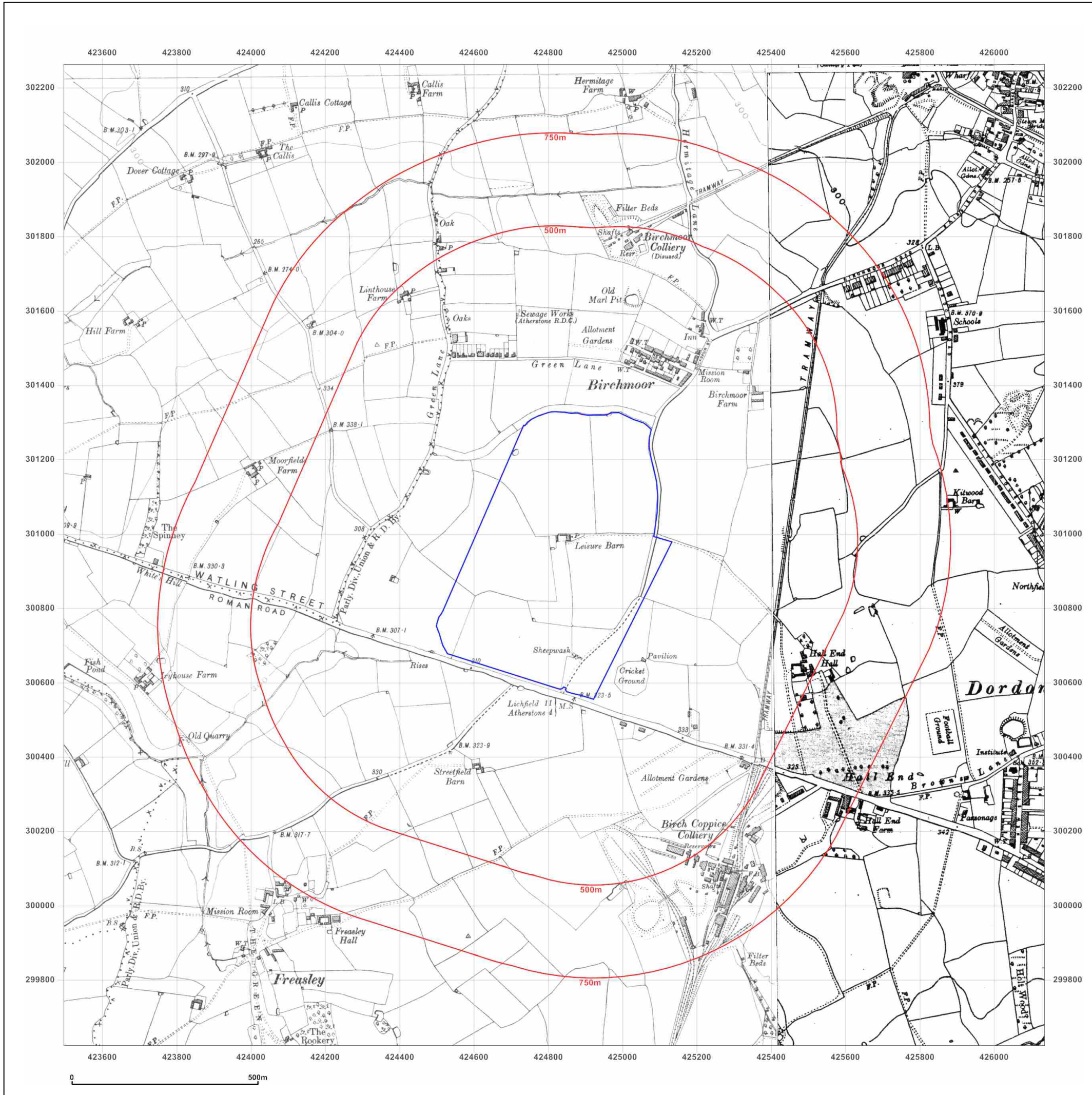


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Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1924-1925

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1924
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Levelled 1923

Surveyed 1884
Revised 1924
Edition 1924
Copyright N/A
Levelled 1922

Surveyed 1886
Revised 1924
Edition 1924
Copyright N/A
Levelled 1922

Surveyed 1884
Revised 1925
Edition 1925
Copyright N/A
Levelled 1922

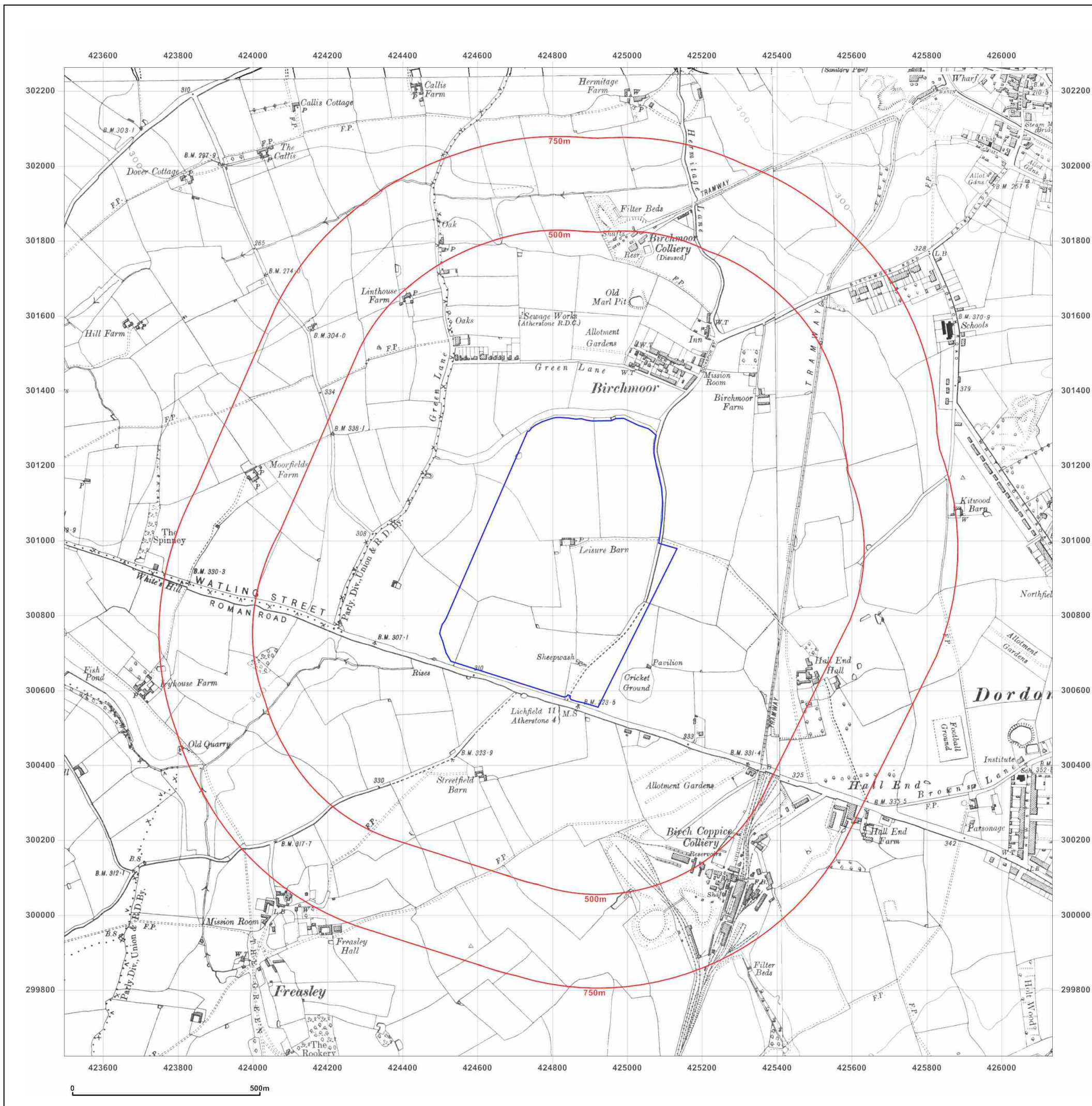


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

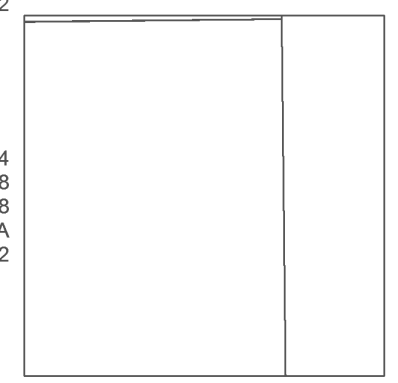
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
Copyright N/A
Levelled 1922



Surveyed 1884
Revised 1938
Edition 1938
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Levelled 1922

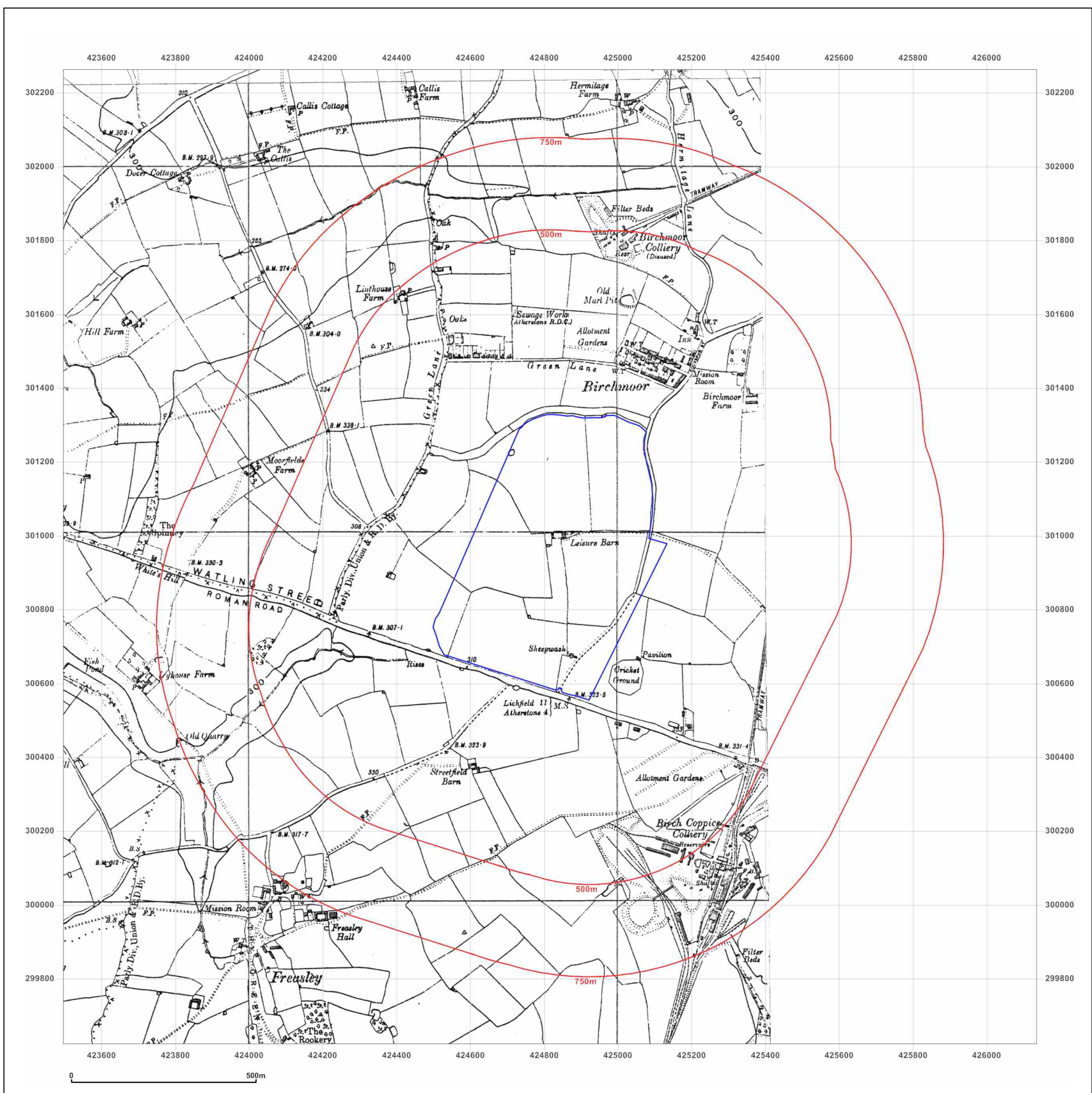


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1882
Revised 1938
Edition 1938
Copyright N/A
Levelled 1922

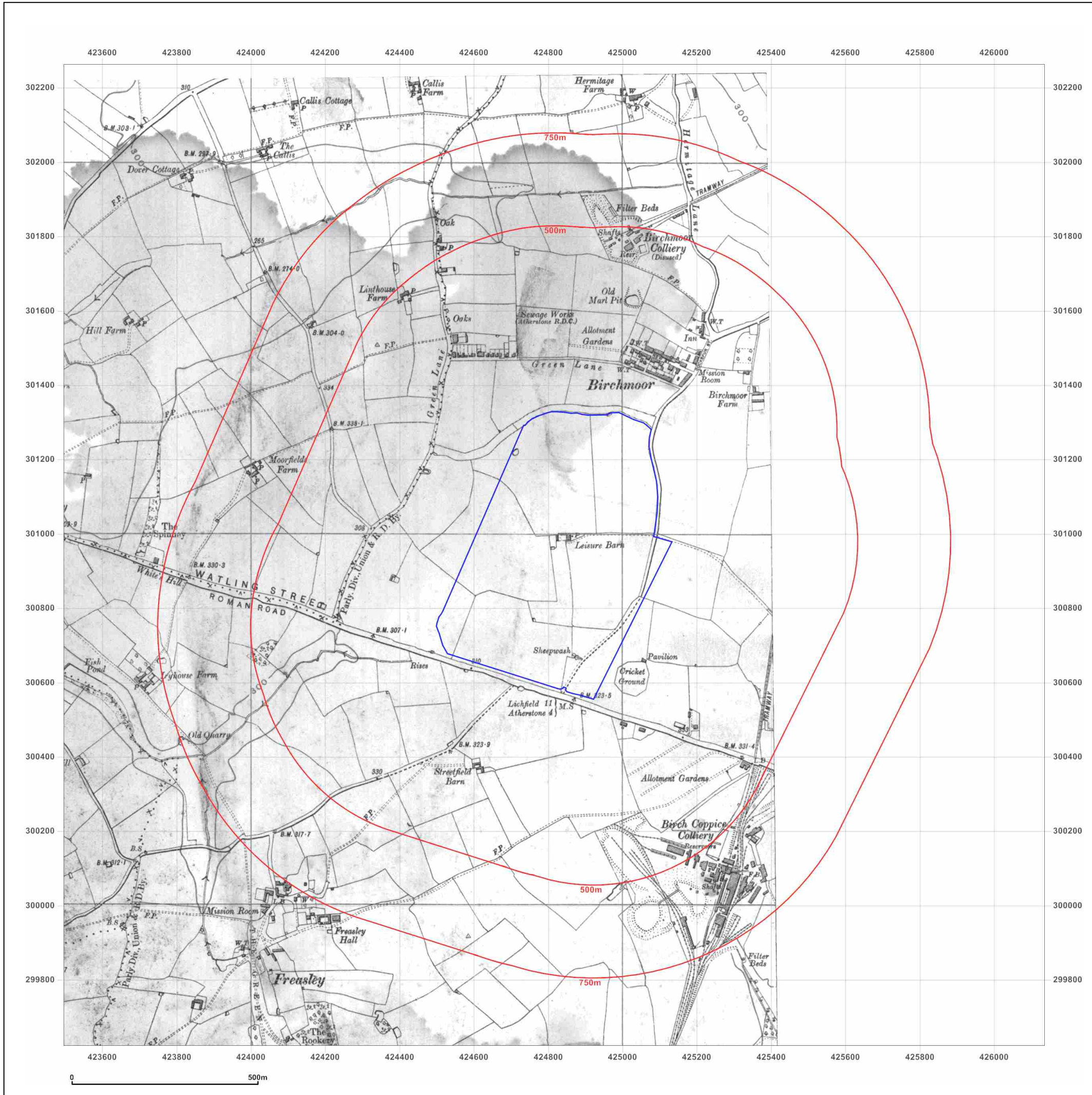


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: Provisional

Map date: 1950-1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1950
Levelled N/A

Surveyed 1950
Revised 1950
Edition N/A
Copyright 1954
Levelled N/A

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

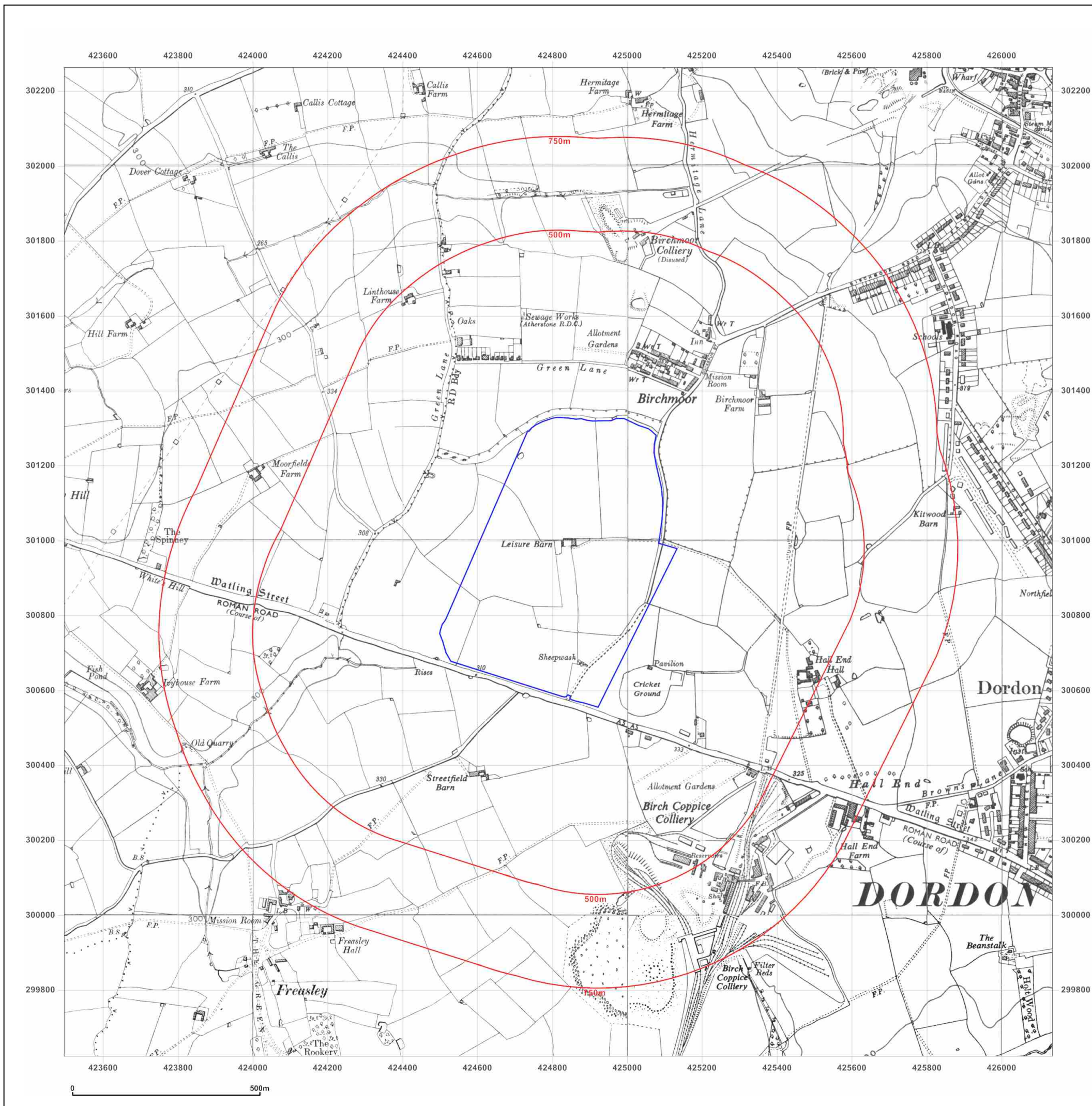


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: Provisional

Map date: 1965-1967

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Surveyed 1966
Revised 1966
Edition N/A
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Levelled N/A

Surveyed 1965
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Revised 1967
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Levelled N/A

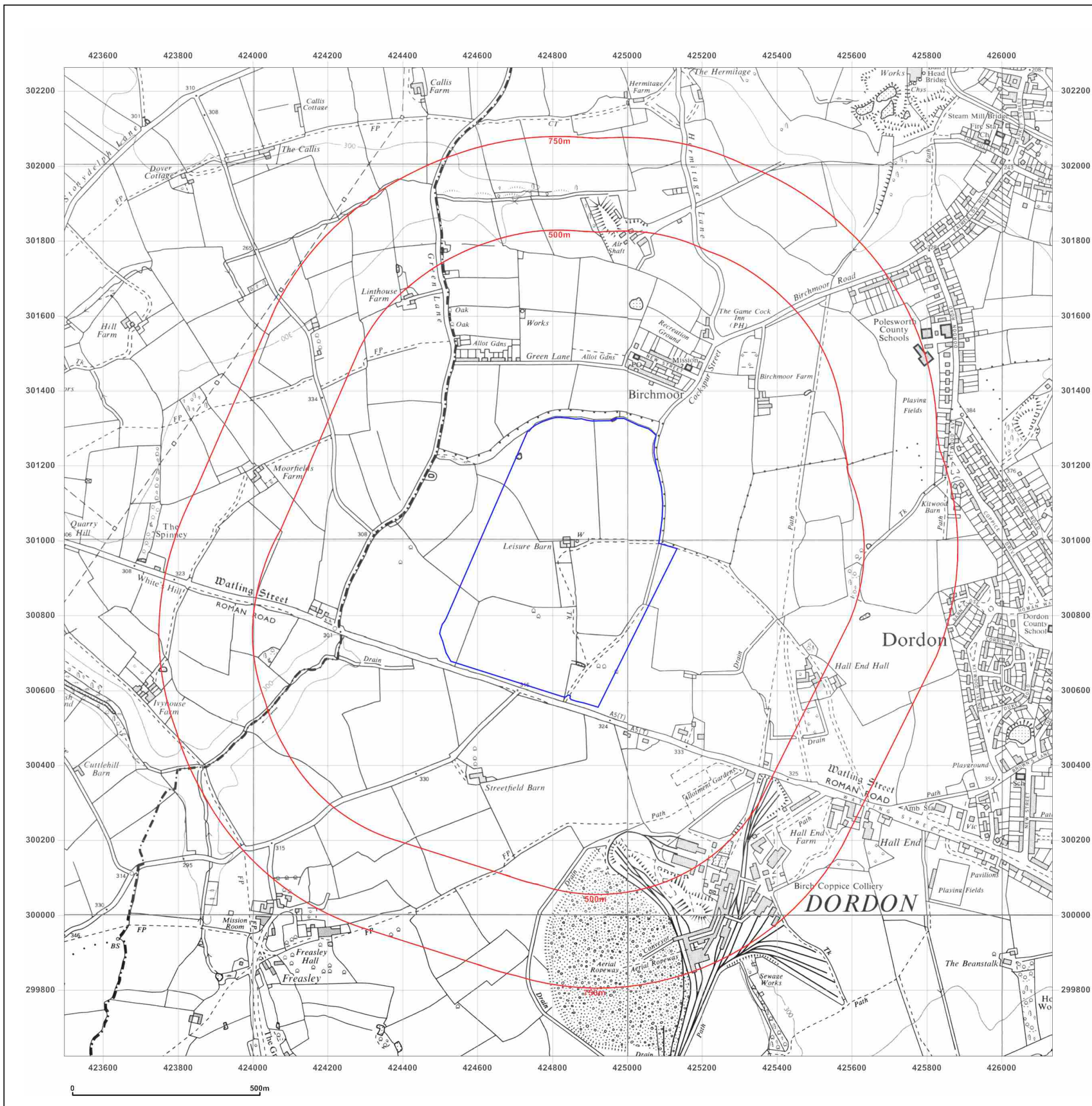


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Site Details:

