



Photograph 20 Collapsed brick culvert in central part of site



Photograph 21 Northern Fishing pond



Photograph 22 Brick weir below southern pond showing water flowing around weir



Photograph 23 Old outfall to stream at eastern end of valley feature



Photograph 24 Panorama across south eastern corner of site showing area around existing artificial pitch



Photograph 25 Panorama across south eastern corner of site showing area around existing artificial pitch



Photograph 26 Panorama across south eastern corner of site showing area around existing artificial pitch



Photograph 27 Panorama across south eastern corner of site showing area around existing artificial pitch



Photograph 28 Panorama from south eastern corner of site



Photograph 29 Panorama from south eastern corner of site



Photograph 30 Panorama from south eastern corner of site

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

29412798_1_1

Customer Reference:

Project F

National Grid Reference:

416490, 323100

Slice:

A

Site Area (Ha):

21.73

Search Buffer (m):

1000

Site Details:

Site at 416500, 323500

Client Details:

C Novis

Ove Arup & Partners International Ltd

Central Square

Forth Street

Newcastle Upon Tyne

NE1 3PL

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Waste	4
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Peter Brett Associates Copyright Notice

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and the Health Protection Agency.

Report Version v42.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				3
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 1		Yes		
Pollution Incidents to Controlled Waters	pg 1				3
Prosecutions Relating to Authorised Processes					
Prosecutions Relating to Controlled Waters					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 2		1		(*2)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 3	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 3	Yes		n/a	n/a
Flooding from Rivers or Sea without Defences	pg 3	Yes		n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS Recorded Mineral Sites	pg 5			1	2
BGS 1:625,000 Solid Geology	pg 5	Yes	n/a	n/a	n/a
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability	pg 5	Yes	n/a	n/a	n/a
Natural and Mining Cavities					
Potential for Collapsible Ground Stability Hazards				n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 5	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 5	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 6	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Shallow Mining Hazards	pg 6	Yes		n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 7				1
Fuel Station Entries					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 8	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: Wilfred Young Homes Ltd Property Type: Domestic Property (Single) Location: Gable Lodge Farm Wilmore Lane, Rangemore, Burton-On-Trent, Staffordshire Authority: Environment Agency, Midlands Region Catchment Area: Trent Catchment To Confluence With Tame/Mease Reference: T/07/35535/S Permit Version: 1 Effective Date: 14th March 2001 Issued Date: 14th March 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of The Lin Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A15NW (E)	809	1	417540 323250
1	<p>Discharge Consents</p> <p>Operator: Wilfred Young Homes Ltd Property Type: Domestic Property (Single) Location: Gable Lodge Farm Wilmore Lane, Rangemore, Burton-On-Trent, Staffordshire Authority: Environment Agency, Midlands Region Catchment Area: Trent Catchment To Confluence With Tame/Mease Reference: T/07/35513/S Permit Version: 1 Effective Date: 4th January 2001 Issued Date: 4th January 2001 Revocation Date: 13th March 2001 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of Lin Brook Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A15NW (E)	811	1	417540 323240
2	<p>Discharge Consents</p> <p>Operator: Mrs Janet Pickering Property Type: Domestic Property (Single) Location: 1 Lockerley Cottage Scotch Hill, Newchurch, Burton-On-Trent, Staffordshire, De13 8rl Authority: Environment Agency, Midlands Region Catchment Area: Trent Catchment To Confluence With Tame/Mease Reference: Npswqd002184 Permit Version: 1 Effective Date: 23rd April 2008 Issued Date: 23rd April 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Drain To The Lin Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	935	1	416509 322022
	<p>Nearest Surface Water Feature</p>	A18SE (NE)	2	-	416739 323590
3	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Dairy Cattle Location: Scotch Hill Lower Lin, NEWCHURCH Authority: Environment Agency, Midlands Region Pollutant: Organic Wastes: Cattle slurry Note: Lin Brook; Slurry; Wildlife Affected; Amenity Affected Incident Date: 29th April 1996 Incident Reference: 2700608 Catchment Area: Trent Catchment : Trent To Confluence With Tame/Mease Receiving Water: Watercourse Cause of Incident: Poor/Inadequate Maintenance Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m</p>	A8SW (S)	721	1	416220 322280

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
3	Pollution Incidents to Controlled Waters Property Type: Dairy Cattle Location: Yoxall Lodge, Newchurch, Scotch Hill Authority: Environment Agency, Midlands Region Pollutant: Organic Wastes: Cattle slurry Note: Amenity Affected; Dirty Brook Incident Date: 25th August 1998 Incident Reference: 2703789 Catchment Area: Trent Catchment : Trent To Confluence With Dove Receiving Water: Watercourse Cause of Incident: Weather Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	755	1	416200 322250
4	Pollution Incidents to Controlled Waters Property Type: Dairy Cattle Location: Adjacent, Lower Lyn Brook Farm, Scotch Hill, NEWCHURCH Authority: Environment Agency, Midlands Region Pollutant: Organic Wastes: Cattle slurry Note: Lin Brook; Sewage Fungus At Road Bridge; Amenity Effected Incident Date: 5th February 1997 Incident Reference: 2703235 Catchment Area: Trent Catchment : Trent To Confluence With Dove Receiving Water: Watercourse Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	792	1	416250 322200
5	Water Abstractions Operator: Forte (Uk) Ltd Licence Number: 03/28/07/0013 Permit Version: 100 Location: Byrkley Park, Tatenhill - Well Authority: Environment Agency, Midlands Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Byrkley Park, Tatenhill - Well Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 2nd April 1992 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18NW (N)	56	1	416400 323700
	Water Abstractions Operator: R G Featherstone Licence Number: 03/28/07/0086 Permit Version: 100 Location: Yoxall Lodge - Well Authority: Environment Agency, Midlands Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Yoxall Lodge - Well Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 30th July 1992 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A7SW (SW)	1183	1	415670 322010
	Water Abstractions Operator: Mr D Hall Licence Number: 03/28/07/0019 Permit Version: 100 Location: Darley Oaks Farm Authority: Environment Agency, Midlands Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Darley Oaks Farm Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 12th October 1965 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1569	1	414800 322600

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants Soil Classification: Not classified Map Sheet: Sheet 22 South Staffordshire & East Shropshire Scale: 1:100,000	A11NW (W)	0	1	415033 323152
	Drift Deposits None				
	Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Boundary Accuracy: As Supplied	A13NE (SE)	0	1	416525 323075
	Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Boundary Accuracy: As Supplied	A13NE (SE)	0	1	416525 323075
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Staffordshire County Council - Has supplied landfill data		0	5	421549 319225
	Local Authority Landfill Coverage Name: East Staffordshire District Council - Has supplied landfill data		0	6	412719 321235

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
6	BGS Recorded Mineral Sites Site Name: Linbrook Farm Location: Newchurch, Burton-Upon-Trent, Staffordshire Source: British Geological Survey, National Geoscience Information Service Reference: 64655 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Till, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A12SE (SW)	372	2	416009 322798
7	BGS Recorded Mineral Sites Site Name: Lower Linbrook Farm Location: Newchurch, Burton-Upon-Trent, Staffordshire Source: British Geological Survey, National Geoscience Information Service Reference: 64660 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Triassic Geology: Mercia Mudstone Group Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A12SW (W)	669	2	415682 322805
8	BGS Recorded Mineral Sites Site Name: Blackthorn Cottages Location: Newchurch, Burton-Upon-Trent, Staffordshire Source: British Geological Survey, National Geoscience Information Service Reference: 64656 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Triassic Geology: Mercia Mudstone Group Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	836	2	415731 322407
	BGS 1:625,000 Solid Geology Description: Triassic mudstones (including Keuper Marl, Dolomitic Conglomerate and Rhaetic)	(E)	0	2	425341 322426
	Coal Mining Affected Areas In an area which may not be affected by coal mining				
	Mining Instability Mining Evidence: Inconclusive Evaporites Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A18SW (N)	0	-	416489 323500
	Potential for Collapsible Ground Stability Hazards No Hazard				
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A11NW (W)	0	2	415000 323095
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	2	416450 323225
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	416575 323075
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	42	2	416575 323075
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	162	2	416525 322800
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	416525 323095
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	416525 323095

