

Project Number: 18-0494  
Project Title: Phase I Desk Study Report  
Location: Land South of A617, Rainworth  
BSP Document Ref: RAIN-BSP-ZZ-XX-RP-G-0001-P01\_Phase\_1\_Site\_Investigation



## **Appendix G**

### Landmark Envirocheck Report

## Envirocheck<sup>®</sup> Report:

### Datasheet

#### Order Details:

**Order Number:**

269925584\_1\_1

**Customer Reference:**

D40188

**National Grid Reference:**

459030, 358610

**Slice:**

A

**Site Area (Ha):**

6.72

**Search Buffer (m):**

250

#### Site Details:

Land South of A617

Rainworth

#### Client Details:

Ms L Daniels

GeoDyne Ltd

Clarendon House

Clarendon Business Park

Clumber Avenue

Nottingham

NG5 1AH

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	8
Hazardous Substances	-
Geological	9
Industrial Land Use	10
Sensitive Land Use	12
Data Currency	13
Data Suppliers	18
Useful Contacts	19

### 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/Natural Resources Wales 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 this 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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### Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
<b>Agency &amp; Hydrological</b>			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			n/a
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	pg 3		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 3	Yes	
Pollution Incidents to Controlled Waters	pg 3	1	3
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register	pg 4		1
Water Abstractions	pg 4		9
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 6	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Groundwater Vulnerability - Local Information			n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a
Superficial Aquifer Designations			n/a
Source Protection Zones	pg 6	1	
Extreme Flooding from Rivers or Sea without Defences	pg 6	Yes	
Flooding from Rivers or Sea without Defences	pg 6	Yes	
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 7	1	7

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
<b>Waste</b>			
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 Landfill Coverage		2	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
<b>Hazardous Substances</b>			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
<b>Geological</b>			
BGS 1:625,000 Solid Geology	pg 9	Yes	n/a
BGS Estimated Soil Chemistry	pg 9	Yes	
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 9	Yes	n/a
Mining Instability	pg 9	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 9	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 9	Yes	
Potential for Running Sand Ground Stability Hazards	pg 9	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
<b>Industrial Land Use</b>			
Contemporary Trade Directory Entries	pg 10		11
Fuel Station Entries			
Points of Interest - Commercial Services	pg 11		6
Points of Interest - Education and Health	pg 11		1
Points of Interest - Manufacturing and Production			
Points of Interest - Public Infrastructure			
Points of Interest - Recreational and Environmental	pg 11		3
Gas Pipelines			
Underground Electrical Cables			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
<b>Sensitive Land Use</b>			
Ancient Woodland			
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 12	2	
Ramsar Sites			
Sites of Special Scientific Interest	pg 12		1
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	458900 358614
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	0	1	459000 358750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	0	1	459050 358750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	0	1	458900 358600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	0	1	459150 358600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	0	1	459050 358500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	0	1	459150 358700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	0	1	459100 358500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	0	1	459000 358650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	0	1	458950 358600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	0	1	459100 358550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	0	1	459100 358450
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	458950 358614
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	0	1	459150 358650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (SE)	0	1	459027 358614
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	0	1	459027 358750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	0	1	459050 358614
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	6	1	459150 358550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	20	1	459050 358400
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	22	1	459150 358500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	23	1	459050 358800
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	34	1	459027 358400



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	40	1	459200 358600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	51	1	459100 358800
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	53	1	459200 358550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	61	1	458900 358500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	64	1	459000 358400
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	80	1	459150 358800
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	81	1	459250 358650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	88	1	459250 358614
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	90	1	459250 358600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	134	1	458950 358350
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	145	1	459000 358300
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	170	1	458900 358350
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	181	1	459350 358700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	191	1	459350 358750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	203	1	459150 358950
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	206	1	458850 358350
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	220	1	459100 359000
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	231	1	459200 358950
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	231	1	459400 358700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	231	1	459150 358200
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	239	1	459400 358750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	243	1	458900 358250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p><b>Prosecutions Relating to Controlled Waters</b></p> <p>Location: Rainworth Water, Rufford Colliery Lane, Rainworth, Ng21                      Prosecution Text: A blocked sewer led to sewage entering a nearby watercourse                      Prosecution Act: Wra91 S85(1)                      Hearing Date: 7th July 2005                      Verdict: Guilty                      Fine: 8000                      Cost: 4207                      Positional Accuracy: Manually positioned within the geographical locality</p>	A13NE (NE)	212	3	459282 358868
2	<p><b>Local Authority Pollution Prevention and Controls</b></p> <p>Name: Save Service Station (Rainworth)                      Location: Southwell Road East, Rainworth, Mansfield, Nottingham, Ng21 0ql                      Authority: Newark And Sherwood District Council, Environmental Services                      Permit Reference: P11                      Dated: 19th April 1999                      Process Type: Local Authority Air Pollution Control                      Description: PG1/14 Petrol filling station                      Status: <b>Authorised</b>                      Positional Accuracy: Manually positioned to the road within the address or location</p>	A13SE (S)	73	2	459072 358348
	<p><b>Nearest Surface Water Feature</b></p>	A13SE (S)	0	-	459037 358452
3	<p><b>Pollution Incidents to Controlled Waters</b></p> <p>Property Type: Water Company Sewage: Surface Water Outfall                      Location: Dyke Behind Shops, Station Road, Rainworth, MANSFIELD, Nottinghamshire, NG21                      Authority: Environment Agency, Midlands Region                      Pollutant: Crude Sewage                      Note: Blocked Sewer Leaking From Manhole Into Road Gulle; Other Adverse Effects;                      Incident Date: 12th September 1999                      Incident Reference: 2806596                      Catchment Area: Trent Catchment : Maun To Conjure Alders                      Receiving Water: Watercourse                      Cause of Incident: Blocked Sewer                      Incident Severity: Category 3 - Minor Incident                      Positional Accuracy: Approximate location provided by supplier</p>	A13SW (S)	0	3	459000 358500
4	<p><b>Pollution Incidents to Controlled Waters</b></p> <p>Property Type: Private Sewage (Non-PLC): Foul Sewer                      Location: RAINWORTH                      Authority: Environment Agency, Midlands Region                      Pollutant: Crude Sewage                      Note: Amenity Affected; Blocked Manhole; Sewage Leaking Out                      Incident Date: 20th July 1998                      Incident Reference: 2804792                      Catchment Area: Trent Catchment : Maun To Conjure Alders                      Receiving Water: Watercourse                      Cause of Incident: Blocked Sewer                      Incident Severity: Category 3 - Minor Incident                      Positional Accuracy: Located by supplier to within 100m</p>	A13SW (S)	205	3	458900 358300
5	<p><b>Pollution Incidents to Controlled Waters</b></p> <p>Property Type: Fire Water                      Location: Rufford Pit Lane, Rainworth, MANSFIELD                      Authority: Environment Agency, Midlands Region                      Pollutant: Miscellaneous - Other                      Note: Other Adverse Effects; Grassland Fire; 3 Pumps                      Incident Date: 1st August 1995                      Incident Reference: 1800008                      Catchment Area: Trent Catchment : Maun To Conjure Alders                      Receiving Water: Watercourse                      Cause of Incident: Fire                      Incident Severity: Category 3 - Minor Incident                      Positional Accuracy: Located by supplier to within 100m</p>	A18SE (N)	215	3	459100 358995
5	<p><b>Pollution Incidents to Controlled Waters</b></p> <p>Property Type: Fire Water                      Location: Rufford Pit Lane, Rainworth, MANSFIELD                      Authority: Environment Agency, Midlands Region                      Pollutant: Miscellaneous - Other                      Note: Other Adverse Effects                      Incident Date: 1st August 1995                      Incident Reference: Not Supplied                      Catchment Area: Trent Catchment : Maun To Conjure Alders                      Receiving Water: Watercourse                      Cause of Incident: Fire                      Incident Severity: Category 3 - Minor Incident                      Positional Accuracy: Located by supplier to within 100m</p>	A18SE (N)	220	3	459100 359000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	<p><b>Substantiated Pollution Incident Register</b></p> <p>Authority: Environment Agency - Midlands Region, East Area            Incident Date: 3rd April 2003            Incident Reference: 148288            Water Impact: Category 2 - Significant Incident            Air Impact: Category 4 - No Impact            Land Impact: Category 4 - No Impact            Positional Accuracy: Located by supplier to within 10m            Pollutant: Crude Sewage</p>	A13SE (SE)	5	3	459143 358533
7	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited            Licence Number: 03/28/70/0067            Permit Version: 101            Location: Rainworth - Borehole            Authority: Environment Agency, Midlands Region            Abstraction: Public Water Supply: Potable Water Supply - Direct            Abstraction Type: Water may be abstracted from a single point            Source: Groundwater            Daily Rate (m3): Not Supplied            Yearly Rate (m3): Not Supplied            Details: Rainworth            Authorised Start: 01 April            Authorised End: 31 March            Permit Start Date: 22nd October 2010            Permit End Date: Not Supplied            Positional Accuracy: Located by supplier to within 10m</p>	A13SW (SW)	80	3	458860 358510
7	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited            Licence Number: 03/28/70/0067            Permit Version: 102            Location: Rainworth - Borehole            Authority: Environment Agency, Midlands Region            Abstraction: Public Water Supply: Potable Water Supply - Direct            Abstraction Type: Water may be abstracted from a single point            Source: Groundwater            Daily Rate (m3): Not Supplied            Yearly Rate (m3): Not Supplied            Details: Rainworth            Authorised Start: 01 April            Authorised End: 31 March            Permit Start Date: 22nd October 2010            Permit End Date: Not Supplied            Positional Accuracy: Located by supplier to within 10m</p>	A13SW (SW)	80	3	458860 358510
7	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited            Licence Number: 03/28/70/0067            Permit Version: 100            Location: Rainworth - Borehole            Authority: Environment Agency, Midlands Region            Abstraction: Public Water Supply: Potable Water Supply - Direct            Abstraction Type: Water may be abstracted from a single point            Source: Groundwater            Daily Rate (m3): Not Supplied            Yearly Rate (m3): Not Supplied            Details: Rainworth            Authorised Start: 01 April            Authorised End: 31 March            Permit Start Date: 21st August 1989            Permit End Date: Not Supplied            Positional Accuracy: Located by supplier to within 10m</p>	A13SW (SW)	80	3	458860 358510
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited            Licence Number: 03/28/70/0067            Permit Version: 101            Location: Rainworth - Well (A)            Authority: Environment Agency, Midlands Region            Abstraction: Public Water Supply: Potable Water Supply - Direct            Abstraction Type: Water may be abstracted from a single point            Source: Groundwater            Daily Rate (m3): Not Supplied            Yearly Rate (m3): Not Supplied            Details: Rainworth            Authorised Start: 01 April            Authorised End: 31 March            Permit Start Date: 22nd October 2010            Permit End Date: Not Supplied            Positional Accuracy: Located by supplier to within 10m</p>	A13SW (W)	99	3	458750 358600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited  Licence Number: 03/28/70/0067  Permit Version: 102  Location: Rainworth - Well (A)  Authority: Environment Agency, Midlands Region  Abstraction: Public Water Supply: Potable Water Supply - Direct  Abstraction Type: Water may be abstracted from a single point  Source: Groundwater  Daily Rate (m3): Not Supplied  Yearly Rate (m3): Not Supplied  Details: Rainworth  Authorised Start: 01 April  Authorised End: 31 March  Permit Start Date: 22nd October 2010  Permit End Date: Not Supplied  Positional Accuracy: Located by supplier to within 10m</p>	A13SW (W)	99	3	458750 358600
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited  Licence Number: 03/28/70/0067  Permit Version: 100  Location: Rainworth - Well (A)  Authority: Environment Agency, Midlands Region  Abstraction: Public Water Supply: Potable Water Supply - Direct  Abstraction Type: Water may be abstracted from a single point  Source: Groundwater  Daily Rate (m3): Not Supplied  Yearly Rate (m3): Not Supplied  Details: Rainworth  Authorised Start: 01 April  Authorised End: 31 March  Permit Start Date: 21st August 1989  Permit End Date: Not Supplied  Positional Accuracy: Located by supplier to within 100m</p>	A13SW (W)	99	3	458750 358600
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited  Licence Number: 03/28/70/0067  Permit Version: 101  Location: Rainworth - Well (B)  Authority: Environment Agency, Midlands Region  Abstraction: Public Water Supply: Potable Water Supply - Direct  Abstraction Type: Water may be abstracted from a single point  Source: Groundwater  Daily Rate (m3): Not Supplied  Yearly Rate (m3): Not Supplied  Details: Rainworth  Authorised Start: 01 April  Authorised End: 31 March  Permit Start Date: 22nd October 2010  Permit End Date: Not Supplied  Positional Accuracy: Located by supplier to within 10m</p>	A13SW (W)	120	3	458740 358570
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited  Licence Number: 03/28/70/0067  Permit Version: 102  Location: Rainworth - Well (B)  Authority: Environment Agency, Midlands Region  Abstraction: Public Water Supply: Potable Water Supply - Direct  Abstraction Type: Water may be abstracted from a single point  Source: Groundwater  Daily Rate (m3): Not Supplied  Yearly Rate (m3): Not Supplied  Details: Rainworth  Authorised Start: 01 April  Authorised End: 31 March  Permit Start Date: 22nd October 2010  Permit End Date: Not Supplied  Positional Accuracy: Located by supplier to within 10m</p>	A13SW (W)	120	3	458740 358570

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<p><b>Water Abstractions</b></p> <p>Operator: Severn Trent Water Limited            Licence Number: 03/28/70/0067            Permit Version: 100            Location: Rainworth - Well (B)            Authority: Environment Agency, Midlands Region            Abstraction: Public Water Supply: Potable Water Supply - Direct            Abstraction Type: Water may be abstracted from a single point            Source: Groundwater            Daily Rate (m3): Not Supplied            Yearly Rate (m3): Not Supplied            Details: Rainworth            Authorised Start: 01 April            Authorised End: 31 March            Permit Start Date: 21st August 1989            Permit End Date: Not Supplied            Positional Accuracy: Located by supplier to within 10m</p>	A13SW (W)	120	3	458740 358570
	<p><b>Groundwater Vulnerability Map</b></p> <p>Combined Classification: Principle Bedrock Aquifer - High Vulnerability            Combined Vulnerability: High            Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer            Pollutant Speed: High            Bedrock Flow: Mixed            Dilution: 300-550 mm/year            Baseflow Index: &gt;70%            Superficial Patchiness: &lt;90%            Superficial Thickness: &lt;3m            Superficial Recharge: No Data</p>	A13NW (W)	0	4	459000 358614
	<p><b>Groundwater Vulnerability Map</b></p> <p>Combined Classification: Principle Bedrock Aquifer - High Vulnerability            Combined Vulnerability: High            Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer            Pollutant Speed: High            Bedrock Flow: Mixed            Dilution: 300-550 mm/year            Baseflow Index: &gt;70%            Superficial Patchiness: &lt;90%            Superficial Thickness: &lt;3m            Superficial Recharge: No Data</p>	A13NE (SE)	0	4	459027 358614
	<p><b>Groundwater Vulnerability - Soluble Rock Risk</b></p> <p>None</p>				
	<p><b>Bedrock Aquifer Designations</b></p> <p>Aquifer Designation: Principal Aquifer</p>	A13NE (SE)	0	4	459027 358614
	<p><b>Superficial Aquifer Designations</b></p> <p>No Data Available</p>				
9	<p><b>Source Protection Zones</b></p> <p>Name: Not Supplied            Source: Environment Agency, Head Office            Reference: Not Supplied            Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.</p>	A13NE (SE)	0	3	459027 358614
	<p><b>Extreme Flooding from Rivers or Sea without Defences</b></p> <p>Type: Extent of Extreme Flooding from Rivers or Sea without Defences            Flood Plain Type: Fluvial Models            Boundary Accuracy: As Supplied</p>	A13SE (SE)	0	3	459070 358550
	<p><b>Flooding from Rivers or Sea without Defences</b></p> <p>Type: Extent of Flooding from Rivers or Sea without Defences            Flood Plain Type: Fluvial Models            Boundary Accuracy: As Supplied</p>	A13SE (SE)	0	3	459100 358575
	<p><b>Areas Benefiting from Flood Defences</b></p> <p>None</p>				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Flood Water Storage Areas</b> None				
	<b>Flood Defences</b> None				
10	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 326.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13SE (SE)	0	5	459074 358502
11	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 85.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13NE (E)	44	5	459206 358654
12	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 19.0 Watercourse Level: Underground Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13SE (S)	45	5	459012 358415
13	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 170.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13SW (S)	64	5	459000 358400
14	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 105.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13NE (E)	102	5	459268 358714
15	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 483.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13NE (NE)	185	5	459316 358800
16	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 1.4 Watercourse Level: Underground Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13SW (SW)	203	5	458882 358320
17	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 113.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rainworth Water Catchment Name: Trent Primacy: 1	A13SW (SW)	204	5	458881 358320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Local Authority Landfill Coverage</b> Name: Nottinghamshire County Council - Has no landfill data to supply		0	6	459027 358614
	<b>Local Authority Landfill Coverage</b> Name: Newark And Sherwood District Council - Has no landfill data to supply		0	2	459027 358614
	<b>Local Authority Landfill Coverage</b> Name: Mansfield District Council - Has not been able to supply Landfill data		67	7	458857 358501

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS 1:625,000 Solid Geology</b> Description: Triassic Rocks (Undifferentiated)	A13NE (SE)	0	1	459027 358614
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 20 - 40 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13NE (SE)	0	1	459027 358614
	<b>BGS Measured Urban Soil Chemistry</b> No data available				
	<b>BGS Urban Soil Chemistry Averages</b> No data available				
	<b>Coal Mining Affected Areas</b> Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NE (SE)	0	8	459027 358614
	<b>Mining Instability</b> Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NE (SE)	0	-	459027 358614
	<b>Non Coal Mining Areas of Great Britain</b> No Hazard				
	<b>Potential for Collapsible Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Potential for Compressible Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Potential for Ground Dissolution Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Radon Potential - Radon Affected Areas</b> Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614
	<b>Radon Potential - Radon Protection Measures</b> Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	459027 358614



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Robin Hood Coachworks            Location: Rufford Colliery Lane, Rainworth, Mansfield, Nottinghamshire, NG21 0HR            Classification: Car Dealers - Used  <b>Status: Active</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SE (SE)	5	-	459110 358465
19	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Rainworth Garage Services            Location: The Old Slaughterhouse, Churchfield Drive, Rainworth, Mansfield, Nottinghamshire, NG21 0BJ            Classification: Garage Services  <b>Status: Active</b>            Positional Accuracy: Manually positioned within the geographical locality</p>	A13SW (W)	14	-	458897 358565
20	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Rainworth Motorist Garage            Location: 299, Southwell Road East, Rainworth, Mansfield, Nottinghamshire, NG21 0BL            Classification: Exhaust &amp; Shock Absorber Centres  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SE (S)	36	-	459063 358389
21	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Newark &amp; Sherwood Fencing            Location: Churchfield Drive, Rainworth, Mansfield, Nottinghamshire, NG21 0BJ            Classification: Fencing Manufacturers  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13NW (W)	75	-	458777 358655
21	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Reavley Motors            Location: Churchfield Drive, Rainworth, Mansfield, Nottinghamshire, NG21 0BJ            Classification: Garage Services  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13NW (W)	75	-	458777 358655
21	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Drive Away Cars            Location: Southwell Rd East, Rainworth, Mansfield, Nottinghamshire, NG21 0BW            Classification: Car Dealers  <b>Status: Inactive</b>            Positional Accuracy: Manually positioned within the geographical locality</p>	A13NW (W)	75	-	458777 358655
22	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Recycle Your Computer            Location: 236, Southwell Road East, Rainworth, Mansfield, Nottinghamshire, NG21 0EQ            Classification: Computer Recycling &amp; Disposal  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SW (SW)	138	-	458775 358505
22	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Recycle Your Computer            Location: 236, Southwell Road East, Rainworth, Mansfield, Nottinghamshire, NG21 0EQ            Classification: Computer Recycling &amp; Disposal  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SW (SW)	138	-	458775 358505
22	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Bms (Midlands) Ltd            Location: 234-236, Southwell Road East, Rainworth, Mansfield, Nottinghamshire, NG21 0EQ            Classification: Damp &amp; Dry Rot Control  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SW (SW)	142	-	458768 358507
23	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: K M Gas Services            Location: 10, Lake Farm Road, Rainworth, Mansfield, Nottinghamshire, NG21 0ED            Classification: Boilers - Servicing, Replacements &amp; Repairs  <b>Status: Inactive</b>            Positional Accuracy: Automatically positioned to the address</p>	A13SW (SW)	187	-	458860 358367
24	<p><b>Contemporary Trade Directory Entries</b></p> <p>Name: Rainworth Auto Centre            Location: Southwell Rd East, Rainworth, Mansfield, Nottinghamshire, NG21 0BW            Classification: Car Dealers - Used  <b>Status: Inactive</b>            Positional Accuracy: Manually positioned to the road within the address or location</p>	A12SE (W)	190	-	458665 358569

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	<b>Points of Interest - Commercial Services</b> Name: Robin Hood Location: Rufford Colliery Lane, Rainworth, Mansfield, NG21 0HR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (SE)	5	9	459110 358465
25	<b>Points of Interest - Commercial Services</b> Name: Robin Hood Coachworks Location: Rufford Colliery Lane, Rainworth, Mansfield, NG21 0HR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (SE)	5	9	459110 358465
26	<b>Points of Interest - Commercial Services</b> Name: Rainworth Motorist Garage Location: 299 Southwell Road East, Rainworth, Mansfield, NG21 0BL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	36	9	459063 358389
26	<b>Points of Interest - Commercial Services</b> Name: Rainworth Motorist Garage Location: 299 Southwell Road East, Rainworth, Mansfield, NG21 0BL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	36	9	459063 358389
27	<b>Points of Interest - Commercial Services</b> Name: Rainworth Garage Services Location: The Old Slaughterhouse, Churchfield Drive, Rainworth, Mansfield, NG21 0BJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (W)	52	9	458796 358612
28	<b>Points of Interest - Commercial Services</b> Name: Recycle Your Computer Location: 236 Southwell Road East, Rainworth, Mansfield, NG21 0EQ Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A13SW (SW)	142	9	458768 358506
29	<b>Points of Interest - Education and Health</b> Name: Pain Management Solutions (Rainworth Health Centre) Location: Warsop Lane, Rainworth, Mansfield, NG21 0AD Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A8NE (S)	239	9	459085 358181
30	<b>Points of Interest - Recreational and Environmental</b> Name: Skatepark Location: NG21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	31	9	459146 358458
30	<b>Points of Interest - Recreational and Environmental</b> Name: Play Area Location: NG21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	35	9	459149 358444
31	<b>Points of Interest - Recreational and Environmental</b> Name: Play Area Location: NG21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	169	9	458679 358598

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
32	<b>Nitrate Vulnerable Zones</b> Name: River Idle From River Ryton To River Trent Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (SE)	0	4	459027 358614
33	<b>Nitrate Vulnerable Zones</b> Name: Nottinghamshire Description: Groundwater Source: Environment Agency, Head Office	A13NE (SE)	0	4	459027 358614
34	<b>Sites of Special Scientific Interest</b> Name: Rainworth Heath Multiple Areas: N Total Area (m2): 137731.19 Source: Natural England Reference: 1001686 Designation Details: Site Of Special Scientific Interest Designation Date: 1st May 1983 Date Type: Notified	A13NE (N)	53	11	459064 358829