TRINITY ROAD, DORDON, B78
1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: National Grid

Map date: 1976-1981

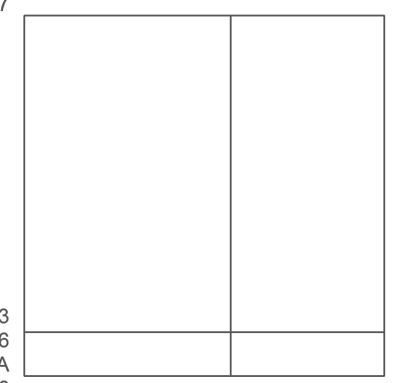
Scale: 1:10,000

Printed at: 1:10,000



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Revised 1977
Edition N/A
Copyright 1977
Levelled 1967

Surveyed 1973
Revised 1976
Edition N/A
Copyright 1976
Levelled 1967



Surveyed 1973
Revised 1976
Edition N/A
Copyright 1976
Levelled 1967

Surveyed 1972
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

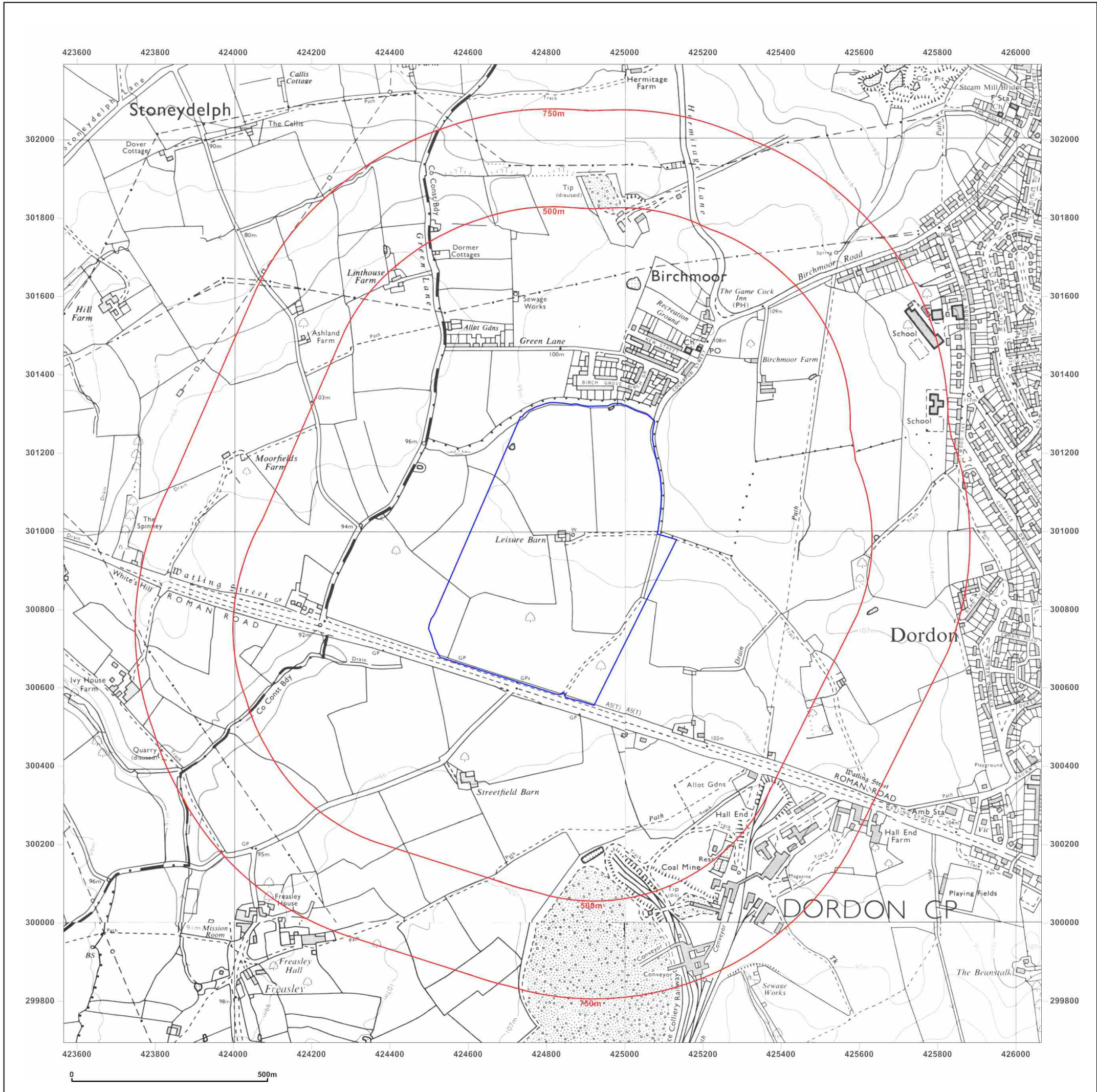


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Site Details:

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1TB

Client Ref: Jn10_M42
Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: National Grid

Map date: 1988-1989

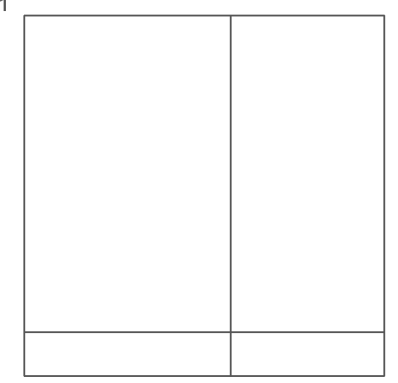
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1988
Edition N/A
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Levelled 1981

Surveyed 1973
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981



Surveyed 1972
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

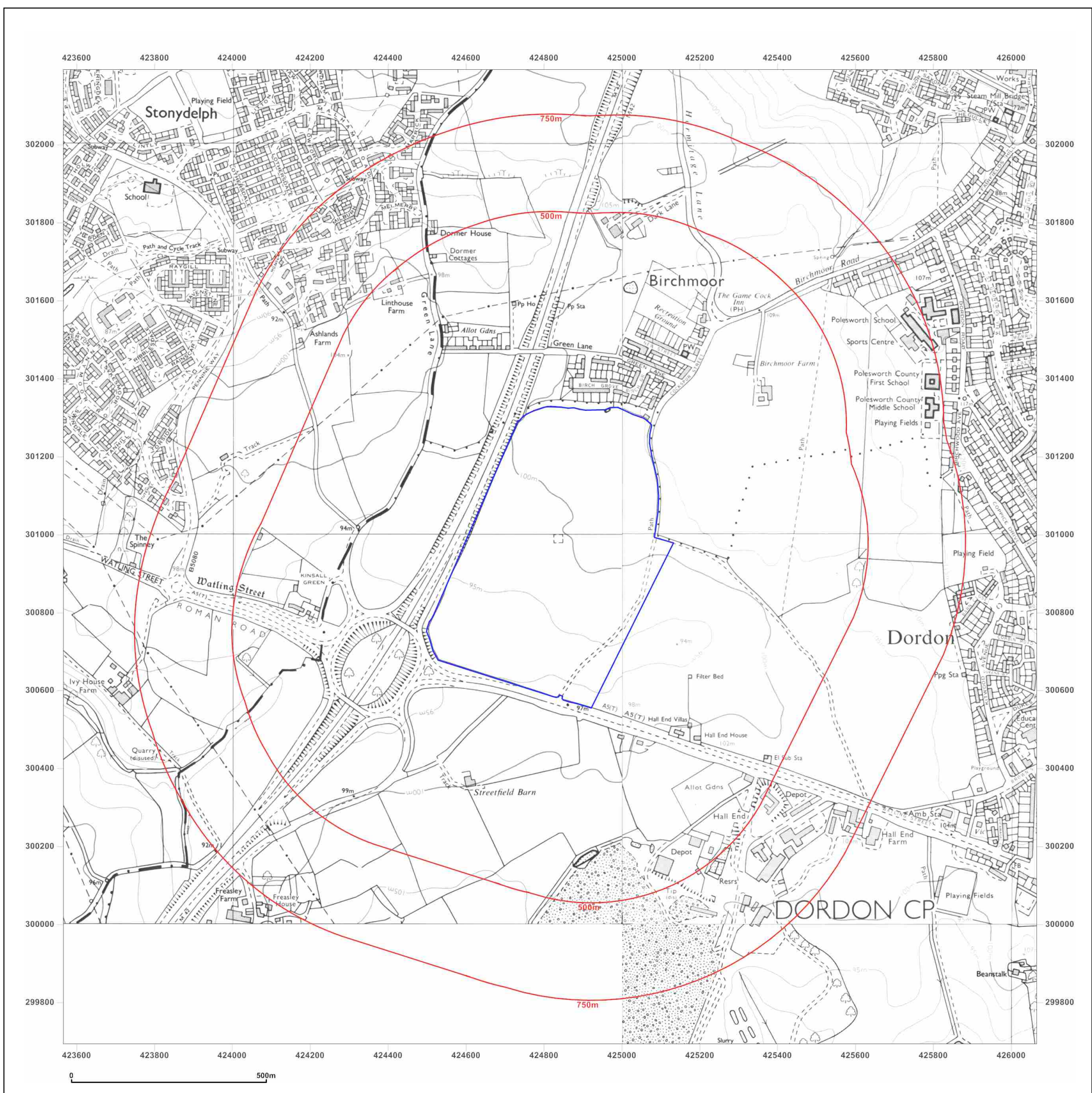


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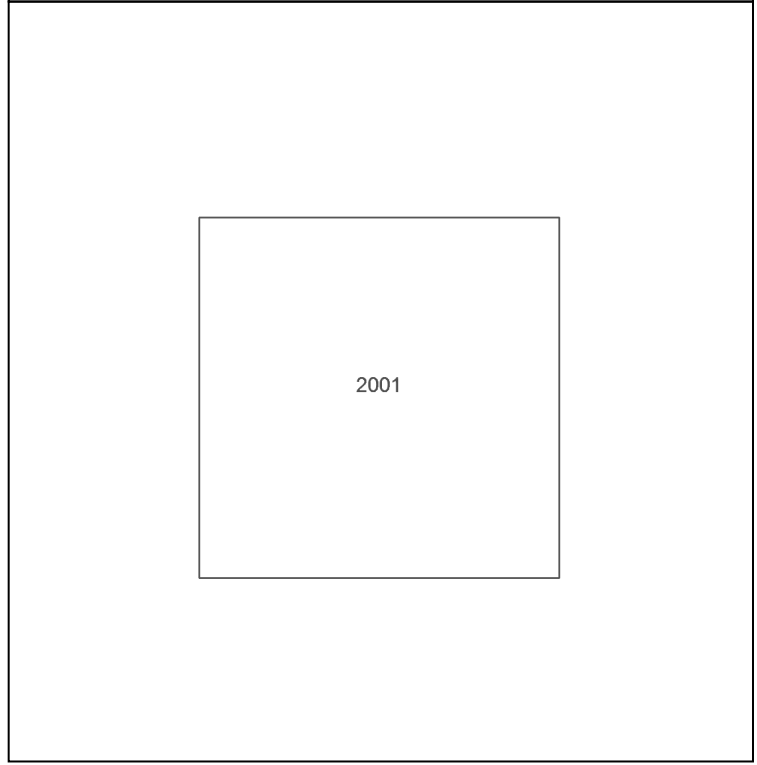
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Grid Ref: 424815, 300942

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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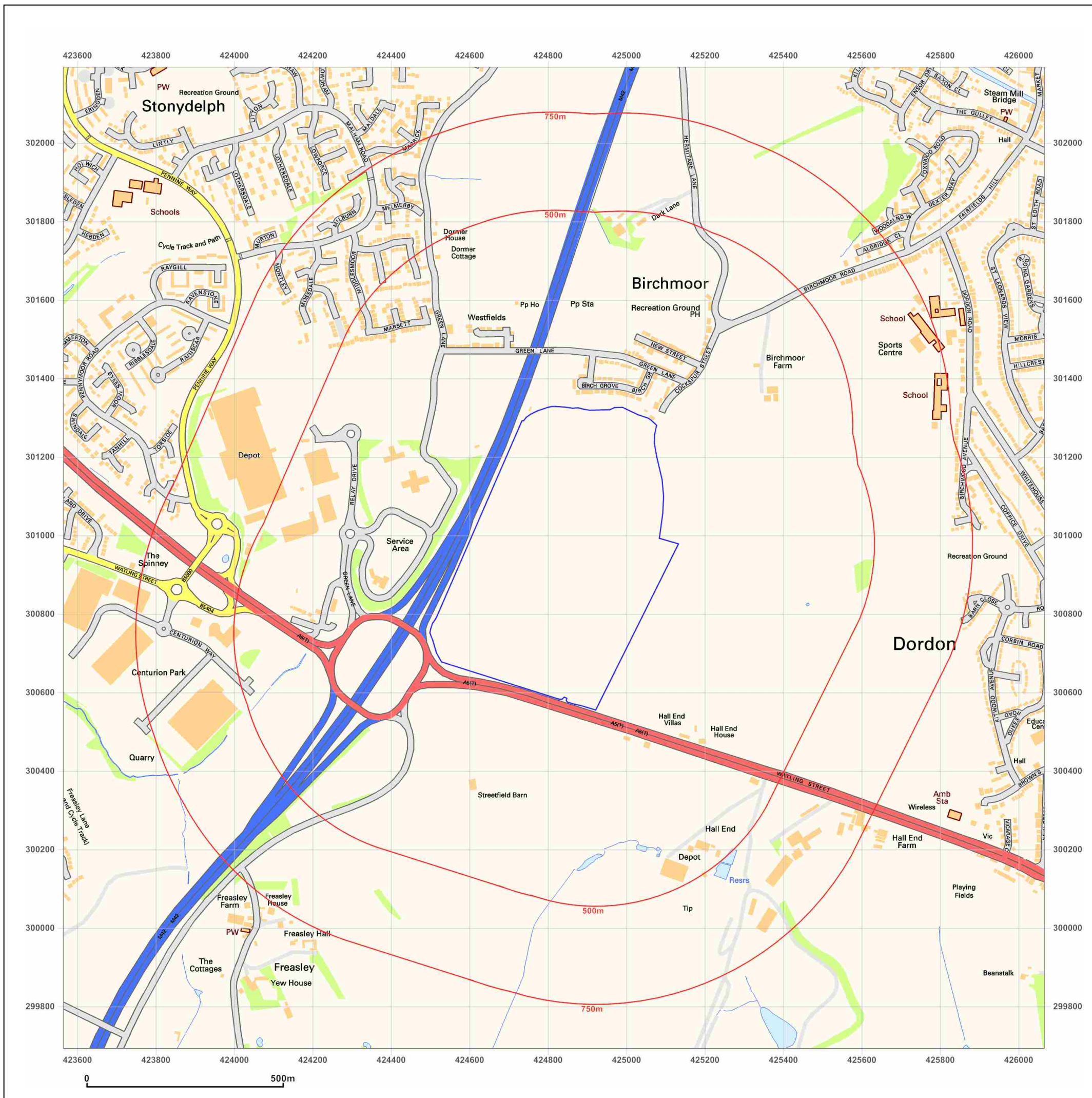


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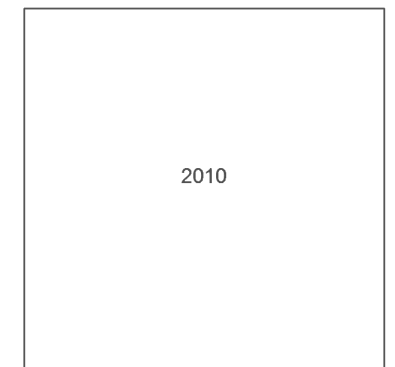
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Report Ref: GS-6973301
Grid Ref: 424815, 300942

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

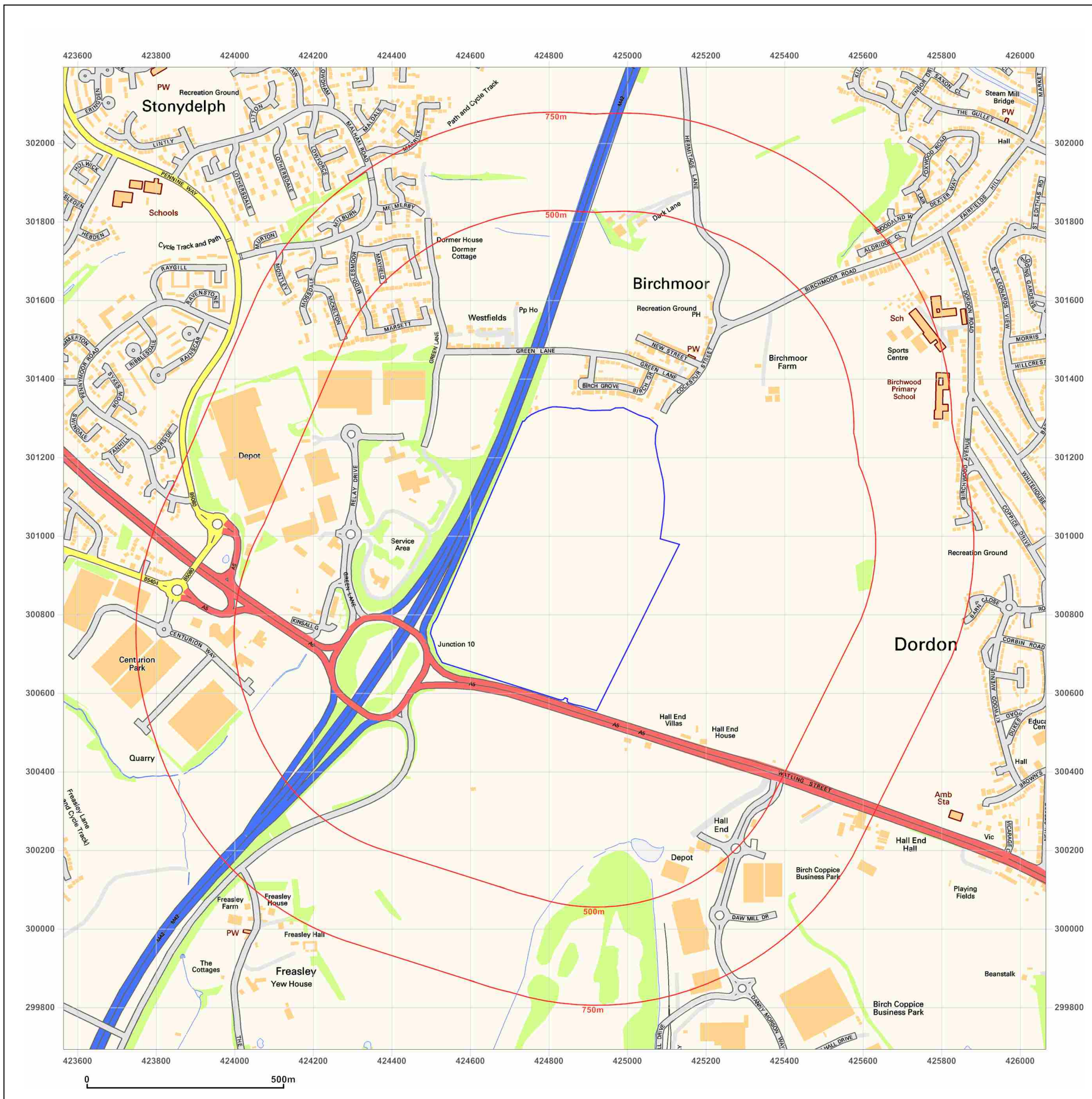


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Site Details:

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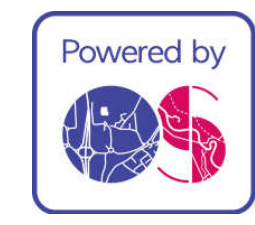
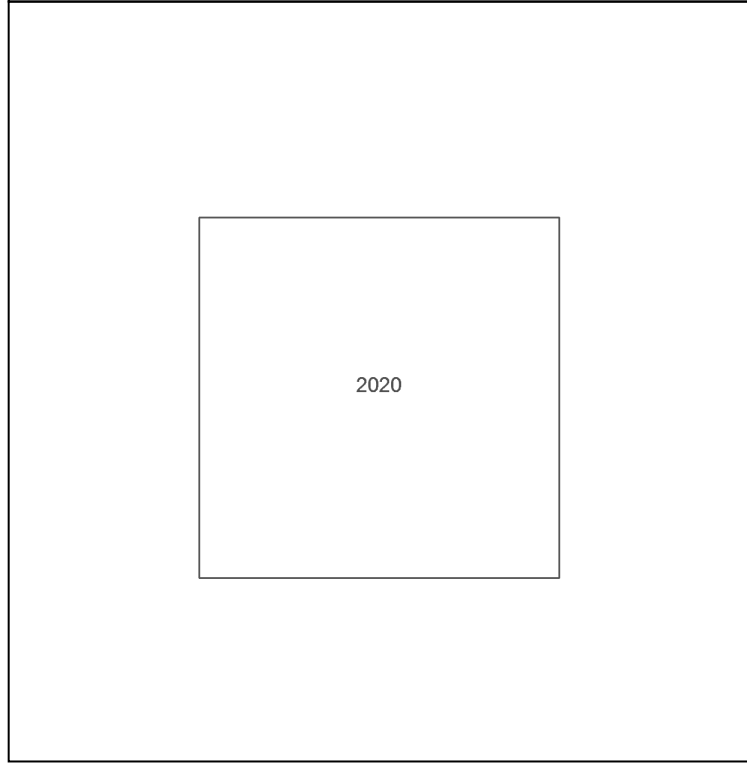
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Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000