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	416525 323095
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	416525 323095
	Radon Potential - Radon Affected Areas Affected Area: The property is not in a radon affected area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A11NW (W)	0	2	415000 323095
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A11NW (W)	0	2	415000 323095
	Shallow Mining Hazards Risk: Low-Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	2	416390 322958
	Shallow Mining Hazards Risk: Low-Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	2	416390 322958

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
9	Contemporary Trade Directory Entries Name: Ratcliffe Service Tools Location: Barn 1, Gable Lodge Farm, Wilmore Lane, Byrkley, Rangemore, Burton-on-Trent, Staffordshire, DE13 9RD Classification: Garage Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A20SW (E)	824	-	417567 323365

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
10	Nitrate Vulnerable Zones Name: Not Supplied Description: Surface Water - Designated 2006 Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	(E)	0	3	421967 323095











Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Lichfield District Council - Pollution Control East Staffordshire Borough Council - Environmental Health Department	August 2009 May 2009	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Midlands Region	October 2009	Quarterly
Enforcement and Prohibition Notices Environment Agency - Midlands Region	October 2009	As notified
Integrated Pollution Controls Environment Agency - Midlands Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Midlands Region	October 2009	Quarterly
Local Authority Integrated Pollution Prevention And Control Lichfield District Council - Environmental Health Department East Staffordshire Borough Council - Environmental Health Department	April 2006 January 2009	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls Lichfield District Council - Environmental Health Department East Staffordshire Borough Council - Environmental Health Department	April 2006 January 2009	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Lichfield District Council - Environmental Health Department East Staffordshire Borough Council - Environmental Health Department	April 2006 January 2009	Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	May 2009	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Midlands Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Midlands Region	October 2009	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Midlands Region	October 2009	As notified
Registered Radioactive Substances Environment Agency - Midlands Region	October 2009	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	January 2009	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	January 2009	Annually
Substantiated Pollution Incident Register Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	October 2009 October 2009	Quarterly Quarterly
Water Abstractions Environment Agency - Midlands Region	October 2009	Quarterly
Water Industry Act Referrals Environment Agency - Midlands Region	October 2009	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 1999	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Source Protection Zones Environment Agency - Head Office	May 2009	Variable
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2009	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2009	Quarterly
Flood Defences Environment Agency - Head Office	September 2009	Quarterly
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	April 2009 August 2009	Quarterly Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Midlands Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	July 2009 July 2009	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	July 2009 July 2009	Quarterly Quarterly
Local Authority Landfill Coverage East Staffordshire Borough Council - Environmental Health Department Lichfield District Council Staffordshire County Council - Waste Management	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Staffordshire Borough Council - Environmental Health Department Lichfield District Council Staffordshire County Council - Waste Management	March 2004 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	October 2009	Bi-Annually
Explosive Sites Health and Safety Executive	January 2009	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements East Staffordshire Borough Council - Planning Department Lichfield District Council - Planning Department Staffordshire County Council	March 2009 March 2009 March 2009	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents East Staffordshire Borough Council - Planning Department Lichfield District Council - Planning Department Staffordshire County Council	March 2009 March 2009 March 2009	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2009	Bi-Annually
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	November 2002	As notified
Coal Mining Affected Areas The Coal Authority - Mining Report Service	January 2006	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Natural and Mining Cavities Peter Brett Associates	April 2009	Variable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	May 2007	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	May 2007	As notified
Shallow Mining Hazards British Geological Survey - National Geoscience Information Service	August 2002	Not Applicable

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	September 2009	Quarterly
Fuel Station Entries Catalist Ltd - (Fuel Station Data)	August 2009	Quarterly
Sensitive Land Use	Version	Update Cycle
Areas of Adopted Green Belt East Staffordshire Borough Council Lichfield District Council	July 2006 June 1998	As notified As notified
Areas of Unadopted Green Belt East Staffordshire Borough Council Lichfield District Council	August 2004 June 1998	As notified As notified
Areas of Outstanding Natural Beauty Natural England	June 2009	Bi-Annually
Environmentally Sensitive Areas Natural England	June 2009	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	June 2009	Bi-Annually
Marine Nature Reserves Natural England	September 2009	Bi-Annually
National Nature Reserves Natural England	June 2009	Bi-Annually
National Parks Natural England	June 2009	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2003	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2009	Annually
Ramsar Sites Natural England	June 2009	Bi-Annually
Sites of Special Scientific Interest Natural England	June 2009	Bi-Annually
Special Areas of Conservation Natural England	June 2009	Bi-Annually
Special Protection Areas Natural England	June 2009	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Countryside Council for Wales	 CYNGOR CEFN GWLAD CYMRU COUNTRYSIDE COUNCIL FOR WALES
Scottish Natural Heritage	
Natural England	
Health Protection Agency	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
1	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
2	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
4	Natural England Northminster House, Northminster Road, Peterborough, Cambridgeshire, PE1 1UA	Telephone: 0845 600 3078 Fax: 01733 455103 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
5	Staffordshire County Council - Waste Management Departmental Headquarters, Greenhall, Lichfield Road, Stafford, Staffordshire, ST17 4LA	Telephone: 01785 223121 Website: www.staffordshire.gov.uk
6	East Staffordshire Borough Council - Environmental Health Department Midland Grain Warehouse, Derby Street, Burton Upon Trent, Staffordshire, DE14 2JJ	Telephone: 01283 508848 Fax: 01283 508388 Website: www.eaststaffsbc.gov.uk
-	Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@hpa.org.uk Website: www.hpa.org.uk
-	Landmark Information Group Limited The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

29412798_1_1

Customer Reference:

Project F

National Grid Reference:

416580, 324310

Slice:

B

Site Area (Ha):

21.73

Search Buffer (m):

1000

Site Details:

Site at 416500, 323500

Client Details:

C Novis

Ove Arup & Partners International Ltd

Central Square

Forth Street

Newcastle Upon Tyne

NE1 3PL

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	3
Hazardous Substances	-
Geological	4
Industrial Land Use	5
Sensitive Land Use	6
Data Currency	7
Data Suppliers	11
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Peter Brett Associates Copyright Notice