Agency & Hydrological	Version	Update Cycle
<b>Contaminated Land Register Entries and Notices</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services Environment Agency - Head Office	August 2013 December 2014 June 2020	Annual Rolling Update Annual Rolling Update Annually
<b>Discharge Consents</b> Environment Agency - Midlands Region	October 2020	Quarterly
<b>Enforcement and Prohibition Notices</b> Environment Agency - Midlands Region	March 2013	Annual Rolling Update
<b>Integrated Pollution Controls</b> Environment Agency - Midlands Region	October 2008	Variable
<b>Integrated Pollution Prevention And Control</b> Environment Agency - Midlands Region	October 2020	Quarterly
<b>Local Authority Integrated Pollution Prevention And Control</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services	May 2016 October 2014	Variable Variable
<b>Local Authority Pollution Prevention and Controls</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services	May 2016 October 2014	Annually Annual Rolling Update
<b>Local Authority Pollution Prevention and Control Enforcements</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services	May 2016 October 2014	Variable Variable
<b>Nearest Surface Water Feature</b> Ordnance Survey	September 2020	
<b>Pollution Incidents to Controlled Waters</b> Environment Agency - Midlands Region	December 1999	Not Applicable
<b>Prosecutions Relating to Authorised Processes</b> Environment Agency - Midlands Region	July 2015	Annual Rolling Update
<b>Prosecutions Relating to Controlled Waters</b> Environment Agency - Midlands Region	March 2013	Annual Rolling Update
<b>Registered Radioactive Substances</b> Environment Agency - Midlands Region	June 2016	
<b>River Quality</b> Environment Agency - Head Office	November 2001	Not Applicable
<b>River Quality Biology Sampling Points</b> Environment Agency - Head Office	July 2012	Annually
<b>River Quality Chemistry Sampling Points</b> Environment Agency - Head Office	July 2012	Annually
<b>Substantiated Pollution Incident Register</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	October 2020 October 2020	Quarterly Quarterly
<b>Water Abstractions</b> Environment Agency - Midlands Region	October 2020	Quarterly
<b>Water Industry Act Referrals</b> Environment Agency - Midlands Region	October 2017	Quarterly
<b>Groundwater Vulnerability Map</b> Environment Agency - Head Office	June 2018	As notified
<b>Bedrock Aquifer Designations</b> Environment Agency - Head Office	January 2018	Annually
<b>Superficial Aquifer Designations</b> Environment Agency - Head Office	January 2018	Annually

Agency & Hydrological	Version	Update Cycle
<b>Source Protection Zones</b> Environment Agency - Head Office	October 2019	Quarterly
<b>Extreme Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	September 2020	Quarterly
<b>Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	September 2020	Quarterly
<b>Areas Benefiting from Flood Defences</b> Environment Agency - Head Office	September 2020	Quarterly
<b>Flood Water Storage Areas</b> Environment Agency - Head Office	September 2020	Quarterly
<b>Flood Defences</b> Environment Agency - Head Office	September 2020	Quarterly
<b>OS Water Network Lines</b> Ordnance Survey	September 2020	Quarterly
<b>Surface Water 1 in 30 year Flood Extent</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 100 year Flood Extent</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 1000 year Flood Extent</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water Suitability</b> Environment Agency - Head Office	October 2013	Annually
<b>BGS Groundwater Flooding Susceptibility</b> British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
<b>BGS Recorded Landfill Sites</b> British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
<b>Historical Landfill Sites</b> Environment Agency - Head Office	October 2019	Quarterly
<b>Integrated Pollution Control Registered Waste Sites</b> Environment Agency - Midlands Region	October 2008	Not Applicable
<b>Licensed Waste Management Facilities (Landfill Boundaries)</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	October 2020 October 2020	Quarterly Quarterly
<b>Licensed Waste Management Facilities (Locations)</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	October 2020 October 2020	Quarterly Quarterly
<b>Local Authority Landfill Coverage</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services Nottinghamshire County Council - Environment Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
<b>Local Authority Recorded Landfill Sites</b> Mansfield District Council - Environmental Health Department Newark And Sherwood District Council - Environmental Services Nottinghamshire County Council - Environment Department	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
<b>Potentially Infilled Land (Non-Water)</b> Landmark Information Group Limited	December 1999	Not Applicable
<b>Potentially Infilled Land (Water)</b> Landmark Information Group Limited	December 1999	Not Applicable
<b>Registered Landfill Sites</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	March 2003 March 2003	Not Applicable Not Applicable
<b>Registered Waste Transfer Sites</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	March 2003 March 2003	Not Applicable Not Applicable
<b>Registered Waste Treatment or Disposal Sites</b> Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	March 2003 March 2003	Not Applicable Not Applicable
Hazardous Substances	Version	Update Cycle
<b>Control of Major Accident Hazards Sites (COMAH)</b> Health and Safety Executive	April 2018	Bi-Annually
<b>Explosive Sites</b> Health and Safety Executive	March 2017	Annually
<b>Notification of Installations Handling Hazardous Substances (NIHHS)</b> Health and Safety Executive	November 2000	Not Applicable
<b>Planning Hazardous Substance Enforcements</b> Nottinghamshire County Council Mansfield District Council - Planning Department Newark And Sherwood District Council - Planning Department	August 2007 February 2016 February 2016	Variable Variable Variable
<b>Planning Hazardous Substance Consents</b> Nottinghamshire County Council Mansfield District Council - Planning Department Newark And Sherwood District Council - Planning Department	August 2007 February 2016 February 2016	Variable Variable Variable

Geological	Version	Update Cycle
<b>BGS 1:625,000 Solid Geology</b> British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
<b>BGS Estimated Soil Chemistry</b> British Geological Survey - National Geoscience Information Service	October 2015	Annually
<b>BGS Recorded Mineral Sites</b> British Geological Survey - National Geoscience Information Service	November 2020	Bi-Annually
<b>CBSCB Compensation District</b> Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
<b>Coal Mining Affected Areas</b> The Coal Authority - Property Searches	March 2014	Annual Rolling Update
<b>Mining Instability</b> Ove Arup & Partners	October 2000	Not Applicable
<b>Non Coal Mining Areas of Great Britain</b> British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
<b>Potential for Collapsible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	April 2020	Annually
<b>Potential for Compressible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Ground Dissolution Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Landslide Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Running Sand Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Radon Potential - Radon Affected Areas</b> British Geological Survey - National Geoscience Information Service	July 2011	Annually
<b>Radon Potential - Radon Protection Measures</b> British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
<b>Contemporary Trade Directory Entries</b> Thomson Directories	October 2020	Quarterly
<b>Fuel Station Entries</b> Catalist Ltd - Experian	September 2020	Quarterly
<b>Gas Pipelines</b> National Grid	September 2020	
<b>Points of Interest - Commercial Services</b> PointX	December 2020	Quarterly
<b>Points of Interest - Education and Health</b> PointX	December 2020	Quarterly
<b>Points of Interest - Manufacturing and Production</b> PointX	December 2020	Quarterly
<b>Points of Interest - Public Infrastructure</b> PointX	December 2020	Quarterly
<b>Points of Interest - Recreational and Environmental</b> PointX	December 2020	Quarterly
<b>Underground Electrical Cables</b> National Grid	August 2020	

Sensitive Land Use	Version	Update Cycle
<b>Ancient Woodland</b> Natural England	April 2020	Bi-Annually
<b>Areas of Adopted Green Belt</b> Mansfield District Council - Planning Department Newark And Sherwood District Council	June 2020 June 2020	As notified As notified
<b>Areas of Unadopted Green Belt</b> Mansfield District Council - Planning Department Newark And Sherwood District Council	June 2020 June 2020	As notified As notified
<b>Areas of Outstanding Natural Beauty</b> Natural England	June 2019	Bi-Annually
<b>Environmentally Sensitive Areas</b> Natural England	January 2017	
<b>Forest Parks</b> Forestry Commission	April 1997	Not Applicable
<b>Local Nature Reserves</b> Natural England	April 2020	Bi-Annually
<b>Marine Nature Reserves</b> Natural England	July 2019	Bi-Annually
<b>National Nature Reserves</b> Natural England	July 2019	Bi-Annually
<b>National Parks</b> Natural England	April 2017	Bi-Annually
<b>Nitrate Sensitive Areas</b> Natural England	April 2016	Not Applicable
<b>Nitrate Vulnerable Zones</b> Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
<b>Ramsar Sites</b> Natural England	August 2020	Bi-Annually
<b>Sites of Special Scientific Interest</b> Natural England	May 2020	Bi-Annually
<b>Special Areas of Conservation</b> Natural England	July 2020	Bi-Annually
<b>Special Protection Areas</b> Natural England	September 2020	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	 <b>British Geological Survey</b> NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 <b>Centre for Ecology &amp; Hydrology</b> NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	<b>Newark And Sherwood District Council - Environmental Services</b> Kelham Hall, Newark, Nottinghamshire, NG23 5QX	Telephone: 01636 650000 Fax: 01636 708361 Website: www.newark-sherwooddc.gov.uk
3	<b>Environment Agency - National Customer Contact Centre (NCCC)</b> PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	<b>Environment Agency - Head Office</b> Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	<b>Ordnance Survey</b> Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	<b>Nottinghamshire County Council - Environment Department</b> 5th Floor, Trentbridge House, Fox Road, Nottingham, Nottinghamshire, NG2 6BJ	Telephone: 0115 977 4383 Website: www.nottinghamshire.gov.uk
7	<b>Mansfield District Council - Environmental Health Department</b> Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH	Telephone: 01623 463463 Fax: 01623 463900 Website: www.mansfield.gov.uk
8	<b>The Coal Authority - Property Searches</b> 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
9	<b>PointX</b> 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
10	<b>Newark And Sherwood District Council</b> Kelham Hall, Newark, Nottinghamshire, NG23 5QX	Telephone: 01636 650000 Fax: 01636 708361 Website: www.newark-sherwooddc.gov.uk
11	<b>Natural England</b> County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	<b>Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b> Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

## 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
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- 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

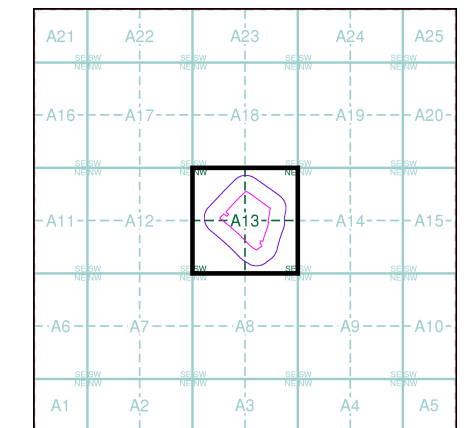
## Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

## Geological

- BGS Recorded Mineral Site

## Site Sensitivity Map - Segment A13

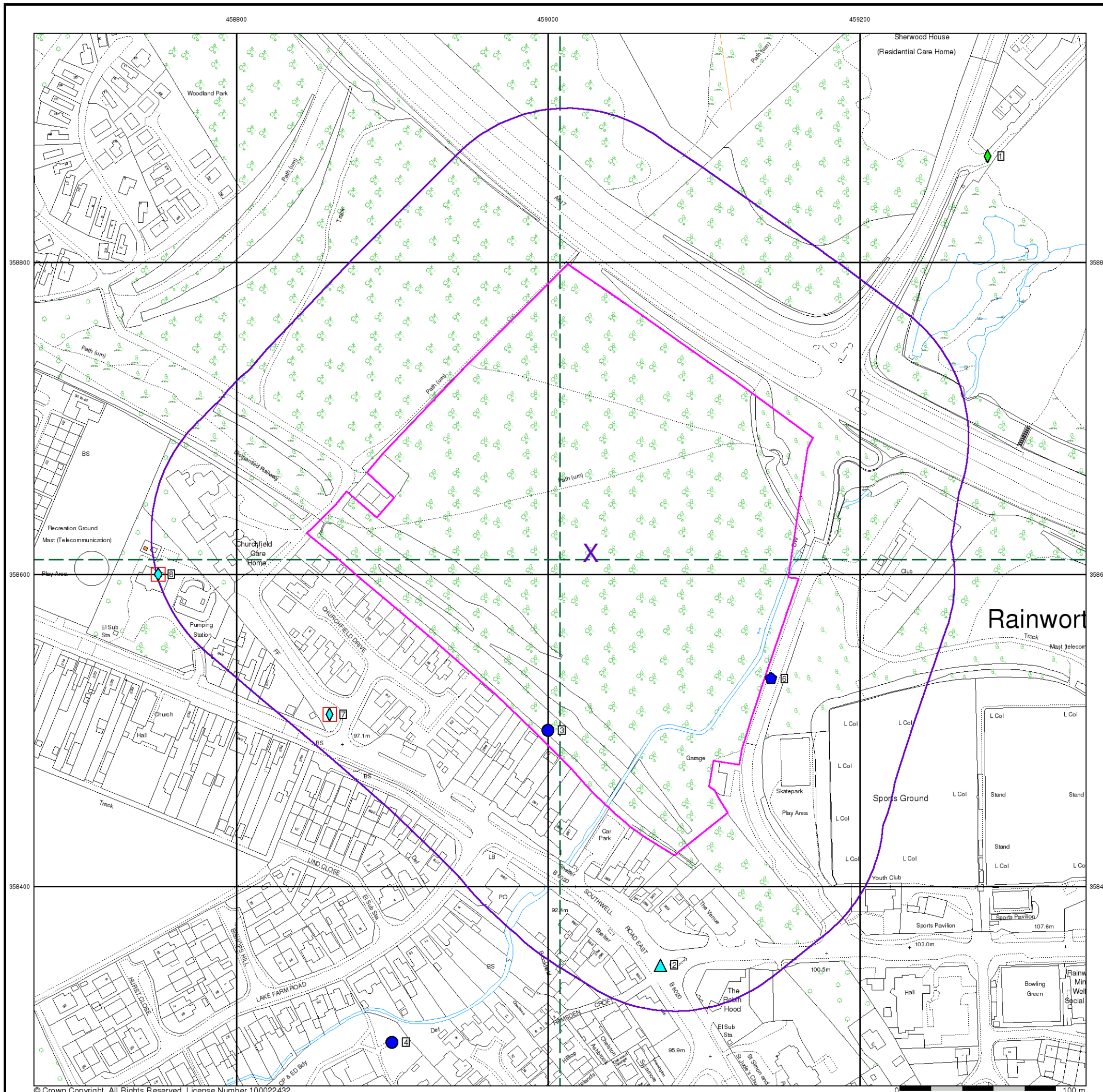


## Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Plot Buffer (m): 100

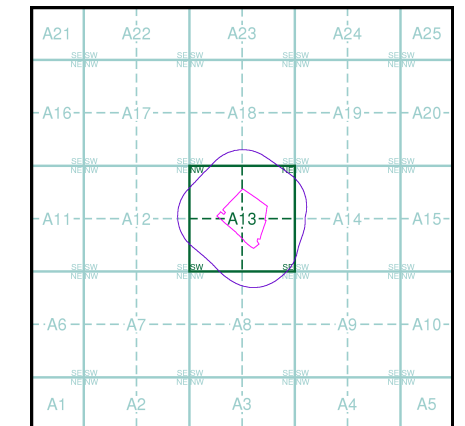
## Site Details

Land South of A617, Rainworth



- General**
- Specified Site
  - Specified Buffer(s)
  - Bearing Reference Point
  - Map ID
  - Several of Type at Location
- 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
- 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
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Non-water)
  - Potentially Infilled Land (Water)
  - Potentially Infilled Land (Water)
  - Potentially Infilled Land (Water)
  - 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
  - BGS Recorded Mineral Site

## Site Sensitivity Map - Slice A

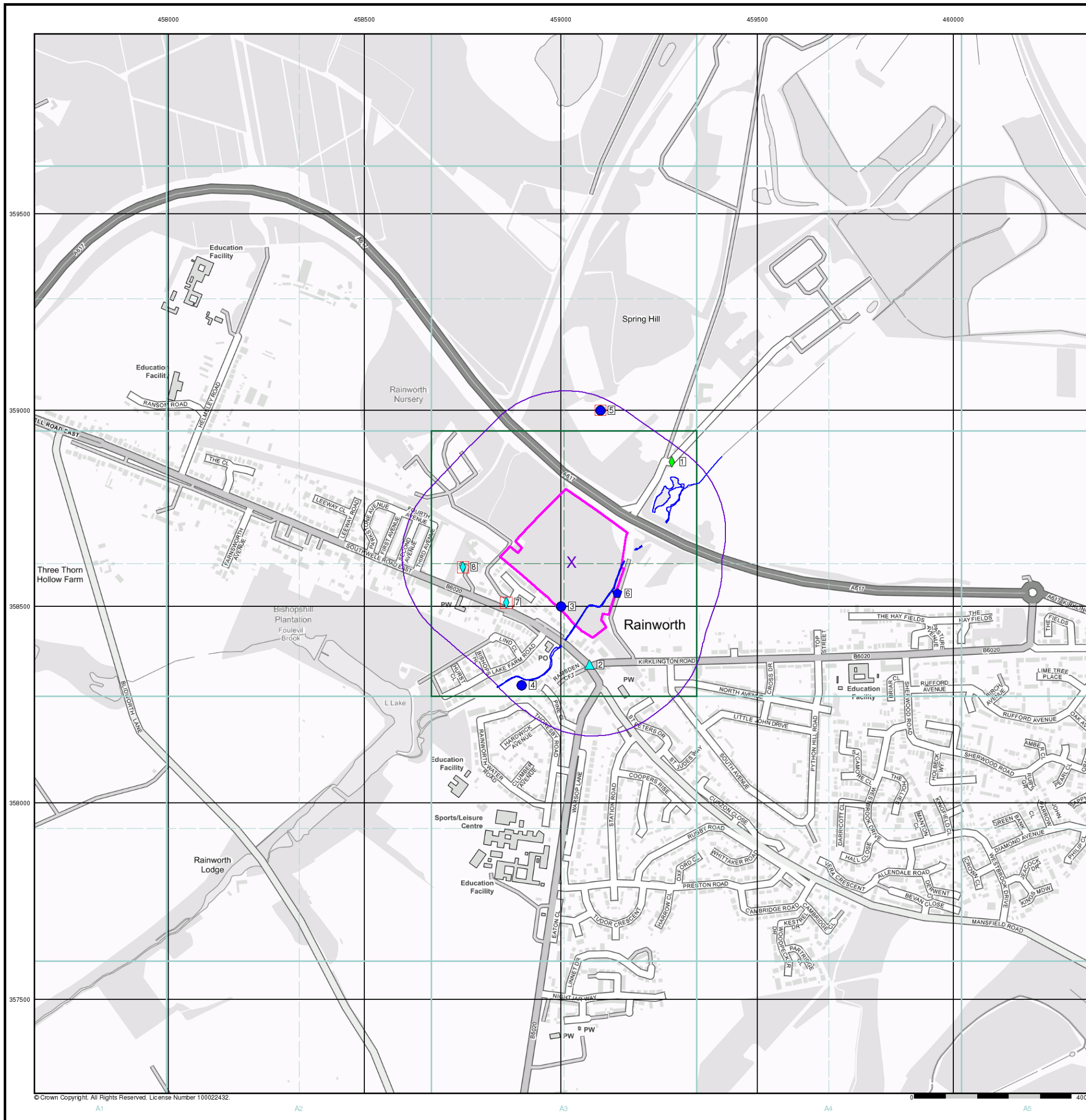


## Order Details

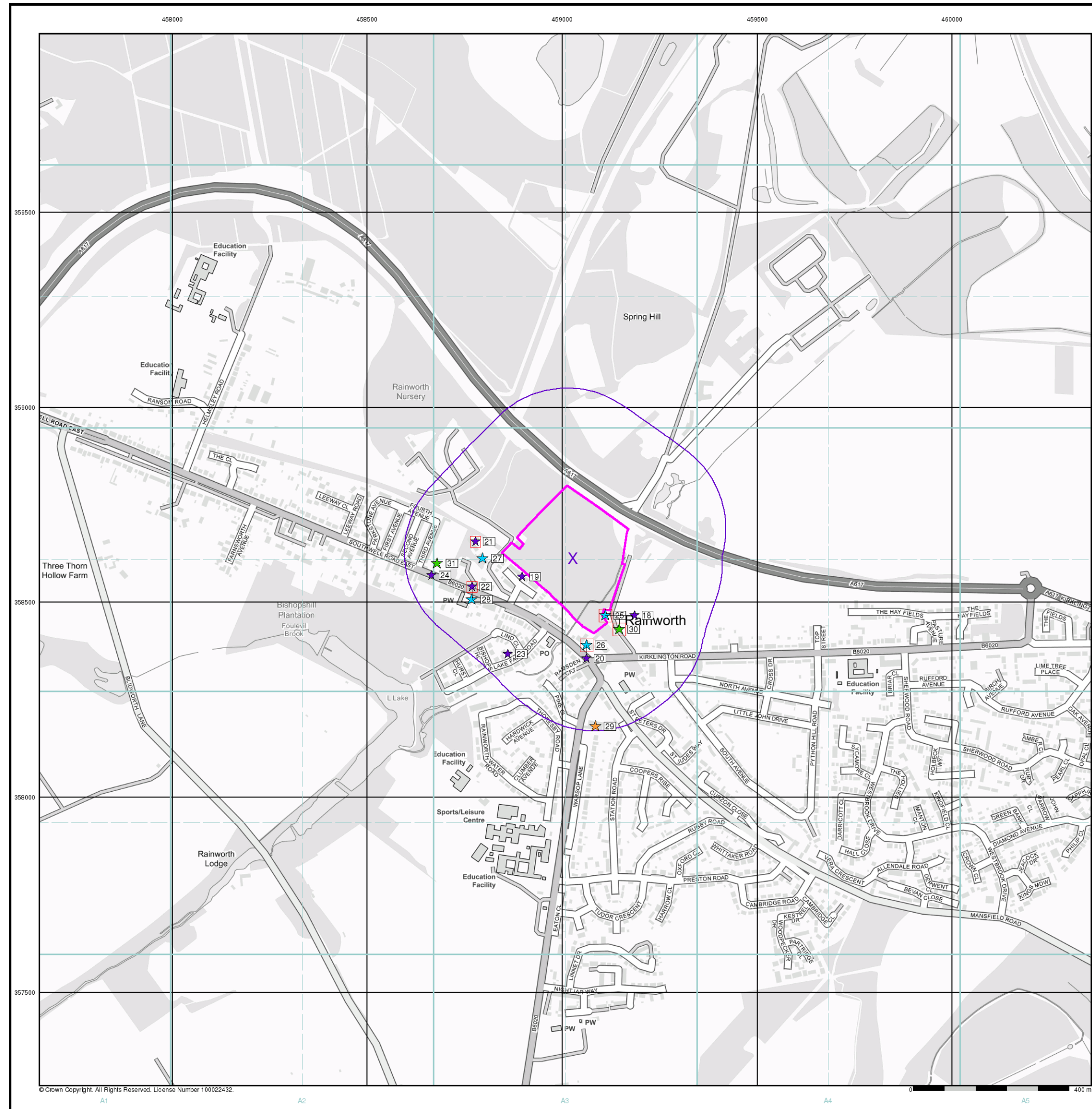
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth








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## Industrial Land Use Map

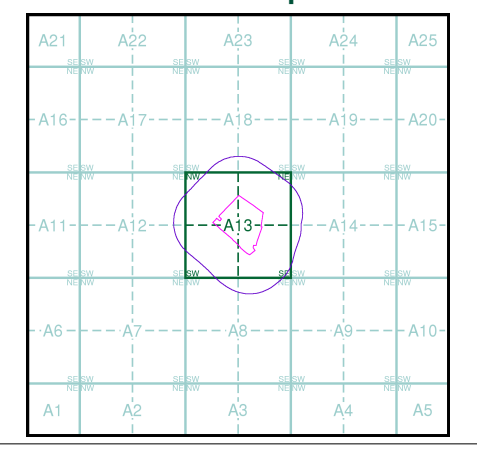
### General

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

### Industrial Land Use

-  Contemporary Trade Directory Entry
-  Fuel Station Entry
-  Gas Pipeline
-  Points of Interest - Commercial Services
-  Points of Interest - Education and Health
-  Points of Interest - Manufacturing and Production
-  Points of Interest - Public Infrastructure
-  Points of Interest - Recreational and Environmental
-  Underground Electrical Cables

## Industrial Land Use Map - Slice A



### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth

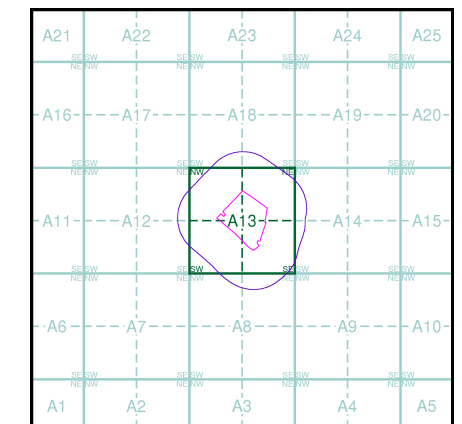
### General

- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

### Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

### Flood Map - Slice A



### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth



### General

- 📍 Specified Site
- 📏 Specified Buffer(s)
- ✕ Bearing Reference Point
- 📄 Map ID
- 📦 Several of Type at Location

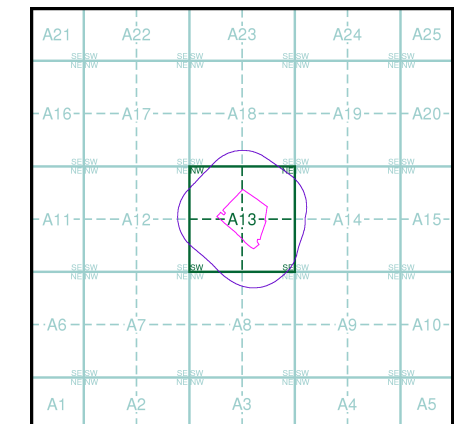
### Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of [www.envirocheck.co.uk](http://www.envirocheck.co.uk).