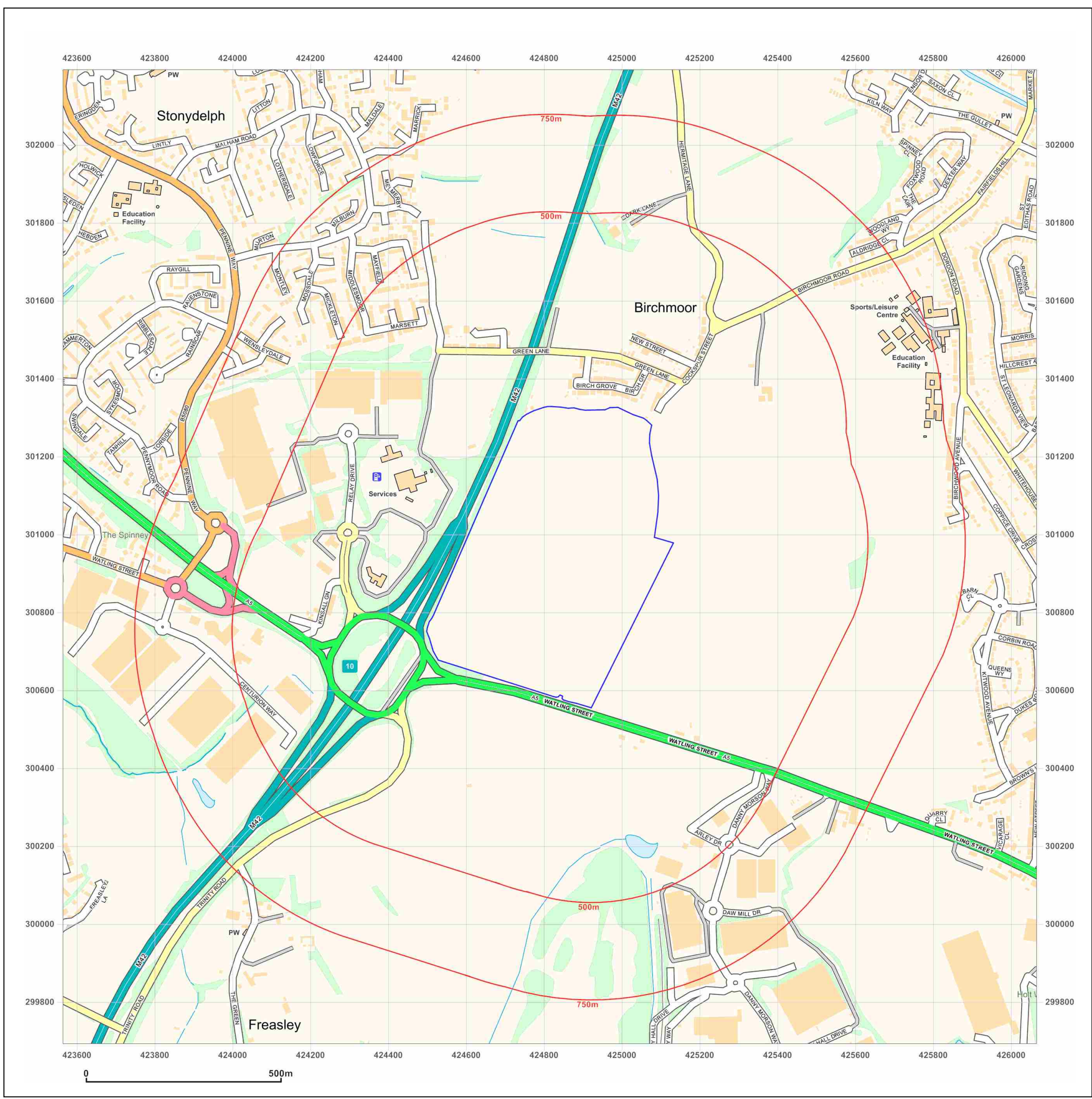


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Production date: 17 August 2020

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



TRINITY ROAD, DORDON, B78 1TB

Professional opinion

Inc. Mine Entry Interpretive Report (MEIR)



PASS

Site plan



Search results

- | | |
|--|--|
| <ul style="list-style-type: none">  1. Past underground coal mining
Identified page 4  2. Present underground coal mining
Not identified  3. Future underground coal mining
Not identified  4. Shafts and adits (mine entries)
Not identified  5. Coal mining geology
Not identified  6. Past opencast coal mining
Not identified  7. Present opencast coal mining
Not identified  8. Future opencast coal mining
Not identified | <ul style="list-style-type: none">  9. Coal mining subsidence claims
Not identified  10. Mine gas emissions
Not identified  11. Emergency Call Out incidents
Not identified  12. Withdrawal of support
Identified page 7  13. Working facilities orders
Not identified  14. Payments to copyhold owners
Not identified  Cheshire Brine
Not identified |
|--|--|

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.



Coal mining

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through <https://www.ricsfirms.com/>.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

This report provides an overall assessment on risk to property from coal mining hazards alongside responses to The Law Society CON29M Coal Mining search enquiries. The CON29M questions and format are used here with permission of The Law Society, and the report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. The overall assessment and individual question responses have been produced using official Coal Authority data and the expert interpretation of Groundsure and Mining Searches UK.

Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

The following are responses to The Law Society CON29M Coal Mining search enquiries, which are used here with their permission. All responses have been produced using official Coal Authority data and the expert interpretation of Groundsure and Mining Searches UK. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has been carried out by Groundsure and Mining Searches UK using Coal Authority and British Geological Survey data.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property lies within the potential zone of influence of recorded workings in 7 seam(s) of coal. The most recent underground working in the area was in 1961. These workings lie between 60 metres and 200 metres. Any ground movement due to this coal mining activity should have stopped.**

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- **No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.**

4. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

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

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

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

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

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

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- Not applicable.

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- There are no current Stop Notices delaying the start of remedial works or repairs to the property.

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.

11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- No Emergency Surface Hazard Call Out procedures are recorded against the property.

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property lies within an area where a notice of entitlement to withdraw support has been published. This notice was issued in 1946.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

CON29M notes and guidance

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

This report is prepared in accordance with [The Law Society Guidance Notes 2018](#); under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website: www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided to Groundsure Ltd by Cornwall Mining Searches Limited T/A Mining Searches UK. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Cornwall Mining Services Limited T/A Mining Searches UK.

The information provided in this report by Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that

enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Cornwall Mining Services Limited T/A Mining Searches UK and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK prior to any re-use.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Conveyancing Information Executive and our terms & conditions

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

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This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect your personal information as it provides us with the information that we need to provide our services to you more effectively

including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

TRINITY ROAD, DORDON, B78 1TB

Order Details

Date: 17/08/2020
Your ref: Jn10_M42
Our Ref: GS-6973303
Client: Ground and Project Consultants Ltd

Site Details

Location: 424850 300921
Area: 32.45 ha
Authority: [North Warwickshire Borough Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	<u>Historical industrial land uses</u>	1	2	2	57	-
16	1.2	<u>Historical tanks</u>	0	0	0	2	-
16	1.3	<u>Historical energy features</u>	0	0	3	5	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	<u>Historical garages</u>	0	0	2	3	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
19	2.1	<u>Historical industrial land uses</u>	1	2	2	84	-
23	2.2	<u>Historical tanks</u>	0	0	0	2	-
23	2.3	<u>Historical energy features</u>	0	0	3	7	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	<u>Historical garages</u>	0	0	4	4	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	0	1	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
27	3.7	<u>Waste exemptions</u>	0	0	1	19	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
30	4.1	<u>Recent industrial land uses</u>	0	0	4	-	-
31	4.2	<u>Current or recent petrol stations</u>	0	0	1	1	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	1	1	-
33	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	6	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	<u>List 1 Dangerous Substances</u>	0	0	0	1	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
36	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	0	1	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
38	5.1	Superficial aquifer	None (within 500m)				
39	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
41	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43	5.6	<u>Groundwater abstractions</u>	0	0	0	0	2
44	5.7	<u>Surface water abstractions</u>	0	0	0	0	1
45	5.8	Potable abstractions	0	0	0	0	0
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
46	6.1	Water Network (OS MasterMap)	0	0	0	-	-



46	6.2	Surface water features	0	0	0	-	-
47	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
47	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
48	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
52	8.1	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
54	9.1	<u>Groundwater flooding</u>	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	6
57	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	3
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	<u>Green Belt</u>	0	0	0	0	2
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	1	0
61	10.17	<u>SSSI Impact Risk Zones</u>	3	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	12.1	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
68	13.1	<u>Priority Habitat Inventory</u>	0	1	1	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
70	14.1	<u>10k Availability</u>	Identified (within 500m)				
71	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	3	-
72	14.3	Superficial geology (10k)	0	0	0	0	-



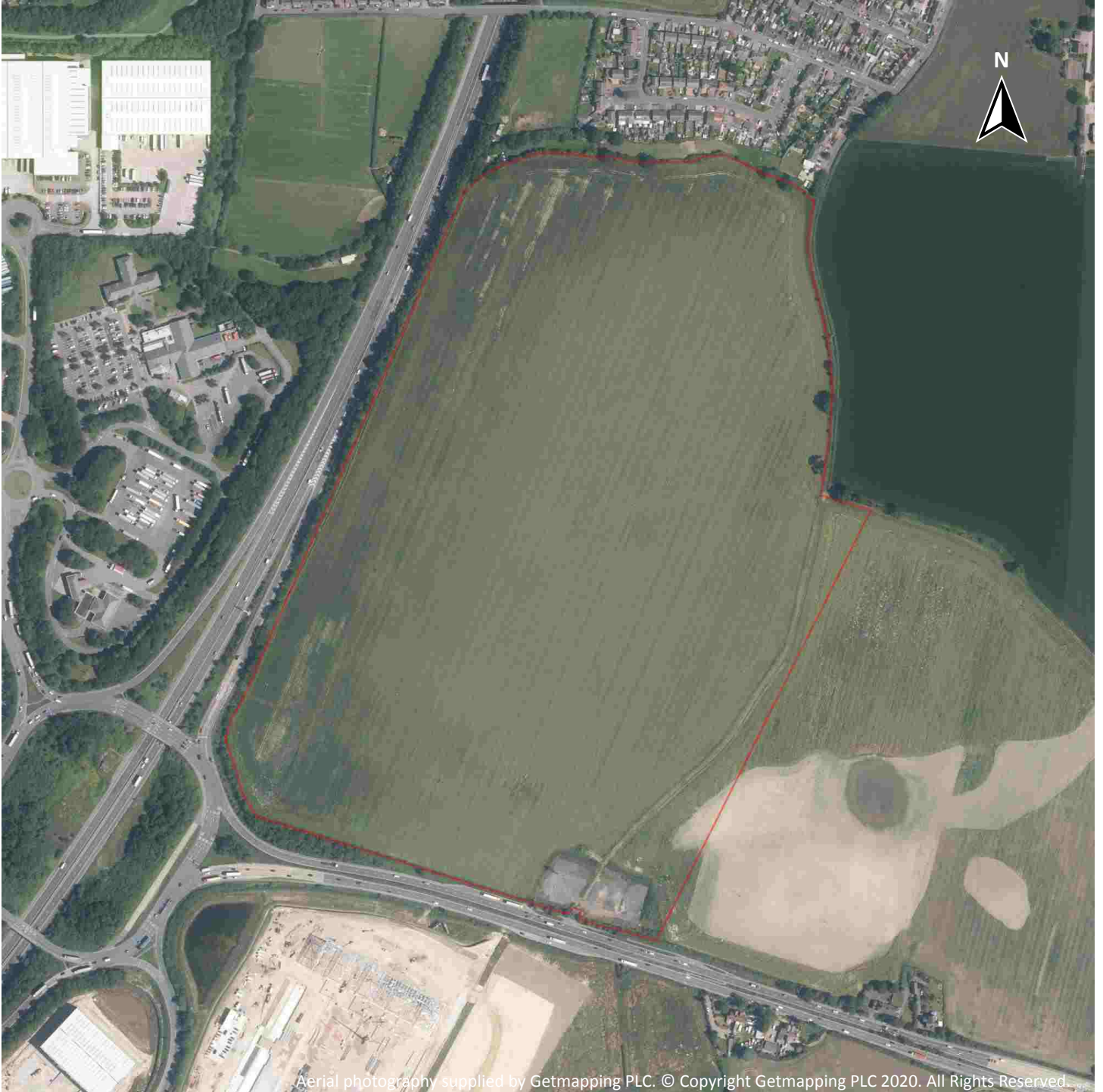
72	14.4	Landslip (10k)	0	0	0	0	-
73	14.5	<u>Bedrock geology (10k)</u>	1	0	2	2	-
74	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	1	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
75	15.1	<u>50k Availability</u>	Identified (within 500m)				
76	15.2	<u>Artificial and made ground (50k)</u>	2	0	1	7	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78	15.4	<u>Superficial geology (50k)</u>	0	0	1	0	-
79	15.5	Superficial permeability (50k)	None (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80	15.8	<u>Bedrock geology (50k)</u>	3	0	10	5	-
81	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
82	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	3	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	<u>BGS Boreholes</u>	0	3	13	-	-
Page	Section	Natural ground subsidence					
85	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
86	17.2	<u>Running sands</u>	Very low (within 50m)				
88	17.3	<u>Compressible deposits</u>	Very low (within 50m)				
90	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
91	17.5	<u>Landslides</u>	Low (within 50m)				
93	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
94	18.1	Natural cavities	0	0	0	0	-
95	18.2	<u>BritPits</u>	0	0	1	3	-
95	18.3	<u>Surface ground workings</u>	1	2	2	-	-
96	18.4	<u>Underground workings</u>	0	0	0	19	15
97	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	1	-



98	18.6	<u>Non-coal mining</u>	0	0	0	0	1
98	18.7	Mining cavities	0	0	0	0	0
98	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
99	18.9	<u>Coal mining</u>	Identified (within 0m)				
99	18.10	Brine areas	None (within 0m)				
99	18.11	Gypsum areas	None (within 0m)				
100	18.12	Tin mining	None (within 0m)				
100	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
101	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
102	20.1	<u>BGS Estimated Background Soil Chemistry</u>	13	0	-	-	-
103	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	21.1	Underground railways (London)	0	0	0	-	-
104	21.2	Underground railways (Non-London)	0	0	0	-	-
105	21.3	Railway tunnels	0	0	0	-	-
105	21.4	Historical railway and tunnel features	0	0	0	-	-
105	21.5	Royal Mail tunnels	0	0	0	-	-
105	21.6	Historical railways	0	0	0	-	-
105	21.7	Railways	0	0	0	-	-
106	21.8	Crossrail 1	0	0	0	0	-
106	21.9	Crossrail 2	0	0	0	0	-
106	21.10	<u>HS2</u>	0	0	3	1	-



Recent aerial photograph



Capture Date: 13/09/2019

Site Area: 32.45ha



Recent site history - 2018 aerial photograph

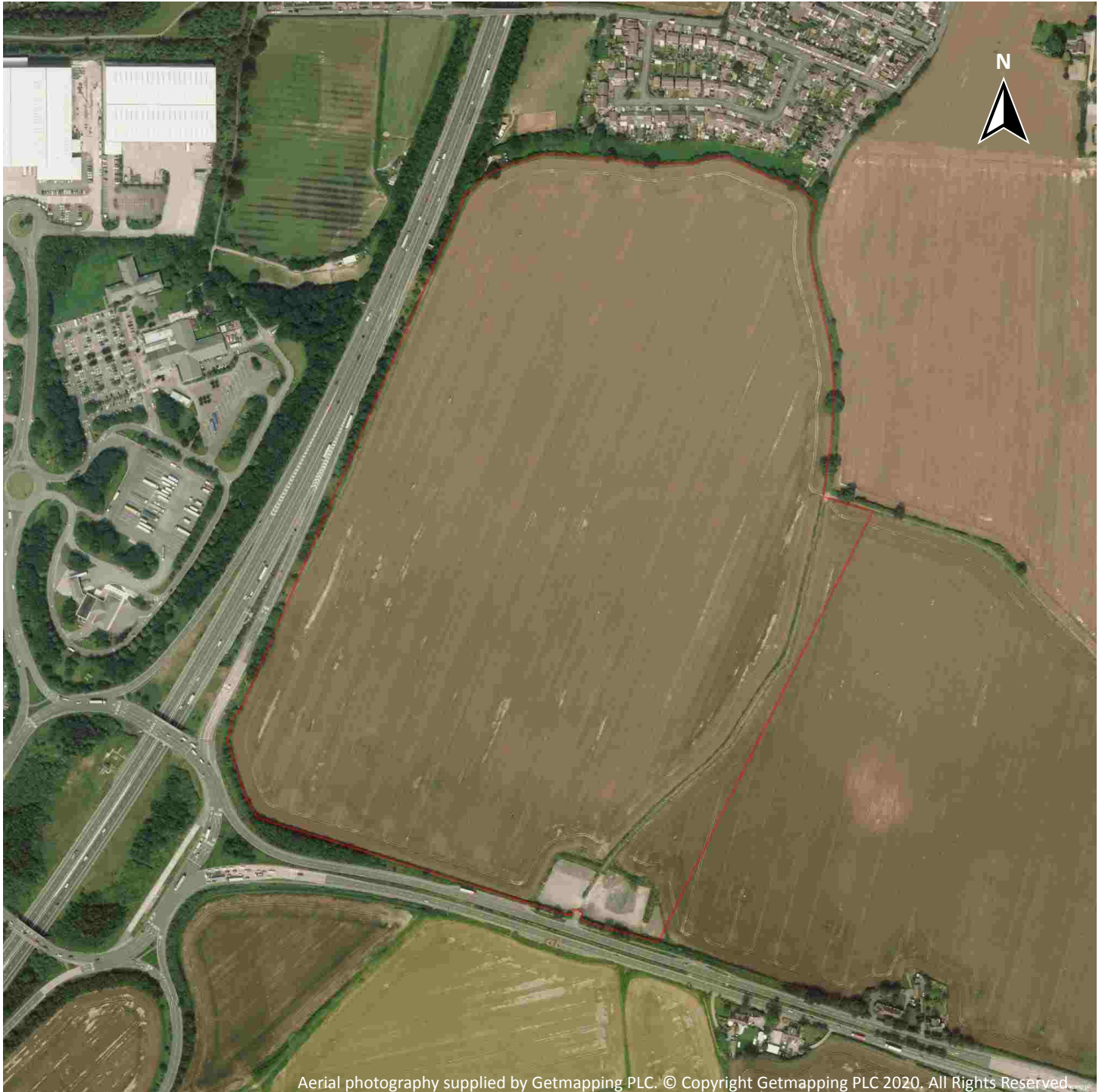


Capture Date: 15/07/2018

Site Area: 32.45ha



Recent site history - 2012 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2020. All Rights Reserved.

Capture Date: 26/07/2012

Site Area: 32.45ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 17 August 2020

Recent site history - 2010 aerial photograph



Capture Date: 24/04/2010

Site Area: 32.45ha



Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 17 August 2020

Recent site history - 1999 aerial photograph



Capture Date: 30/07/1999

Site Area: 32.45ha



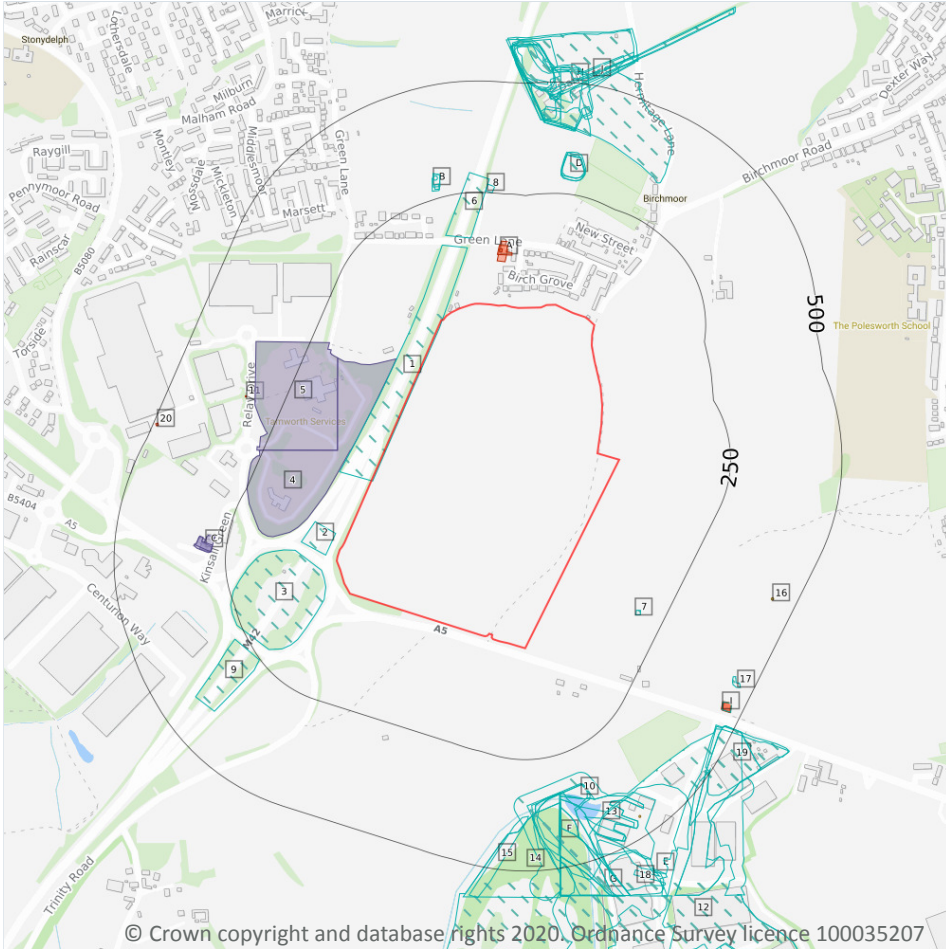
Contact us with any questions at:

info@groundsure.com

08444 159 000

Date: 17 August 2020

1 Past land use



Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m **62**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	On site	Cuttings	1988	1561343