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Report Version v42.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				3
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 1				Yes
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Prosecutions Relating to Controlled Waters					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions					
Water Industry Act Referrals					
Groundwater Vulnerability	pg 1	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS Recorded Mineral Sites					
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a	n/a	n/a
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability	pg 4	Yes	n/a	n/a	n/a
Natural and Mining Cavities					
Potential for Collapsible Ground Stability Hazards				n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 4	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 4	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 4	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Shallow Mining Hazards	pg 4	Yes		n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 5				2
Fuel Station Entries					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 6	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: Bpb United Kingdom Limited Property Type: Trade (Unknown/Other) Location: Fauld Works, Tutbury, Burton On Trent, Staffordshire, De13 9ht Authority: Environment Agency, Midlands Region Catchment Area: Dove Catchment To Confluene With Hilton Brook Reference: T/33/36430/T Permit Version: 2 Effective Date: 9th February 2009 Issued Date: 9th February 2009 Revocation Date: Not Supplied Discharge Type: Trade Discharge - Mineral Workings Discharge: Freshwater Stream/River Environment: Receiving Water: The Fauld Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	B4SE (E)	998	1	417480 324320
1	<p>Discharge Consents</p> <p>Operator: British Gypsum Ltd Property Type: Trade (Unknown/Other) Location: Fauld Works, Tutbury, Burton On Trent, Staffordshire, De13 9ht Authority: Environment Agency, Midlands Region Catchment Area: Dove Catchment To Confluene With Hilton Brook Reference: T/33/36430/T Permit Version: 1 Effective Date: 26th February 2007 Issued Date: 26th February 2007 Revocation Date: 8th February 2009 Discharge Type: Trade Discharge - Mineral Workings Discharge: Freshwater Stream/River Environment: Receiving Water: The Fauld Brook Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	B4SE (E)	998	1	417480 324320
1	<p>Discharge Consents</p> <p>Operator: British Gypsum Ltd Property Type: Trade (Unknown/Other) Location: Fauld Works, Tutbury, Burton On Trent, Staffordshire, De13 9ht Authority: Environment Agency, Midlands Region Catchment Area: Dove Catchment To Confluene With Hilton Brook Reference: T/33/36284/T Permit Version: 1 Effective Date: 21st July 2006 Issued Date: 21st July 2006 Revocation Date: 25th February 2007 Discharge Type: Trade Discharge - Mineral Workings Discharge: Freshwater Stream/River Environment: Receiving Water: The Fauld Brook Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	B4SE (E)	998	1	417480 324320
	Nearest Surface Water Feature	(SE)	553	-	417166 324001
	<p>Groundwater Vulnerability</p> <p>Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants Soil Classification: Not classified Map Sheet: Sheet 22 South Staffordshire & East Shropshire Scale: 1:100,000</p>	B6SE (NW)	0	1	415492 324865
	Drift Deposits None				
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Staffordshire County Council - Has supplied landfill data		0	4	418586 329166
	Local Authority Landfill Coverage Name: East Staffordshire District Council - Has supplied landfill data		0	5	412542 321560

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic mudstones (including Keuper Marl, Dolomitic Conglomerate and Rhaetic)	(E)	0	2	425341 322426
	Coal Mining Affected Areas In an area which may not be affected by coal mining				
	Mining Instability Mining Evidence: Inconclusive Evaporites Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	(SW)	0	-	416000 324000
	Potential for Collapsible Ground Stability Hazards No Hazard				
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	B8SE (N)	0	2	416578 325000
	Potential for Ground Dissolution Stability Hazards No Hazard				
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	B8SE (N)	0	2	416578 325000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	B2NE (NW)	0	2	416100 324600
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	B2NE (NW)	0	2	416100 324600
	Radon Potential - Radon Affected Areas Affected Area: The property is not in a radon affected area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	B8SE (N)	0	2	416578 325000
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	B8SE (N)	0	2	416578 325000
	Shallow Mining Hazards Risk: Low-Moderate Source: British Geological Survey, National Geoscience Information Service	B7NE (NW)	0	2	416015 325135

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Contemporary Trade Directory Entries Name: Natraceutical Location: Lancaster Park, Newborough Rd, Needwood, Burton-on-Trent, Staffordshire, DE13 9PD Classification: Pharmaceutical Manufacturers & Distributors Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	B4NW (E)	803	-	417130 324362
3	Contemporary Trade Directory Entries Name: Needwood Location: Newborough Rd, Needwood, Burton-on-Trent, Staffordshire, DE13 9PD Classification: Petrol Filling Stations Status: Active Positional Accuracy: Manually positioned to the road within the address or location	B4NW (E)	825	-	417181 324356

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Nitrate Vulnerable Zones Name: Not Supplied Description: Surface Water - Designated 2006 Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	(E)	0	3	421967 324305













Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices East Staffordshire Borough Council - Environmental Health Department	May 2009	Annual Rolling Update
Discharge Consents Environment Agency - Midlands Region	October 2009	Quarterly
Enforcement and Prohibition Notices Environment Agency - Midlands Region	October 2009	As notified
Integrated Pollution Controls Environment Agency - Midlands Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Midlands Region	October 2009	Quarterly
Local Authority Integrated Pollution Prevention And Control East Staffordshire Borough Council - Environmental Health Department	January 2009	Annual Rolling Update
Local Authority Pollution Prevention and Controls East Staffordshire Borough Council - Environmental Health Department	January 2009	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements East Staffordshire Borough Council - Environmental Health Department	January 2009	Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	May 2009	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Midlands Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Midlands Region	October 2009	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Midlands Region	October 2009	As notified
Registered Radioactive Substances Environment Agency - Midlands Region	October 2009	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	January 2009	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	January 2009	Annually
Substantiated Pollution Incident Register Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	October 2009 October 2009	Quarterly Quarterly
Water Abstractions Environment Agency - Midlands Region	October 2009	Quarterly
Water Industry Act Referrals Environment Agency - Midlands Region	October 2009	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 1999	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Source Protection Zones Environment Agency - Head Office	May 2009	Variable
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	September 2009	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2009	Quarterly

Agency & Hydrological	Version	Update Cycle
Flood Water Storage Areas Environment Agency - Head Office	September 2009	Quarterly
Flood Defences Environment Agency - Head Office	September 2009	Quarterly
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	April 2009 August 2009	Quarterly Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Midlands Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	July 2009 July 2009	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Midlands Region - Central Area Environment Agency - Midlands Region - Upper Trent Area	July 2009 July 2009	Quarterly Quarterly
Local Authority Landfill Coverage East Staffordshire Borough Council - Environmental Health Department Staffordshire County Council - Waste Management	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Staffordshire Borough Council - Environmental Health Department Staffordshire County Council - Waste Management	March 2004 May 2000	Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Midlands Region - Upper Trent Area	March 2003	Not Applicable
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	October 2009	Bi-Annually
Explosive Sites Health and Safety Executive	January 2009	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements East Staffordshire Borough Council - Planning Department Staffordshire County Council	March 2009 March 2009	Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents East Staffordshire Borough Council - Planning Department Staffordshire County Council	March 2009 March 2009	Annual Rolling Update Annual Rolling Update

Geological	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2009	Bi-Annually
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	November 2002	As notified
Coal Mining Affected Areas The Coal Authority - Mining Report Service	January 2006	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Natural and Mining Cavities Peter Brett Associates	April 2009	Variable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2009	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	May 2007	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	May 2007	As notified
Shallow Mining Hazards British Geological Survey - National Geoscience Information Service	August 2002	Not Applicable
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	September 2009	Quarterly
Fuel Station Entries Catalist Ltd - (Fuel Station Data)	August 2009	Quarterly

Sensitive Land Use	Version	Update Cycle
Areas of Adopted Green Belt East Staffordshire Borough Council	July 2006	As notified
Areas of Unadopted Green Belt East Staffordshire Borough Council	August 2004	As notified
Areas of Outstanding Natural Beauty Natural England	June 2009	Bi-Annually
Environmentally Sensitive Areas Natural England	June 2009	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	June 2009	Bi-Annually
Marine Nature Reserves Natural England	September 2009	Bi-Annually
National Nature Reserves Natural England	June 2009	Bi-Annually
National Parks Natural England	June 2009	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2003	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2009	Annually
Ramsar Sites Natural England	June 2009	Bi-Annually
Sites of Special Scientific Interest Natural England	June 2009	Bi-Annually
Special Areas of Conservation Natural England	June 2009	Bi-Annually
Special Protection Areas Natural England	June 2009	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Countryside Council for Wales	 CYNGOR CEFN GWLAD CYMRU COUNTRYSIDE COUNCIL FOR WALES
Scottish Natural Heritage	
Natural England	
Health Protection Agency	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
1	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
2	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
4	Staffordshire County Council - Waste Management Departmental Headquarters, Greenhall, Lichfield Road, Stafford, Staffordshire, ST17 4LA	Telephone: 01785 223121 Website: www.staffordshire.gov.uk
5	East Staffordshire Borough Council - Environmental Health Department Midland Grain Warehouse, Derby Street, Burton Upon Trent, Staffordshire, DE14 2JJ	Telephone: 01283 508848 Fax: 01283 508388 Website: www.eaststaffsbc.gov.uk
-	Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@hpa.org.uk Website: www.hpa.org.uk
-	Landmark Information Group Limited The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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Envirocheck[®] Report:

BGS Boreholes Datasheet

Order Details:

Order Number:

29412798_1_1

Customer Reference:

Project F

National Grid Reference:

416490, 323100

Slice:

A

Site Area (Ha):

21.73

Borehole Search Buffer (m):

1000

Site Details:

Site at 416500, 323500

Client Details:

C Novis

Ove Arup & Partners International Ltd

Central Square

Forth Street

Newcastle Upon Tyne

NE1 3PL

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
BGS Boreholes	pg 1	None	1	4	11

Introduction

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A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Report Version v42.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	BGS Boreholes BGS Reference: Sk12se110 Drilled Length (m): 16.41 Borehole Name: Byrkley Park Needwood	A18NW (N)	42	2	416420 323700
12	BGS Boreholes BGS Reference: Sk12se83 Drilled Length (m): Not Supplied Borehole Name: Bpb Industries Ltd F277	A19NW (NE)	432	2	417140 323784
13	BGS Boreholes BGS Reference: Sk12se17 Drilled Length (m): Not Supplied Borehole Name: Tatenhill Bpb Airfield Bh166	A17NE (N)	436	2	416167 324006
14	BGS Boreholes BGS Reference: Sk12se108 Drilled Length (m): Not Supplied Borehole Name: Bpb Ind Ltd Fauld F309	A17NE (NW)	445	2	415962 323682
15	BGS Boreholes BGS Reference: Sk12se59 Drilled Length (m): Not Supplied Borehole Name: Fauld Bpb F246	A14NW (E)	465	2	417183 323238
16	BGS Boreholes BGS Reference: Sk12se61 Drilled Length (m): Not Supplied Borehole Name: Fauld Bpb Bh244	A14SW (SE)	568	2	416975 322668
17	BGS Boreholes BGS Reference: Sk12se93 Drilled Length (m): Not Supplied Borehole Name: Fauld-Scotch Hill Plantation Bh/F286	A8NE (S)	583	2	416618 322389
18	BGS Boreholes BGS Reference: Sk12se65 Drilled Length (m): Not Supplied Borehole Name: Fauld Bpb Bh240	A14NE (E)	749	2	417442 323121
19	BGS Boreholes BGS Reference: Sk12se58 Drilled Length (m): Not Supplied Borehole Name: Fauld Bpb F247	A20SW (E)	781	2	417524 323397
20	BGS Boreholes BGS Reference: Sk12se82 Drilled Length (m): Not Supplied Borehole Name: Bpb Industries Ltd F276	A20SW (NE)	816	2	417548 323665
21	BGS Boreholes BGS Reference: Sk12se2 Drilled Length (m): Not Supplied Borehole Name: British Plaster Board Fauld Bh55	A16SE (NW)	873	2	415480 323600
22	BGS Boreholes BGS Reference: Sk12se98 Drilled Length (m): Not Supplied Borehole Name: Fauld-Farm Plantation F292	A9SW (SE)	882	2	416909 322183
23	BGS Boreholes BGS Reference: Sk12se92 Drilled Length (m): Not Supplied Borehole Name: Fauld-Lockley Cottages F285	A8SE (S)	902	2	416655 322071
24	BGS Boreholes BGS Reference: Sk12se97 Drilled Length (m): Not Supplied Borehole Name: Fauld-Farm Plantation F291	A9NW (SE)	930	2	417174 322331
25	BGS Boreholes BGS Reference: Sk12se36 Drilled Length (m): Not Supplied Borehole Name: Fauld 195 Bpb	A17NW (NW)	942	2	415500 323877
26	BGS Boreholes BGS Reference: Sk12se14 Drilled Length (m): Not Supplied Borehole Name: B.P.B Ltd Bh153 Fauld	A9NE (SE)	955	2	417359 322572

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	October 2009	Quarterly

Contact Details	Contact Logo
<p>2 British Geological Survey - Enquiry Service</p> <p>British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG</p> <p>Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk</p>	 <p>British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL</p>
<p>- Landmark Information Group Limited</p> <p>The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB</p> <p>Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk</p>	

Envirocheck[®] Report:

BGS Boreholes Datasheet

Order Details:

Order Number:

29412798_1_1

Customer Reference:

Project F

National Grid Reference:

416580, 324310

Slice:

B

Site Area (Ha):

21.73

Borehole Search Buffer (m):

1000

Site Details:

Site at 416500, 323500

Client Details:

C Novis
Ove Arup & Partners International Ltd
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PL

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
BGS Boreholes	pg 1	None	None	2	13

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Report Version v42.0

Map ID	Details	Quadrant Reference (Compass)	Estimated Distance From Site	Contact	NGR
5	BGS Boreholes BGS Reference: Sk12se18 Drilled Length (m): Not Supplied Borehole Name: Tatenhill Bpb Airfield Bh165	B3SE (SE)	446	2	416730 324138
6	BGS Boreholes BGS Reference: Sk12se35 Drilled Length (m): Not Supplied Borehole Name: Fauld 194 Bpb	B3SW (SW)	473	2	416322 324148
7	BGS Boreholes BGS Reference: Sk12se106 Drilled Length (m): Not Supplied Borehole Name: Bpb Ind Ltd Fauld F307	B2SE (W)	660	2	416062 324213
8	BGS Boreholes BGS Reference: Sk12se85 Drilled Length (m): Not Supplied Borehole Name: Bpb Industries Ltd F279	B4SE (E)	675	2	417278 324054
9	BGS Boreholes BGS Reference: Sk12se4 Drilled Length (m): Not Supplied Borehole Name: British Plaster Board Fauld Bh77	B3NE (NW)	708	2	416523 324428
10	BGS Boreholes BGS Reference: Sk12se115 Drilled Length (m): 9.5 Borehole Name: Tattenhill Airfield 5	B3NW (W)	729	2	416191 324371
11	BGS Boreholes BGS Reference: Sk12se16 Drilled Length (m): Not Supplied Borehole Name: Tatenhill Bpb Airfield Bh167	B2SW (W)	800	2	415774 324116
12	BGS Boreholes BGS Reference: Sk12se26 Drilled Length (m): Not Supplied Borehole Name: Fauld 182 Bpb	B2NE (W)	841	2	416023 324408
13	BGS Boreholes BGS Reference: Sk12se5 Drilled Length (m): Not Supplied Borehole Name: British Plaster Board Fauld Bh75	B4NW (NE)	858	2	416977 324490
14	BGS Boreholes BGS Reference: Sk12se28 Drilled Length (m): Not Supplied Borehole Name: Fauld 190 Bpb	B2NE (NW)	920	2	416144 324559
15	BGS Boreholes BGS Reference: Sk12se33 Drilled Length (m): Not Supplied Borehole Name: Fauld 192 Bpb	B3NE (NE)	967	2	416843 324649
16	BGS Boreholes BGS Reference: Sk12se20 Drilled Length (m): Not Supplied Borehole Name: Fauld 172	B4SE (E)	985	2	417448 324337
17	BGS Boreholes BGS Reference: Sk12se37 Drilled Length (m): Not Supplied Borehole Name: Fauld 196 Bpb	B2NW (W)	985	2	415755 324370
18	BGS Boreholes BGS Reference: Sk12se90 Drilled Length (m): Not Supplied Borehole Name: Bpb Industries Ltd F283	B4NE (E)	987	2	417202 324533
19	BGS Boreholes BGS Reference: Sk12se88 Drilled Length (m): Not Supplied Borehole Name: Bpb Industries Ltd F281	B8SE (N)	996	2	416563 324717