### Borehole Map - Slice A

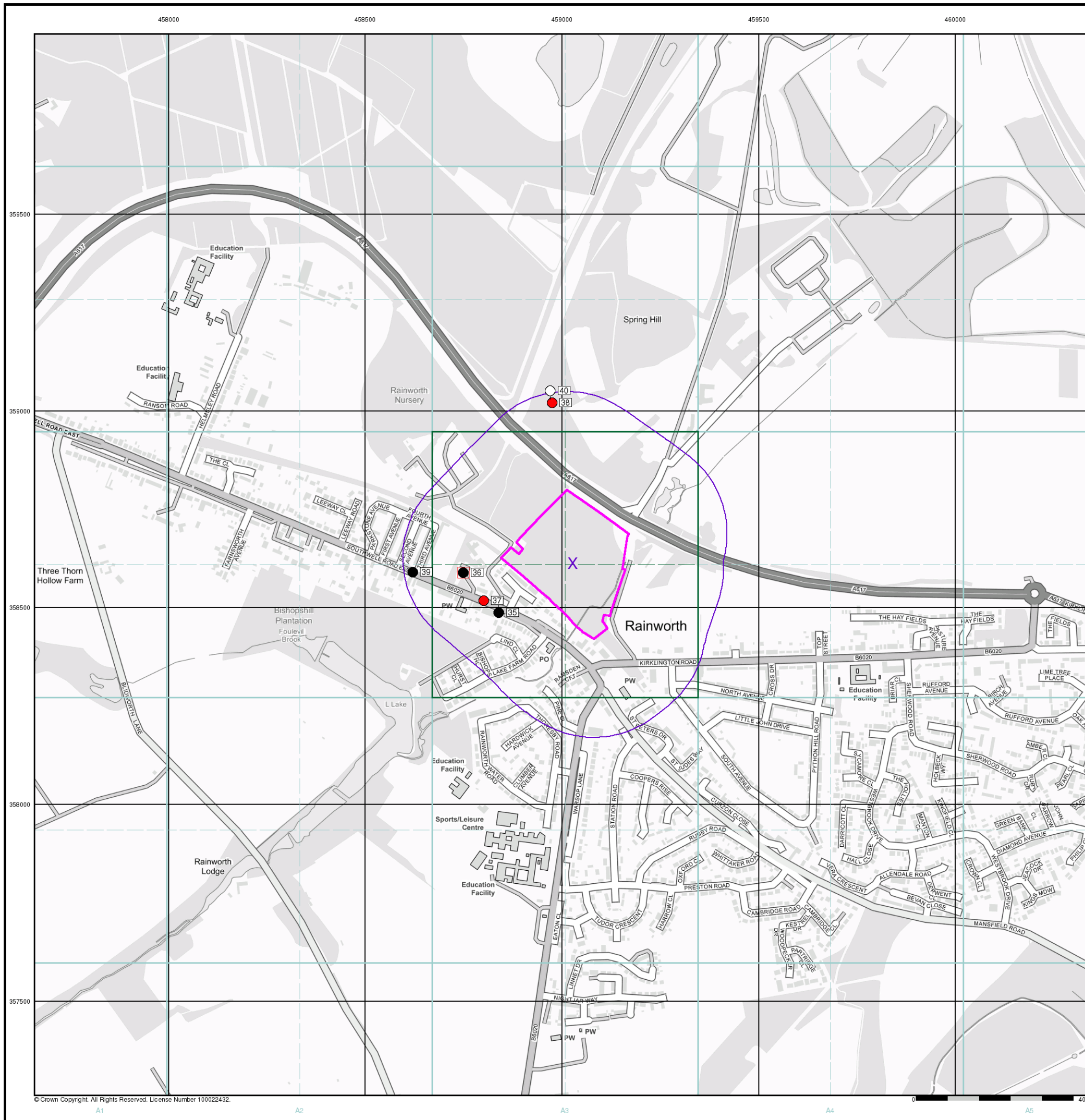


### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth



### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

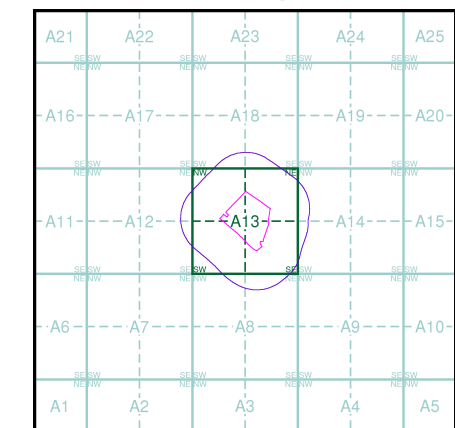
### OS Water Network Data

- |  |              |  |                         |
|--|--------------|--|-------------------------|
|  | Canal        |  | Drain                   |
|  | Reservoir    |  | Other                   |
|  | Foreshire    |  | Lake                    |
|  | Marsh        |  | Transfer                |
|  | Tidal River  |  | Lock Or Flight Of Locks |
|  | Inland River |  | Sea                     |

### Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height \*167.3
- Mean Low Water
- Mean High Water

### OS Water Network Map - Slice A

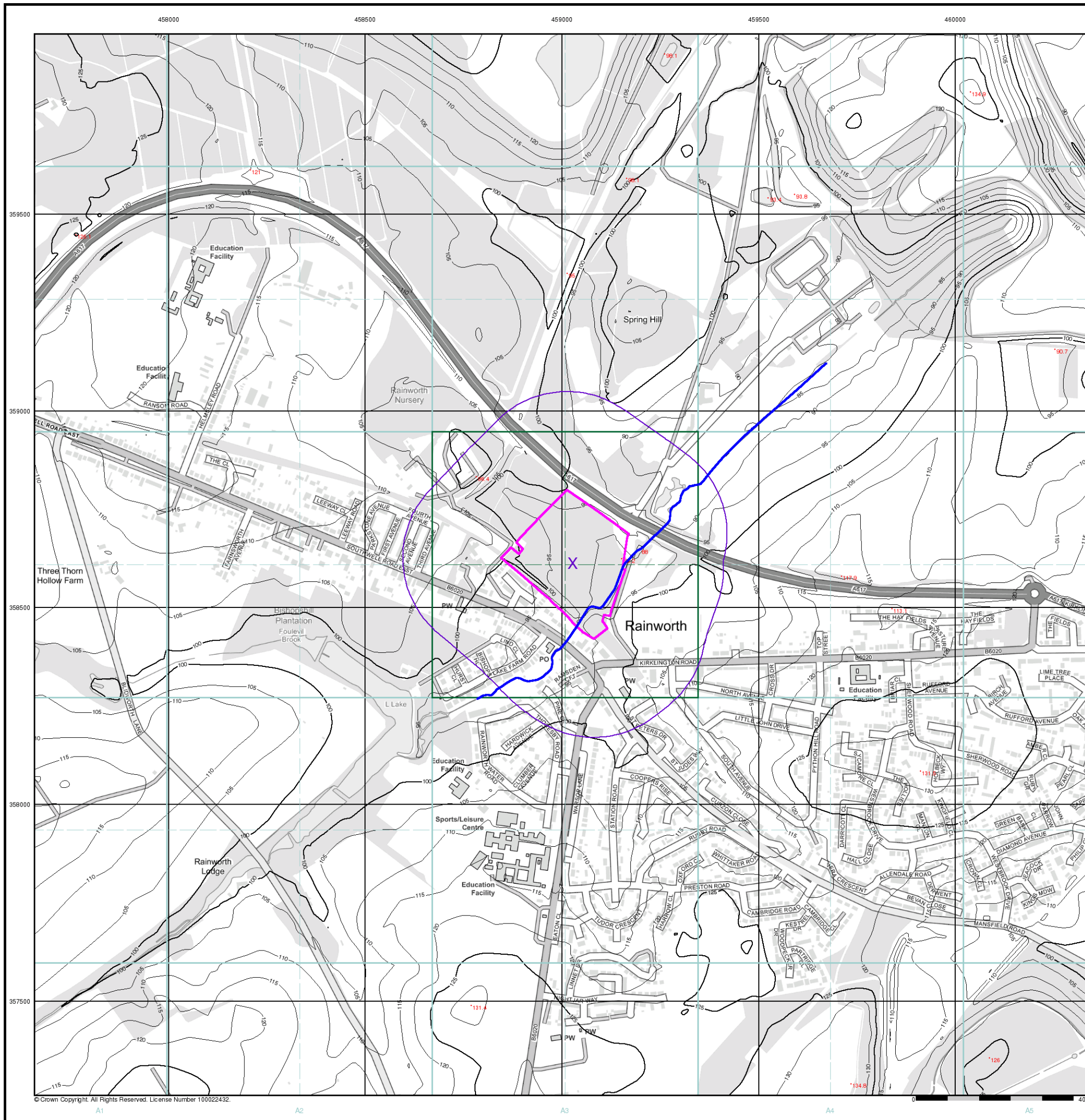


### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth



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### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

### Risk of Flooding from Surface Water

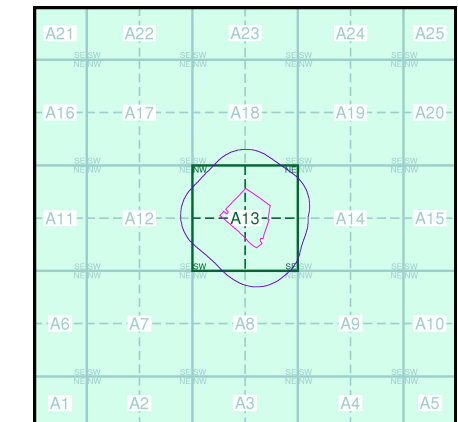
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

### Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

### EANRW Suitability Map - Slice A

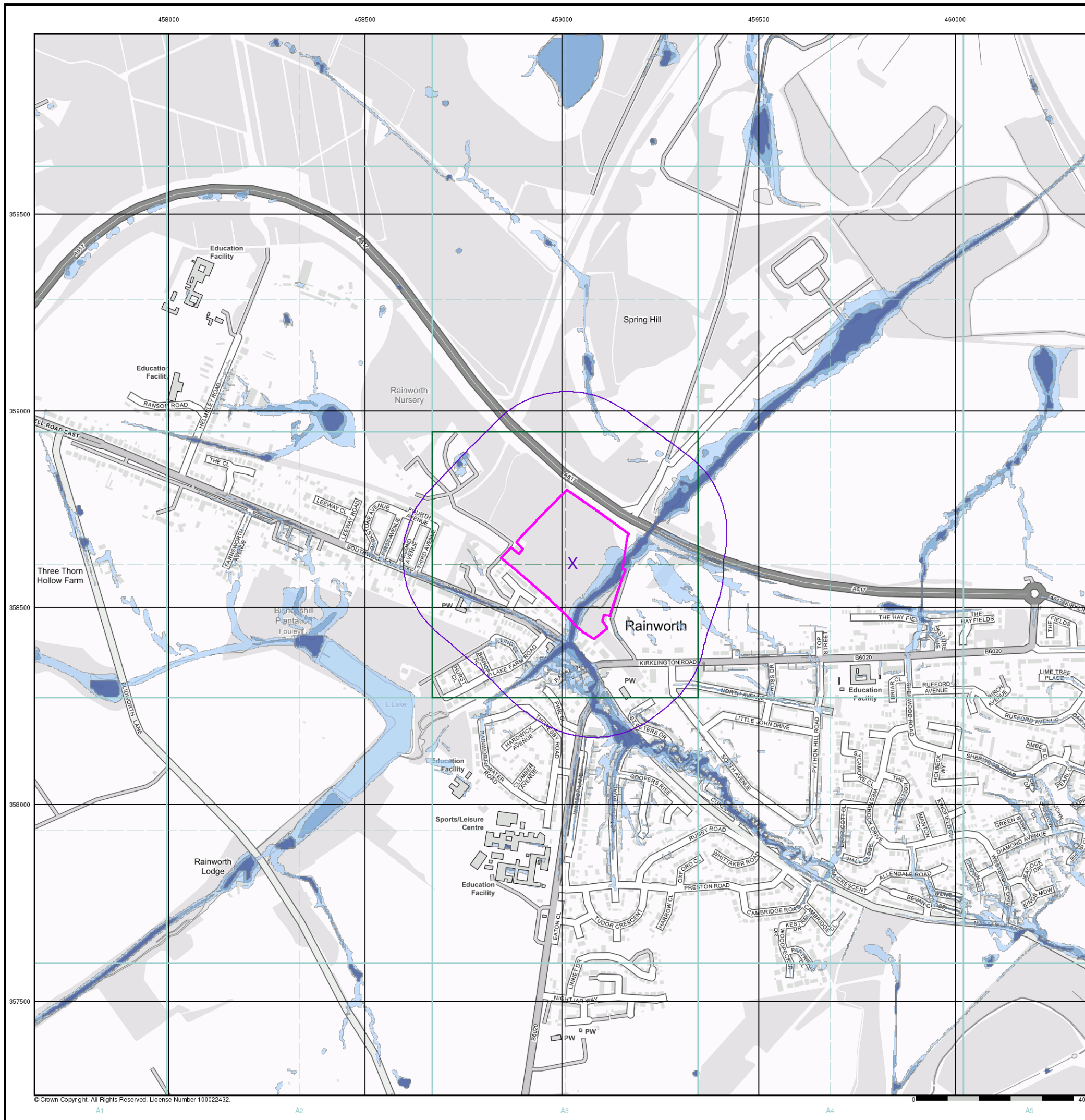


### Order Details

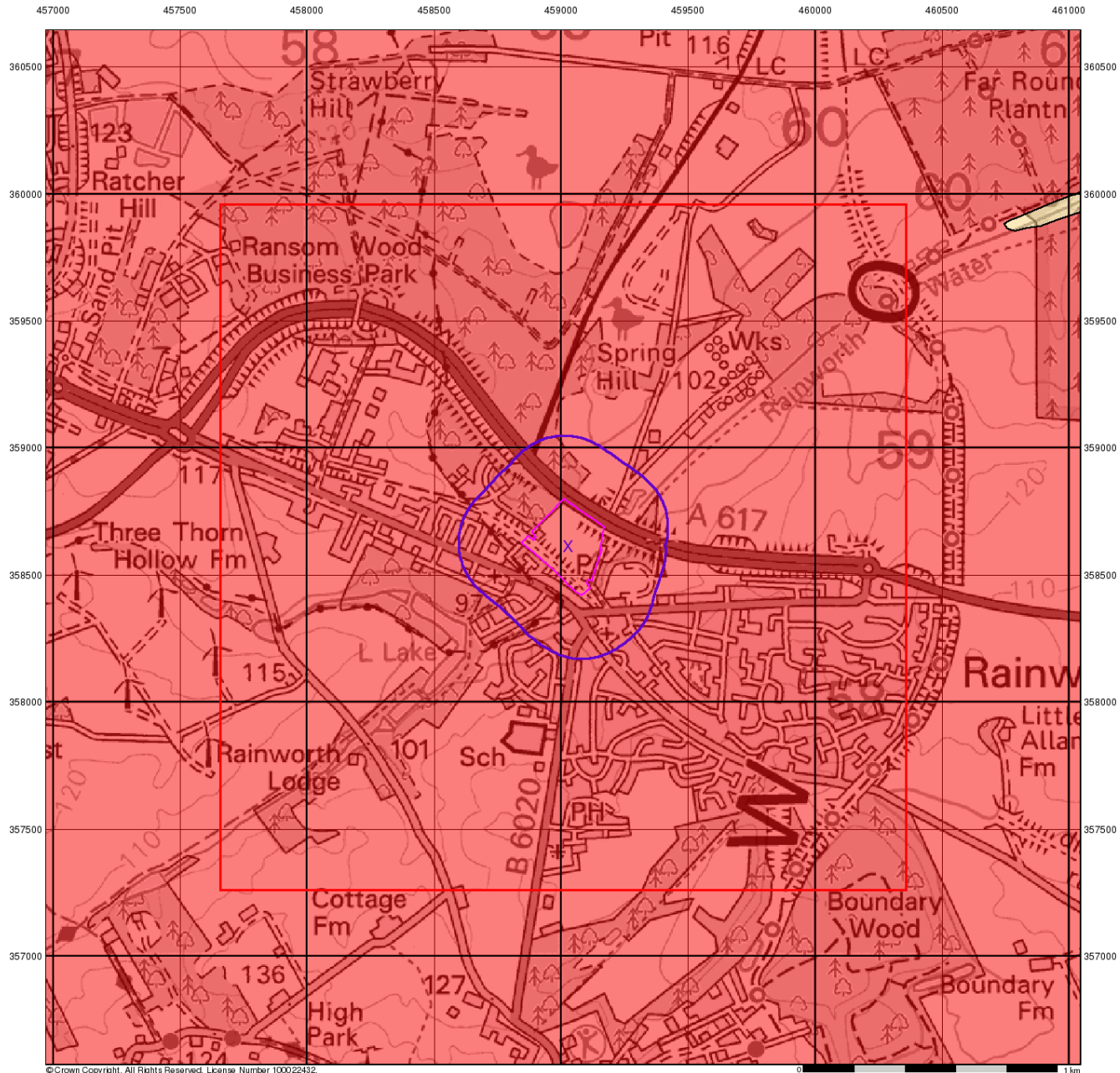
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

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## Groundwater Vulnerability

### General

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

### Agency and Hydrological

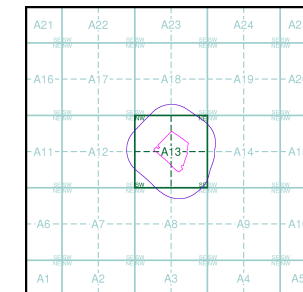
#### Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer
- Unproductive Aquifer
- Soluble Rock

#### Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

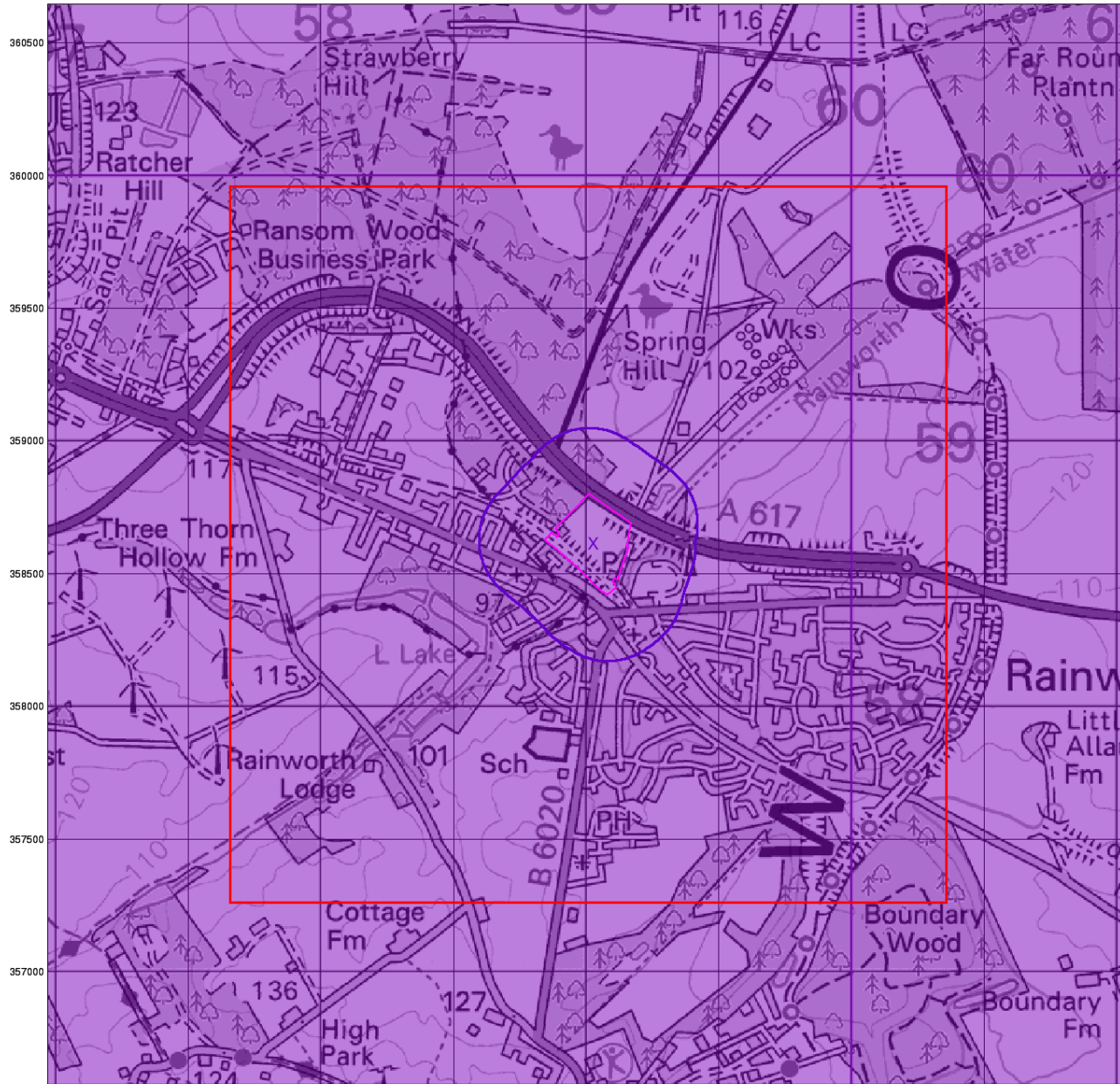
### Site Details

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457000 457500 458000 458500 459000 459500 460000 460500 461000



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0 1 km

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## Bedrock Aquifer Designation

### General

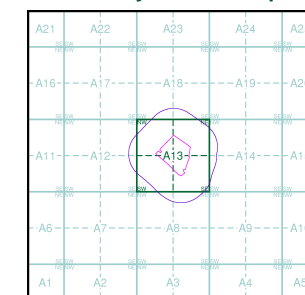
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