ID	Location	Land use	Dates present	Group ID
2	24m NW	Cuttings	1988	1561344
3	40m W	Cuttings	1988	1561342
6	148m N	Cuttings	1988	1561345
7	185m SE	Filter Bed	1989	1563184
8	251m N	Pumping Station	1988	1589078
9	252m SW	Cuttings	1988	1561341
B	266m N	Sewage Works	1921 - 1949	1713758
B	269m N	Pump House	1988	1613190
B	274m N	Unspecified Works	1966 - 1976	1666206
D	281m N	Old Marl Pit	1921 - 1924	1667212
D	281m N	Old Marl Pit	1938	1730963
D	287m N	Unspecified Pit	1901	1617658
D	288m N	Unspecified Pit	1950	1698997
B	290m N	Unspecified Tank	1966 - 1976	1707544
E	303m S	Colliery	1883 - 1966	2366862
F	328m S	Refuse Heaps	1921 - 1924	1614629
G	331m SE	Refuse Heaps	1938	2367958
10	331m SE	Refuse Heap	1950	1596118
F	333m S	Unspecified Heap	1949	1568086
F	333m S	Railway Sidings	1949 - 1976	1744698
12	334m S	Railway Sidings	1883 - 1981	2367834
13	336m S	Railway Sidings	1966	1613783
F	337m S	Railway Sidings	1966	1624087
H	342m NE	Disused Colliery	1901 - 1924	1655370
14	355m S	Refuse Heap	1988	2368271
G	355m S	Refuse Heap	1901 - 1981	2366053
G	366m S	Refuse Heap	1989	2368661
15	377m S	Unspecified Heap	1966	2367622



ID	Location	Land use	Dates present	Group ID
H	386m N	Colliery	1883	1564283
H	392m N	Refuse Heap	1921 - 1924	1658042
H	393m N	Refuse Heap	1938	1661264
H	393m N	Disused Colliery	1938	1665924
H	397m N	Disused Colliery	1950	1662995
E	403m SE	Unspecified Depot	1989	1583275
E	403m SE	Coal Mine	1975	1589344
G	411m S	Railway Sidings	1966	1613782
H	412m N	Unspecified Heap	1949	1568085
H	412m N	Unspecified Ground Workings	1883	1564676
H	416m N	Refuse Heap	1901	1729171
H	422m N	Unspecified Pit	1901	1607985
17	446m SE	Unspecified Ground Workings	1924 - 1938	1631058
I	451m SE	Electric Substation	1989	1602989
H	456m N	Unspecified Shafts	1921	1682339
H	460m N	Unspecified Shafts	1938	1745645
J	461m N	Tramway Sidings	1938	1629658
H	461m N	Unspecified Shafts	1924	1635984
18	462m S	Unspecified Ground Workings	1966	1649731
19	464m SE	Unspecified Depot	1989	1583276
J	466m N	Tramway Sidings	1921 - 1924	1663404
H	468m N	Unspecified Shafts	1924	1707959
H	472m N	Unspecified Shafts	1924	1667214
G	472m S	Refuse Heap	1950	1613637
G	472m S	Refuse Heap	1966	1613654
H	474m N	Unspecified Shaft	1901	1578921
K	475m SE	Railway Sidings	1966 - 1975	1714101
K	475m SE	Railway Sidings	1950	1732088



ID	Location	Land use	Dates present	Group ID
H	478m N	Refuse Heap	1949	1743264
H	482m N	Unspecified Disused Tip	1976	1573633
H	483m N	Unspecified Heap	1966	1568080
H	486m N	Refuse Heap	1938	1614697
K	493m SE	Unspecified Heap	1883	1568084

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
16	445m SE	Unspecified Tank	1885	251276
E	455m SE	Unspecified Tank	1955	251272

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

8

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	98m N	Electricity Substation	1971	163790



ID	Location	Land use	Dates present	Group ID
A	113m N	Electricity Substation	1989	164254
A	120m N	Electricity Substation	1993	153581
11	332m NW	Electricity Substation	1995	147855
I	450m SE	Electricity Substation	1988 - 1989	166373
I	452m SE	Electricity Substation	1995	163539
I	453m SE	Electricity Substation	1971	163723
20	488m NW	Electricity Substation	1995	147860

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	5
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
4	58m NW	Service Area	1993 - 1995	53033
5	97m NW	Service Area	1993 - 1995	53958
C	279m W	Garage	1995	48248
C	281m W	Garage	1955 - 1989	53534



ID	Location	Land use	Dates present	Group ID
C	281m W	Garage	1971	49444

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

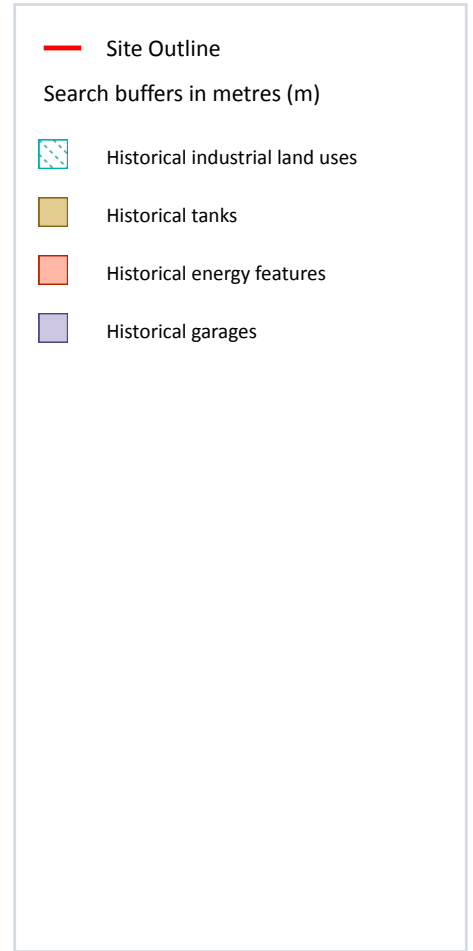
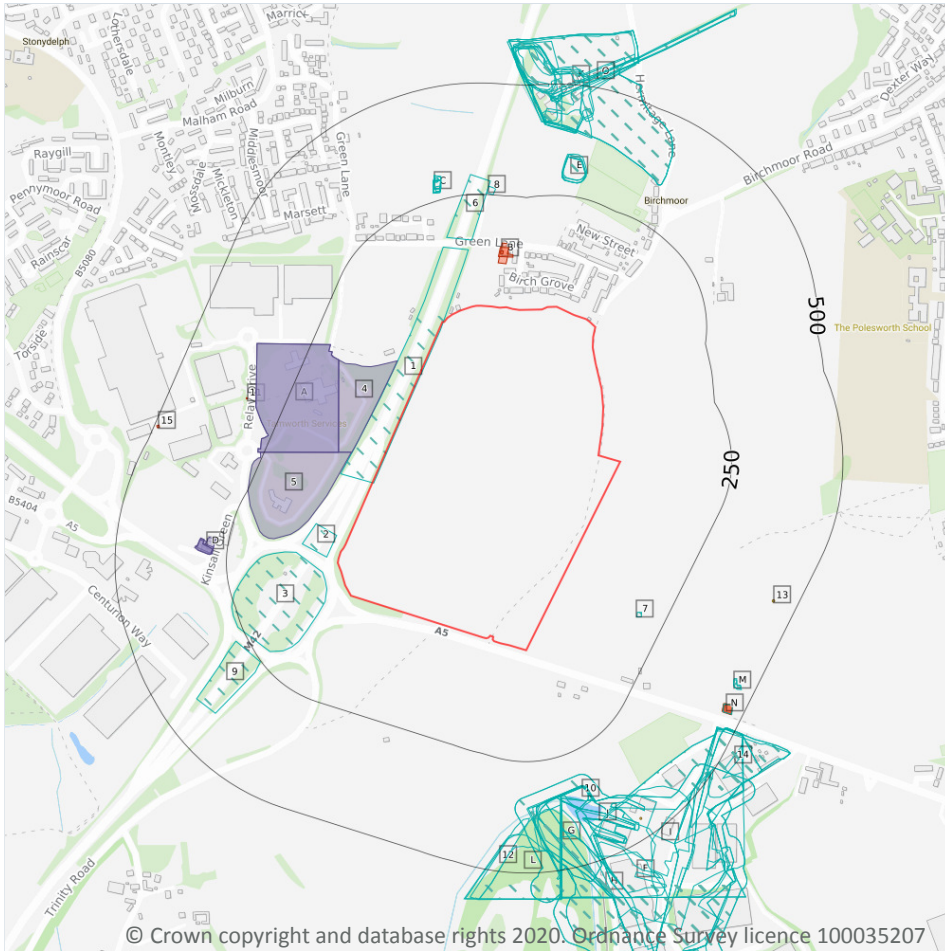
Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m **89**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
1	On site	Cuttings	1988	1561343
2	24m NW	Cuttings	1988	1561344
3	40m W	Cuttings	1988	1561342

ID	Location	Land Use	Date	Group ID
6	148m N	Cuttings	1988	1561345
7	185m SE	Filter Bed	1989	1563184
8	251m N	Pumping Station	1988	1589078
9	252m SW	Cuttings	1988	1561341
C	266m N	Sewage Works	1921	1713758
C	266m N	Sewage Works	1924	1713758
C	268m N	Sewage Works	1938	1713758
C	269m N	Pump House	1988	1613190
C	274m N	Unspecified Works	1976	1666206
C	274m N	Unspecified Works	1966	1666206
C	274m N	Sewage Works	1949	1713758
E	281m N	Old Marl Pit	1924	1667212
E	281m N	Old Marl Pit	1921	1667212
E	281m N	Old Marl Pit	1938	1730963
E	287m N	Unspecified Pit	1901	1617658
E	288m N	Unspecified Pit	1950	1698997
C	290m N	Unspecified Tank	1976	1707544
C	290m N	Unspecified Tank	1966	1707544
F	303m S	Colliery	1924	2366862
F	303m S	Colliery	1921	2366862
G	328m S	Refuse Heaps	1921	1614629
G	328m S	Refuse Heaps	1924	1614629
F	329m S	Colliery	1901	2366862
F	331m SE	Colliery	1938	2366862
H	331m SE	Refuse Heaps	1938	2367958
10	331m SE	Refuse Heap	1950	1596118
I	331m SE	Colliery	1950	2366862
I	333m S	Colliery	1966	2366862



ID	Location	Land Use	Date	Group ID
G	333m S	Railway Sidings	1949	1744698
G	333m S	Unspecified Heap	1949	1568086
F	334m S	Railway Sidings	1938	2367834
F	335m S	Railway Sidings	1921	2367834
F	335m S	Railway Sidings	1901	2367834
F	335m S	Railway Sidings	1924	2367834
J	336m S	Railway Sidings	1966	1613783
G	337m S	Railway Sidings	1966	1624087
J	341m S	Railway Sidings	1950	1744698
K	342m NE	Disused Colliery	1921	1655370
K	342m NE	Disused Colliery	1901	1655370
K	342m NE	Disused Colliery	1924	1655370
L	355m S	Refuse Heap	1988	2368271
G	360m S	Railway Sidings	1976	1744698
H	366m S	Refuse Heap	1989	2368661
12	377m S	Unspecified Heap	1966	2367622
K	386m N	Colliery	1883	1564283
K	392m N	Refuse Heap	1921	1658042
K	392m N	Refuse Heap	1924	1658042
K	393m N	Disused Colliery	1938	1665924
K	393m N	Refuse Heap	1938	1661264
K	397m N	Disused Colliery	1950	1662995
I	403m SE	Unspecified Depot	1989	1583275
I	403m SE	Coal Mine	1975	1589344
H	411m S	Railway Sidings	1975	1744698
H	411m S	Railway Sidings	1966	1613782
K	412m N	Unspecified Heap	1949	1568085
K	412m N	Unspecified Ground Workings	1883	1564676



ID	Location	Land Use	Date	Group ID
L	414m S	Refuse Heap	1976	2366053
K	416m N	Refuse Heap	1901	1729171
K	422m N	Unspecified Pit	1901	1607985
H	426m S	Railway Sidings	1950	1744698
L	440m S	Refuse Heap	1966	2366053
M	446m SE	Unspecified Ground Workings	1938	1631058
M	447m SE	Unspecified Ground Workings	1924	1631058
N	451m SE	Electric Substation	1989	1602989
K	456m N	Unspecified Shafts	1921	1682339
K	460m N	Unspecified Shafts	1938	1745645
O	461m N	Tramway Sidings	1938	1629658
K	461m N	Unspecified Shafts	1924	1635984
F	462m S	Unspecified Ground Workings	1966	1649731
14	464m SE	Unspecified Depot	1989	1583276
O	466m N	Tramway Sidings	1921	1663404
O	466m N	Tramway Sidings	1924	1663404
K	468m N	Unspecified Shafts	1924	1707959
K	472m N	Unspecified Shafts	1924	1667214
H	472m S	Refuse Heap	1966	1613654
H	472m S	Refuse Heap	1950	1613637
K	474m N	Unspecified Shaft	1901	1578921
P	475m SE	Railway Sidings	1975	1714101
P	475m SE	Railway Sidings	1966	1714101
P	475m SE	Railway Sidings	1950	1732088
K	478m N	Refuse Heap	1949	1743264
K	482m N	Unspecified Disused Tip	1976	1573633
K	483m N	Unspecified Heap	1966	1568080
K	486m N	Refuse Heap	1938	1614697



ID	Location	Land Use	Date	Group ID
F	489m SE	Colliery	1883	2366862
P	493m SE	Unspecified Heap	1883	1568084

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
13	445m SE	Unspecified Tank	1885	251276
I	455m SE	Unspecified Tank	1955	251272

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

10

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
B	98m N	Electricity Substation	1971	163790
B	113m N	Electricity Substation	1989	164254
B	120m N	Electricity Substation	1993	153581
11	332m NW	Electricity Substation	1995	147855
N	450m SE	Electricity Substation	1988	166373
N	450m SE	Electricity Substation	1989	166373
N	452m SE	Electricity Substation	1995	163539



ID	Location	Land Use	Date	Group ID
N	452m SE	Electricity Substation	1995	163539
N	453m SE	Electricity Substation	1971	163723
15	488m NW	Electricity Substation	1995	147860

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

8

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
4	58m NW	Service Area	1993	53033
5	71m NW	Service Area	1995	53033
A	97m NW	Service Area	1995	53958
A	97m NW	Service Area	1993	53958
D	279m W	Garage	1995	48248
D	281m W	Garage	1955	53534
D	281m W	Garage	1971	49444
D	283m W	Garage	1989	53534

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Details		
2	347m S	Site Address: Birch Coppice Colliery, South Of A5, Dordon, Warwickshire Licence Holder Address: -	Waste Licence: Yes Site Reference: WDL/477, 644/2107 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 10/03/1994 Licence Surrender: 25/04/1994	Operator: - Licence Holder: British Coal First Recorded 31/12/1993 Last Recorded: 25/04/1994

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.



3.7 Waste exemptions

Records within 500m
20

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	233m NW	green lane farm, green lane, birchmoor, tamworth, b781an	WEX056270	Using waste exemption	On a farm	Use of waste in construction
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX189137	Disposing of waste exemption	On a Farm	Burning waste in the open
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX189137	Storing waste exemption	On a Farm	Storage of sludge
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX189137	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX189137	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX030847	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX030847	Disposing of waste exemption	On a farm	Burning waste in the open
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX030847	Storing waste exemption	On a farm	Storage of sludge
A	299m NE	BIRCHMOOR FARM, BIRCHMOOR ROAD, BIRCHMOOR, TAMWORTH, B78 1AD	WEX030847	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit



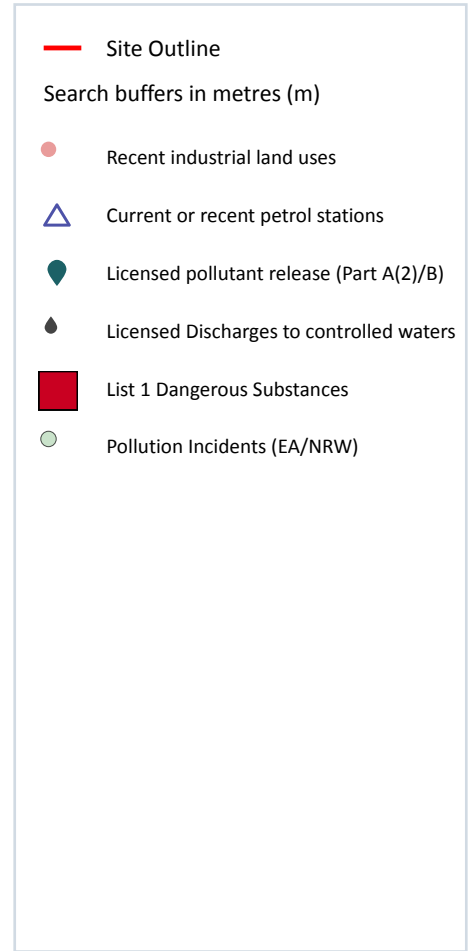
ID	Location	Site	Reference	Category	Sub-Category	Description
B	435m NW	J Sainsbury Relay Park Tamworth B77 5BP	EPR/NF0401P D/A001	Treating waste exemption	Non- Agricultural Waste Only	Crushing waste fluorescent tubes
B	445m NW	XPO Logistics Sainsbury's DC, Relay Park, Relay Drive, Tamworth, B775PR	WEX143775	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	445m NW	Unipart Logistics Sainsburys , Relay Park , Relay Drive , Tamworth , B77 5PR	WEX115414	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	445m NW	XPO Logistics Sainsbury's DC, Relay Park, Relay Drive, Tamworth, B775PR	WEX143775	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	445m NW	Unipart Logistics Sainsburys , Relay Park , Relay Drive , Tamworth , B77 5PR	WEX115414	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	446m NW	Unipart Sainsbury's Relay Drive TAMWORTH Staffordshire B77 5PR	EPR/SF0007SK /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place
B	446m NW	Unipart Sainsbury's Relay Drive TAMWORTH Staffordshire B77 5PR	EPR/SF0007SK /A001	Treating waste exemption	Non- Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
C	449m SE	Birch Coppice Industrial Estate Smurfit Kappa Recycling Watling Street Tamworth Staffordshire B78 1SZ	EPR/FF0403XP /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place
C	449m SE	Birch Coppice Industrial Estate Smurfit Kappa Recycling Watling Street Tamworth Staffordshire B78 1SZ	EPR/FF0403XP /A001	Treating waste exemption	Non- Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
C	456m SE	BIRCH COPPICE INDUSTRIAL ESTATE, WATLING STREET, DORDON, TAMWORTH, B78 1SZ	WEX124412	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	456m SE	BIRCH COPPICE INDUSTRIAL ESTATE, WATLING STREET, DORDON, TAMWORTH, B78 1SZ	WEX124412	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)



This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m **4**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Company	Address	Activity	Category
1	125m N	Electricity Sub Station	Warwickshire, B78	Electrical Features	Infrastructure and Facilities
2	143m NE	Impact Windscreens Ltd	25, Cockspur Street, Birchmoor, Tamworth, Warwickshire, B78 1AJ	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	179m NW	Esso	Jct M42a5 Green Lane, Wilnecote, Tamworth, Warwickshire, B77 5PS	Petrol and Fuel Stations	Road and Rail
3	181m NW	Tamworth Motorway Service Area	Granada Service Station Tamworth Motorway Services Area, Green Lane, Wilnecote, Tamworth, Warwickshire, B77 5PS	Motorway Service Stations	Road and Rail

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Company	Address	LPG	Status
A	163m NW	ESSO	M42 J10, Watling Street, Wilnecote, Tamworth, Warwickshire, B77 5PS	No	Open
D	327m W	TOTAL	Watling Street, Wilnecote, Tamworth, Staffordshire, B77 5PB	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Address	Details	
A	159m NW	Euro Garages Ltd (Moto Hospitality Tamworth), Green Lane, Wilnecote, Tamworth, B77 5PS	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	288m W	R Holdham-Kinsall Green Garage, Kinsall Green Lane, Tamworth, B77 5BP	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.13 Licensed Discharges to controlled waters

Records within 500m
6

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

 Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Address	Details	
B	267m N	BIRCHMOOR - GREEN LANE EAST SPS, OFF M42, GREEN LANE, BIRCHMOOR, TAMWORTH, WARWICKSHIRE, B78 1AL	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TSC3426 Permit Version: 2 Receiving Water: FIELD DRAIN TRIB OF KETTLE BRK	Status: VARIED UNDER EPR 2010 Issue date: 28/07/2016 Effective Date: 28/07/2016 Revocation Date: -
C	277m N	GREEN LANE PUMPING STATION, BIRCHMOOR OLD (WEST), POLESWORTH, TAMWORTH, STAFFORDSHIRE	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/18/21734/O Permit Version: 1 Receiving Water: TRIB OF RIVER TAME	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 27/07/1992 Effective Date: 27/07/1992 Revocation Date: -
C	278m N	GREEN LANE CSO, B78 1AL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TSC3424 Permit Version: 1 Receiving Water: TRIBUTARY RIVER TAME	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 12/08/2011
4	287m W	GREEN LANE PUMPING STATION, BIRCHMOOR NEW (EAST), POLESWORTH	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/21/30270/O Permit Version: 1 Receiving Water: RIVER ANKER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/01/1996 Effective Date: 30/01/1996 Revocation Date: -
B	301m N	BIRCHMOOR - GREEN LANE EAST SPS, OFF M42, GREEN LANE, BIRCHMOOR, TAMWORTH, WARWICKSHIRE, B78 1AL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TSC3426 Permit Version: 1 Receiving Water: RIVER ANKER	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 27/07/2016
C	315m N	GREEN LANE, BIRCHMOOR OLD, GREEN LANE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TSC3427 Permit Version: 1 Receiving Water: TRB RIVER TAME	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 12/08/2011



This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

1

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Name	Status	Receiving Water	Authorised Substances
6	408m SE	Thomas Black Ltd., Outlet 2	Not Active	River Tame	Cadmium

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Details	
5	337m NE	Incident Date: 16/11/2001 Incident Identification: 43748 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.