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	October 2009	Quarterly

Contact Details	Contact Logo
<p>2 British Geological Survey - Enquiry Service</p> <p>British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG</p> <p>Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk</p>	 <p>British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small></p>
<p>- Landmark Information Group Limited</p> <p>The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB</p> <p>Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk</p>	

Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

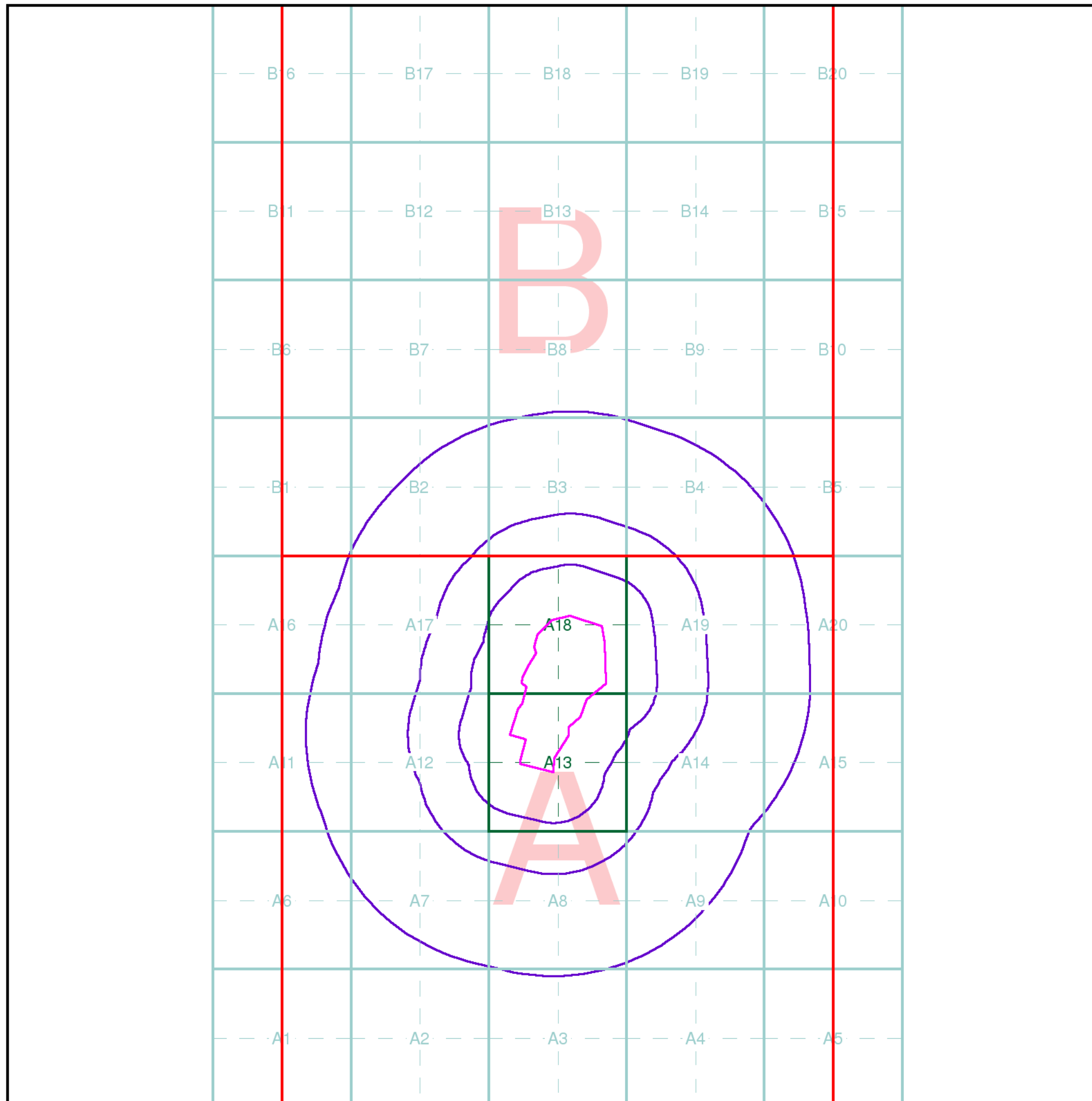
C Novis, Ove Arup & Partners International Ltd, Central Square, Forth Street, Newcastle Upon Tyne, NE1 3PL

Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416510, 323370
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

Site at 416500, 323500



LANDMARK TERMS AND CONDITIONS

Definitions

"Authorised Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser

"Information Pack" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

"Order" means the request for Services from Landmark by You.

"Property Site" means a land site on which Landmark provides a Service.

References to **"We"**, **"Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY.

Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorised Reseller as the context shall indicate.

References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.

"Report" includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.

"Services" means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.

"Landmark Fees" means any charges levied by Landmark for Services provided to You.

"Suppliers" means any organisation who provides data or information of any form to Landmark.

"Terms" means these Terms & Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

"Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1. Terms & Conditions

a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided

b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.

c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at its sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.

f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. Services

a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not

claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. Intellectual Property

a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b. Subject always to these Terms You may, without further charge, make the Services available to:

- the owner of the Property at the date of the Report,
- any person who purchases the whole of the Property Site,
- any person who provides funding secured on the whole of the Property Site,
- any person for whom You act in a professional or commercial capacity,
- any person who acts for You in a professional or commercial capacity; and
- prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.

Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.

c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.

d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.

e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

- effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
- copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
- remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
- create any product which is derived directly or indirectly from the data contained in the Services

f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. Charges

a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of

Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-

- You fail to make any payment due in accordance with clause 4;
- You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
- You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.0 below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-

- Subject to clause 6.0 below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;

ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;

iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.

iv. Subject to clause 6.0 below, Landmark shall not be

responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.

v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.

vi. The Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;

vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;

viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

ix. Any support or assistance provided to You in connection with these Terms is at Your risk;

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.

If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.0 below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

j. In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.0 below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion You should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.

o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such

negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:

- the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
- the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
- the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
- the Contribution will not be paid in respect of any of the following:

Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000.

In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or

complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

a. If any provision of these Terms are found by either a court or other competent authority to be void, illegal, invalid or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