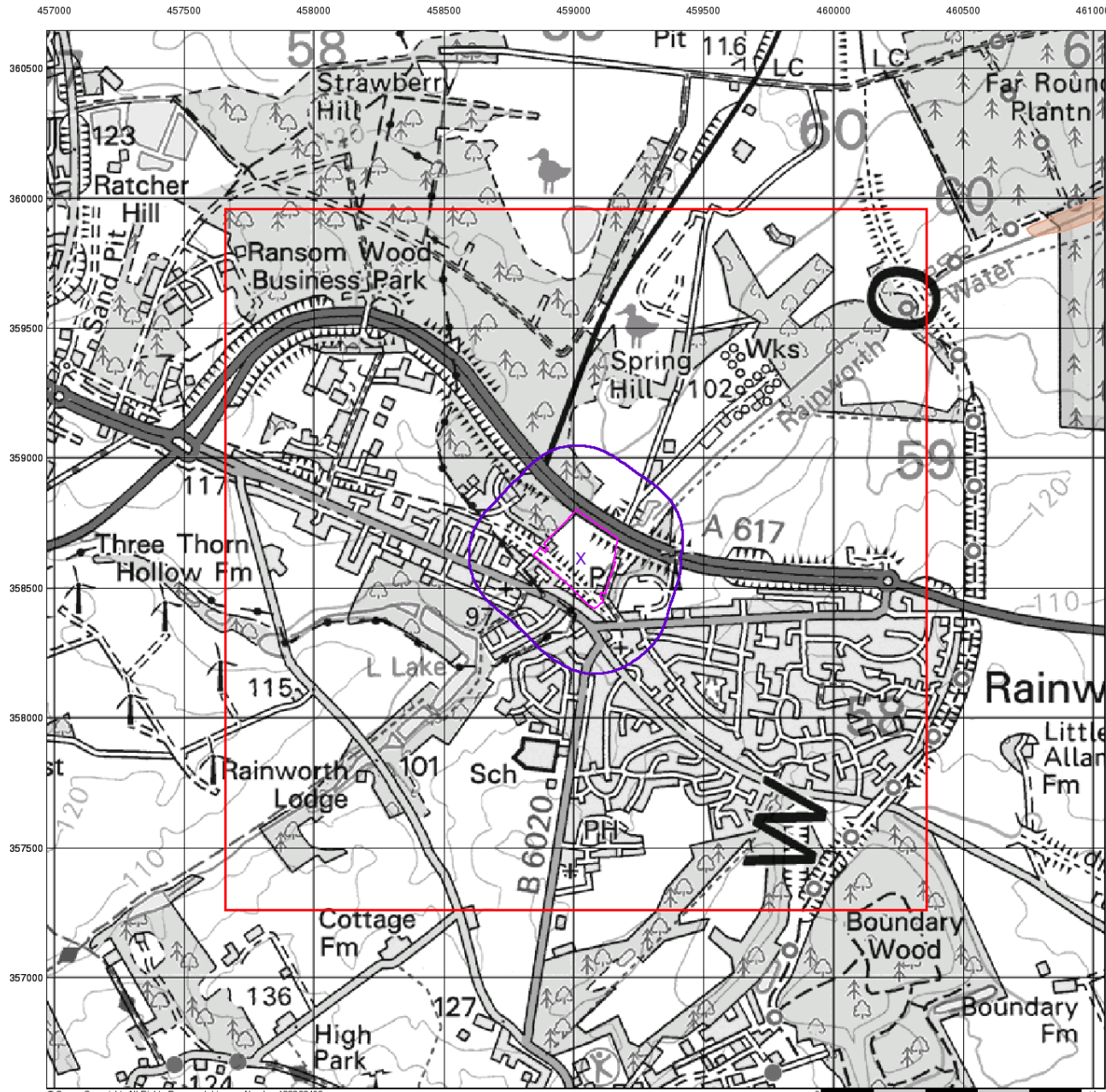
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

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## Superficial Aquifer Designation

### General

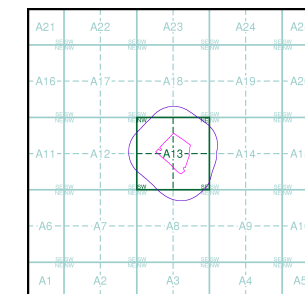
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

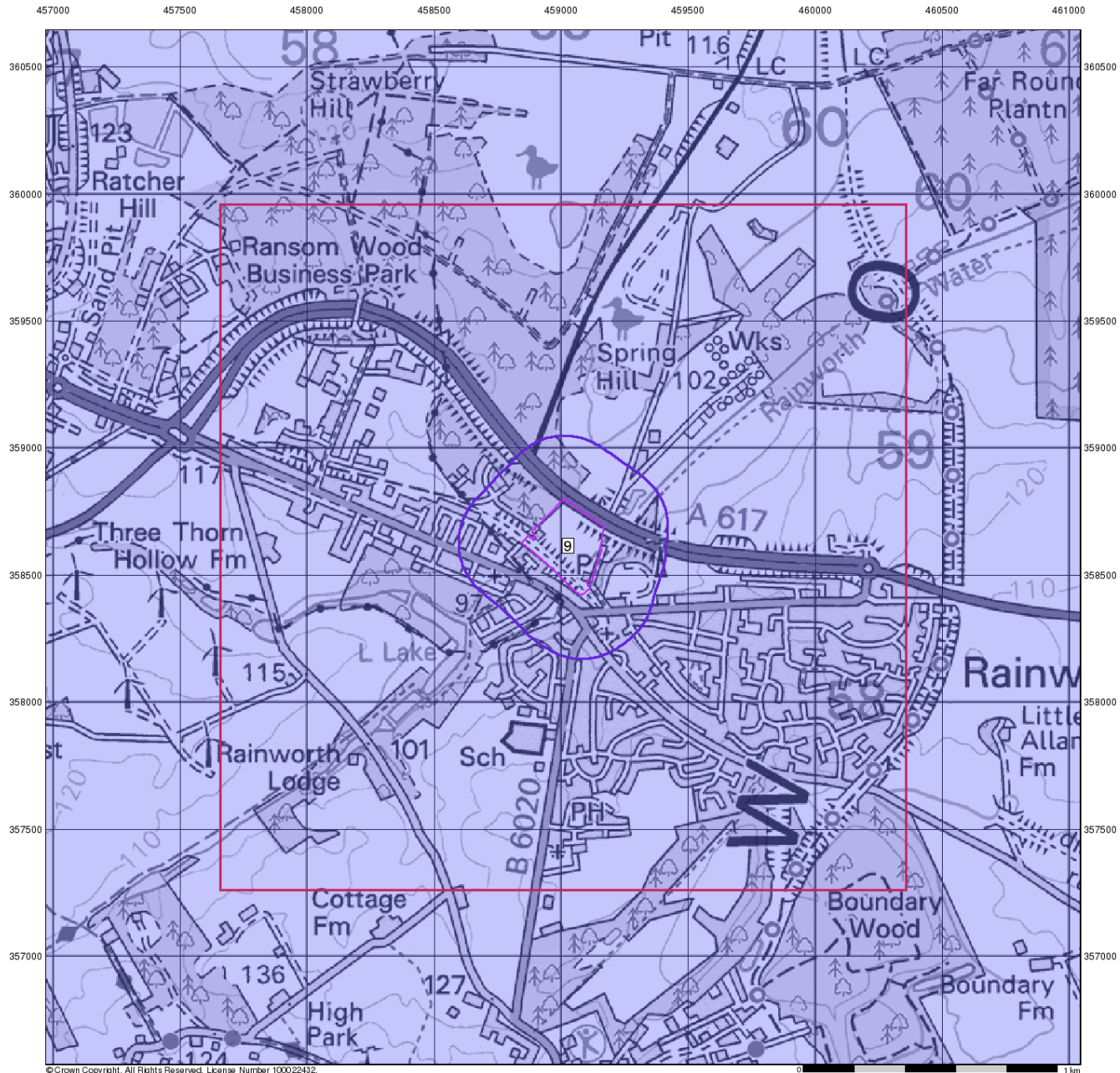
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

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## Source Protection Zones

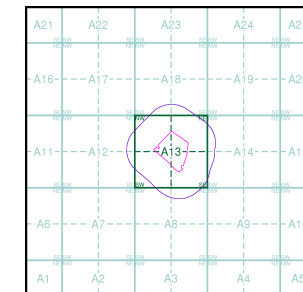
### General

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

### Agency and Hydrological

-  Inner zone (Zone 1)
-  Inner zone - subsurface activity only (Zone 1c)
-  Outer zone (Zone 2)
-  Outer zone - subsurface activity only (Zone 2c)
-  Total catchment (Zone 3)
-  Total catchment - subsurface activity only (Zone 3c)
-  Special interest (Zone 4)

## Site Sensitivity Context Map - Slice A



### Order Details

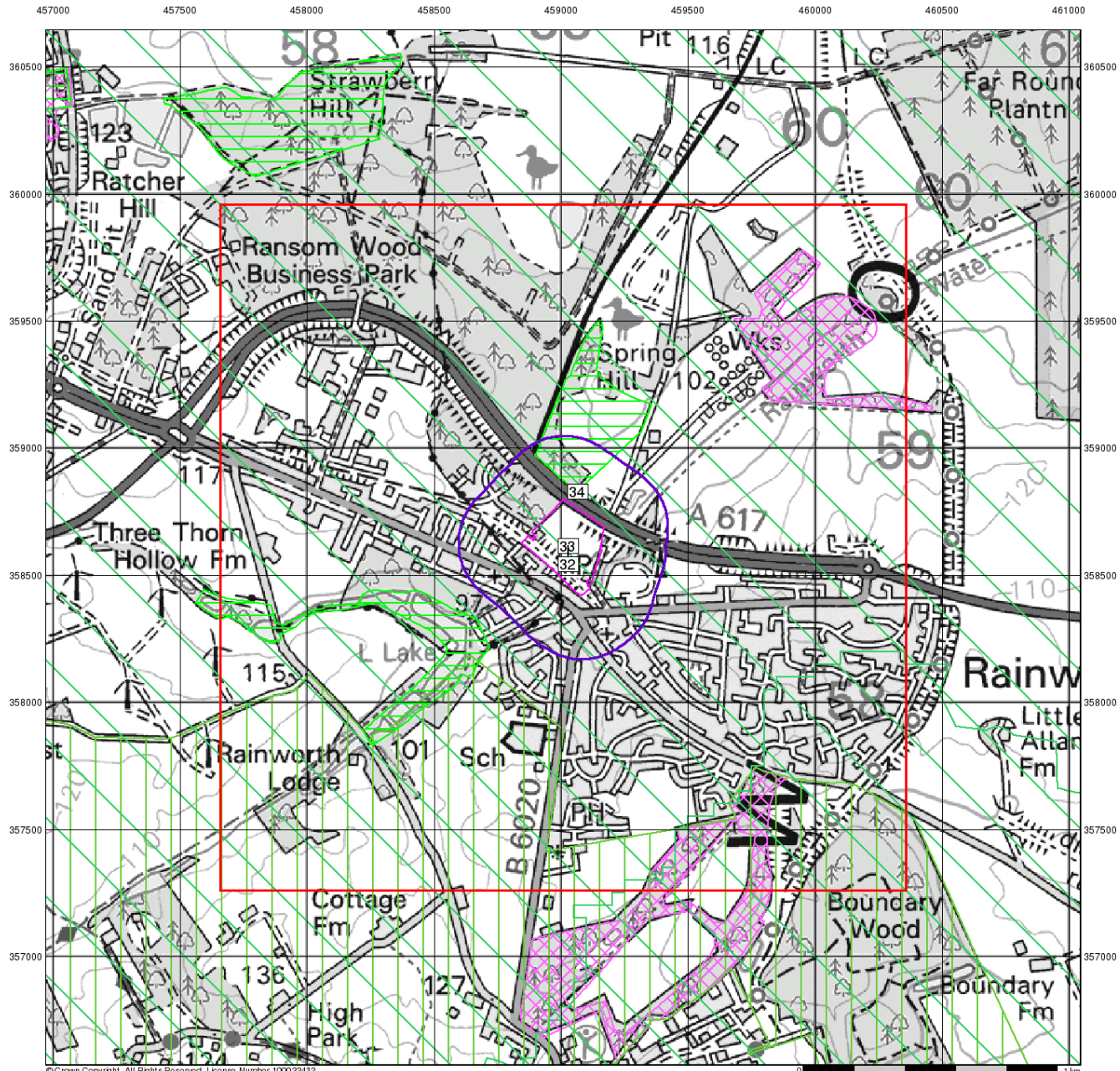
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth

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





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## Sensitive Land Uses

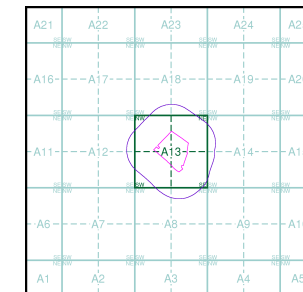
### General

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

### Sensitive Land Uses

-  Ancient Woodland
-  National Park
-  Area of Adopted Green Belt
-  Nitrate Sensitive Area
-  Area of Unadopted Green Belt
-  Nitrate Vulnerable Zone
-  Area of Outstanding Natural Beauty
-  Ramsar Site
-  Environmentally Sensitive Area
-  Site of Special Scientific Interest
-  Local Nature Reserve
-  Special Area of Conservation
-  Marine Nature Reserve
-  World Heritage Sites
-  National Nature Reserve

### Site Sensitivity Context Map - Slice A



### Order Details

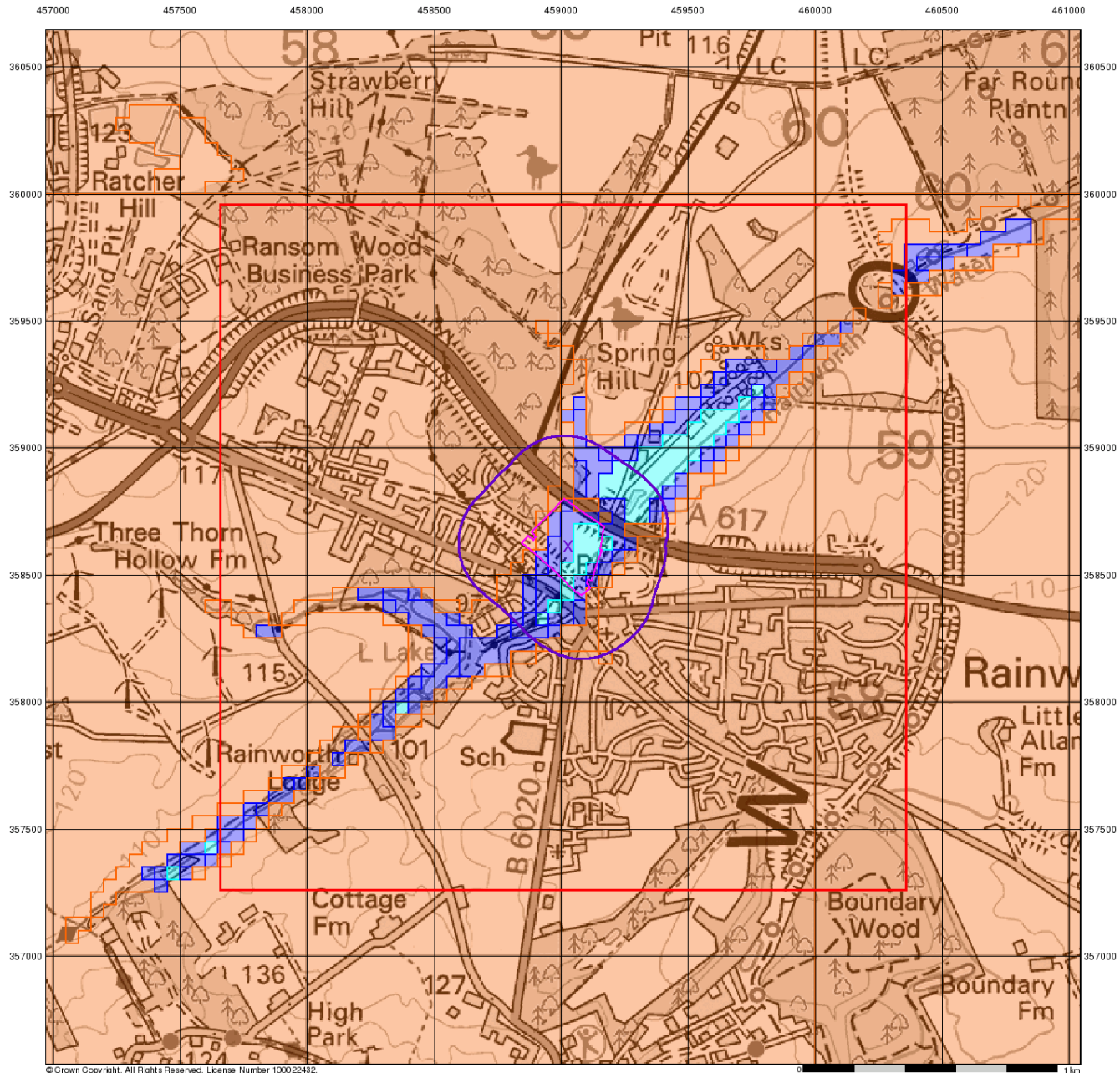
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth

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## BGS Flood GFS Data

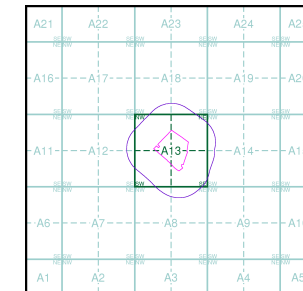
### General

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

### Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

## Site Sensitivity Context Map - Slice A



## Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth

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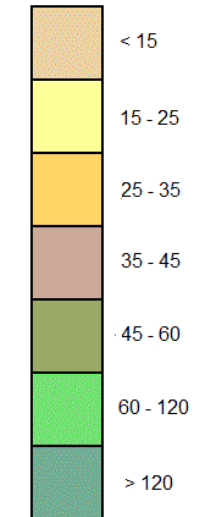
Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

### General

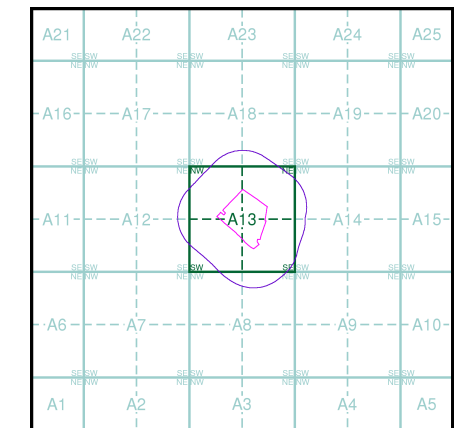
✱ Specified Site     
 ○ Specified Buffer(s)     
 ✕ Bearing Reference Point

### Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



### Estimated Soil Chemistry Arsenic - Slice A

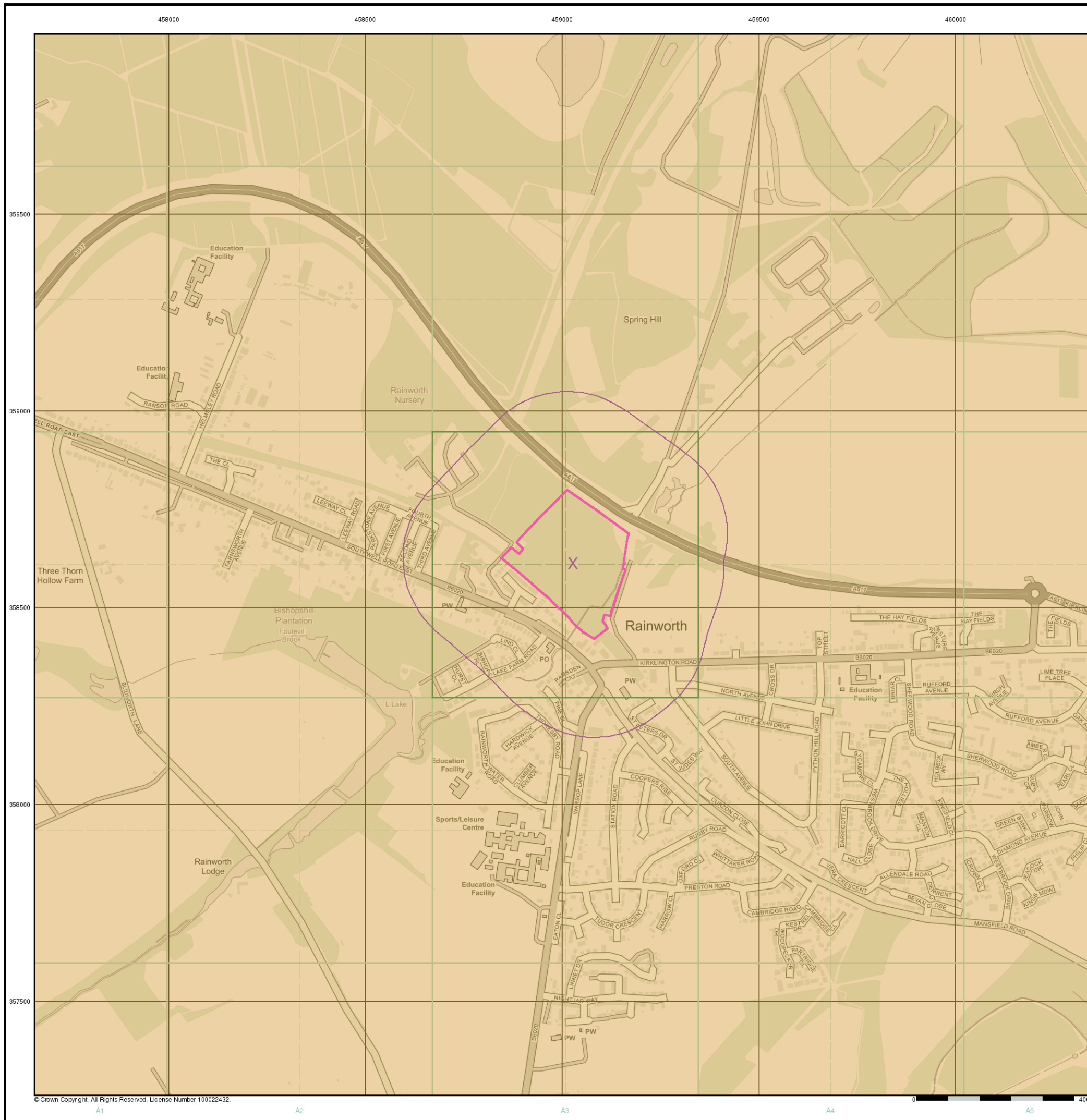


### Order Details

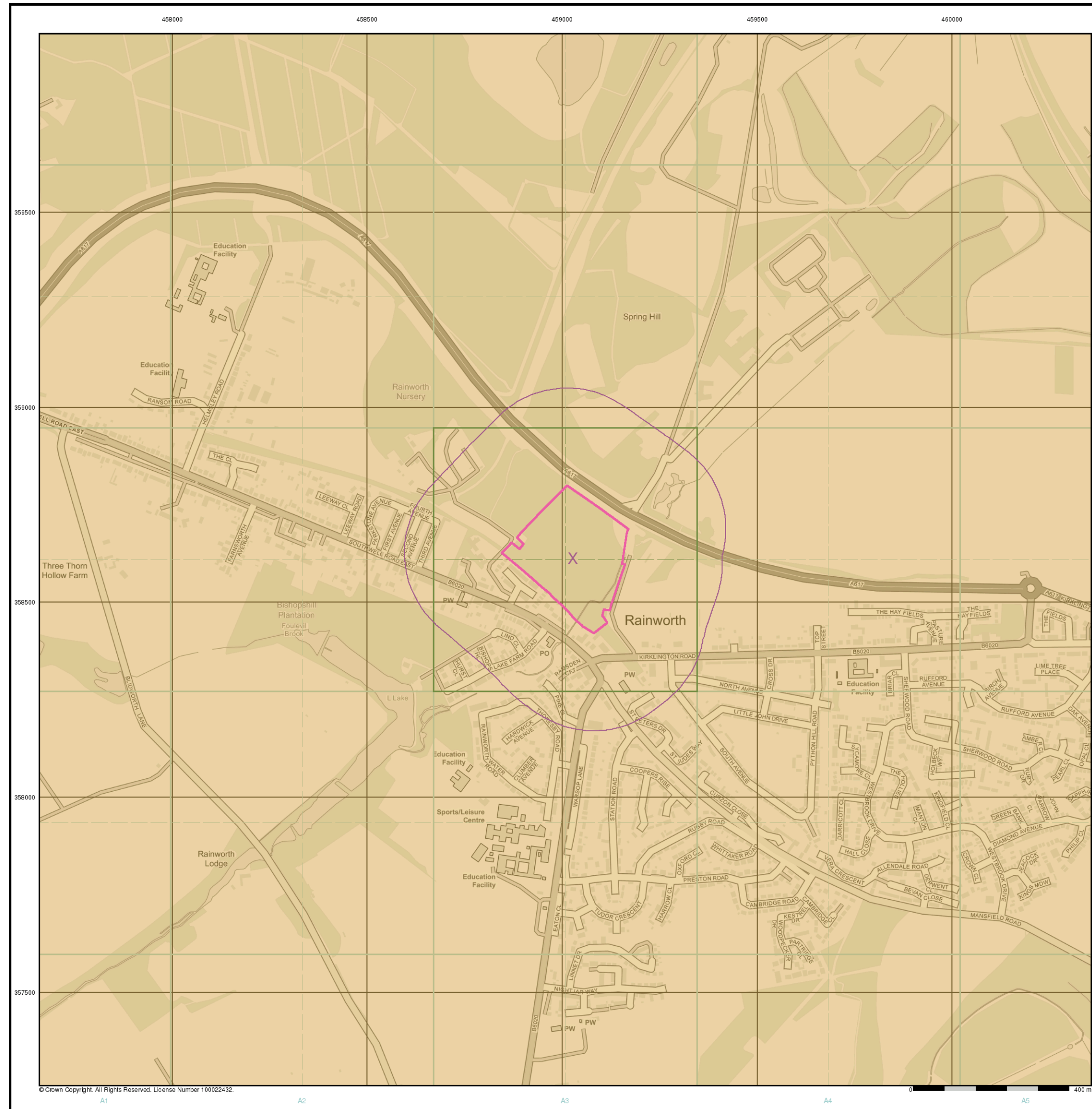
Order Details: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth





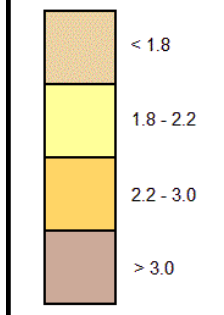


### General

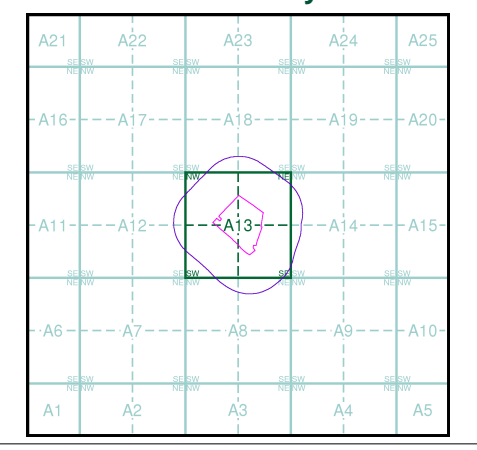
- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

### Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



### Estimated Soil Chemistry Cadmium - Slice A



### Order Details

Order Details: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

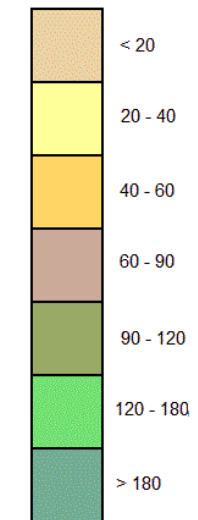
Land South of A617, Rainworth

## General

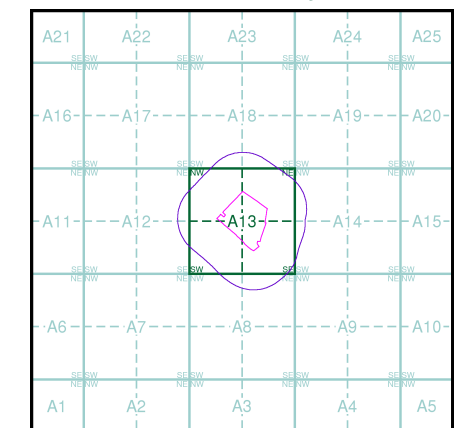
✱ Specified Site    
 ○ Specified Buffer(s)    
 ✕ Bearing Reference Point

## Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



## Estimated Soil Chemistry Chromium - Slice A

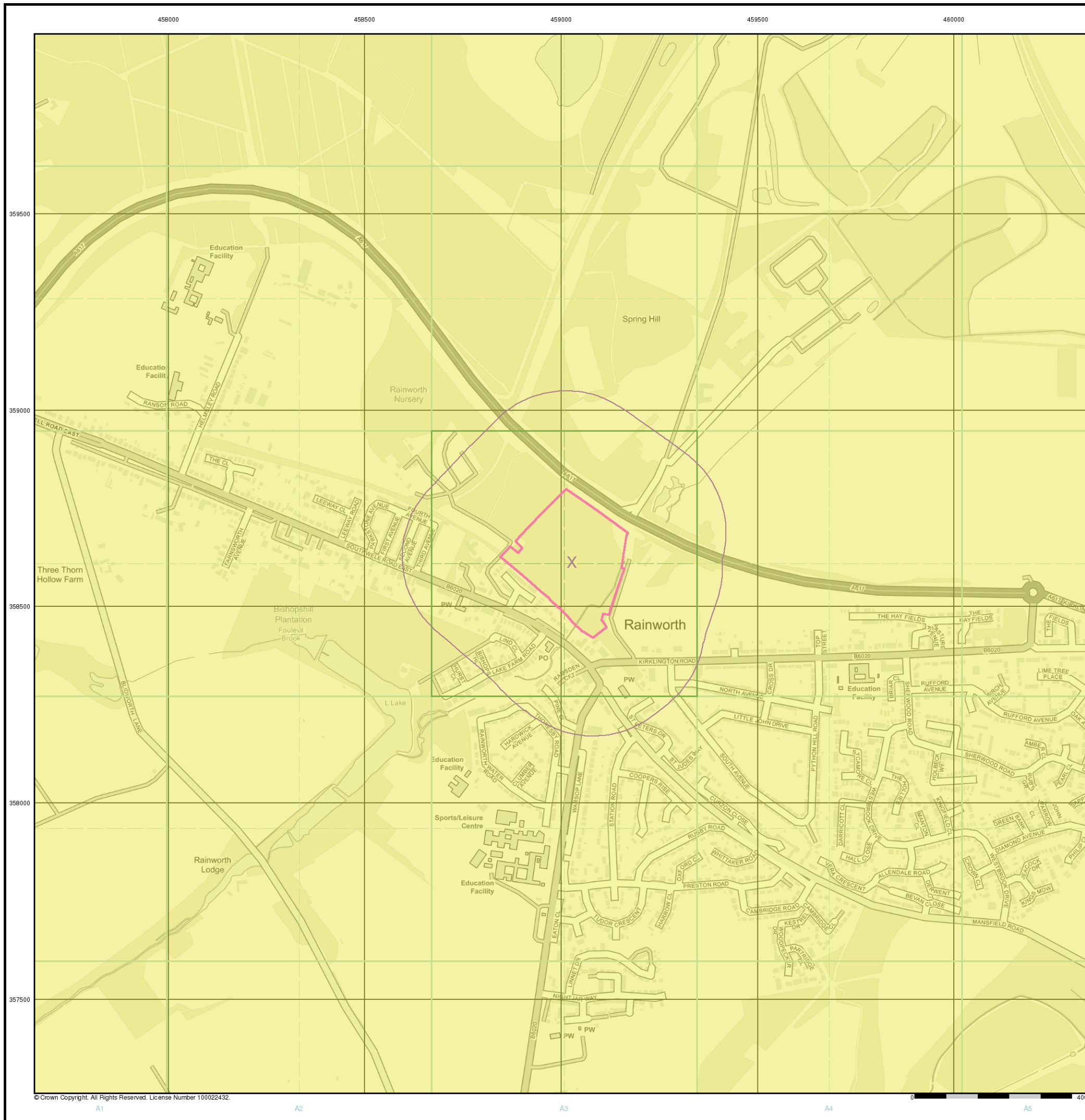


## Order Details

Order Details: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth

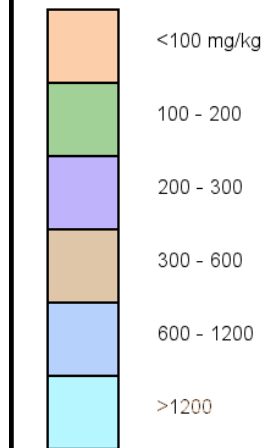


## General

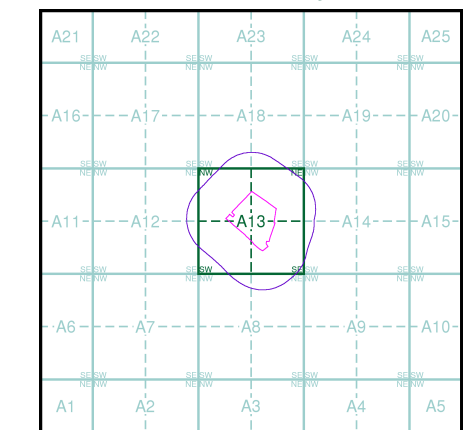
✱ Specified Site    
 ○ Specified Buffer(s)    
 ✕ Bearing Reference Point

## Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



## Estimated Soil Chemistry Lead - Slice A

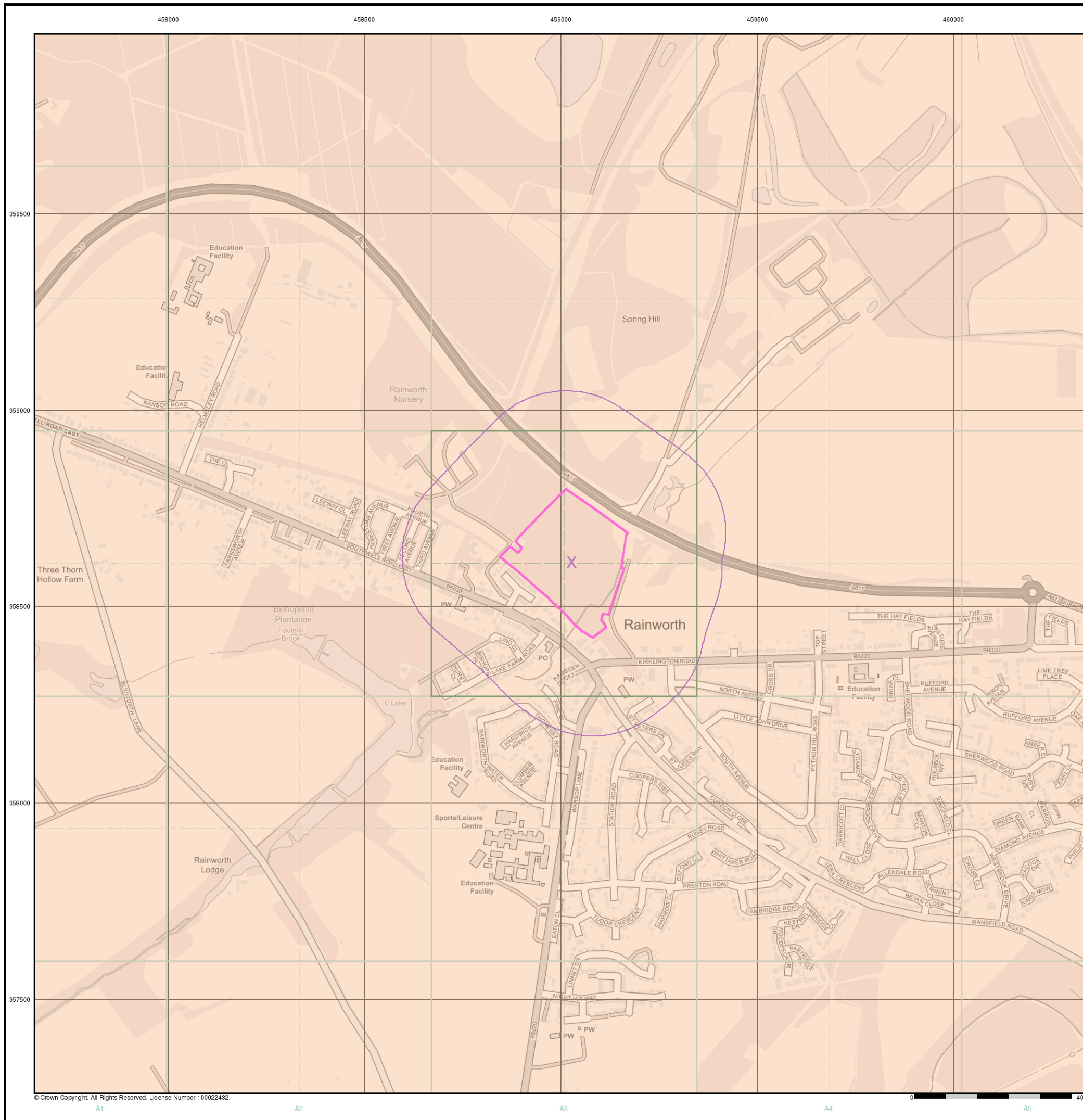


## Order Details

Order Details: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth

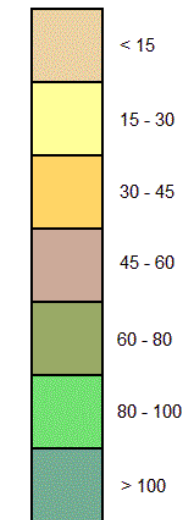


## General

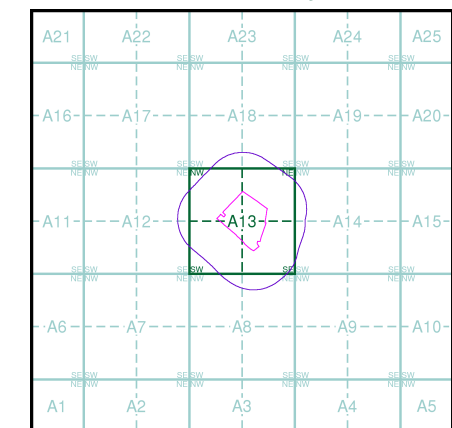
◊ Specified Site    
 ○ Specified Buffer(s)    
 X Bearing Reference Point

## Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



## Estimated Soil Chemistry Nickel - Slice A

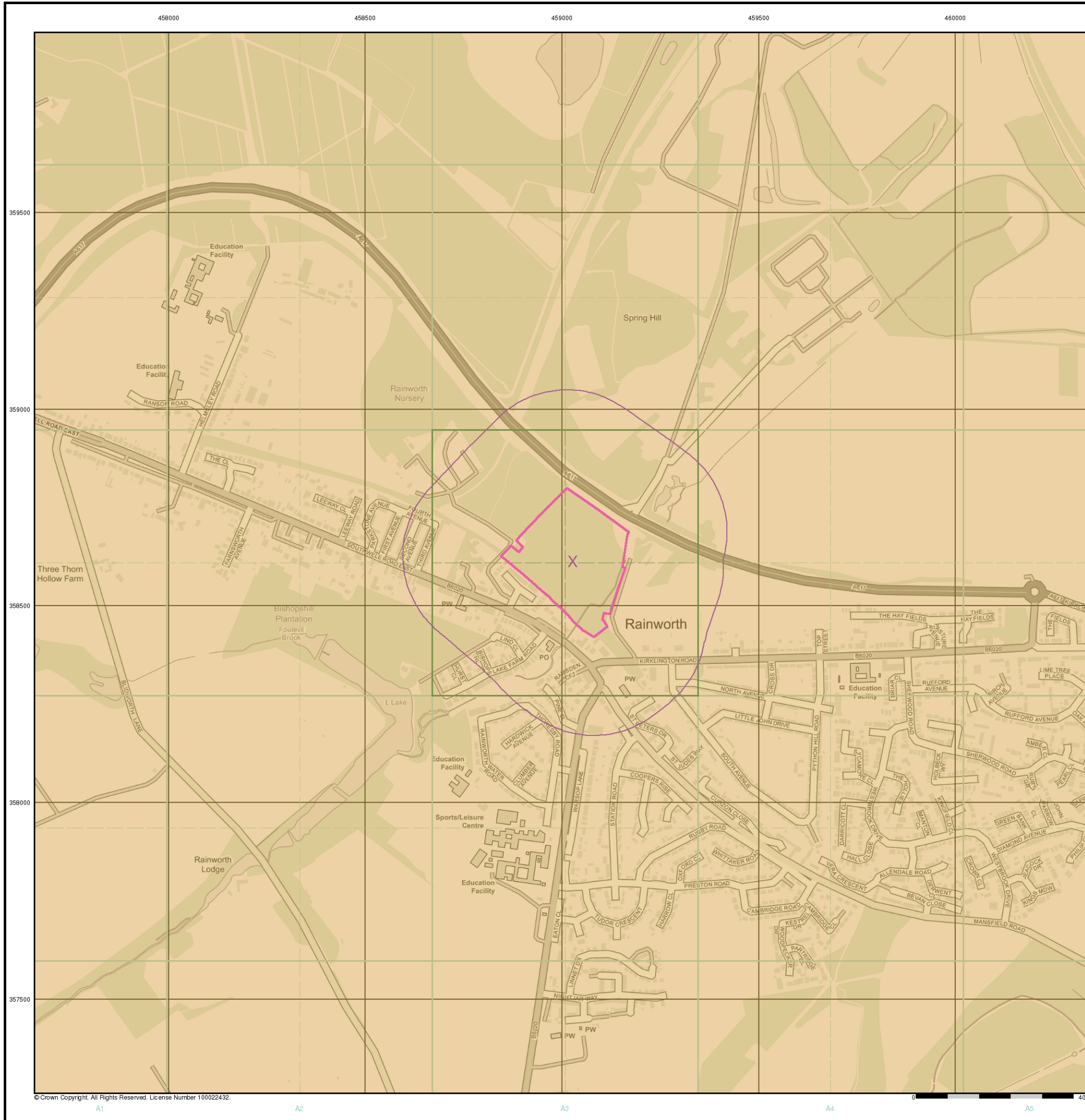


## Order Details

Order Details: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth



## Envirocheck<sup>®</sup> Report:

### Mining and Ground Stability Datasheet

#### Order Details:

**Order Number:**

269925584\_1\_1

**Customer Reference:**

D40188

**National Grid Reference:**

459030, 358610

**Slice:**

A

**Site Area (Ha):**

6.72

**Search Buffer (m):**

250

#### Site Details:

Land South of A617

Rainworth

#### Client Details:

Ms L Daniels

GeoDyne Ltd

Clarendon House

Clarendon Business Park

Clumber Avenue

Nottingham

NG5 1AH

Report Section and Details	Page Number
<b>Summary</b>	-
<p>The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer selected.</p> <p>For ease of reference, the report is broken down into 4 sections of data; Mining and Natural Cavities Data, Historical Land Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability Data (1:50,000).</p>	
<b>Mining and Natural Cavities Data</b>	<b>1</b>
<p>The Mining and Natural Cavities Data section features data sets related to the existence of mining areas and their potential hazards; and details of naturally formed cavities.</p> <p>Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Sites and Potential Mining Areas which feature on the Historical Land Use Information (1:10,000) map.</p>	
<b>Historical Land Use Information (1:2,500)</b>	<b>2</b>
<p>The Historical Land Use Information (1:2,500) section contains data captured from analysis carried out by Landmark of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, historically, the land uses were potentially contaminative.</p> <p>For the purpose of this Envirocheck module, only historical data relating to mining and ground stability has been included and plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also includes the Subterranean Features data set, which details various man-made and man-used underground spaces obtained from the Subterranea Britannica society.</p>	
<b>Historical Land Use Information (1:10,000)</b>	<b>3</b>
<p>The Historical Land Use (1:10,000) section covers data captured from the systematic analysis carried out by Landmark of 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19th century, identifying potentially contaminative past industrial land uses.</p> <p>For the purpose of this Envirocheck module, only data relating to mining and ground stability has been included and plotted on the accompanying Historical Land Use Information (1:10,000) map.</p>	
<b>Ground Stability Data (1:50,000)</b>	<b>4</b>
<p>The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting features to 250m and plotted onto 3 separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of which Brine Pumping and Salt Mining Related Features are plotted, and subsidence insurance claims and insurance investigations data, which is not plotted.</p>	
<b>Historical Map List</b>	<b>5</b>
<p>The Historical Map List section details the historical mapping that has been analysed for your site, in relation to the Historical Land Use Information sections.</p>	
<b>Data Currency</b>	<b>6</b>
<b>Data Suppliers</b>	<b>7</b>
<b>Useful Contacts</b>	<b>8</b>

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The brine subsidence data relating to the Driotwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

### Report Version v53.0

Data Type	Page Number	On Site	0 to 250m
<b>Mining and Natural Cavities Data</b>			
BGS Recorded Mineral Sites			
Coal Mining Affected Areas	pg 1	Yes	n/a
Man Made Mining Cavities			
Mining Instability	pg 1	Yes	n/a
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential Mining Areas			
<b>Historical Land Use Information (1:2,500)</b>			
Extractive Industries or Potential Excavations from 1855-1909 (100m)	pg 2	1	
Extractive Industries or Potential Excavations from 1893-1915 (100m)	pg 2	1	1
Extractive Industries or Potential Excavations from 1906-1937 (100m)	pg 2	1	1
Extractive Industries or Potential Excavations from 1924-1949 (100m)	pg 2	1	
Extractive Industries or Potential Excavations from 1950-1980 (100m)	pg 2	1	1
Subterranean Features (100m)			
<b>Historical Land Use Information (1:10,000)</b>			
Air Shafts			
Disturbed Ground			
General Quarrying			
Heap, unknown constituents			
Mineral Railway	pg 3		2
Mining & quarrying general			
Mining of coal & lignite			
Quarrying of sand & clay, operation of sand & gravel pits			
Former Marshes			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)			
<b>Ground Stability Data (1:50,000)</b>			
CBSCB Compensation District			n/a
Brine Pumping Related Features			
Brine Subsidence Solution Area			
Potential for Collapsible Ground Stability Hazards	pg 4	Yes	
Potential for Compressible Ground Stability Hazards	pg 4	Yes	
Potential for Ground Dissolution Stability Hazards	pg 4	Yes	
Potential for Landslide Ground Stability Hazards	pg 4	Yes	
Potential for Running Sand Ground Stability Hazards	pg 4	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 4	Yes	
Salt Mining Related Features			

Report Version v53.0



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p><b>Coal Mining Affected Areas</b></p> <p>Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.</p>	A13NE (SE)	0	1	459027 358614
	<p><b>Mining Instability</b></p> <p>Mining Evidence: Inconclusive Coal Mining                      Source: Ove Arup &amp; Partners                      Boundary Quality: As Supplied</p>	A13NE (SE)	0	2	459027 358614
	<p><b>Non Coal Mining Areas of Great Britain</b></p> <p>No Hazard</p>				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<b>Extractive Industries or Potential Excavations from 1855-1909</b> Use: Railway Embankment First Map Published 1885 Date: Last Map Published 1886 Date:	A13SW (SW)	0	-	458984 358559
2	<b>Extractive Industries or Potential Excavations from 1893-1915</b> Use: Railway Embankment First Map Published 1900 Date: Last Map Published 1900 Date:	A13SW (SW)	0	-	458986 358560
3	<b>Extractive Industries or Potential Excavations from 1893-1915</b> Use: Water Works (Mansfield Corporation) First Map Published 1900 Date: Last Map Published Not Applicable Date:	A13SW (W)	69	-	458809 358564
4	<b>Extractive Industries or Potential Excavations from 1906-1937</b> Use: Railway Embankment First Map Published 1915 Date: Last Map Published Not Applicable Date:	A13SW (SW)	0	-	458993 358567
5	<b>Extractive Industries or Potential Excavations from 1906-1937</b> Use: Water Works (Mansfield Corporation) First Map Published 1915 Date: Last Map Published Not Applicable Date:	A13SW (W)	70	-	458808 358563
6	<b>Extractive Industries or Potential Excavations from 1924-1949</b> Use: Railway Embankment First Map Published 1939 Date: Last Map Published Not Applicable Date:	A13SW (SW)	0	-	459000 358563
7	<b>Extractive Industries or Potential Excavations from 1950-1980</b> Use: Railway Embankment First Map Published 1960 Date: Last Map Published Not Applicable Date:	A13SW (SW)	0	-	458995 358567
8	<b>Extractive Industries or Potential Excavations from 1950-1980</b> Use: Unspecified Deposited Material First Map Published 1960 Date: Last Map Published N/A Date:	A13SW (W)	70	-	458788 358586

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	<b>Mineral Railway</b> Use: Not Supplied Date of Mapping: 1920 - 1955	A13NW (NW)	159	-	458809 358819
10	<b>Mineral Railway</b> Use: Not Supplied Date of Mapping: 1920 - 1989	A18SW (NW)	203	-	458875 358948