This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

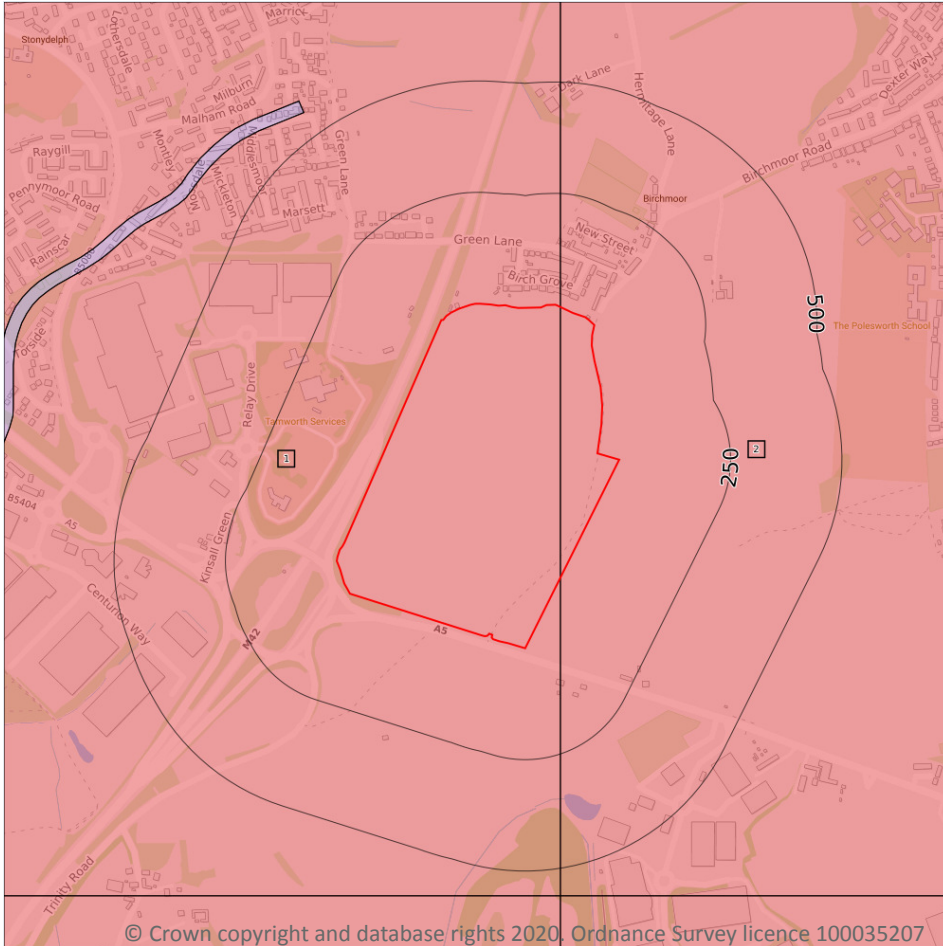
0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

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5.2 Bedrock aquifer

Records within 500m	2
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Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39**

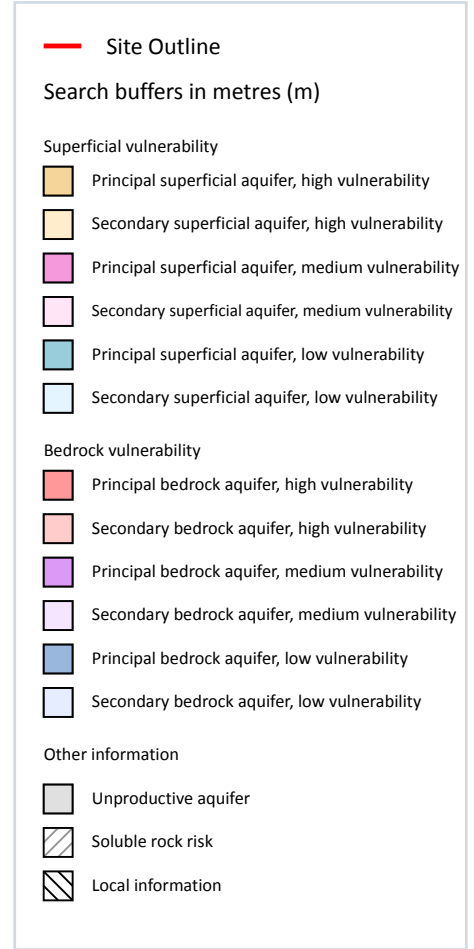
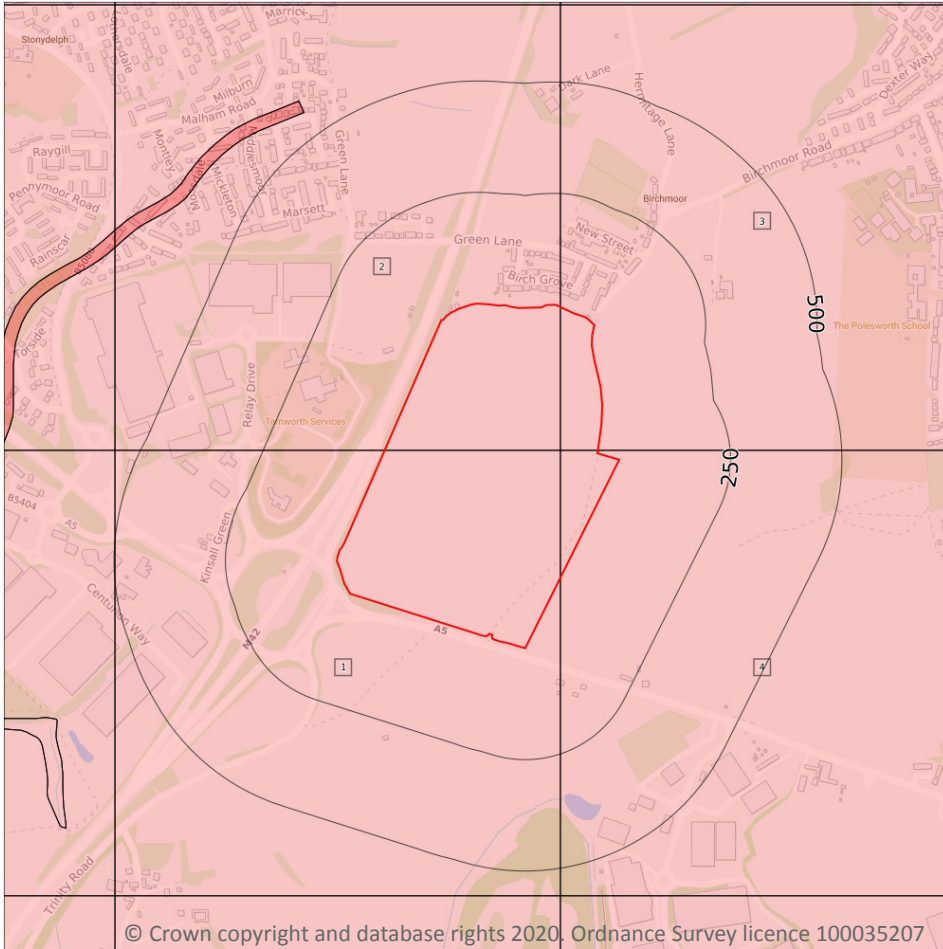
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary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



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 41**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

2

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 43**

ID	Location	Details	
-	1012m S	Status: Active Licence No: 03/28/21/0039 Details: Make-Up Or Top Up Water Direct Source: Groundwater Midlands Region Point: BIRCH COPPICE COLLIERY - BOREHOLE Data Type: Point Name: I M PROPERTIES PLC Easting: 425040 Northing: 299550	Annual Volume (m ³): 96,350 Max Daily Volume (m ³): 410 Original Application No: - Original Start Date: 10/08/1987 Expiry Date: - Issue No: 100 Version Start Date: 19/05/1997 Version End Date: -
-	1653m SW	Status: Historical Licence No: 03/28/18/0018 Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: WOODLANDS FARM - BOREHOLE Data Type: Point Name: PLANTERS GC LTD Easting: 423630 Northing: 299290	Annual Volume (m ³): 4173 Max Daily Volume (m ³): 19.5 Original Application No: - Original Start Date: 30/06/1999 Expiry Date: - Issue No: 1 Version Start Date: 30/06/1999 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

1

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 43**

ID	Location	Details	
-	1922m NW	Status: Active Licence No: 03/28/18/0007 Details: General Washing/Process Washing Direct Source: Surface Water Midlands Region Point: GLASCOTE ROAD, TAMWORTH - KETTLE BROOK Data Type: Point Name: TAMWORTH BOROUGH COUNCIL Easting: 422870 Northing: 301830	Annual Volume (m ³): 272.70 Max Daily Volume (m ³): 27.30 Original Application No: - Original Start Date: 27/01/1977 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

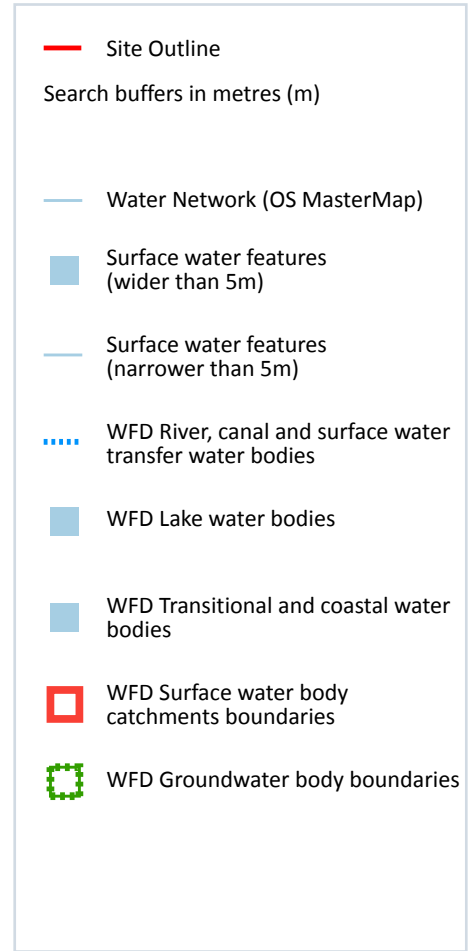
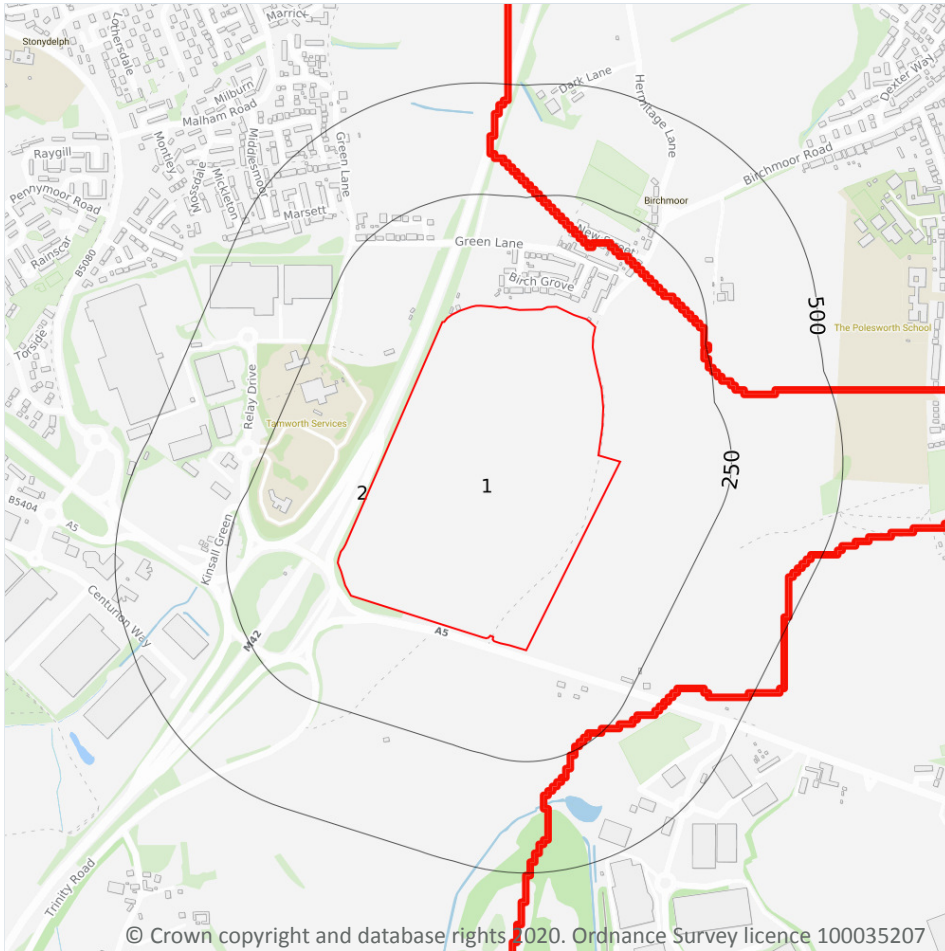
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	Tame from R Blythe to River Anker	GB104028046440	Tame Lower Rivers and Lakes	Tame Anker and Mease

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3333m W	River	Tame from R Blythe to River Anker	GB104028046440	Poor	Good	Poor	2016

This data is sourced from the Environment Agency and Natural Resources Wales.



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 46**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Tame Anker Mease - Secondary Combined	GB40402G990800	Good	Good	Good	2015

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

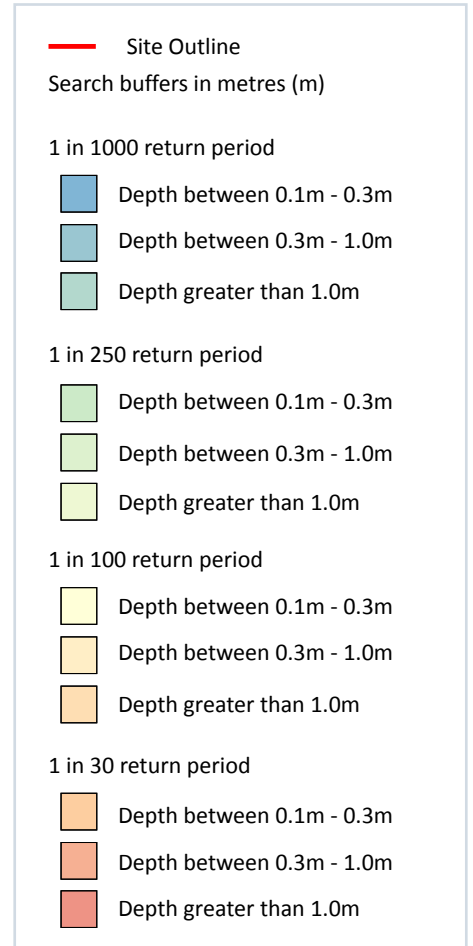
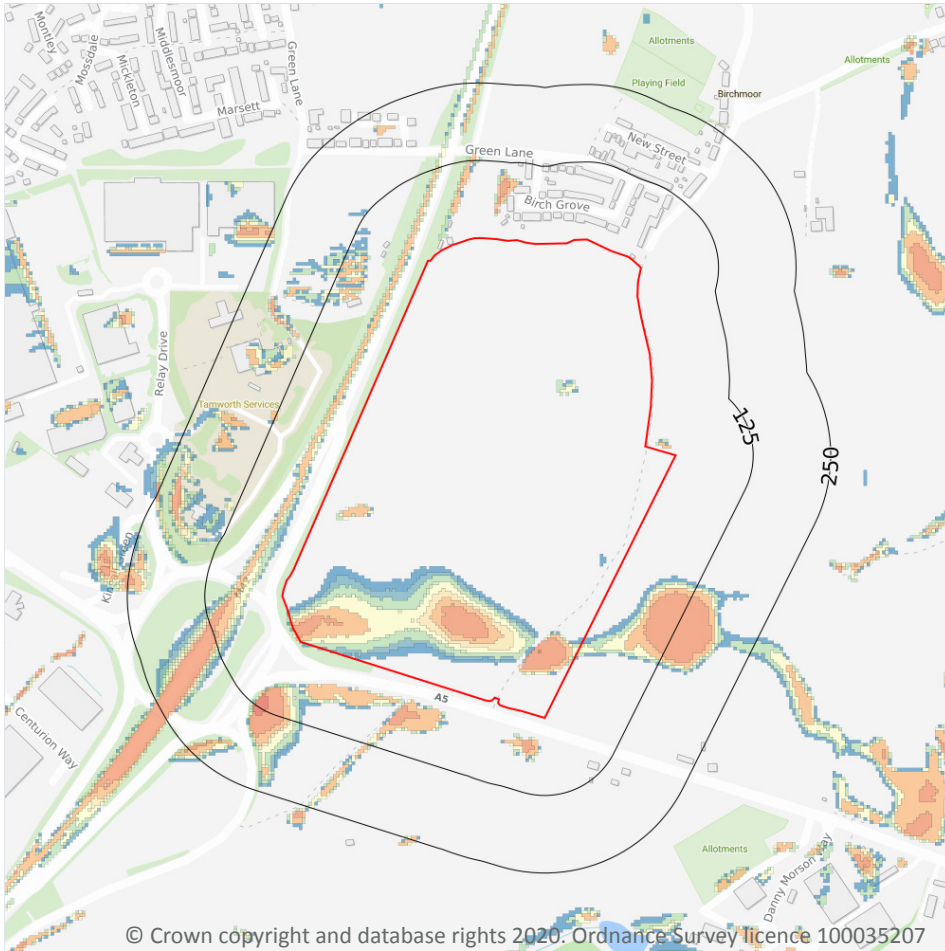
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 52**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

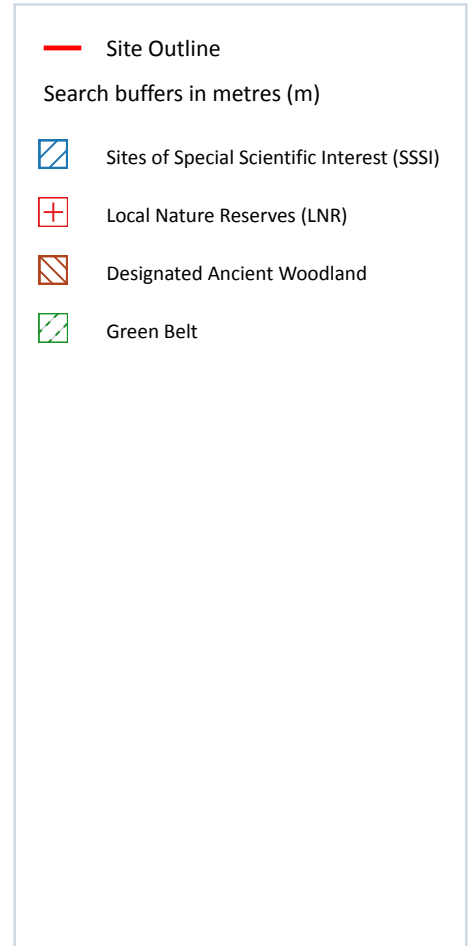
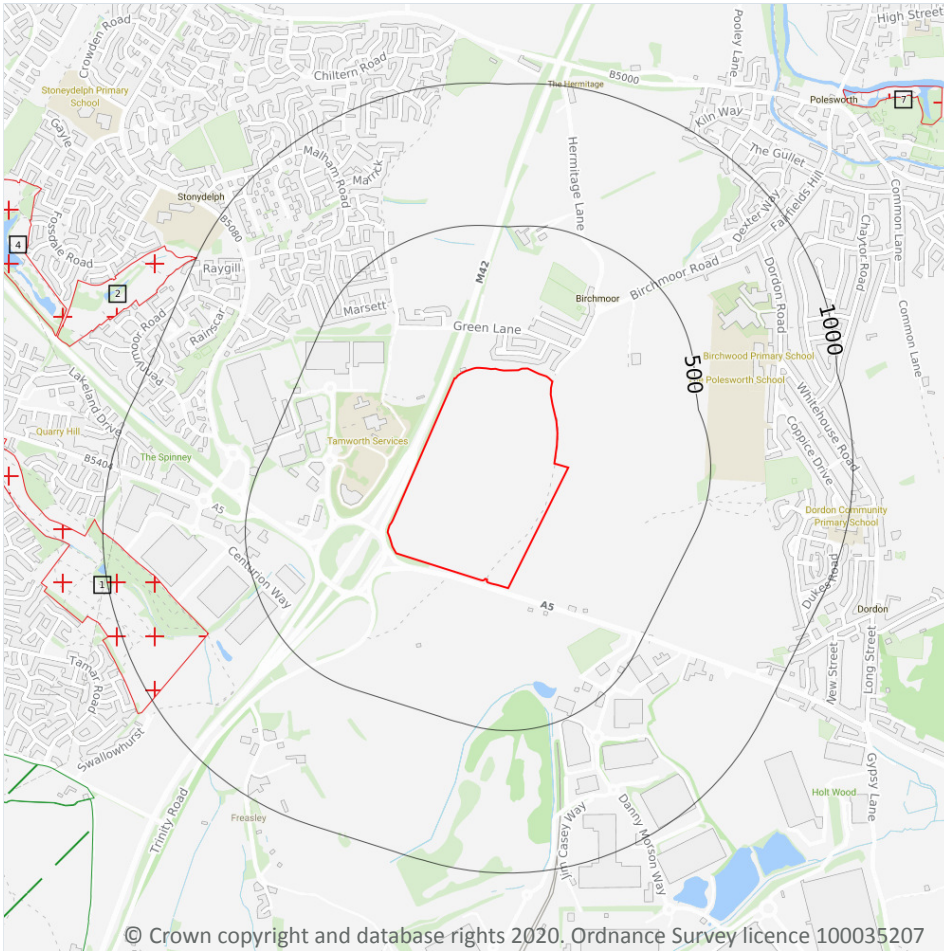
Negligible

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 54**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

6

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Data source
1	715m SW	Kettle Brook	Natural England
2	998m NW	Kettle Brook	Natural England
4	1342m NW	Kettle Brook	Natural England
7	1427m NE	Abbey Green	Natural England
-	1640m W	Kettle Brook	Natural England
-	1915m NW	Kettle Brook	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

3

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Woodland Type
3	1327m E	Unknown	Ancient & Semi-Natural Woodland
-	1767m S	BIDDLES AND LONG WOODS	Ancient & Semi-Natural Woodland
-	1997m N	ALVECOTE WOOD	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

2

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Local Authority name
5	1361m SW	Birmingham	Tamworth
6	1378m SW	Birmingham	North Warwickshire

This data is sourced from the Ministry of Housing, Communities and Local Government.