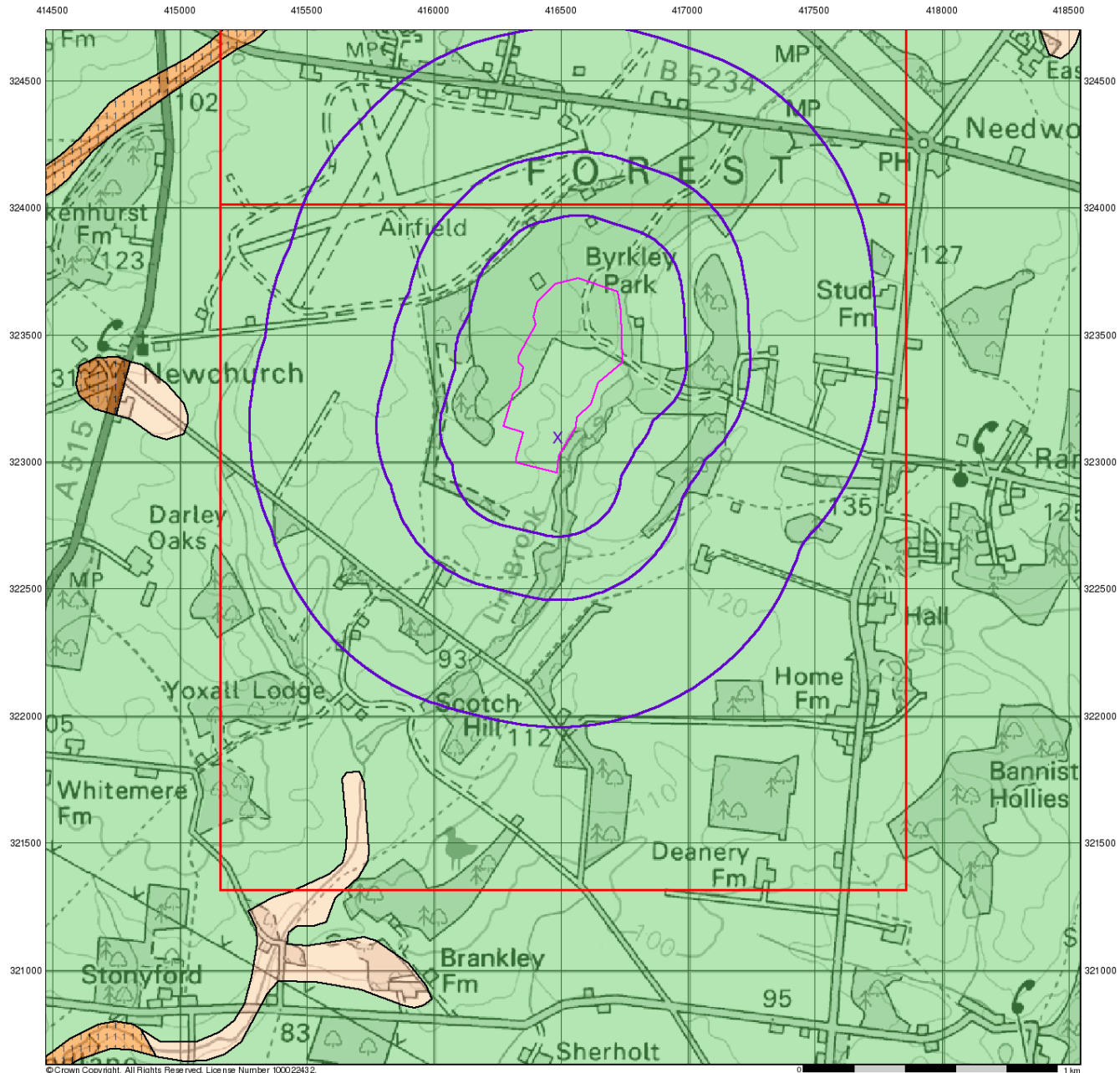
c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.

e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.

f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

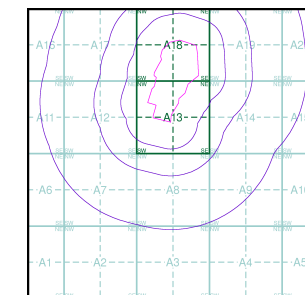
Agency and Hydrological

Geological Classes

- Major Aquifer (Highly Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Minor Aquifer (Variably Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Non Aquifer (Negligibly Permeable)**
 -
- Water or Sea**
 -
- Drift Deposit**
 -

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

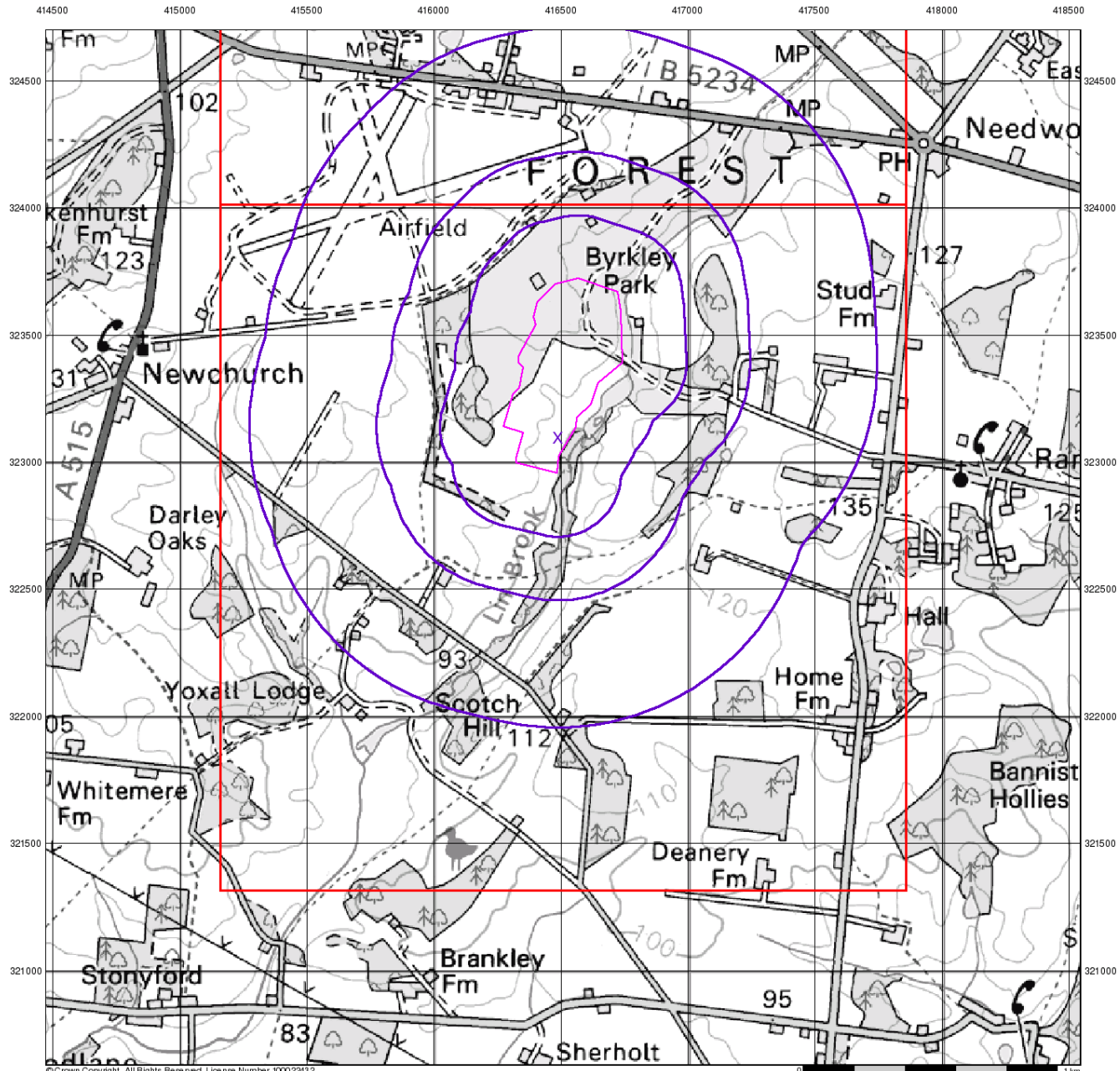
Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416490, 323100
 Slice: A
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

Site at 416500, 323500



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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Source Protection Zones

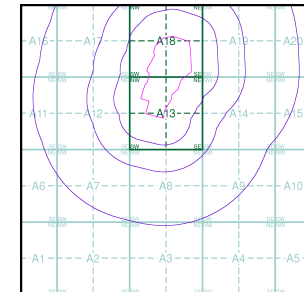
General

- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416490, 323100
 Slice: A
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

Site at 416500, 323500



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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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Sensitive Land Uses