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>CBSCB Compensation District</b> The site does not fall within the brine compensation area.				
	<b>Brine Subsidence Solution Area</b> The site does not fall within the brine subsidence solution area.				
11	<b>Potential for Collapsible Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614
	<b>Potential for Compressible Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614
	<b>Potential for Ground Dissolution Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614
12	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614
13	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	3	459027 358614

The following mapping has been analysed for Historical Land Use Information (1:2,500):








1:2,500	Mapsheets	Published Date
Nottinghamshire	028_07	1885
Nottinghamshire	028_03	1886
Nottinghamshire	028_03	1899
Nottinghamshire	028_07	1900
Nottinghamshire	028_03	1915
Nottinghamshire	028_07	1915
Nottinghamshire	028_07	1939
Ordnance Survey Plan	SK5858	1960
Ordnance Survey Plan	SK5958	1960

The following mapping has been analysed for Historical Land Use Information (1:10,000):

1:10,560	Mapsheets	Published Date
Nottinghamshire	028_NE	1887
Nottinghamshire	028_NW	1887
Nottinghamshire	028_SW	1887
Nottinghamshire	028_SE	1891
Nottinghamshire	028_NE	1900
Nottinghamshire	028_NW	1900
Nottinghamshire	028_SE	1900
Nottinghamshire	028_SW	1900
Nottinghamshire	028_NE	1920
Nottinghamshire	028_NW	1920
Nottinghamshire	028_SE	1920
Nottinghamshire	028_SW	1920
Nottinghamshire	028_NE	1938
Nottinghamshire	028_NW	1938
Nottinghamshire	028_SW	1939
Ordnance Survey Plan	SK55NE	1955
Ordnance Survey Plan	SK65NW	1955
1:10,000	Mapsheets	Published Date
Ordnance Survey Plan	SK55NE	1989
Ordnance Survey Plan	SK65NW	1991

<b>Mining and Cavities Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>BGS Recorded Mineral Sites</b> British Geological Survey - National Geoscience Information Service	November 2020	Bi-Annually
<b>Coal Mining Affected Areas</b> The Coal Authority - Property Searches	March 2014	Annual Rolling Update
<b>Man Made Mining Cavities</b> Stantec UK Ltd	October 2020	Bi-Annually
<b>Mining Instability</b> Ove Arup & Partners	October 2000	Not Applicable
<b>Natural Cavities</b> Stantec UK Ltd	October 2020	Bi-Annually
<b>Non Coal Mining Areas of Great Britain</b> British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
<b>Historical Land Use Information (1:2,500)</b>	<b>Version</b>	<b>Update Cycle</b>
<b>Subterranean Features</b> Landmark Information Group Limited	February 2020	Bi-Annually
<b>Ground Stability Data (1:50,000)</b>	<b>Version</b>	<b>Update Cycle</b>
<b>CBSCB Compensation District</b> Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
<b>Potential for Collapsible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	April 2020	Annually
<b>Potential for Compressible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Ground Dissolution Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Landslide Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Running Sand Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	Annually
<b>Brine Subsidence Solution Area</b> Johnson Poole & Bloomer	January 2015	Annual Rolling Update

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	 <b>British Geological Survey</b> <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
The Coal Authority	 The Coal Authority
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	 wardell armstrong <i>your earth our world</i>
Johnson Poole & Bloomer	

Contact	Name and Address	Contact Details
1	<b>The Coal Authority - Property Searches</b> 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: <a href="mailto:groundstability@coal.gov.uk">groundstability@coal.gov.uk</a> Website: <a href="http://www2.groundstability.com">www2.groundstability.com</a>
2	<b>Ove Arup &amp; Partners</b> Central Square, Forth Street, Newcastle upon Tyne, Tyne and Wear, NE1 3PL	Telephone: 0191 261 6080 Fax: 0191 261 7879
3	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a> Website: <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>
-	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: <a href="mailto:customerservices@landmarkinfo.co.uk">customerservices@landmarkinfo.co.uk</a> Website: <a href="http://www.landmarkinfo.co.uk">www.landmarkinfo.co.uk</a>



458800

459000

459200

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## Historical Land Use Information (1:2,500)

### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

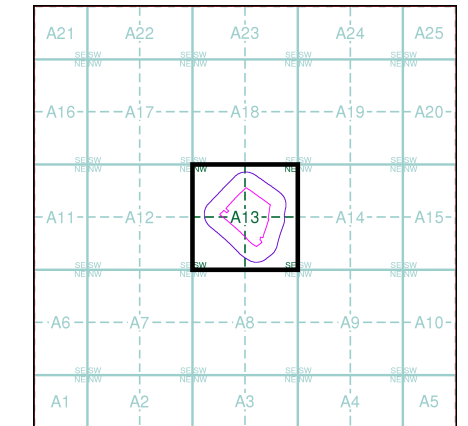
### Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	■
Extractive Industries Activity from 1893 - 1915	▲	—	■
Extractive Industries Activity from 1906 - 1937	▲	—	■
Extractive Industries Activity from 1924 - 1949	▲	—	■
Extractive Industries Activity from 1950 - 1980	▲	—	■

### Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	- - -	■

### Mining and Ground Stability - Segment A13



### Order Details

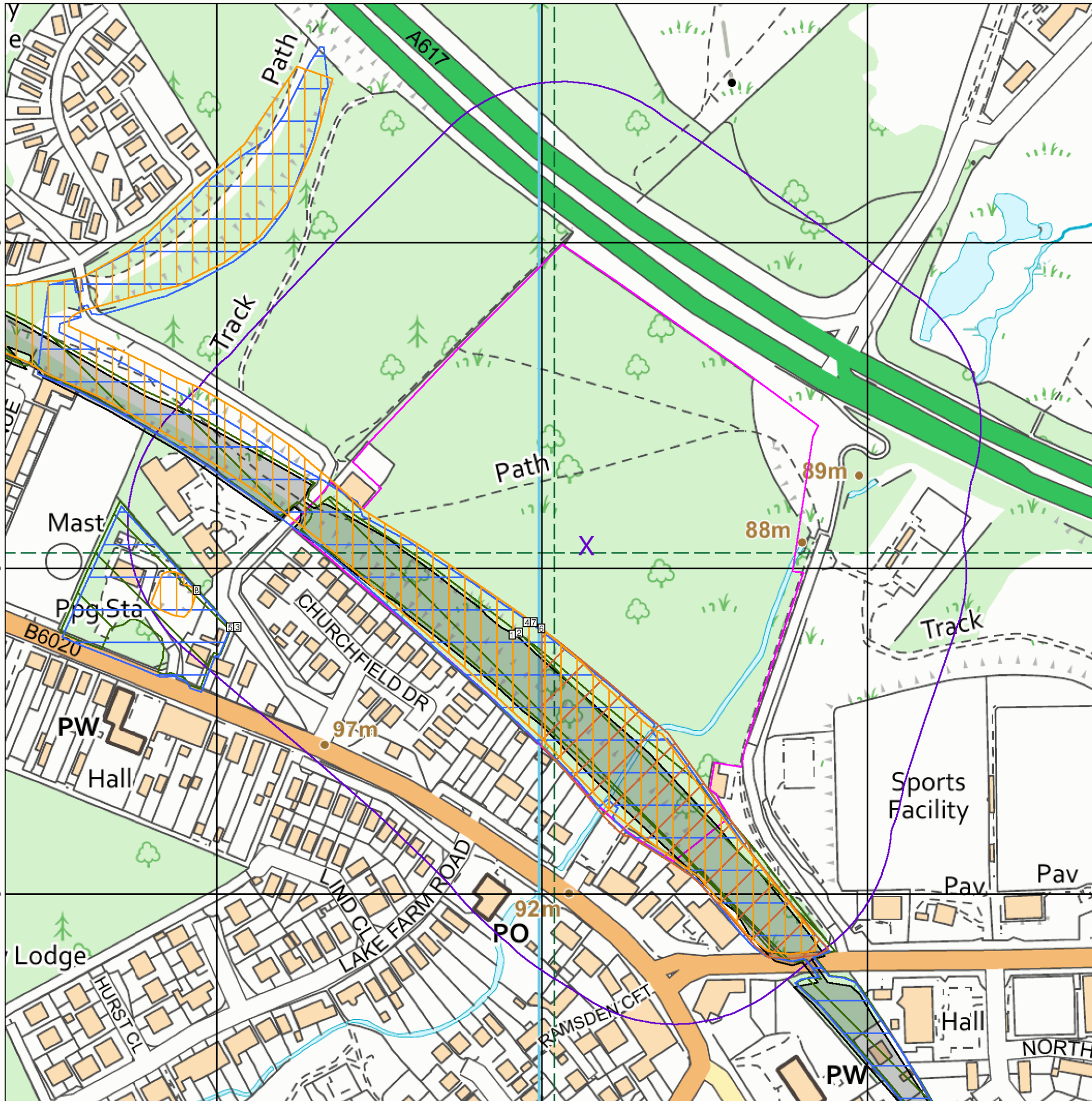
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Plot Buffer (m): 100

### Site Details

Land South of A617, Rainworth

**Landmark**  
 INFORMATION GROUP

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



## Historical Land Use Information (1:10,000)

### General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map ID
- Several of Type at Location

### Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

	Point	Line	Polygon
Air Shafts	<span style="color: cyan;">◆</span>	<span style="color: cyan;">—</span>	<span style="border: 1px solid cyan; width: 10px; height: 10px; display: inline-block;"></span>
Disturbed Ground	<span style="color: purple;">◆</span>	<span style="color: purple;">—</span>	<span style="border: 1px solid purple; width: 10px; height: 10px; display: inline-block;"></span>
General Quarrying	<span style="color: brown;">◆</span>	<span style="color: brown;">—</span>	<span style="border: 1px solid brown; width: 10px; height: 10px; display: inline-block;"></span>
Heap, unknown constituents	<span style="color: green;">◆</span>	<span style="color: green;">—</span>	<span style="border: 1px solid green; width: 10px; height: 10px; display: inline-block;"></span>
Mineral Railway	<span style="color: green;">◆</span>	<span style="color: green;">—</span>	<span style="border: 1px solid green; width: 10px; height: 10px; display: inline-block;"></span>
Mining and Quarrying General	<span style="color: red;">◆</span>	<span style="color: red;">—</span>	<span style="border: 1px solid red; width: 10px; height: 10px; display: inline-block;"></span>
Mining of Coal & Lignite	<span style="color: blue;">◆</span>	<span style="color: blue;">—</span>	<span style="border: 1px solid blue; width: 10px; height: 10px; display: inline-block;"></span>
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	<span style="color: orange;">◆</span>	<span style="color: orange;">—</span>	<span style="border: 1px solid orange; width: 10px; height: 10px; display: inline-block;"></span>

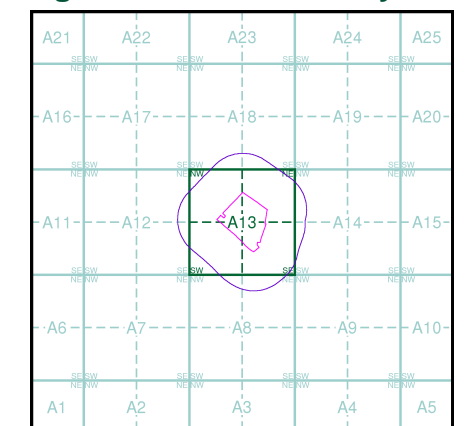
### Historical Land Use

	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	<span style="color: brown;">●</span>	<span style="color: brown;">- - -</span>	<span style="border: 1px dashed brown; width: 10px; height: 10px; display: inline-block;"></span>
Potentially Infilled Land (Water)	<span style="color: green;">●</span>	<span style="color: green;">- - -</span>	<span style="border: 1px dashed green; width: 10px; height: 10px; display: inline-block;"></span>
Former Marsh	<span style="color: blue;">✕</span>		

### Mining Data

- Potential Mining Area
- ▼ BGS Recorded Mineral Site

### Mining and Ground Stability - Slice A



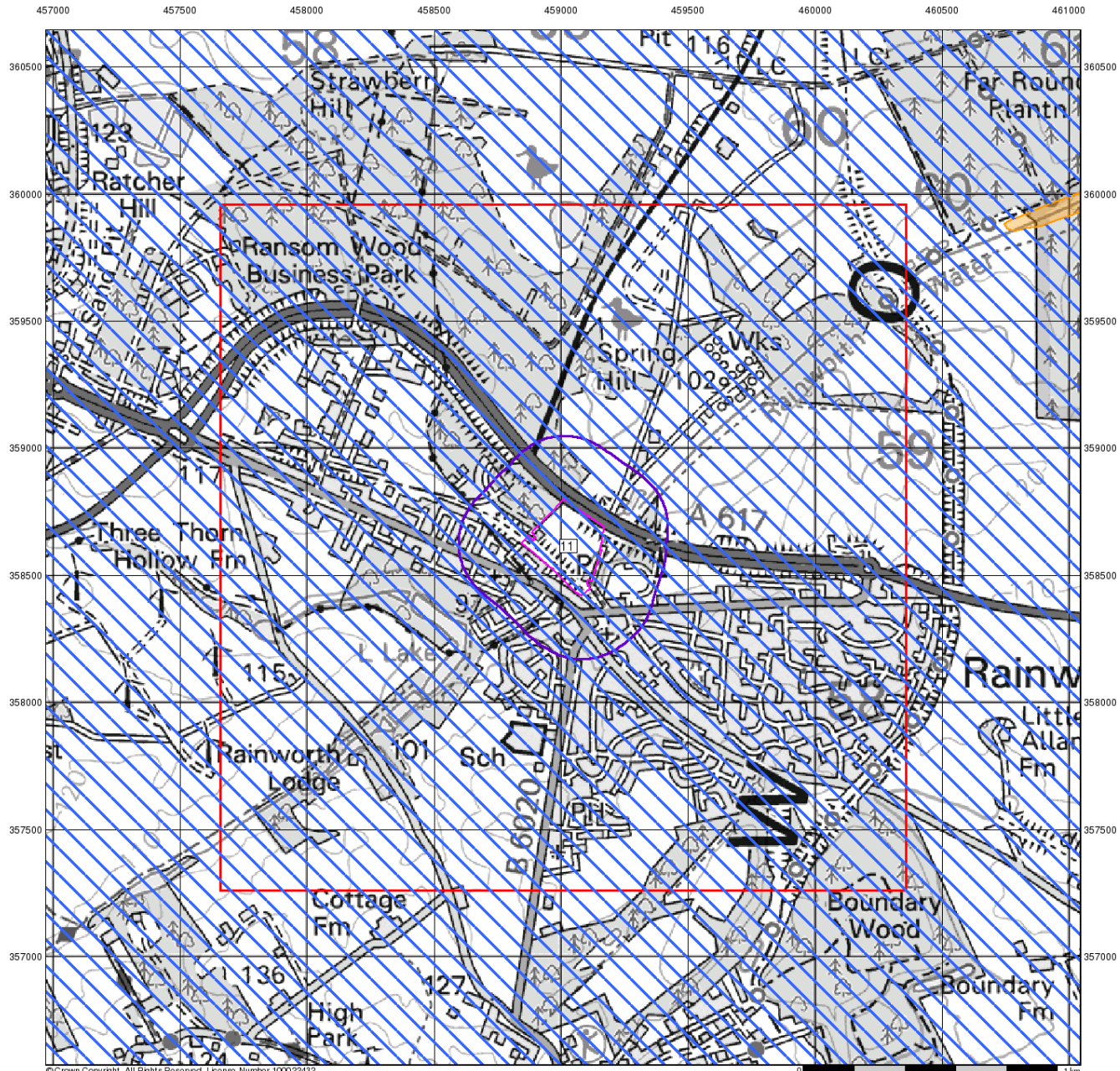
### Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth





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## Ground Stability Data (1:50,000)

### General

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

### Potential for Compressible Ground Stability Hazards

- High
- Low
- Moderate
- Very Low

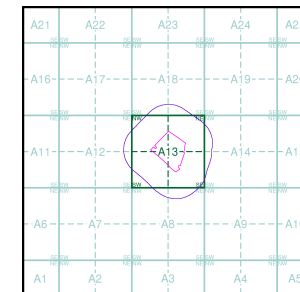
### Potential for Collapsible Ground Stability Hazards

- High
- Low
- Moderate
- Very Low

### Brine Pumping and Salt Mining

- |                               | Point | Polygon |
|-------------------------------|-------|---------|
| Brine Pumping Related Feature |       |         |
| Salt Mining Related Feature   |       |         |

### Mining and Ground Stability - Slice A



### Order Details

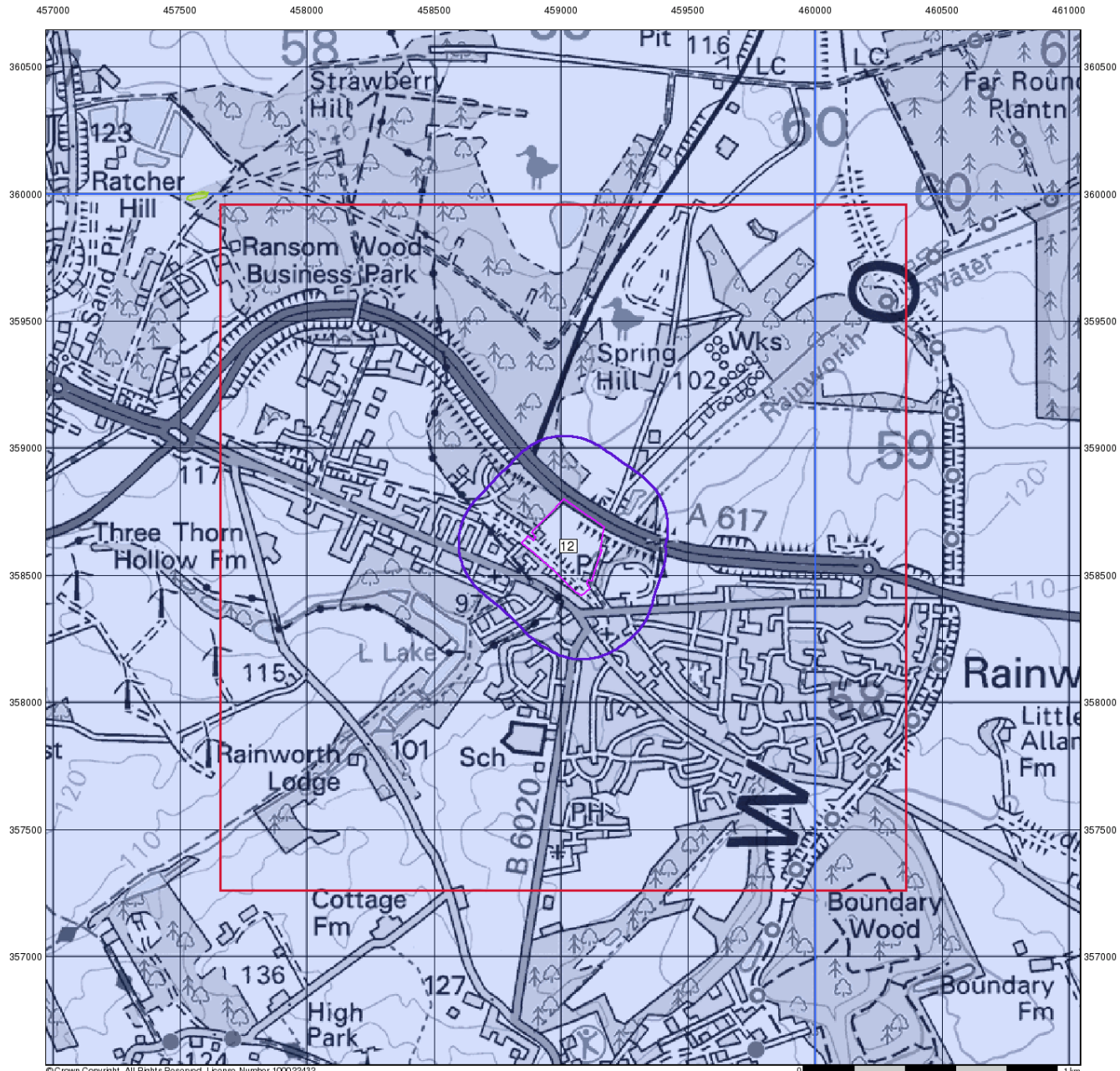
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth

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



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# Envirocheck®

● LANDMARK INFORMATION GROUP®

## Ground Stability Data (1:50,000)

### General

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

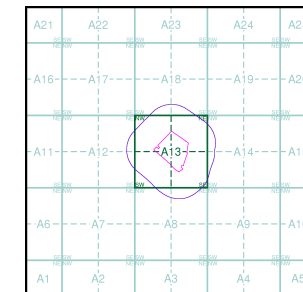
### Potential for Landslide Ground Stability Hazards

- High
- Low
- Moderate
- Very Low

### Potential for Ground Dissolution Stability Hazards

- High
- Low
- Moderate
- Very Low

### Mining and Ground Stability - Slice A



### Order Details

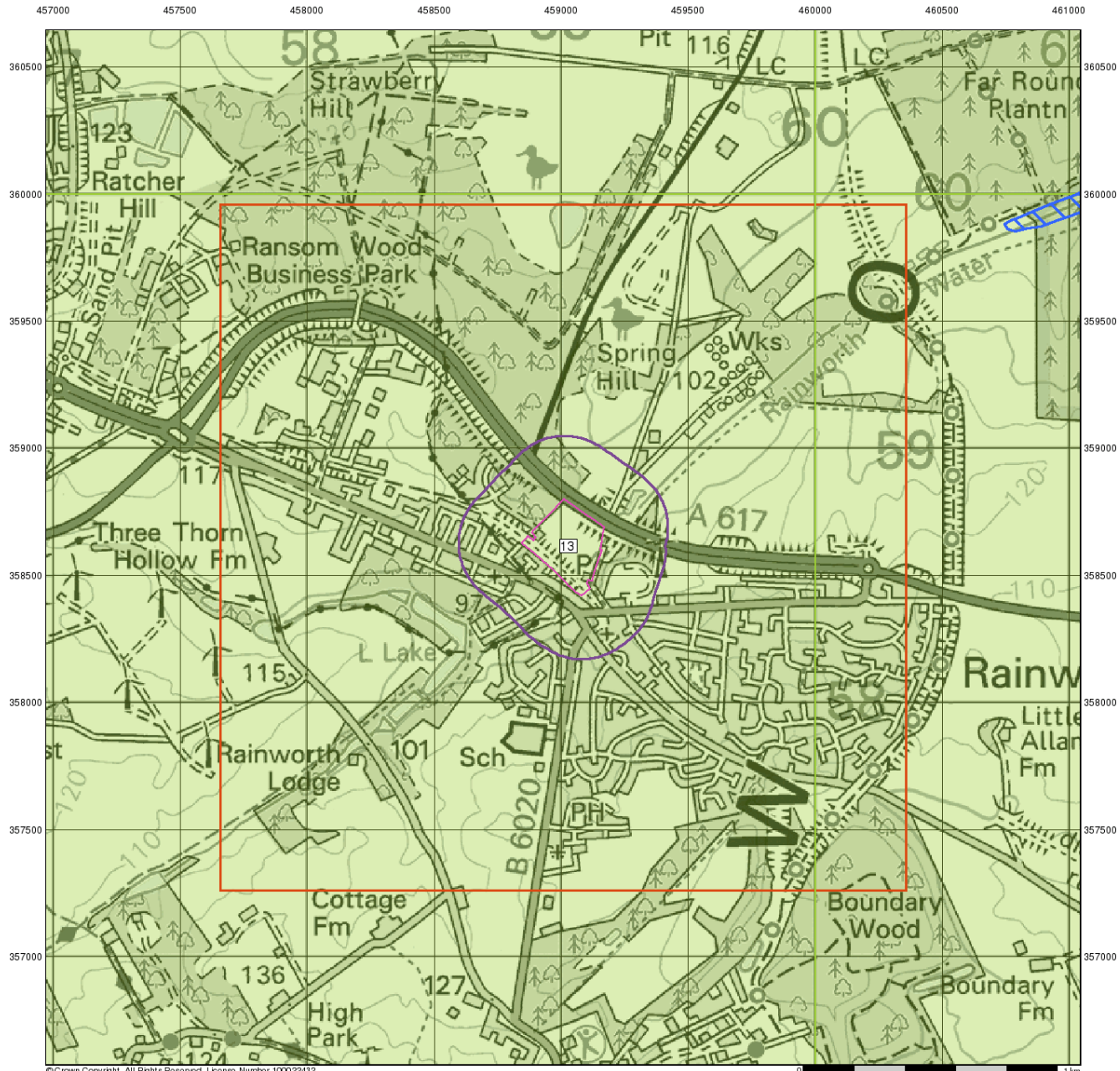
Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358610  
 Slice: A  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