10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

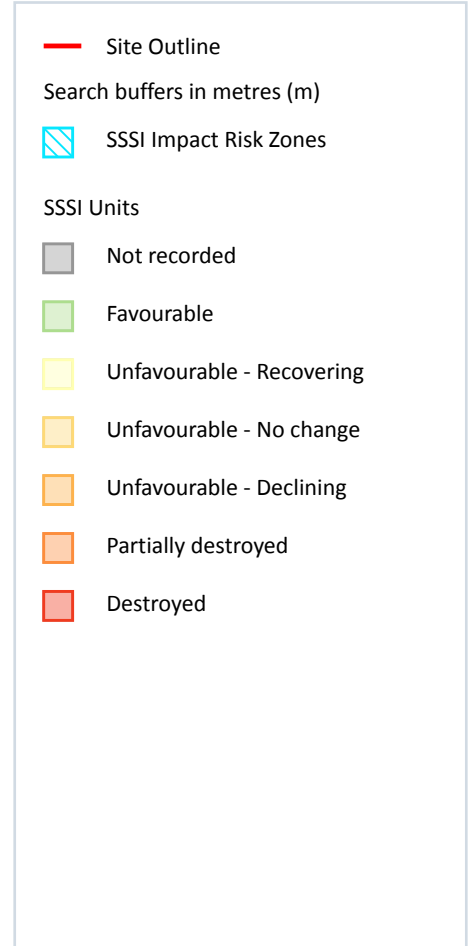
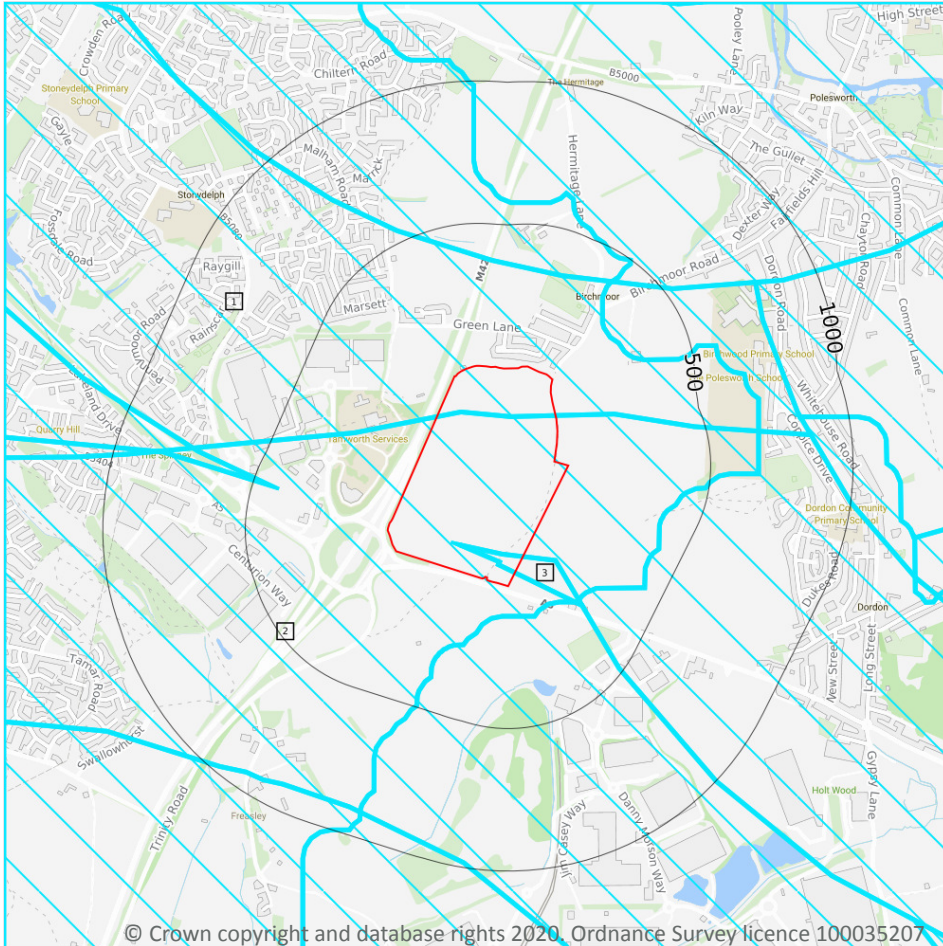
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Trent (source to confluence with Derwent)	Surface Water	S308	Changed
406m W	River Trent (source to confluence with Derwent)	Surface Water	S308	Changed

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

3

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p>
2	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.</p>
3	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

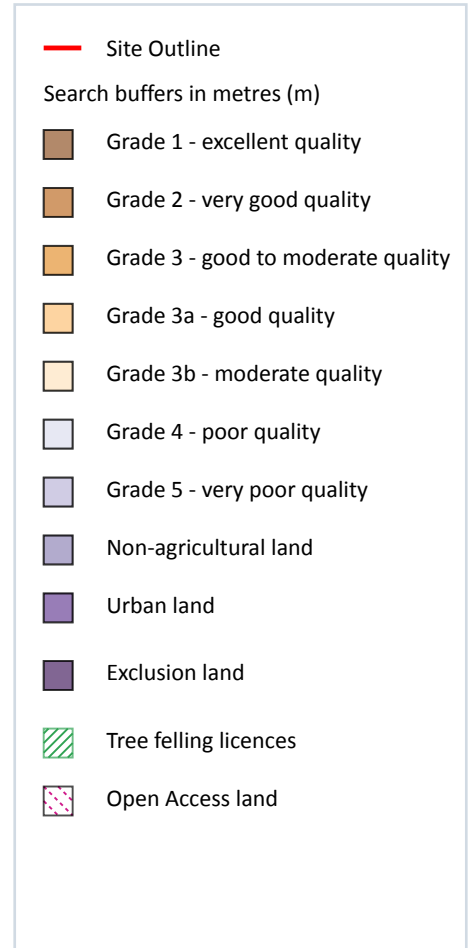
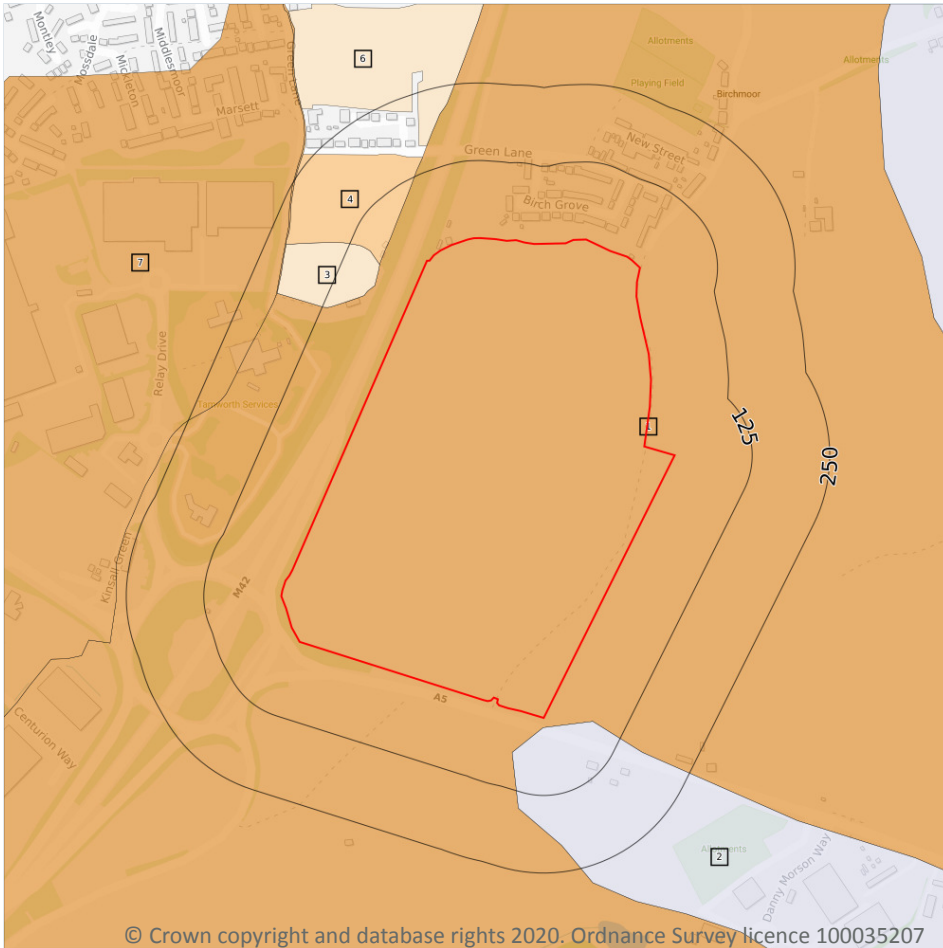
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from English Heritage, Cadw and Historic Environment Scotland.



12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m

6

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 65**

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	15m S	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
3	61m NW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
4	68m NW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
6	164m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
7	200m NW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

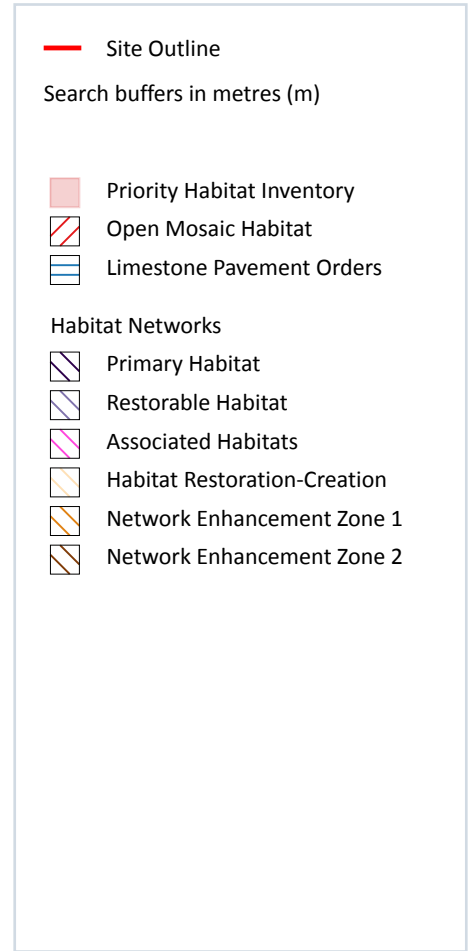
Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

2

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 68**

ID	Location	Main Habitat	Other habitats
1	44m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	84m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

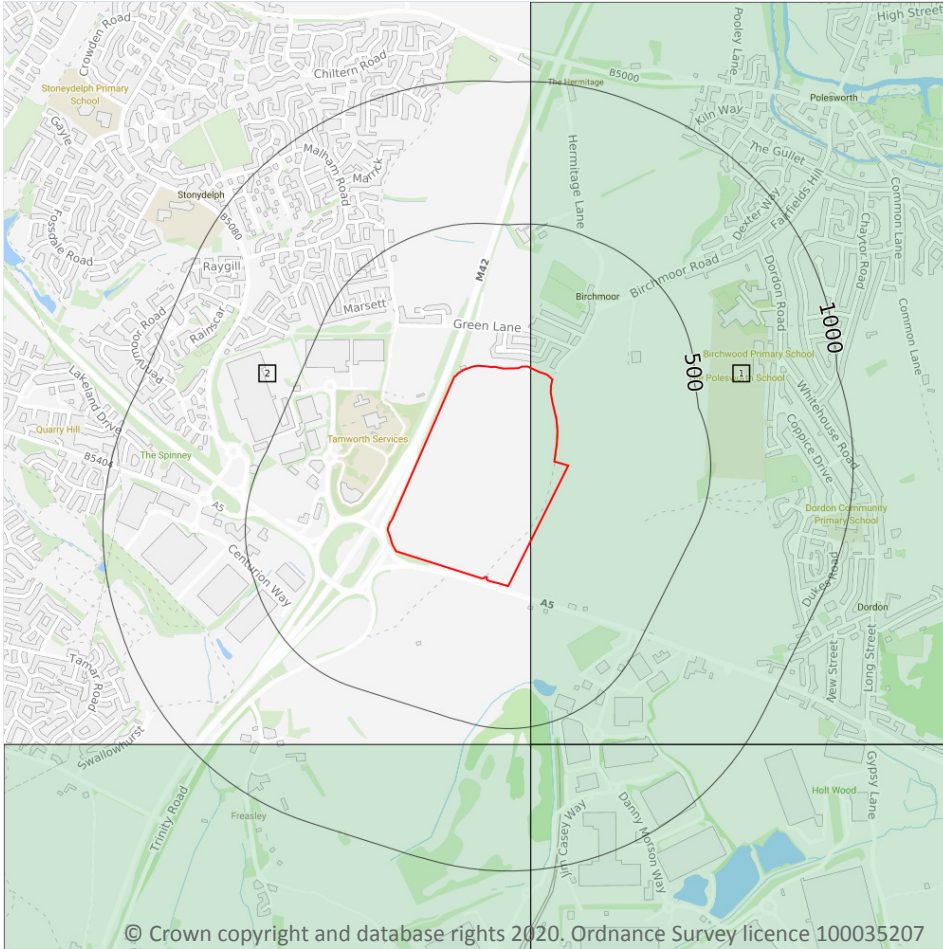
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

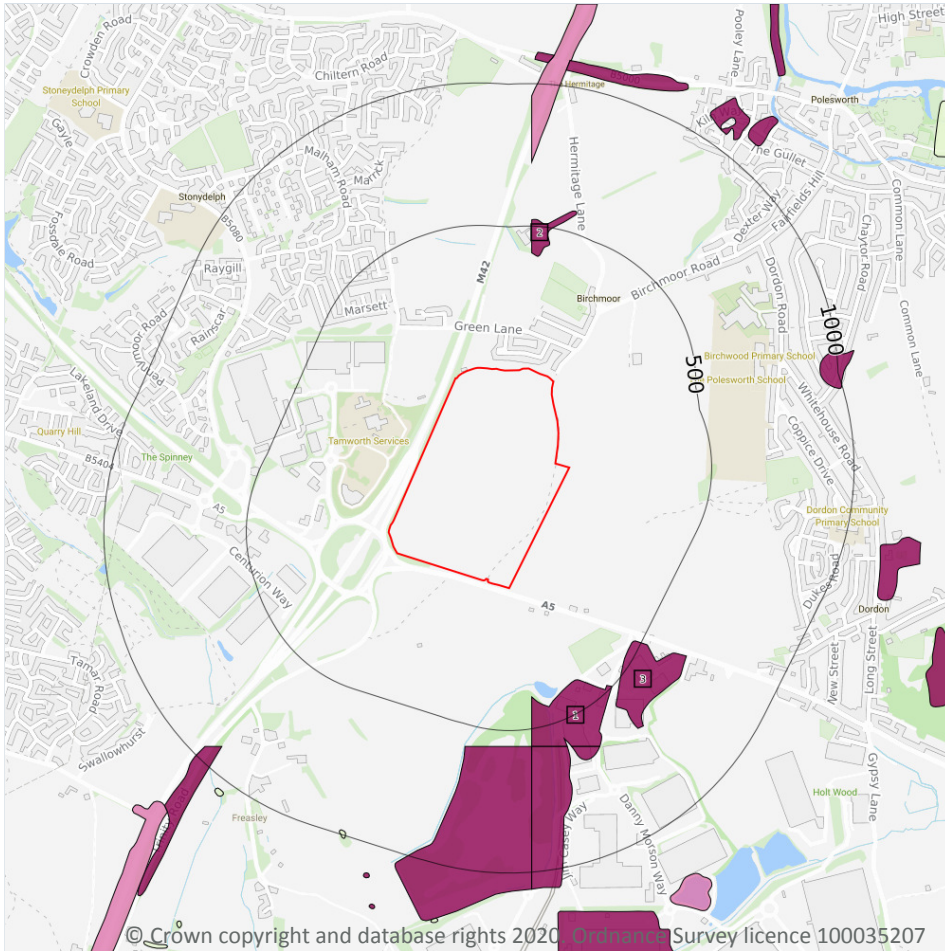
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 70**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SK20SE
2	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



14.2 Artificial and made ground (10k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 71**

ID	Location	LEX Code	Description	Rock description
1	390m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	395m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	471m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

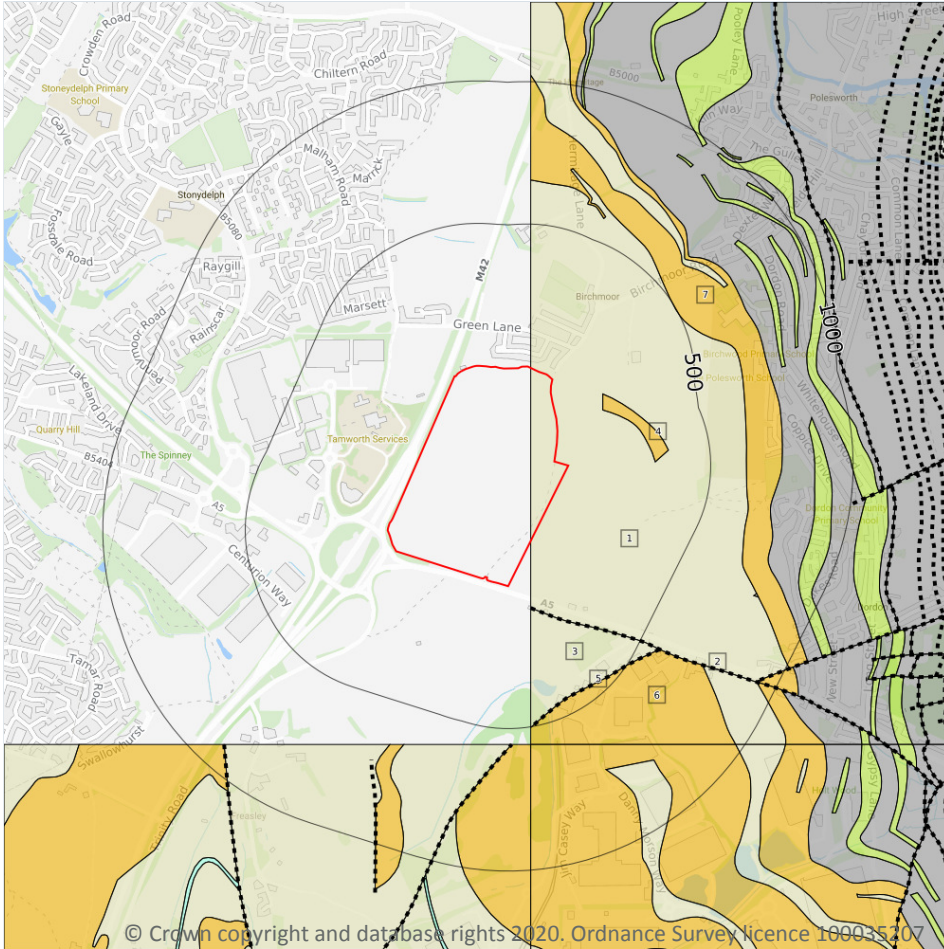
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

5

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 73**

ID	Location	LEX Code	Description	Rock age
1	On site	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age
3	110m SE	HA-MDSS	Halesowen Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age
4	166m E	HA-SDST	Halesowen Formation - Sandstone	Westphalian D Sub-age

ID	Location	LEX Code	Description	Rock age
6	443m SE	HA-SDST	Halesowen Formation - Sandstone	Westphalian D Sub-age
7	498m NE	HA-SDST	Halesowen Formation - Sandstone	Westphalian D Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

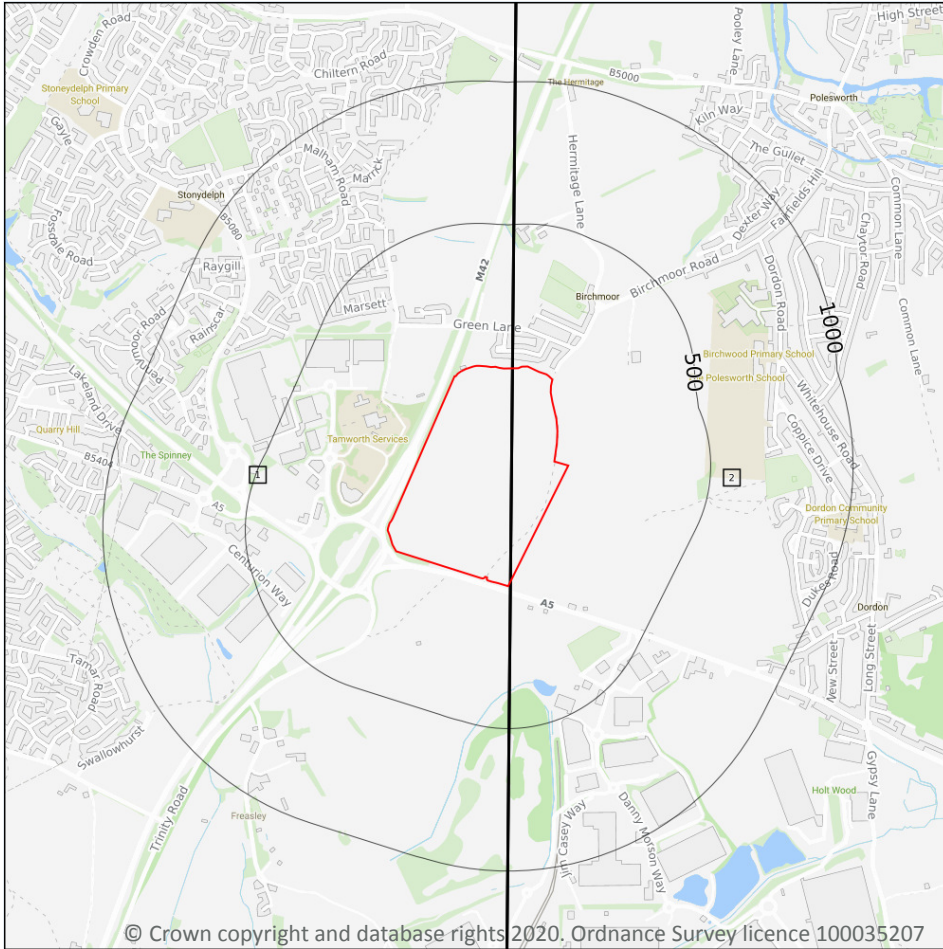
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 73**

ID	Location	Category	Description
2	110m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
5	443m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