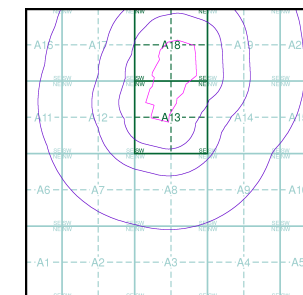
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416490, 323100
 Slice: A
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

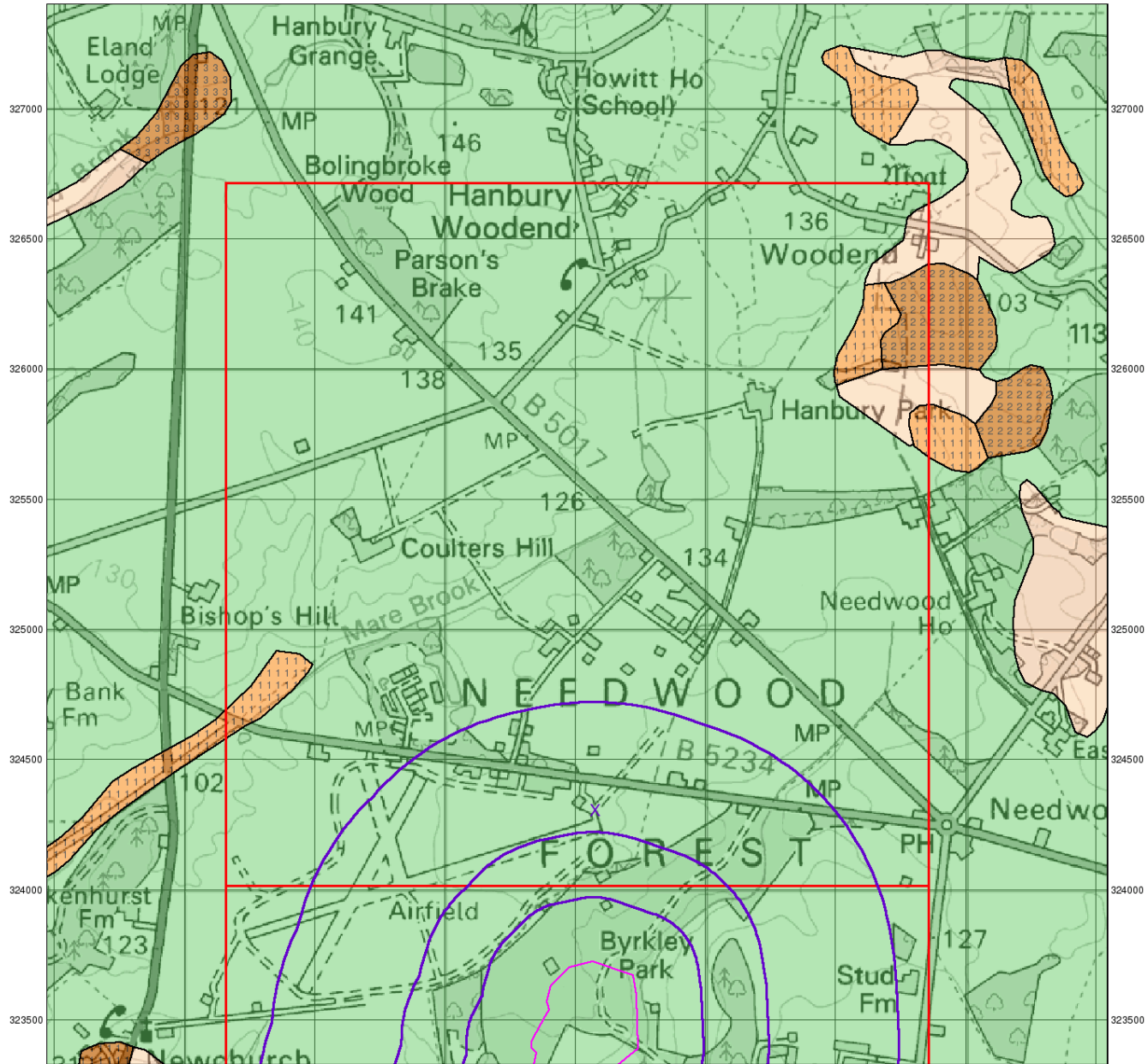
Site Details

Site at 416500, 323500



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414500 415000 415500 416000 416500 417000 417500 418000 418500



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

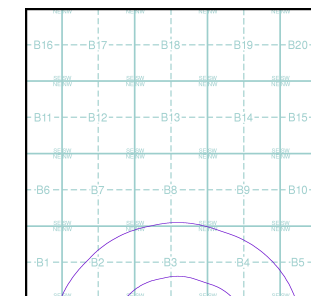
Agency and Hydrological

Geological Classes

- Major Aquifer (Highly Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Minor Aquifer (Variably Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Non Aquifer (Negligibly Permeable)**
 -
- Water or Sea**
 -
- Drift Deposit**
 -

Soil Classes

Site Sensitivity Context Map - Slice B



Order Details

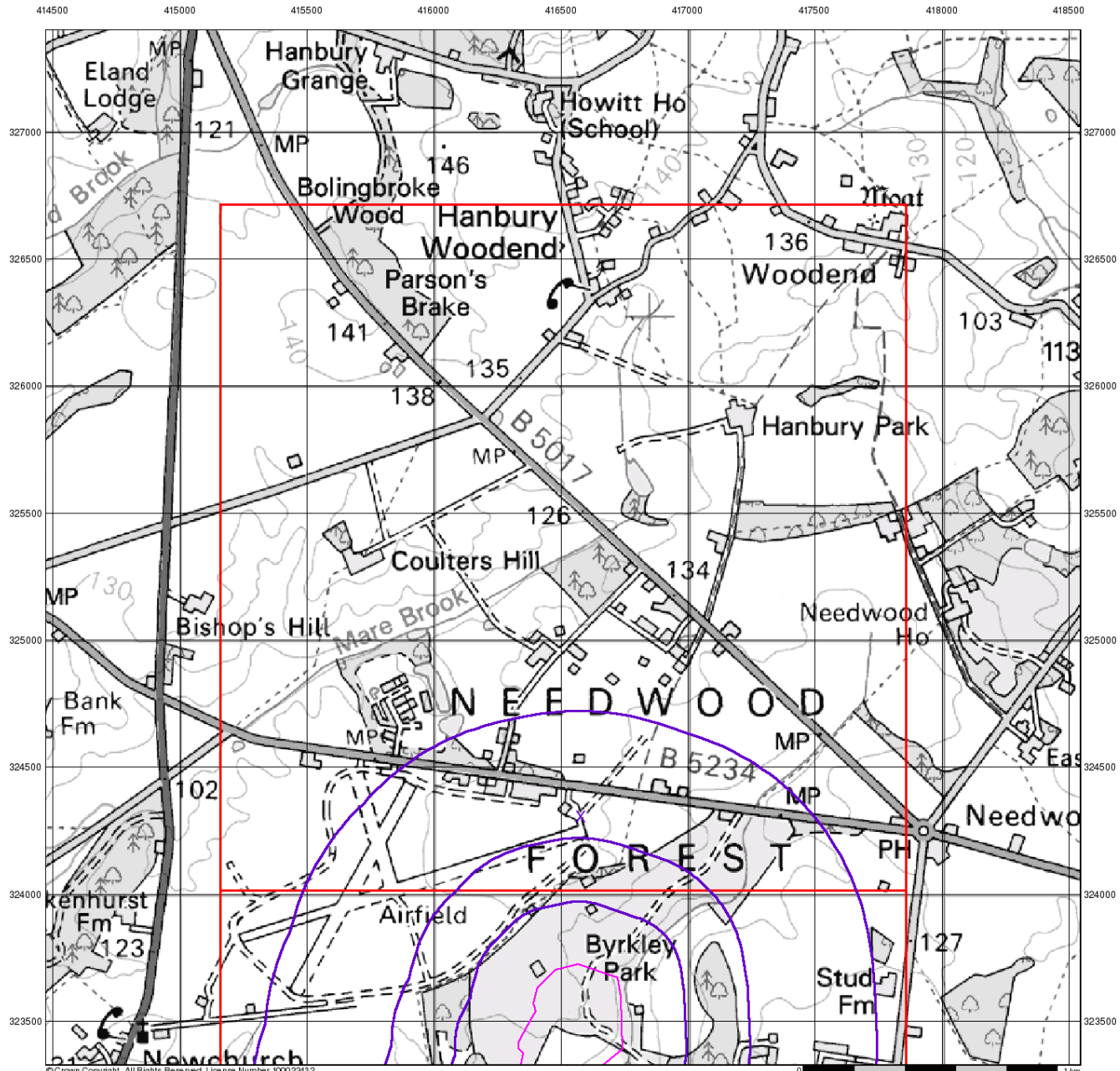
Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416580, 324310
 Slice: B
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