### Site Details

Land South of A617, Rainworth

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### General

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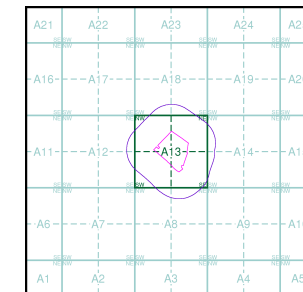
### Potential for Running Sand Ground Stability Hazards

-  High
-  Low
-  Moderate
-  Very Low

### Potential for Shrinking or Swelling Clay Ground Stability Hazards

-  High
-  Low
-  Moderate
-  Very Low

### Mining and Ground Stability - Slice A



### Order Details

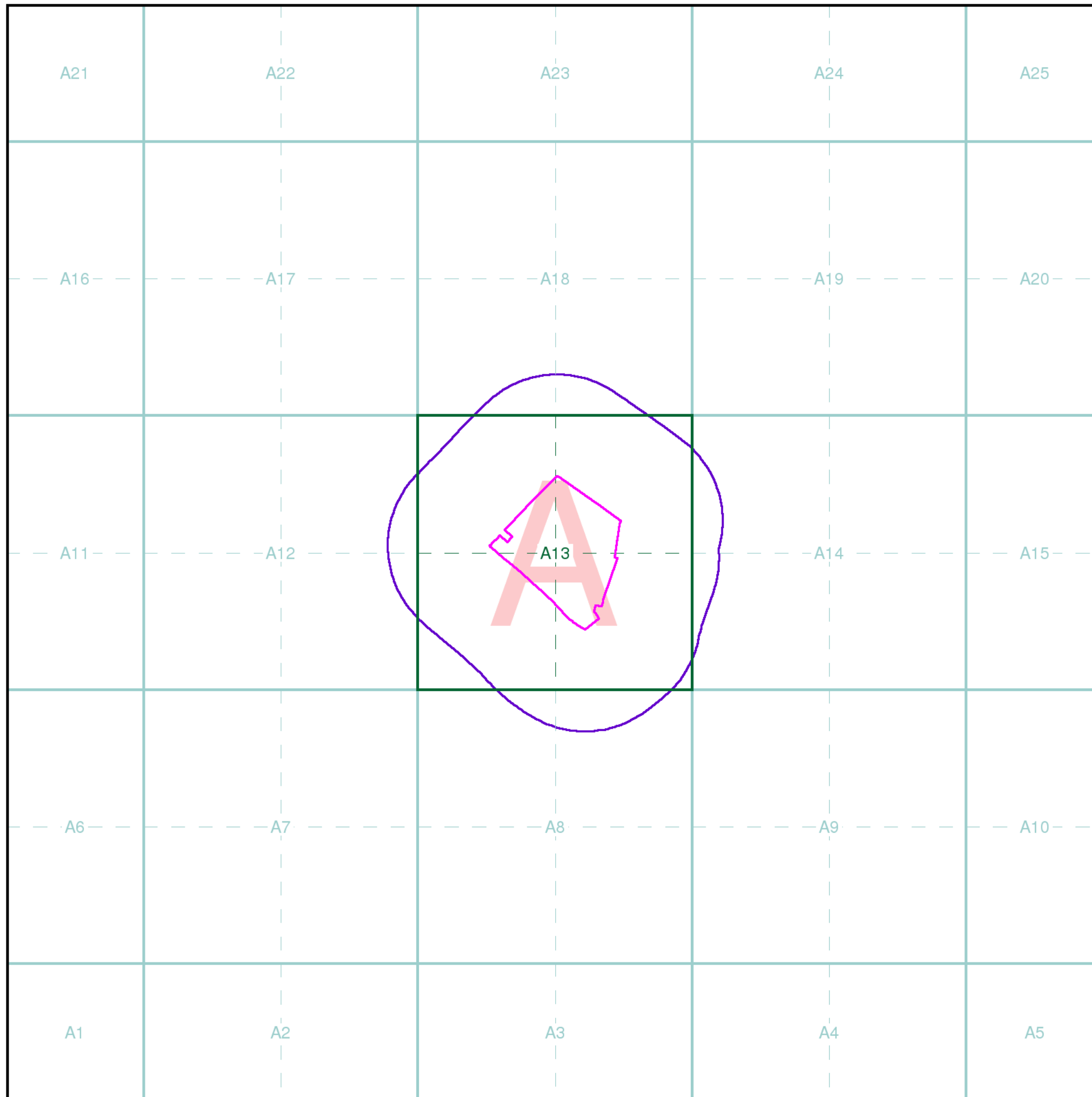
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## Index Map

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

Ms L Daniels, GeoDyne Ltd, Clarendon House, Clarendon Business Park, Clumber Avenue, Nottingham, NG5 1AH

## Order Details

Order Number: 269925584\_1\_1  
 Customer Ref: D40188  
 National Grid Reference: 459030, 358620  
 Site Area (Ha): 6.72  
 Search Buffer (m): 250

## Site Details

Land South of A617, Rainworth

Full Terms and Conditions can be found on the following link:  
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Project Number: 18-0494  
Project Title: Phase I Desk Study Report  
Location: Land South of A617, Rainworth  
BSP Document Ref: RAIN-BSP-ZZ-XX-RP-G-0001-P01\_Phase\_1\_Site\_Investigation



## **Appendix H**

Newark and Sherwood District Council Preapplication Enquiry

Jessica Herritty  
20 Park Lane Business Centre  
Park Lane  
Basford  
NG6 0DW

Telephone: 01636 655973  
Email: [Helen.Marriot@nsdc.info](mailto:Helen.Marriot@nsdc.info)  
Your ref: n/a  
Our ref: PREAPM/00248/20

SENT BY EMAIL TO  
[jessica@aspburyplanning.co.uk](mailto:jessica@aspburyplanning.co.uk)

9<sup>th</sup> November 2020

Dear Ms Herritty

**Application Ref:** PREAPM/00248/20  
**Proposal:** Residential Development  
**Site Address:** Land South Of A617, Rainworth

I refer to your pre-application enquiry relating to the above and received by the Local Planning Authority on 06.10.2020.

I have consulted relevant consultees and have made an assessment of the site against the current development plan taking account of any other material planning considerations. For the avoidance of doubt I can confirm that the following details were submitted for consideration with your request:

<b>Title</b>	<b>Dated / Ref.</b>
Pre App Form	06.10.2020
Pre-Application Planning, Design and Access Statement	JAH/ROMO/18/1567
Site Location Plan	1:2500
Proposed Site Access Arrangements Option A (signals)	0001 P03
Constraints and Opportunities Plan	3615-L-01 Rev A

**Description of Site and Surroundings**

The enquiry relates to a 6Ha (approx.) site located within the urban area of Rainworth. The majority of the site is greenfield and contains grass, trees and shrub land with informal pathways crossing through it. The southern part of the site is a designated Local Wildlife Site.



The site is located on the south side of the A617, undeveloped land is located to the west and land mainly used for recreation purposes is located to the east on the opposite side of Rufford Colliery Lane including a pentanque club and skate park. The land to the east and west are designated as Local Wildlife Sites. Residential properties and Rainworth District Centre are located to the south of the site.

The “*Rainworth Heath*” Site of Special Scientific Interest (SSSI) is located approximately 0.1km to the north of the site, whilst the “*Rainworth Lakes*” SSSI is located approximately 0.4km to the south of the site. The site is also located within the buffer zone area within which the need for the impact on the potential Sherwood Forest Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) needs to be considered.

A strip of land falling within Flood Zones 2 and 3 and containing a water body is located along the east edge of the site.

The site is allocated for employment development under Policy Ra/E/1 for B1, B2 and B8 uses in the Allocations and Development Management DPD (July 2013) (DPD).

The site visibly falls in gradient towards its centre with land rising towards the A1617, Rufford Colliery Lane and former railway embankment to the south.

### **Planning History**

07/00474/RMAM - Phase one commercial development comprising of two storey hybrid business units under approval notice 06/01030/OUTM – permission 08.11.2007

07/00196/RMAM - Proposed cut & fill earthworks to facilitate future site development of agricultural land (Re-submission) – permission 30.03.2007

06/01030/OUTM - Commercial development inclusive of access road infrastructure – permission 01.02.2007

74840312 - Removal of dismantled rail bank – refused 21.09.1984

95/51434/CMM - Removal of part of disused railway embankment – decision by County

95/51401/CMA - Construction of a by-pass road – decision by County

### **Description of the Proposal**

Your enquiry seeks a view on the likely acceptability of residential development on this site. No details relating to the proposed no. of dwellings or illustrative site layout plans have been submitted at this stage. New access would be created off the A617 to serve the development. Whilst Rufford Colliery Lane leads to the site, this is a private access outside the control of the Applicant.

The submitted Planning, Design and Access Statement confirms that the site was purchased and previously marketed for employment purposes however, the site constraints and the cost of delivering the necessary infrastructure to develop the site has not been viable or feasible. This is as a result of the topography and ecology on site, the inability to create large development platforms to allow the erection of employment buildings, combined with limited space to provide an internal road network, at an appropriate gradient, for large goods vehicles, or level outdoor storage. The

Statement further states that residential development could be designed around the constraints of the site and would be capable of delivering a suitable access from the A617.

## **Development Plan Policies and other Material Policy Considerations**

### **The Development Plan**

#### **NSDC Amended Core Strategy Adopted 2019**

- Spatial Policy 1 Settlement Hierarchy
- Spatial Policy 2 Spatial Distribution of Growth
- Spatial Policy 6 Infrastructure for Growth
- Spatial Policy 7 Sustainable Transport
- Spatial Policy 9 Selecting Appropriate Sites for Allocation
- Core Policy 1 Affordable Housing Provision
- Core Policy 3 Housing Mix, Type, and Density
- Core Policy 6 Shaping our Employment Profile
- Core Policy 9 Sustainable Design
- Core Policy 10 Climate Change
- Core Policy 12 Biodiversity and Green Infrastructure
- Policy MFAP1 Mansfield Fringe Area

#### **Allocations and Development Management Development Plan Document Adopted 2013**

- Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy
- Policy DM2 Development on Allocated Sites
- Policy DM3 Developer Contributions and Planning Obligations
- Policy DM5 Design
- Policy DM7 Biodiversity and Green Infrastructure
- Policy DM12 Presumption in Favour of Sustainable Development
- Policy Policy Ra/E/1 Rainworth Employment Site 1

### **Other Material Planning Considerations**

- National Planning Policy Framework 2019
- National Planning Practice Guidance
- Newark and Sherwood Affordable Housing SPD (June 2013)
- Newark and Sherwood Developer Contributions and Planning Obligations SPD (December 2013)
- Housing Market Needs Sub Area Report (2014)

The appraisal of the scheme takes into consideration the above planning policy framework and other material considerations.

### **Consultation Responses**

#### **Environment Agency:**

I sent a response through prior to seeing these supplementary documents which I have copied below. I would also like to add to my previous response that the constraints diagram indicates a disused railway line which runs across the centre of the site. Therefore adequate ground investigation should be undertaken to determine the potential for on site contaminants and, if discovered how these will be mitigated.

*Previous response prior to receiving the supplementary documentation.*

I am only able to offer a preliminary opinion at this stage however should the applicant require more detailed bespoke advice this will fall under our chargeable pre application advice service. I will cover this later in the email.

I have looked at the site and an ordinary watercourse (Rainworth Water) does run through the south eastern portion of the site. The flood map for planning confirms that a part of the red line boundary therefore lies within flood zones 2 and 3 respectively. However, the large majority of the land lies within flood zone 1. We would advise that the applicant avoids development within flood zones 2 and 3 where possible. I should point out as well that as this is an ordinary watercourse the EA do not hold hydraulic modelling for this watercourse.

The site also lies within a Source protection zone and therefore we would expect foul sewage drainage to be connected to the mains sewer which runs through the site. Very limited information has been provided for the application and therefore we are unaware of the previous use on this site and we are unable to assess whether any previous uses would be deemed medium or high polluting previous uses (activities such as mining, mineral extraction etc).

If the customer would like bespoke advice then this would fall under our chargeable pre application advice service. This service is charged at a rate of £100 + VAT per hour per person. This can take the form of a meeting (currently only offered via teleconference) or the review of draft documentation. If the customer would like to use this service we would please request that they contact [planning.trentside@environment-agency.gov.uk](mailto:planning.trentside@environment-agency.gov.uk) in the first instance.

**Natural England:** Natural England has reviewed the pre-application request that has been sent to us by your authority. As you may be aware, Natural England has introduced an improved service to provide discretionary advice related to planning proposals, supported by the introduction of charges – our Discretionary Advice Service (DAS).

Based on the consultation sent to Natural England by your authority and in accordance with Natural England's DAS requirements, Natural England can provide advice on the following areas:

*Designated sites - SSSIs/N2K*

Rainworth Heath SSSI contains some of the best remaining areas of wet and dry heath in Nottinghamshire and is representative of heathland in central and eastern England. The wet heath community is developed in association with a spring line that issues from pebble beds; this is surrounded by extensive areas of dry heath that support a diverse invertebrate fauna.

The proposed development has triggered the impact risk zone for Rainworth Heath SSSI. The proposed development has the potential to impact the SSSI through polluted discharge of foul and surface water. The full planning application must consider these impacts and propose appropriate mitigation, CIRIA's SuDS manual sets out how to design SuDS to treat surface water that could

impact ecologically sensitive receptors. Natural England expect confirmation from Severn Trent that the proposed foul sewer has capacity to accommodate the development.

The proposed development has the potential to impact both Rainworth Lakes SSSI and to a lesser extent Rainworth Heath SSSI through recreational disturbance. Natural England expect the potential impacts on both sites to be quantified and identified impacts to be mitigated.

#### *Other advice*

Although the site was allocated as an employment site it was not assessed as a residential site as part of the development of the local plan. Natural England is of the opinion that the proposal is not in accordance with the adopted local development plan/Site Allocations Development Plan Document.

#### *Biodiversity Net Gain*

Biodiversity net gain is a demonstrable gain in biodiversity assets as a result of a development project that may or may not cause biodiversity loss, but where the final output is an overall net gain. Net gain outcomes can be achieved both on and/or off the development site and should be embedded into the development process at the earliest stages.

The government is intending that it will mandate net gains for biodiversity on new developments in England to deliver an overall increase in biodiversity. Natural England therefore suggests that your authority may want to advise the applicant to follow the net gain approach and take the opportunity within this proposal to be an exemplar development which can demonstrate a net gain in biodiversity. The Biodiversity metric 2.0 (beta test version) is now available and includes a user guide, calculation tool and detailed technical supplement which can all be downloaded from:

<http://nepubprod.appspot.com/publication/5850908674228224>

The advantage of using a recognised metric to deliver net gain is that it provides a clear, transparent and evidence-based approach to assessing a project's biodiversity impacts that can assist with "de-risking" a development through the planning process and contribute to wider place-making.

#### *Additional Environmental Impacts/opportunities*

Natural England would like to highlight that the proposed development is in close proximity to Lowland Heathland and Lowland Dry Acid Grassland habitats. There is also the possibility that these habitats are present on the proposed site. Both of these habitats are listed as priority habitats of Principle Importance included in the England Biodiversity list published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Paragraph 174 b) of the NPPF states that plans should promote the conservation, restoration and enhancement of priority habitats. Natural England consider that the proposed site should be surveyed to identify areas that would be suitable for priority habitat retention and creation.

#### *Further information on Sherwood Forest pSPA:*

We note the proposed development is located in the Sherwood Forest area, in proximity to habitats identified as important for breeding nightjar and woodlark and therefore we refer you to Natural

England's Advice Note (March 2014) on this matter which provides more information and outlines Natural England's recommended 'risk based approach'.

In view of the current situation we would encourage the Authority to ensure the information provided in support of the application is sufficient for you to assess the likelihood of potential impacts arising from the development on the breeding nightjar and woodlark population and has addressed the potential direct, indirect and cumulative impacts which may include, but may not be limited to, the following;

- disturbance to breeding birds from people, their pets and traffic
- loss, fragmentation and/or damage to breeding and/or feeding habitat
- bird mortality arising from domestic pets and/or predatory mammals and birds
- bird mortality arising from road traffic and/or wind turbines
- pollution and/or nutrient enrichment of breeding habitats

As part of a risk-based approach, we would also suggest your Authority consider the use of appropriate mitigation and/or avoidance measures to reduce the likelihood of significant impacts which might adversely affect breeding nightjar and woodlark populations occurring.

If the developer requires substantive pre-application advice in addition to that provided above, Natural England advises that the applicant/developer consults Natural England directly, so that they have the opportunity to express an interest in using DAS.

The first step is for the developer to fill out a simple form, so we can register their interest, and make sure they have the right adviser for their case. Please visit our website (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/das/default.aspx>) for more information and a downloadable request form here.

**NCC Highways Officer:** The principle of access to the A617 has previously been considered and accepted, but this was for proposed employment uses on this site (NSDC Allocation Site Ra/E/1). This was based on the understanding that traffic associated with an employment site would likely involve many commercial vehicles, including HGVs. These vehicles would be better suited being served directly from the strategic road network rather than from the village centre. However, the current submission proposes a residential development rather than employment and so the same assumptions about access from the A617 cannot be made. If the application site is to be developed for residential purposes then it needs to be properly accessed from the existing community and include cycling, walking and public transport links in the interests of promoting sustainable travel choices. A standalone residential development served only from the A617 is not acceptable to the Highway Authority.

It would appear that the site has no frontage on to the public highway other than the A617, so it is difficult to see how suitable access arrangements may be secured.

Notwithstanding the above, the submitted A617 junction detail has not been fully assessed since it's layout and configuration will depend on traffic generation and other factors that are currently not available.

In conclusion, it is considered that the Authority would raise objection should a similar formal application be made proposing a residential development served solely from the A617.

Whilst these comments are intended to be helpful, they cannot be held as binding on any future consideration or decision made by this Authority and/or the Local Planning Authority.

**NCC Lead Local Flood Authority** – Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the pre-app advice application which was received on the 09 Oct 2020. No specific information has been submitted with regards to drainage for this pre-app enquiry, we have made some general comments on the information that we would expect see when the application is submitted for planning approval.

Given the proposed scale of the development to satisfy the National Planning Policy Framework (NPPF) further details would need to be submitted to support this application. Paragraph 163 fn.50 of the NPPF requires that applications in Flood Zone 2, 3 and in Flood Zone 1 over 1 hectare should be accompanied by a site-specific flood risk assessment, reviewing the potential flood risks to the development from all sources. An FRA is vital if the local planning authority is to make an informed planning decision.

As LLFA we also require details of the proposed surface water drainage strategy for the development. Paragraph 165 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The LLFA advise that any proposed drainage strategy should be in accordance with CIRIA C753 and current best practice guidance. Any FRA or drainage strategy should include following information:

- Provide evidence of a proven outfall from site in accordance with the drainage hierarchy the follows options should be considered, in order of preference; infiltration, discharge to watercourse, discharge to surface water sewer or discharge to combined sewer.
- Justification should be provided for the use or not of infiltration, including the results of soakaway testing, in accordance with BRE 365.
- The maximum discharge should be set to the QBar Greenfield run-off rate for the positively drained area of development.
- The site drainage system should cater for all rainfall events up to and including the 1 in 100-year event including a 40% allowance for climate change.
- For all exceedance to be contained within the site boundary without flooding any properties in a 1 in 100year+CC storm.
- SuDS systems should be incorporated into the surface water management scheme for the site, preference should be given to above ground SuDS which provide multi-functional benefits.
- Details of who will manage and maintain all drainage features for the lifetime of the development will be required prior to construction.

This is only a brief outline of the minimum information we would be expecting to see and not an exhaustive list. Any proposed site layout must not encroach on areas at risk of flooding and should ensure that new properties are not put at risk of flooding nor should the development increase the risk of flooding elsewhere.

#### *Informative*

1. SuDS involve a range of techniques and SuDS methods can be implements on all sites. SuDS are a requirement for all major development as set out within paragraph 165 of the NPPF.

2. The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
3. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

## **NCC Planning Policy –**

### *County Planning Context*

Strategic Highways - The proposed application site is situated adjacent to the A617 Rainworth Bypass and the applicant has shown how the site could be served from a fourth arm to the existing traffic signal controlled junction mid-way along the Bypass. The principle of access to the A617 has previously been considered and approved in principle, but this was for proposed employment uses on this site and on the understanding that traffic associated with an employment site would likely involve many commercial vehicles, including HGVs. These vehicles would be better suited to be served directly from the strategic road network rather than from the village centre. However the applicant is now promoting a residential development rather than employment and so the same assumptions about access from the Rainworth bypass will need to be reconsidered. If the application site is to be developed for residential purposes then it needs to be properly accessed from the existing community such that cycling, walking and public transport trips are maximised, i.e. in the interests of promoting sustainable travel choices. A standalone residential development served only from the A617 is not likely to be acceptable to the local highway authority.

The applicant will need to consider these matters further in discussion with the County Council's highway development control officers.

Rights of Way - Via have checked the definitive map for the Rainworth area and can confirm no public rights of way are recorded over the proposed development site. This does not preclude unrecorded public rights being proven to exist at a later date. However, there is evidence of use on the proposed site that indicates a number of desire lines. Although these are unrecorded routes the applicant is advised that they either incorporate the routes into the design informally or seek to divert/extinguish them through the provisions of the Town and Country Planning Act 1990. This would mitigate the risk of objections or claiming the routes as public rights of way at a later date.

### *Developer Contributions*

The following sets out the Planning Obligations that are being sought by Nottinghamshire County Council to mitigate the impact of the above development. Further information about the County Council's approach to planning obligations can be found in its Planning Obligations Strategy which can be viewed at <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>. If the Council has any queries regarding this request, please contact William Lawrence, the County Council's Developer Contributions Practitioner, on 0115 804 2738 or email [william.lawrence@nottscc.gov.uk](mailto:william.lawrence@nottscc.gov.uk)

### Transport and Travel

- **Bus Service Support**

The village of Rainworth is served by Stagecoach 27, 28 and 29 and trentbarton Service 141 with daily links to Newark, Mansfield, Sutton, Hucknall and Nottingham. The Planning, Design and Access Statement refers to the provision of suitable pedestrian access between the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application. Pedestrian access should consider access to the current nearest bus stops to achieve the walk access standard set out in the Council's Highway Design Guide.

The provision of detailed plans including details of access to bus stops and information about the scale of development will assist with determining the need for additional bus service capacity or enhancements to accommodate the demand from the site.

Transport & Travel Services will review their response upon receipt of information about access arrangements and the scale of proposed development.

- **Bus Stop Infrastructure**

The pre-application request for advice does not specify the number of dwellings proposed, or details of pedestrian access to the site for residents to access the village centre. It is therefore not possible to provide detailed comments about bus stop infrastructure provision and any improvements required to make the development acceptable in planning terms.

Transport & Travel Services require new bus stop infrastructure to be installed close to or within the development through Section 38 and Section 278 agreements where appropriate. This should meet the standard set out in the Council's Public Transport Planning Obligations Funding Guidance for Prospective Developers, including any of the following features as required at all relevant bus stops: Bus stop pole including flag; bus shelter; solar lighting in bus shelter; raised kerbs; real time displays and associated electrical connections; bus stop clearway; lowered access kerbs; additional hard stand (if required).

Where bus access into the development is necessary, Transport & Travel Services request that the proposed highway widths, vehicle tracking and bus stop locations, including accessibility isochrones meeting Nottinghamshire Design Guidelines are marked on all relevant plans. Any new bus stop locations will be subject to Highway Safety approval. The Council specification for bus stop facilities should be complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP) where appropriate.

The provision of detailed bus stop locations and facilities will mean that this information is in the public domain for comment from adjacent properties / prospective buyers, and therefore avoiding objections from residents about the location for new bus stop infrastructure.