2

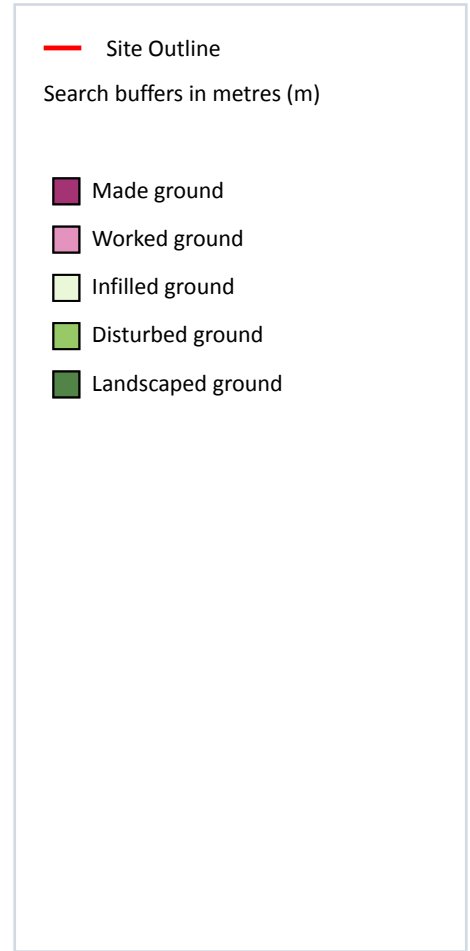
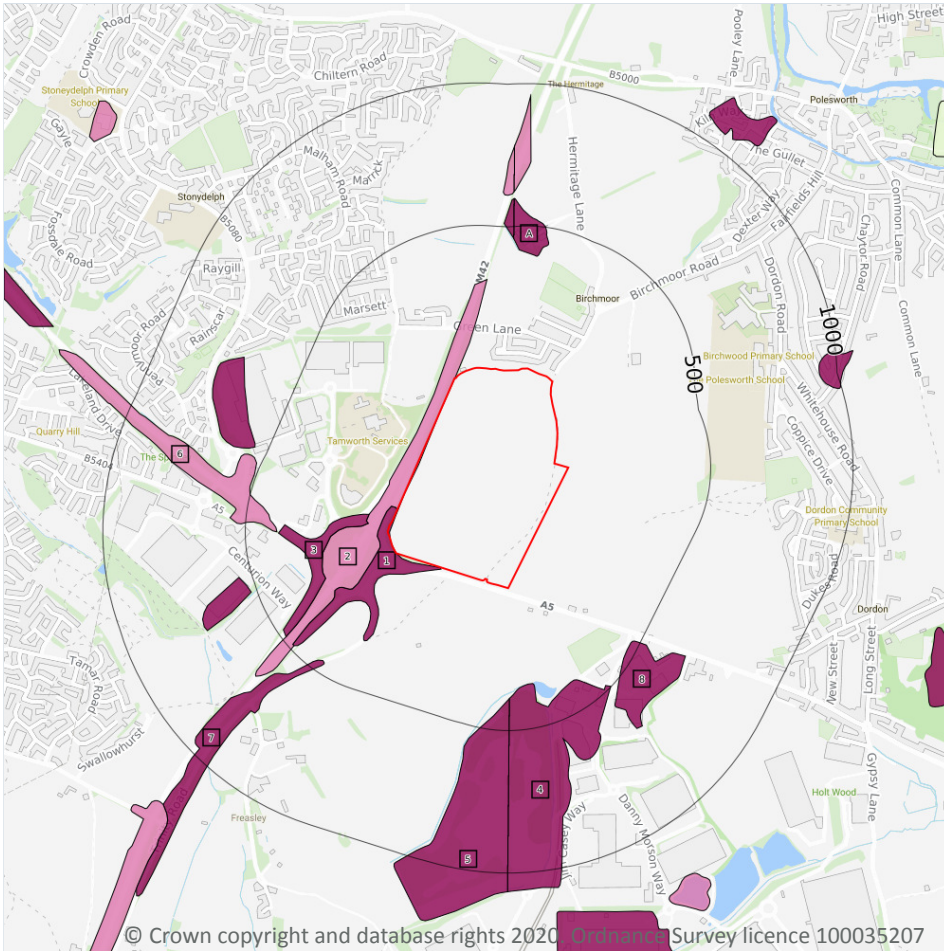
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 75**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW154_lichfield_v4
2	On site	Full	Full	Full	Full	EW155_coalville_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



15.2 Artificial and made ground (50k)

Records within 500m

10

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 76**

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	On site	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
3	73m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	344m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
5	388m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
6	389m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	396m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
7	456m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
A	459m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
8	471m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

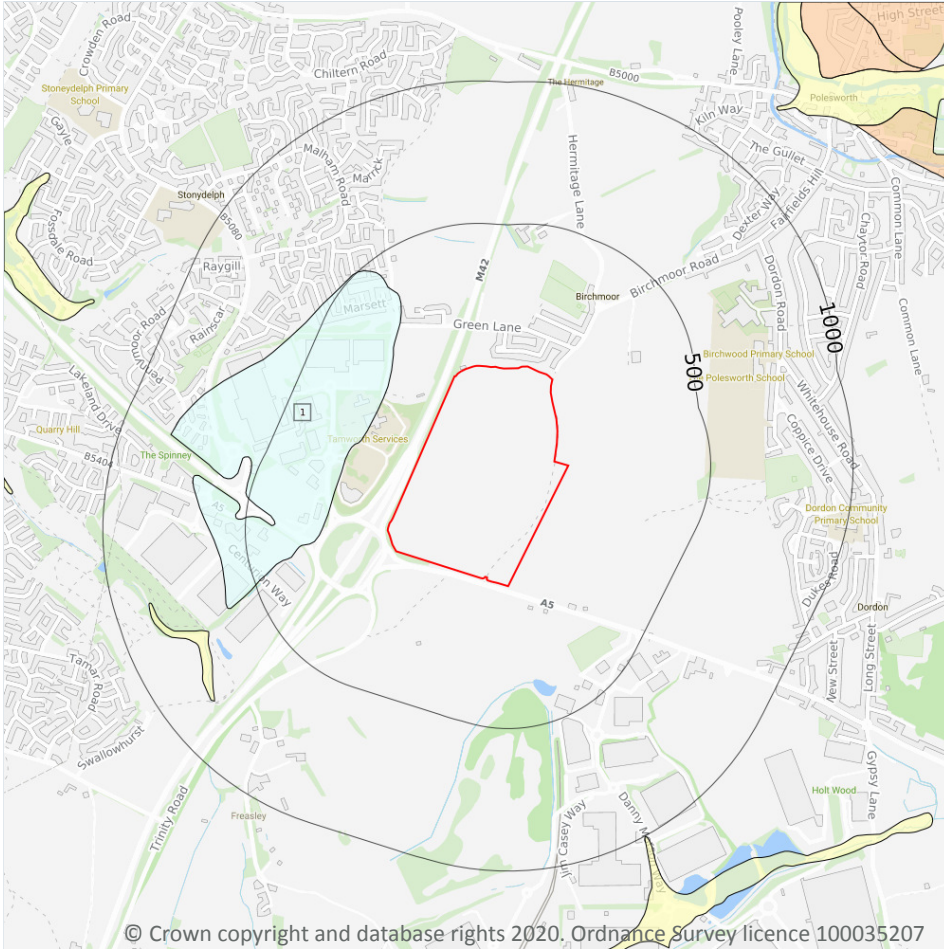
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- ▨ Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 78**

ID	Location	LEX Code	Description	Rock description
1	198m NW	TILDI-DMTN	TILL, DEVANSIAN (IRISH SEA ICE)	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

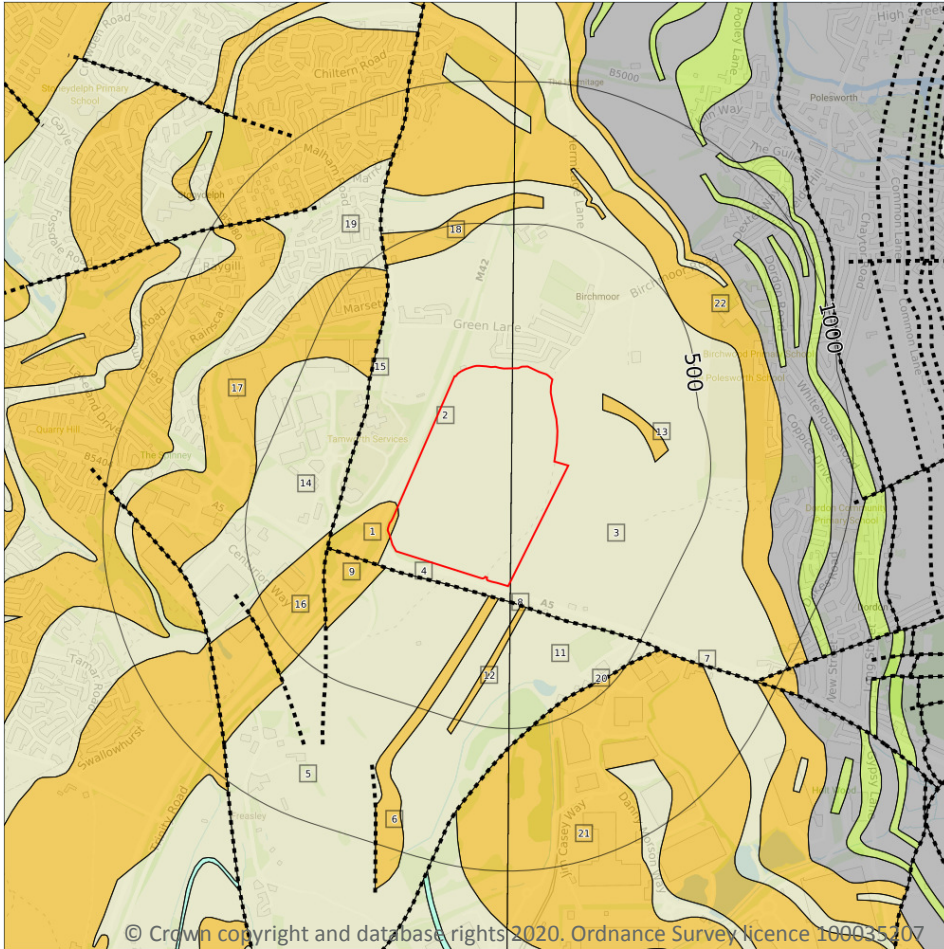
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

18

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 80**

ID	Location	LEX Code	Description	Rock age
1	On site	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
2	On site	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
3	On site	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
5	51m S	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
6	51m S	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
8	56m S	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
9	69m SW	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
10	82m SE	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
11	98m SE	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
12	135m S	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
13	166m E	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
14	187m W	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
16	197m W	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
17	270m NW	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
18	418m N	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
19	438m NW	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
21	443m SE	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN
22	498m NE	HA-SDST	HALESOWEN FORMATION - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
On site	Fracture	Moderate	Low
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

4

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

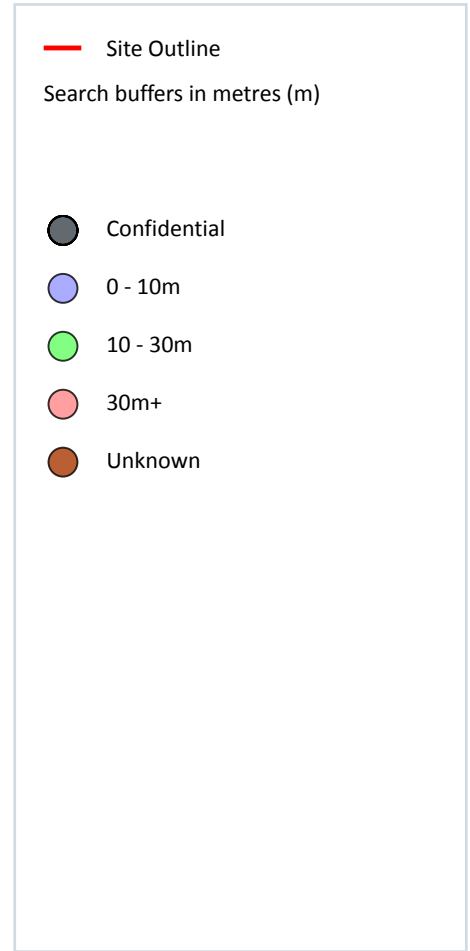
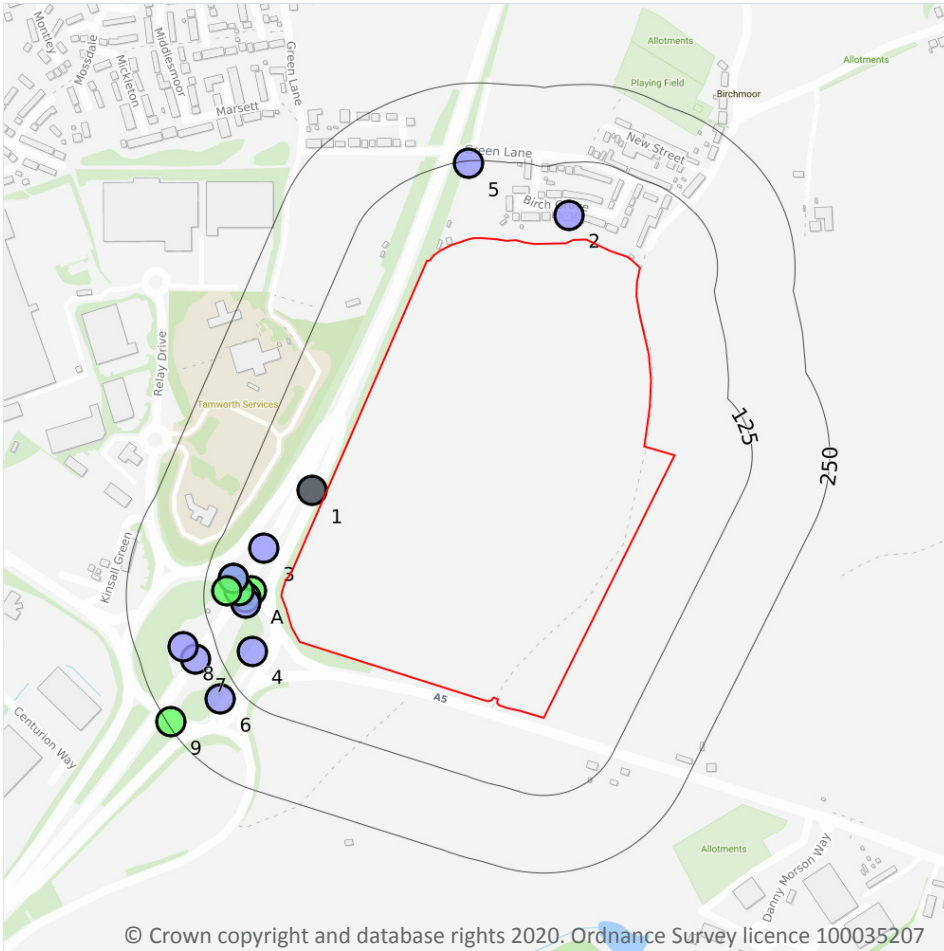
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 80**

ID	Location	Category	Description
4	51m S	FAULT	Fault, observed
7	56m S	FAULT	Fault, inferred
15	187m W	FAULT	Fault, inferred
20	443m SE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



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16.1 BGS Boreholes

Records within 250m

16

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 83**

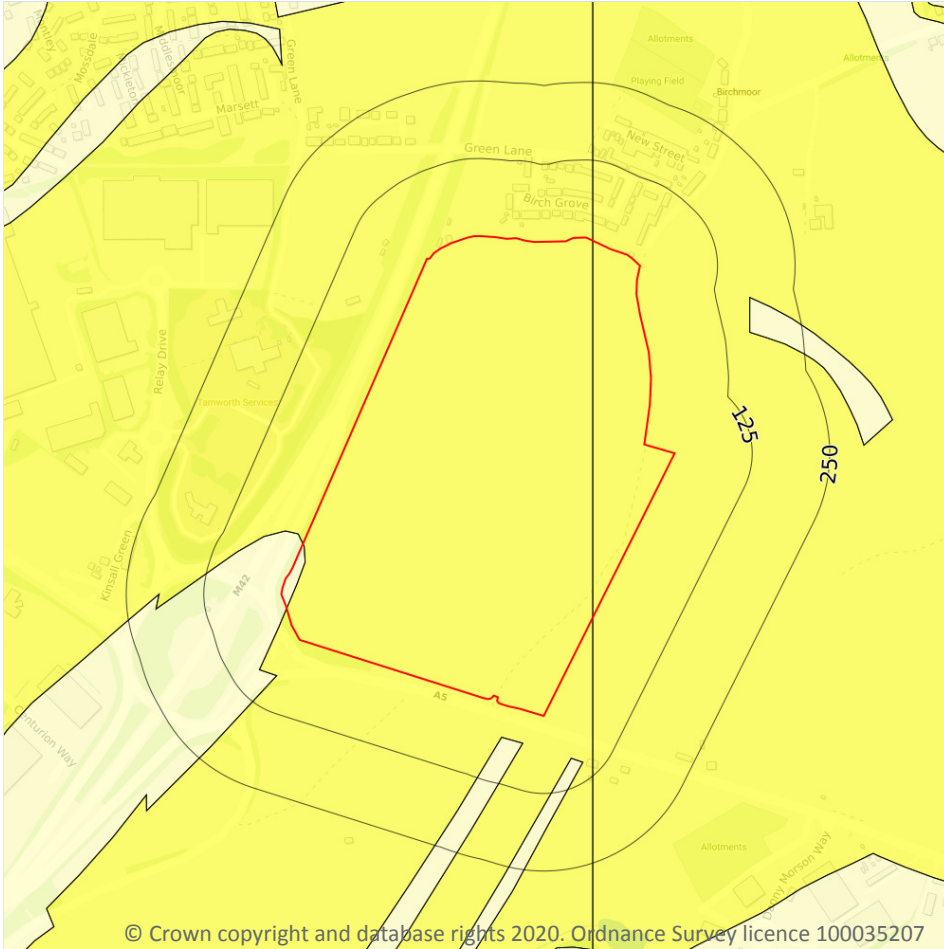
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	23m NW	424547 300922	M42 TECHMAC TP IP19-1	-	Y	N/A
2	41m N	424962 301366	33 BIRCH GROVE, BIRCHMOOR	-2.0	N	17618016
A	49m W	424450 300760	M42 TAMWORTH SECTION S197	15.24	N	196812

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	56m NW	424470 300830	M42 TAMWORTH SECTION 198	4.57	N	196813
A	58m W	424440 300750	M42 KINGSBURY 351	13.5	N	196479
A	59m W	424440 300740	M42 TAMWORTH SECTION S195	5.62	N	196810
A	68m W	424430 300760	M42 KINGSBURY 350	14.0	N	196478
4	74m SW	424451 300663	M42 JUNCTION 10 IMPROVEMENTS TAMWORTH 2	7.5	N	15932949
A	82m W	424420 300780	M42 KINGSBURY 349	14.5	N	196477
A	82m W	424420 300780	M42 TAMWORTH SECTION S196	5.57	N	196811
A	88m W	424410 300760	M42 TAMWORTH SECTION 194	15.24	N	196809
5	121m N	424800 301450	TAMWORTH BY PASS 11	8.38	N	196227
6	157m SW	424400 300587	M42 JUNCTION 10 IMPROVEMENTS TAMWORTH 1	6.85	N	15932944
7	163m W	424360 300650	M42 TAMWORTH SECTION 193	5.9	N	196808
8	176m W	424340 300670	TAMWORTH BY PASS 9	7.62	N	196228
9	244m SW	424320 300550	M42 KINGSBURY 348	14.5	N	196476

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

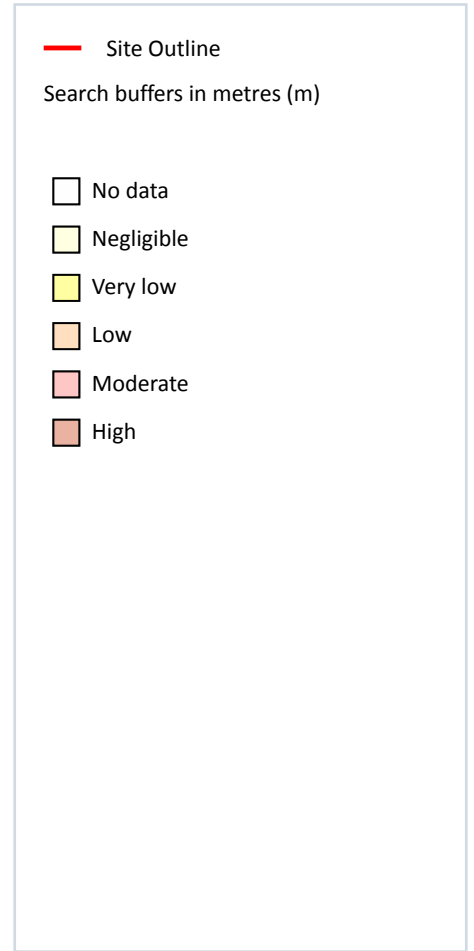
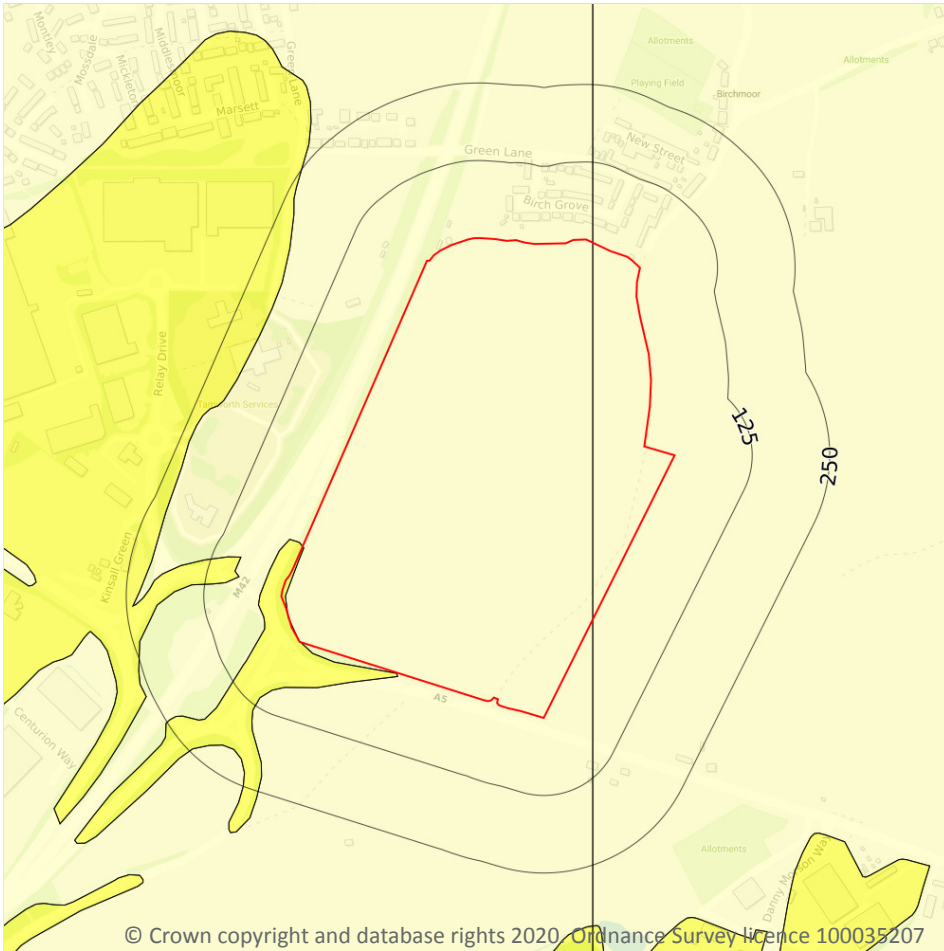
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 85**