Site at 416500, 323500



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Source Protection Zones

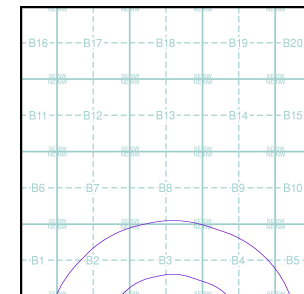
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice B



Order Details

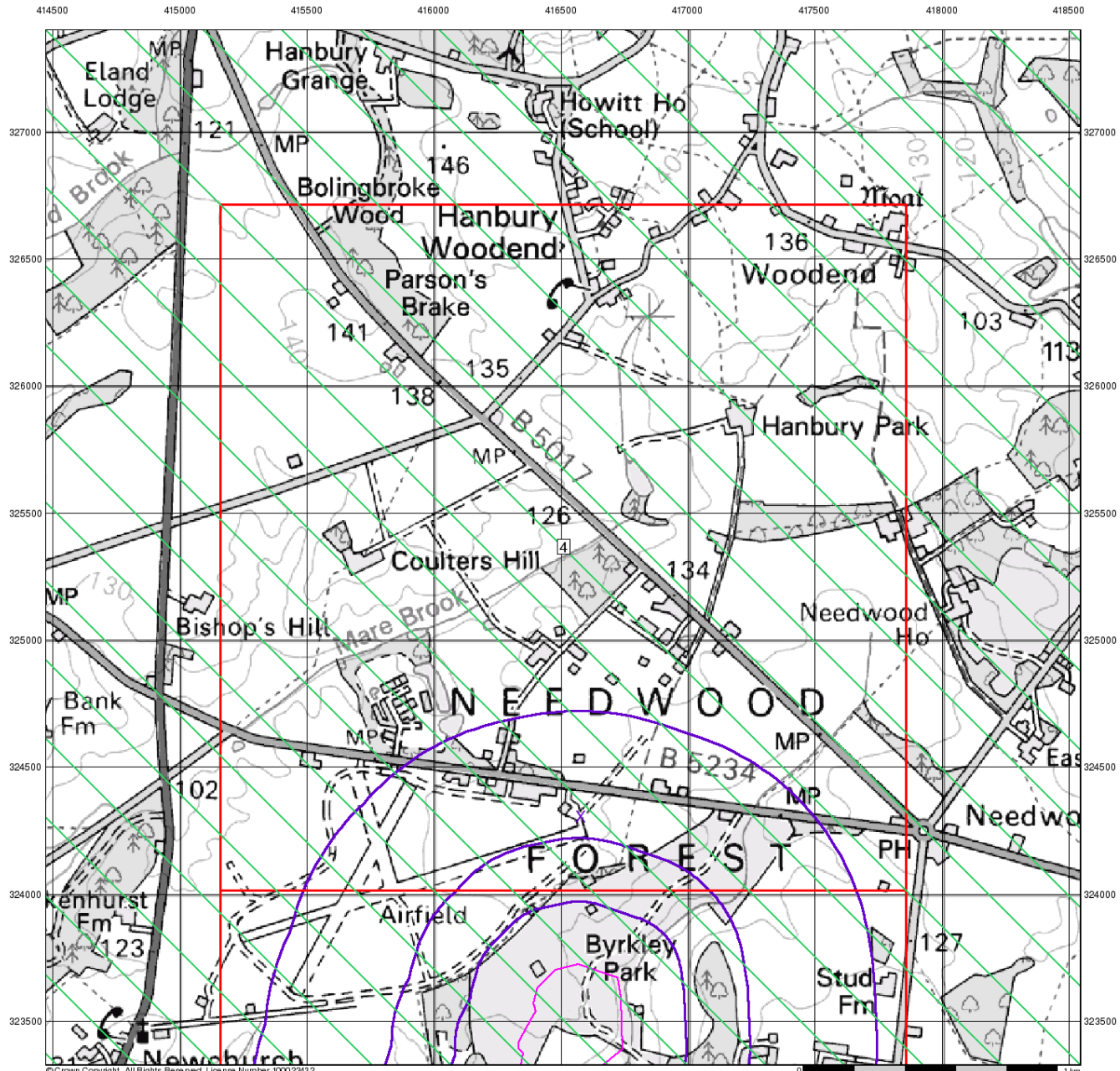
Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416580, 324310
 Slice: B
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

Site at 416500, 323500



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Sensitive Land Uses

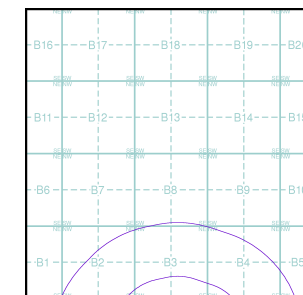
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice B



Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416580, 324310
 Slice: B
 Site Area (Ha): 21.73
 Search Buffer (m): 1000

Site Details

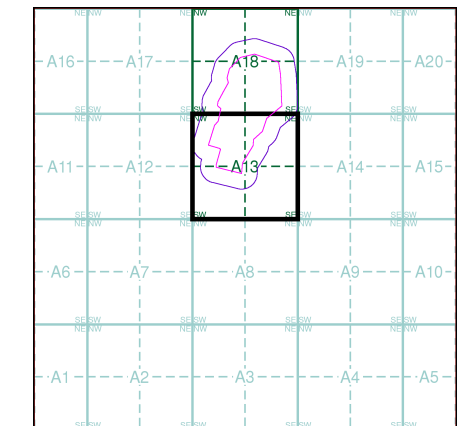
Site at 416500, 323500



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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
 - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A13



Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416490, 323100
 Slice: A
 Site Area (Ha): 21.73
 Plot Buffer (m): 100

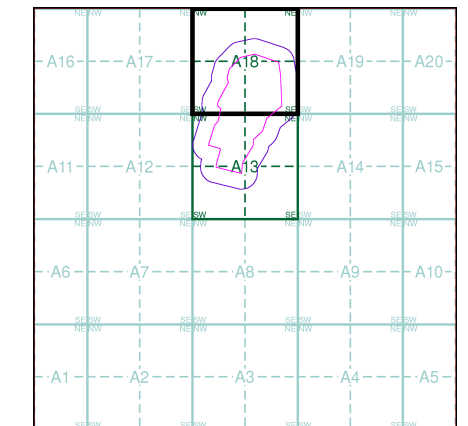
Site Details

Site at 416500, 323500



- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Segment A18



Order Details

Order Number: 29412798_1_1
 Customer Ref: Project F
 National Grid Reference: 416490, 323100
 Slice: A
 Site Area (Ha): 21.73
 Plot Buffer (m): 100

Site Details

Site at 416500, 323500