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 86**

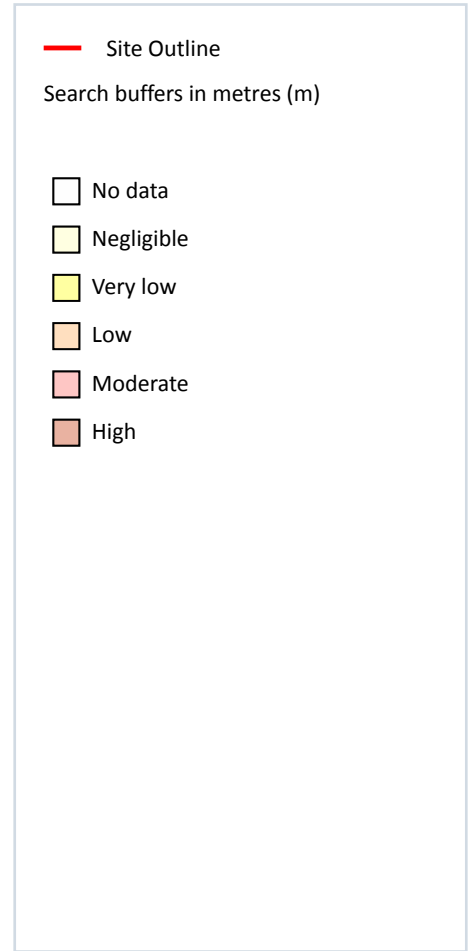
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

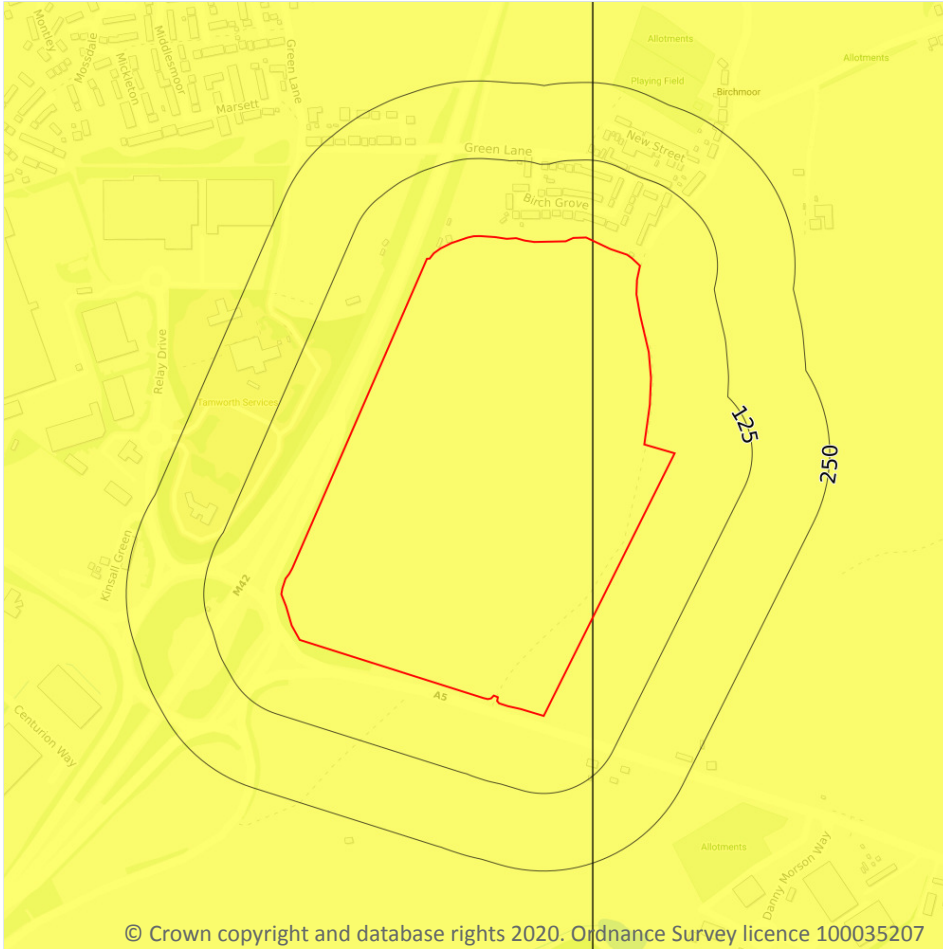
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 88**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



— Site Outline
Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m

1

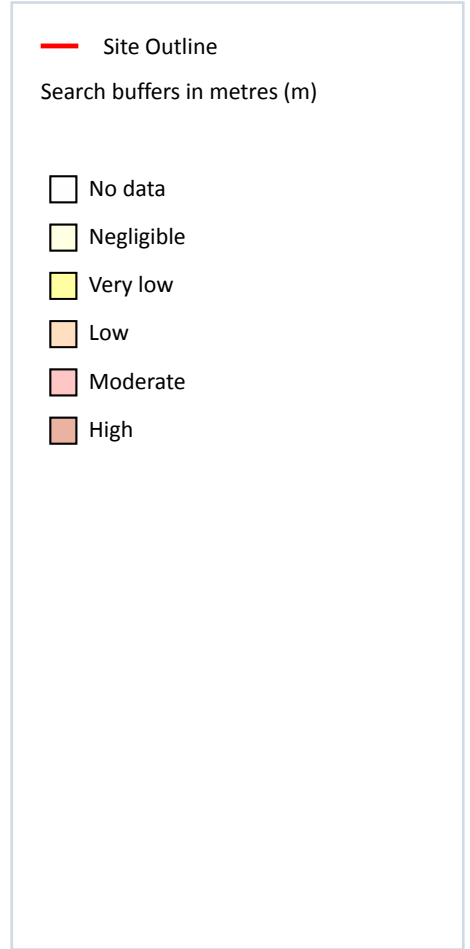
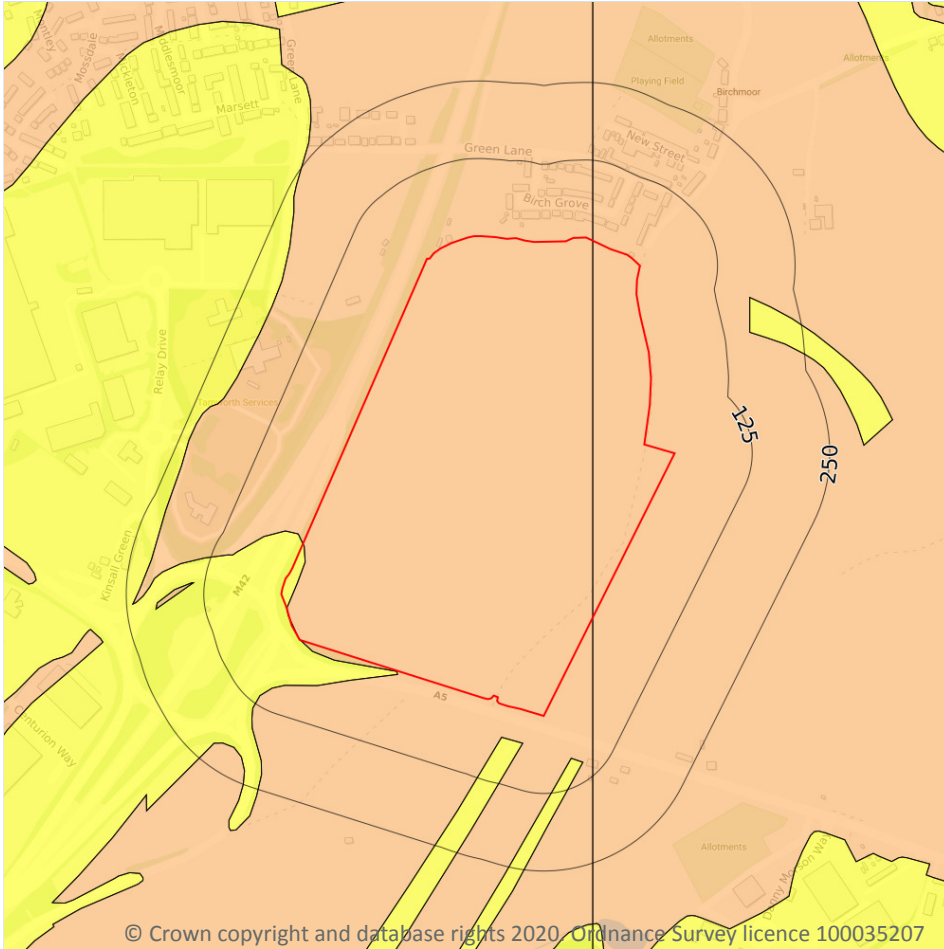
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 90**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

2

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 91**

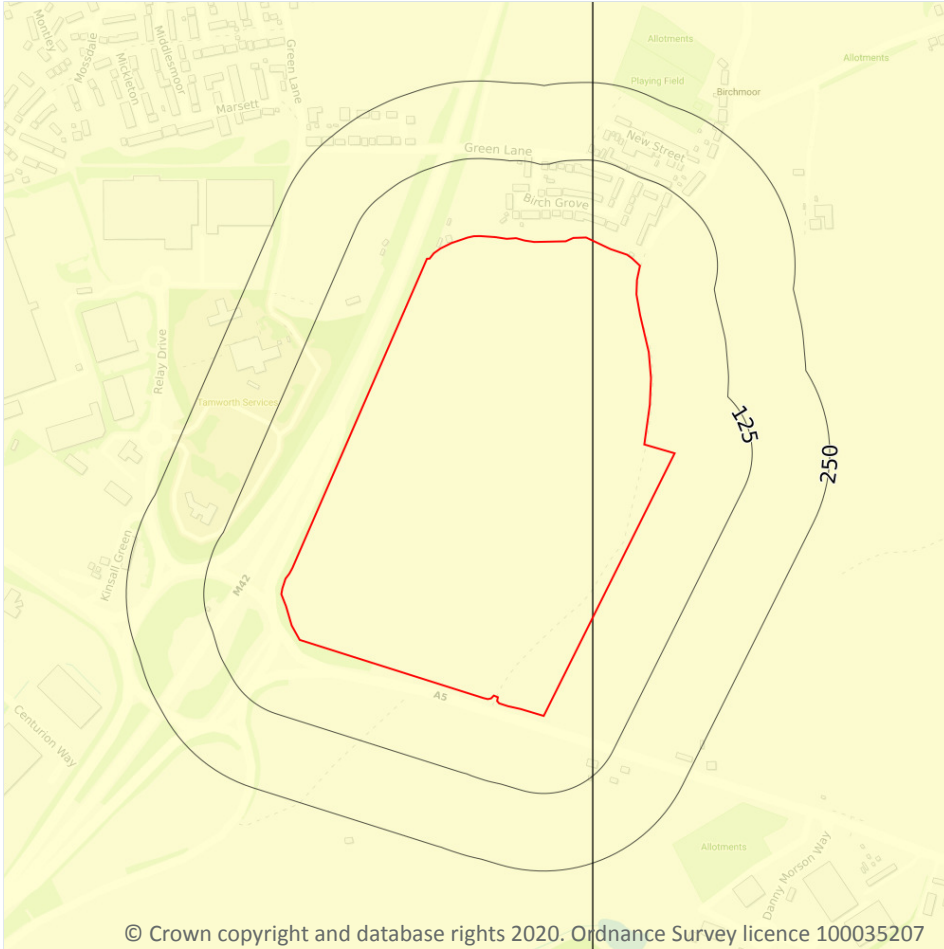
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Location	Hazard rating	Details
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

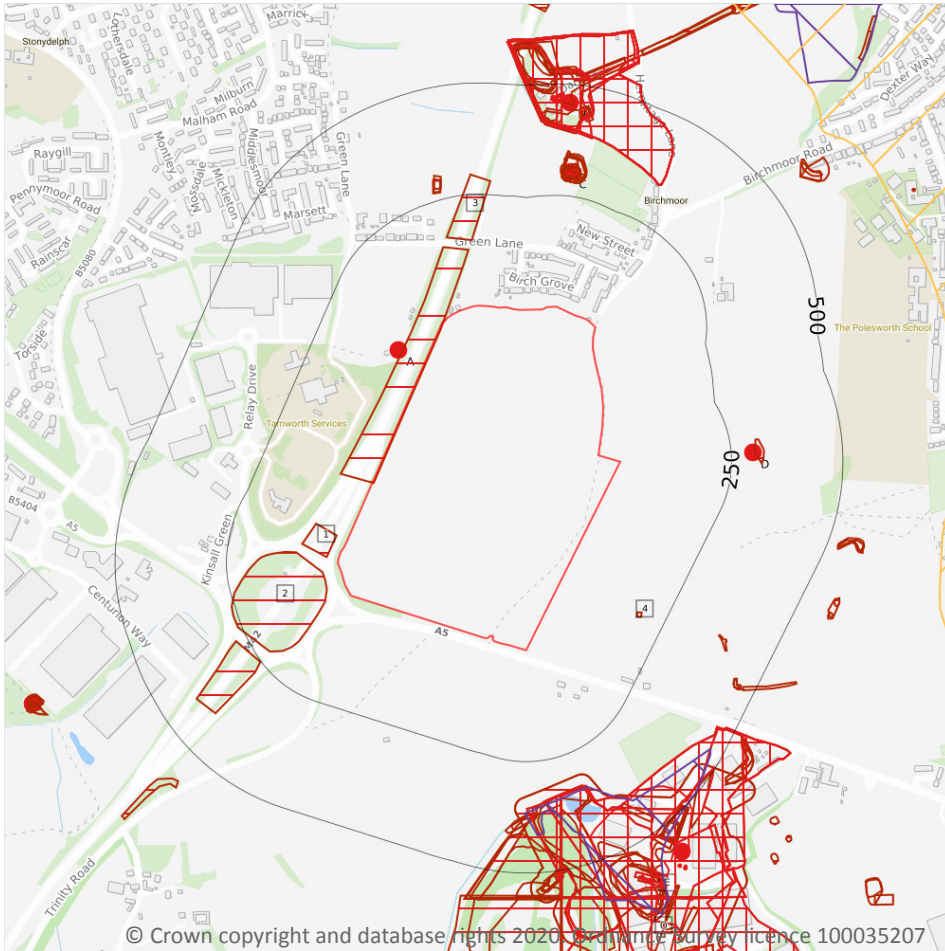
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m

4

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Details	Description
A	64m NW	Name: Birch Moor Quarries Address: Birch Moor, POLESWORTH, Warwickshire Commodity: Limestone Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	298m E	Name: Hall End Address: Dordon, POLESWORTH, Warwickshire Commodity: Limestone Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	304m N	Name: Birchmoor Address: Birchmoor, Polesworth, TAMWORTH, Warwickshire Commodity: Clay & Shale Status: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	459m N	Name: Birchmoor Colliery Address: POLESWORTH, Warwickshire Commodity: Coal, Deep Status: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Type: Ceased Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

5

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Cuttings	1988	1:10000
1	24m NW	Cuttings	1988	1:10000
2	40m W	Cuttings	1988	1:10000
3	148m N	Cuttings	1988	1:10000
4	185m SE	Filter Bed	1989	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

34

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Land Use	Year of mapping	Mapping scale
E	329m S	Colliery	1901	1:10560
E	331m SE	Colliery	1938	1:10560
E	331m SE	Colliery	1950	1:10560
E	333m S	Colliery	1966	1:10560
H	342m NE	Disused Colliery	1921	1:10560
H	342m NE	Disused Colliery	1901	1:10560
H	342m NE	Disused Colliery	1924	1:10560
H	386m N	Colliery	1883	1:10560
H	393m N	Disused Colliery	1938	1:10560
H	397m N	Disused Colliery	1950	1:10560
E	403m SE	Coal Mine	1975	1:10000
H	456m N	Unspecified Shafts	1921	1:10560
H	460m N	Unspecified Shafts	1938	1:10560
H	461m N	Unspecified Shafts	1924	1:10560
H	462m N	Air Shaft	1966	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
H	468m N	Unspecified Shafts	1924	1:10560
H	472m N	Unspecified Shafts	1924	1:10560
H	474m N	Unspecified Shaft	1901	1:10560
E	489m SE	Colliery	1883	1:10560
O	565m S	Colliery	1950	1:10560
E	570m SE	Unspecified Shafts	1921	1:10560
E	570m SE	Unspecified Shafts	1924	1:10560
E	572m SE	Unspecified Shafts	1938	1:10560
E	582m SE	Unspecified Shafts	1921	1:10560
E	582m SE	Unspecified Shafts	1924	1:10560
E	591m SE	Unspecified Shafts	1938	1:10560
E	601m SE	Unspecified Shafts	1921	1:10560
E	601m SE	Unspecified Shafts	1924	1:10560
E	601m SE	Unspecified Shafts	1938	1:10560
E	603m SE	Unspecified Shafts	1924	1:10560
E	604m SE	Unspecified Shafts	1938	1:10560
-	972m E	Unspecified Old Shaft	1901	1:10560
-	980m E	Unspecified Old Shaft	1885	1:10560
-	980m E	Unspecified Old Shaft	1885	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

1

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**



ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
E	336m SE	Birch Coppice Colliery Brickworks	Clay	Surface mineral working	Application	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Name	Commodity	Class	Likelihood
15	675m NE	Not available	Iron Ore (Bedded)	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site

1

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.



Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1
------------------------	----------

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
------------------------	----------

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
------------------------	----------

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

Records on site

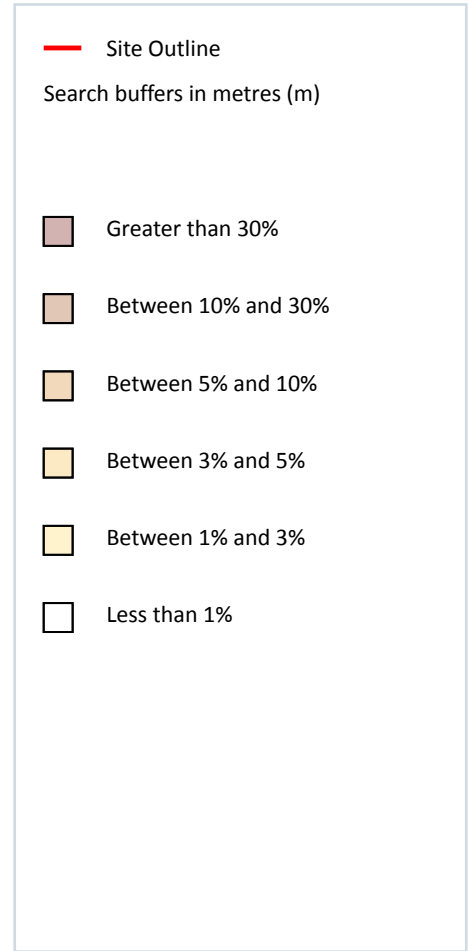
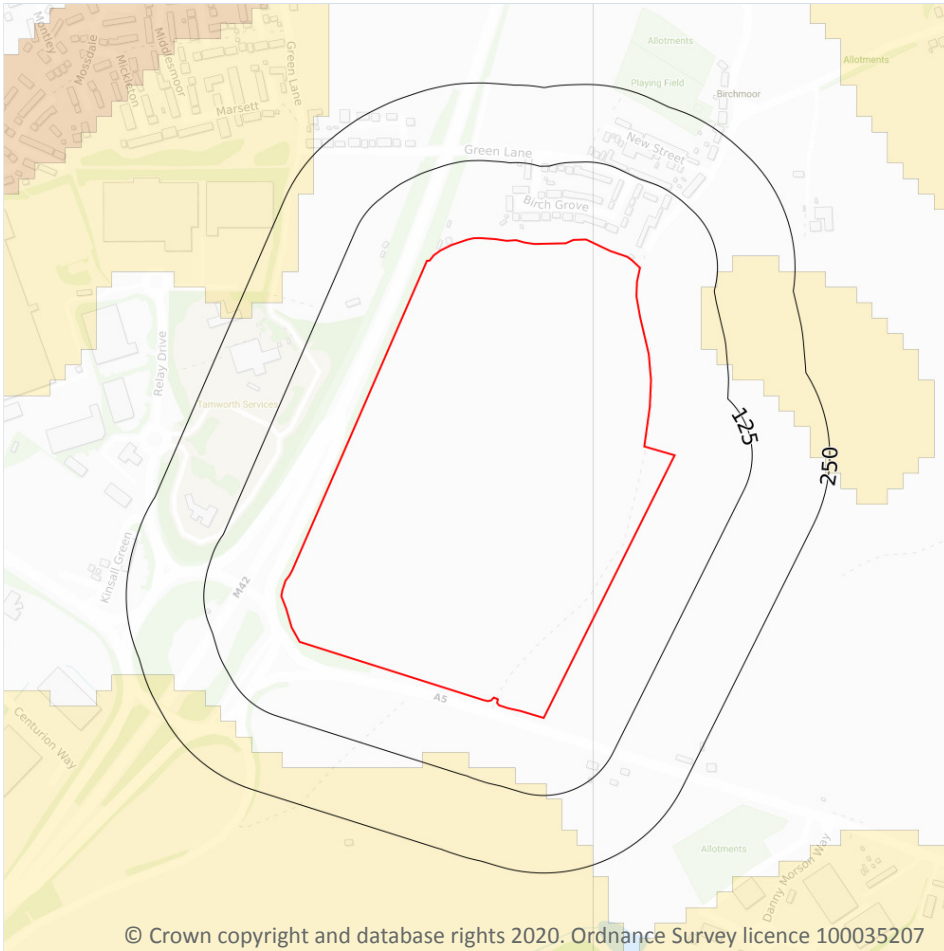
0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 101**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

13

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
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On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.



20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

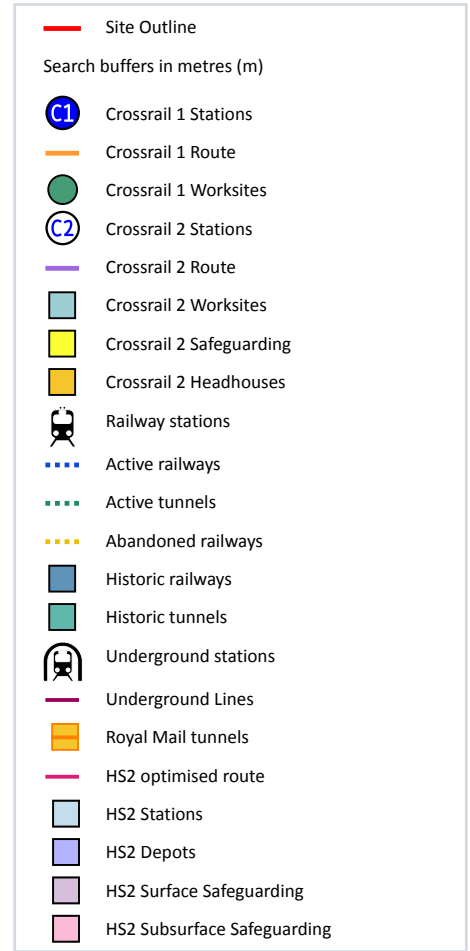
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.



21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

4

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

Features are displayed on the Railway infrastructure and projects map on **page 104**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
101m NW	Tunnel	249mph	400kph	Current preferred consultation route
107m NW	Surface Running Track	249mph	400kph	Current preferred consultation route
169m NW	Tunnel	249mph	400kph	Current preferred consultation route
439m SW	Surface Running Track	249mph	400kph	Current preferred consultation route

This data is sourced from HS2 Ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 424922,301003



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

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It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.