Transport & Travel Services request that both bus service support and bus stop infrastructure are introduced throughout the build-out phases of the development to allow residents to access public transport as early as possible to help increase sustainability and reduce the use of the private car.

- **Sustainable Travel**

The Travel Plan should include reference to a suitable target for public transport modal share to achieve an uplift in the target share for this site. Free introductory bus travel should be made available to residents of the development to encourage usage of public transport, which should be set out in the Travel Plan.



## Education

At this stage it is not known how many dwellings would be delivered therefore it is not possible to calculate how many pupils would be generated by the proposed development. However, where there is forecasted to be insufficient places within the pupil planning area to accommodate the additional pupils arising from the development, the County Council will seek a contribution based on the following formula: pupil product x number of dwellings proposed x cost per place. Please refer to the Council's Planning Obligation Strategy for further details.

Requests for education contributions will only be made for developments of 10 dwellings and above. Where a development is solely for apartments, the contribution will be discounted for the one bed unit element of the scheme.

A full response will be provided if the site progresses to a detailed planning application.

## *Conclusion*

These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

**NSDC Environmental Health** – I refer to the above application and have the following comments to make in relation to noise, dust and potential lighting nuisance. The Construction management plan should cover most matters during the construction phase, however I have highlighted some for consideration as proposed conditions.

Noise - A noise assessment to BS8233 would be required. The noise assessment should also model in a baseline survey for noise associated with the nearby leisure facilities.

Construction - A suitable construction management plan (construction method statement) should be provided taking into account the following:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of oils, fuels, chemicals, plant and materials used in constructing the development
- The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing
- Wheel-wash washing facilities and road-cleaning arrangements
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from site preparation and construction works
- Measures for the protection of the natural environment
- Hours of work on site, including deliveries and removal of materials
- Full details of any piling technique to be employed, if relevant
- Location of temporary buildings and associated generators, compounds, structures and enclosures, and
- Routeing of construction traffic.

Restriction on hours of operation - The hours of operation on site should be limited to Monday to Friday 08:00 to 18.00hrs, 08:00 to 13.00hrs Saturday and no works on site on Sundays/Bank Holidays.

Hours of delivery - No deliveries shall be received or dispatched from the site outside the hours of Monday to Friday 08:00 to 18.00hrs, Saturday 08.00 to 13.00 hrs nor at any time on Sundays and Bank Holidays.

Limit hours of operation of machinery - No piling to be undertaken or vibrating rollers to be used on site Saturday, no works Sundays or Bank Holidays. The local Authority should be notified of any Piling technique to be employed on site in advance.

Dust - The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site and all access and egress roads has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Lighting impact - A lighting survey should be undertaken to assess the impact of flood lighting from the nearby leisure facilities of the proposed development.

**NSDC Contaminated Land Officer** - Historic mapping shows the presence of a former mineral railway which crosses the application site. Railway land is a potentially contaminative use and I would therefore recommend the use of the full phased contamination condition.

Furthermore, the application site is in close proximity to the A617 and I would expect the air quality impact of this busy road on the application site to be assessed as part of the application. In addition I would expect the impact of the site itself on air quality to be considered, both during construction and post development.

*All other consultees would be consulted at the formal planning application stage.*

## **Appraisal**

### **Principle of Development**

The Council can robustly demonstrate that it has a 5 year housing land supply and that for the purposes of decision making the Development Plan is up to date.

The proposal site is located in Rainworth, a Service Centre, allocated for development in the Amended Core Strategy (adopted 2019) under Spatial Policy 1 and Spatial Policy 2. The site is allocated for employment under policy Ra/E/1 of the Allocations & Development Management DPD for B1, B2 and B8 purposes. The policy contains a number of criteria which apply to the proposed development of the site and these have been considered and discussed as part of the Design and Access Statement (DAS) submitted and include:

- The provision of suitable vehicular access from the A617 Rainworth bypass as part of the design and layout of any planning application;
- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3;
- The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;

- The positive management of surface water through the design and layout of development to ensure that there is not detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The incorporation of satisfactory buffer landscaping to minimize the impact of development on SINC's which are located both within and adjoining the site; and
- The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures.

The fundamental policy issues in this instance relate to the acceptability of the site for residential as opposed to employment use and the access provisions. I note the comments made with regard to the interest in the site for employment development being unable to stack up financially and this would need to be more formally evidenced if any application for alternative development use is forthcoming (through the submission of viability and marketing evidence).

Core Policy 6 of the Amended Core Strategy - Shaping our Employment Profile sets out in the final bullet point that by respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making. Where it can be demonstrated to the satisfaction of the Local Planning Authority that there is no reasonable prospect of the site being developed for employment purposes alternative uses may be considered where other benefits to the local area would be forthcoming.

The submitted Planning, Design and Access Statement indicates that residential development would help to meet the need for 77 dwellings which remained at the end of March 2017. It should be noted that the updated position for Rainworth at the end of March 2020 is that dwellings completed and committed now exceed the target for Rainworth and part of allocation Ra/Ho/2 remains and could accommodate in the region of 95 additional dwellings in the future. However, the fact that the minimum requirement has been met would not be fatal to any proposals for additional supply where it is sustainably located and appropriately designed and complied with all other policy requirements, particularly in respect to the provision of affordable housing.

As such, the proposal if submitted would represent a departure from the Development Plan and most of the criteria listed under Policy Ra/E/1 may still be relevant to the consideration of an alternative residential development. It is important that the detail of the proposal is also able to satisfy the relevant aspects of the District's development plan. As such, the principle of development might be considered acceptable in principle subject to the loss of employment land being formally evidenced and an assessment of all relevant site-specific considerations as set out in more detail below.

### Housing Mix

Core Policy 1 requires 30% of new housing development on qualifying sites to be affordable housing. It also notes that the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme can also be considered. In this case any scheme would need to be able to provide the full affordable housing requirements to provide alternative benefit to the local area. Further requirements in relation to developer contributions is also set out in the relevant section below.

Core Policy 3 provides that development densities should normally be no lower than 30 dwellings per hectare net and also states that the LPA will seek to secure new housing which adequately addresses the housing need of the district, namely family housing of 3 bedrooms or more, smaller houses of 2 bedrooms or less and housing for the elderly and disabled population. It goes on to say that the LPA will secure an appropriate mix of housing types to reflect the local housing need.

The Government has published 'Technical housing standards – nationally described space standard' in March 2015. This document deals with internal space within new dwellings and is suitable for applications across all tenures. However the National Planning Policy Guidance (online tool) is clear in stating that if an LPA "*wishes to require an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standard.*" In the case of NSDC we have not adopted the national space standards and thus the guidance is that one should not require them for decision making. However, it is advised that you do aim to meet these standards.

It is not currently known what the proposed housing quantum, mix and tenure would be. If the enquiry is progressed to a planning application stage, I would advise you to liaise directly with the Council's Strategic Housing Officer with regards to an appropriate housing mix to meet identified needs in the area of this site.

#### Impact on Visual Amenity

Core Policy 9 requires new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment. Policy DM5 requires the local distinctiveness of the District's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

I note that you intend to submit an outline planning application and the detailed scale, design, landscape and layout are matters that you are likely want to be considered at the reserved matters stage. However, I would still need to be convinced with the submission of an Illustrative Masterplan that development is considered acceptable in visual amenity terms can be achieved at the outline planning stage. The submission of illustrative street scene plans is recommended.

Other than the undeveloped area, the site is predominantly located near to 20<sup>th</sup> century development and there is a variety and intensity of modern housing and community related development in the vicinity. I would advise you to ensure any key views into the site resulting from the varying levels of the land are fully considered. Optimising the use of existing vegetation that currently screens the site is encouraged.

It is advised that further pre application advice is sought in relation to a proposed illustrative layout prior to the submission of the planning application.

#### Impact on Biodiversity

Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced.

I consider the bullet point under policy Ra/E/1 which relates to 'The incorporation of satisfactory buffer landscaping to minimize the impact of development on SINC's which are located both within and adjoining the site' to relevant to the consideration of an alternative residential development'.

I note your intention to undertake a preliminary ecological survey (and additional recommended surveys if required). All the recommended survey would need to be completed prior to the determination of the outline planning application. The surveys and proposed mitigation measures should also take into account the impact of the proposal upon designated sites referred to above including the nearby SSSIs, pSPA and Local Wildlife sites, through appropriate buffer landscaping and retention of existing natural features where possible.

The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. Please refer to <https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems> for further advice in this regard.

### Impact on Residential Amenity

Policy DM5 requires development to be acceptable in terms of not having a detrimental impact on residential amenity both in terms of existing and future occupiers. The NPPF promotes ‘an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’.

I agree that the development of the site for residential is less likely to result in any adverse impacts upon any existing residential properties to the south of the site. I would however still need to be convinced at the outline stage that the proposed quantum of development proposed would be acceptable in residential amenity terms.

The application site is located in a mixed-use area with recreation uses to the east, vehicle repairs garage to locate to the west, town centre to the south and A617 to the north. As such, the Environmental Health Officer has advised the submission of a noise, air quality and lighting impact report (see Consultations section above for full comments) to ensure that the proposed residents would have acceptable living conditions.

It is advised that further pre application advice is sought in relation to the acceptability of a proposed illustrative layout/results of these surveys prior to the submission of the planning application.

### Highway Matters

Spatial Policy 7 indicates that development proposals should be appropriate for the highway network in terms of the volume and nature of traffic generated and ensure the safety, convenience and free flow of traffic using the highway are not adversely affected; and that appropriate parking provision is provided. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

I consider the bullet point under policy Ra/E/1 which relates to ‘The provision of suitable vehicular access from the A617 Rainworth bypass as part of the design and layout of any planning application’ and ‘The provision of suitable pedestrian access from the site to the village taking account of known flood risk constraints as part of the design and layout of any planning application’ to be relevant to the consideration of an alternative residential development.

However, in relation to the provision of the access from the A617, this was considered appropriate for an employment use as routing of additional HGVs through the settlement would not have been appropriate. However, if the proposal changes to a residential scheme it is important that any development should be capable of being fully integrated into the settlement. Although I note that pedestrian and cycle routes are proposed as part of any development, the lack of vehicular access directly into Rainworth would result in a development that would lack integration and feel physically separate. This would not create a sustainable and socially cohesive development. I note that the site owners currently only have a right of access over the private road that links the site with the rest of the village. Unless a second vehicular access linking directly into the existing services and facilities within Rainworth can be provided, I do not think that a residential development could be supported as it would not be considered sustainable.

The comments of the Highways Officer are set out in full in the 'Consultations' section and they agree with this view. The technical highways safety aspect of any proposed access also requires further consideration.

The Council are currently preparing a Parking and Design SPD for new residential developments which will identify minimum parking standards (for both car and cycle parking) and expected design standards for parking spaces to support Spatial Policy 7. This will likely be adopted prior to the submission of any planning application and I would advise you to have regard to its requirements as the scheme progresses.

Overall, there are issues with the proposed access currently proposed which would require addressing prior to the submission of a planning application.

#### Impact on Flood Risk

Core Policy 10 of the Amended Core Strategy DPD requires development to be adequately drained and Policy DM5 Allocations & Development Management DPD relates to flood risk and water management. The majority of the site lies in Flood Zone 1 with small part of the east periphery of the site lying within Flood Zones 2/3 as it contains a watercourse.

I consider the following bullet points under policy Ra/E/1 to be relevant to the consideration of an alternative residential development:

- No flood sensitive development should take place in areas identified as being within Flood Zones 2 and 3;
- Provision of a drainage strategy as part of any planning application to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site;
- The positive management of surface water through the design and layout of development to ensure that there is not detrimental impact in run-off into surrounding residential areas or the existing drainage regime;
- Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;

Government guidance states that the sequential test does not need to be applied for individual developments on sites, which have been allocated in development plans. However, as a departure from the allocated use, consideration will need to be given to the need to apply the sequential test

if any parts of the development are located in Flood Zone 2/3. The vehicular access issues set out above may result in a situation whereby an alternative acceptable access may need to pass through the Flood Zone 2/3 area and the sequential test would be required. The area to apply the Sequential Test across would need to be defined by local circumstances relating to the catchment area for the type of development proposed.

It would also be important to ensure that the proposed development would not result in increased flood risk through the submission of a Flood Risk Assessment including a drainage strategy. This would need to take on board the comments received from the Environment Agency and the Lead Local Flood Authority's set out in full in the Consultations section above.

### Contaminated Land

Policy DM10 of the DPD states that where a site is highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development.

I consider the bullet point under policy Ra/E/1 which relates to 'The investigation of the potential impact arising from the legacy of former coal mining activities within Rainworth and the implementation of any necessary mitigation measures' to be relevant to the consideration of an alternative residential development.

The comments of the Environmental Health Officer and Environment Agency in this regard are set out in the Consultation section above and request a contaminated land survey for the site. This would ensure the site is suitable for its new use in accordance with the requirements of Policy DM10 of the DPD.

### Developer Contributions

Spatial Policy 6 'Infrastructure for Growth' and Policy DM3 'Developer Contributions and Planning Obligations' set out the approach for delivering the infrastructure necessary to support growth.

The Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) provides additional detail on the Council's policy for securing planning obligations from new developments and how this operates alongside the Community Infrastructure Levy (CIL). The main areas for which development contributions are sought are considered below:

#### *Affordable Housing*

The Council's Core Strategy (2019), Affordable Housing SPD (June 2013) and Developer Contributions and Planning Obligations SPD (2013) seek to secure the provision of 30% on site affordable housing where the thresholds are met.

#### *Community Facilities*

The SPD outlines that for a development of this size, a contribution towards community facilities would be expected. Community Facilities can include numerous types of development including village halls; areas for sport and activity; buildings for worship or buildings for leisure and cultural activity.

The SPD sets out a formula which equates to a contribution of £1,384.07 per dwelling plus indexation.

### *Open Space*

The SPD states that the scheme, at its maximum quantum, would need to provide for open space in the form of provision for children and young people (18m<sup>2</sup> per dwelling), amenity green space (14.4m<sup>2</sup> per dwelling), outdoor sports facilities (52.8m<sup>2</sup> / dwelling) and natural and semi natural green space. The SPD also sets out the cost per dwelling where a commuted sum is required as well as the potential maintenance costs that would need to be agreed as part of any legal agreement if a shortfall in the required provision is proposed. The alternative would be to provide all open space on site with a maintenance company.

### Education

In respect of education, the County Council has confirmed that they would seek a primary education contribution (see Consultation section above).

### Libraries

The Developer Contributions SPD sets out that residential developments of 50 dwellings or more may trigger the need for a contribution towards libraries based on need.

### Transport

The Developer Contributions SPD sets out that residential developments of 65 dwellings or more may trigger the need for a contribution towards integrated transport contributions. In this case, the County Council is likely to request contributions to bus service and bus stop improvements. (see Consultation section above).

### Health

The Developer Contributions SPD sets out that residential developments of 65 dwellings or more may trigger the need for a contribution towards health or whereby a lesser quantum of development places an increased burden on the existing infrastructure that can be properly justified; for example when existing doctor's surgeries are already full to capacity in the locality.

### Viability

Should the required level of contributions render the cost of the development short of the figure you consider to be viable to enable the delivery of the development, it would be expected that a viability assessment be submitted with the application. Reduced contributions would only be accepted through the submission of a viability assessment that would need to be independently reviewed at the applicant's expense. Even if the viability appraisal indicates that the proposal cannot afford the required level of contributions, there is a tipping point at which no or reduced contributions would render the whole scheme unsustainable. Given the proposal would represent a departure from the development plan, it is likely that reduced levels of contributions would be a factor that weighs heavily against the ability to support a development which has a starting point of being contrary to the Development Plan.



## Environmental Impact Assessment

The proposed development would be classed as a Schedule 2 development under the Environmental Impact Assessment Regulations. As such, a screening opinion will be required. Please see <https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects> for further advice.

## Community Infrastructure Levy

Residential development of this site may be CIL liable. Please refer to the Councils website for further details.

## Submission Requirements

An application for full planning permission would need to be accompanied by:

- Application Forms and Certificates
- Full suite of plans to include location plan, existing and proposed illustrative site plans (showing full access) and illustrative parameter plans including heights, quantum of development, housing mix and landscaping.
- Indicative Street Scene Plans
- Details of access
- Tree/hedgerow Survey and Arboricultural Impact/Method Statement with Constraints Plan
- Flood Risk Assessment
- Drainage Strategy/Plan
- Design and Access Statement
- Transport Assessment
- Draft Travel Plan
- Phase 1 Habitat Survey including all required additional further/emergence surveys for any protected species with potential on the site
- Noise, Lighting and Air Quality Assessments/Surveys
- Desktop study/preliminary contaminated land risk assessment
- S106 Head of Terms (for major 10+ schemes)
- Viability Appraisal (if full contributions in accordance with policy are not to be proposed)
- The correct fee
- Marketing Statement

## **Conclusion**

Whilst the principle of residential development may be acceptable if it can be demonstrated that employment development would not be forthcoming through the submission of viability and marketing evidence, the site specific constraints would not lead to an appropriate sustainable development that could be supported without the provision of an alternative access providing direct vehicle connectivity to the settlement of Rainworth.

An appropriate level of contributions/on site provision of affordable housing and other infrastructure would also be required so as not to render the development unsustainable would also be required. Any ability not to fully meet the other developer contributions would need to be

justified through the submission of a viability appraisal and is likely to be weighed against the acceptability of the development overall.

If the scheme is progressed to outline stage, please be mindful of the potential implications regarding the need to apply the flood risk sequential test. In relation to ecology/trees and residential amenity, further surveys are required to establish impacts and whether or not any mitigation measures are required which may affect the indicative site layout/quantum of development. Ensuring no harmful visual amenity impacts and the provision of appropriate landscape buffers and acceptable flood risk mitigation/drainage solutions would also be important.

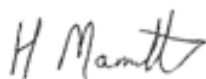
Overall, it may be difficult to recommend approval of an outline application based on the current indicative proposal as it currently stands.

You should be aware of the Statement of Community Involvement (SCI) which is available on the council's website [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk). This explains the importance of engaging with the community prior to submitting a planning application to the council and sets out when you should normally undertake a community involvement exercise. You may also wish to contact the ward councillors to explain the details of the proposed development in order to seek their views. Involving the community to inform your development proposal before it is submitted as part of a formal planning application can significantly reduce the level of objection received and improve the quality of development at application stage which can in turn speed up the decision making process.

Please note that any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Council. It should be noted that subsequent alterations to local, regional and national policies may affect the advice given. Furthermore, caution should be exercised in respect of pre-application advice for schemes that are not submitted within a 12 month period of the date of the Council's advice letter.

Please be assured that I am here to provide any support that I am able to in order to secure high quality development in the district. Therefore, if I can offer further assistance or if you would like to discuss the contents of this letter further, please do not hesitate to contact me using the details provided.

Yours sincerely



Helen Marriott  
Senior Planner  
Planning Development Business Unit

Project Number: 18-0494  
Project Title: Phase I Desk Study Report  
Location: Land South of A617, Rainworth  
BSP Document Ref: RAIN-BSP-ZZ-XX-RP-G-0001-P01\_Phase\_1\_Site\_Investigation



## **Appendix I**

### Conditions & Limitations

# THE STANDARD TERMS AND CONDITIONS OF BSP CONSULTING

## 1. DEFINITIONS AND INTERPRETATION

- 1.1 Agreement: The Proposal Document, the Memorandum of Agreement (where used), the Standard Terms and Conditions and all other documents specifically identified.
- 1.2 Client: the person, company, partnership or undertaking to whom these terms and conditions are sent.
- 1.3 Consultant: Breakwell Summer Partnership Ltd (T/A BSP Consulting), whose registered address is at 12 Oxford Street, Nottingham NG1 5BG.
- 1.4 Data Protection Legislation: the UK Data Protection Legislation and (for so long as and to the extent that the law of the European Union has legal effect in the UK) the General Data Protection Regulation ((EU) 2016/679) and any other directly applicable European Union regulation relating to privacy.
- 1.5 Memorandum of Agreement: (where used) a memorandum outlining commercial terms of the Agreement.
- 1.6 Price: the price for all Services shall be those set out in the proposal Document, as amended in accordance with the Agreement.
- 1.7 Project: the overall project for which the Services are engaged (as set out in the Memorandum of Agreement).
- 1.8 Proposal Document: a document from the Consultant to the Client containing any offers, proposals and bids in relation to the Services as a result of which this Agreement has been entered into.
- 1.9 Services: the work and services to be performed by the Consultant for the Client, as outlined in Schedule 1.
- 1.10 Standard Terms and Conditions: this document.
- 1.11 UK Data Protection Legislation: any data protection legislation from time to time in force in the UK including the Data Protection Act 1998 or 2018 or any successor legislation.
- 1.12 Working Day: means any day which is not a Saturday, Sunday or bank or public holiday in England.
- 1.13 If there is any inconsistency between the Proposal Document, the Memorandum of Agreement, the Standard Terms and Conditions and any other documents specifically identified as forming part of the Agreement, then they shall prevail over each other as follows:
- 1.13.1 the Proposal Document;
  - 1.13.2 the Memorandum of Agreement;
  - 1.13.3 the Standard Terms and Conditions;
  - 1.13.4 any other documents specifically identified as forming part of the Agreement.
2. PREVIOUS AGREEMENTS
- 2.1 Any services performed prior to the date of this Agreement by the Consultant for the Client in connection with the Project shall be treated as having been performed under these Standard Terms and Conditions, which shall supersede any previous agreement between the parties.
3. SERVICES
- 3.1 The Client hereby appoints the Consultant and the Consultant hereby agrees to provide the Services, as outlined in Schedule 1, based upon the terms of this Agreement.
- 3.2 Unless otherwise agreed in writing between the Parties, the Consultant shall have no obligation or duty to:
- 3.2.1 advise the Client on the actual or possible presence of pollution or contamination or as to the risks of such matters having occurred, being present or occurring in the future;
  - 3.2.2 inspect, monitor or supervise construction works;
  - 3.2.3 advise the Client on matters which wholly, partly, directly or indirectly arise out of or result from asbestos; or
  - 3.2.4 design, advise on or otherwise take measures to prevent or mitigate the effect of any act of terrorism or any action that may be taken to control, prevent, suppress or in any other way relate to an act of terrorism and the consultant accepts no liability in respect of those matters listed in this clause 3.2 (other than for death or personal injury caused by the negligence of the Consultant).
4. DUTY OF SKILL AND CARE
- 4.1 The Consultant warrants to and undertakes with the Client that it has exercised and will continue to exercise in the performance and discharge of the Services the reasonable skill care and diligence to be expected of a suitably qualified and competent consultant.
5. THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
- 5.1 All projects must legally have:
- 5.1.1 personnel with the right competency, skills, knowledge, training and experience;
  - 5.1.2 contractors providing appropriate supervision, instruction and information;
  - 5.1.3 a written construction phase plan before work commences on site; and
  - 5.1.4 adequate planning, resources and an allowance of sufficient time between phases of a project from inception, design, tender, contract works, operation, maintenance and demolition.
- 5.2 Projects where more than one contractor is involved (domestic or non-domestic) must have the above, plus a:
- 5.2.1 "principal designer" and a "principal contractor" (as defined in the regulations) must be appointed by the Client. Each of these 3 Stakeholders have specific duties and obligations under the legislation; and
  - 5.2.2 health and safety file.
- 5.3 If work is scheduled to:
- 5.3.1 last longer than 30 Working Days and have more than 20 workers working simultaneously at any point in the project; or
  - 5.3.2 exceed 500 person days then the Client must notify the project to HSE in the requisite format.
- 5.4 This clause 5 is only a brief introduction to the regulations, so please do discuss this with the Consultant's
- 5.5 Further information can be obtained at:
- 5.5.1 [www.hse.gov.uk/construction/cdm/2015/index.htm](http://www.hse.gov.uk/construction/cdm/2015/index.htm);
  - 5.5.2 [www.aps.org.uk](http://www.aps.org.uk); and
  - 5.5.3 [www.ccg.constructingexcellence.org.uk](http://www.ccg.constructingexcellence.org.uk);
- 5.6 Unless the Consultant is the only designer or appointed in writing, the Consultant assumes that one of the Client's other designers will fulfil the role of "principal designer" under the regulations.
6. PROGRAMME REQUIREMENTS
- 6.1 The Client may from time to time request by way of written notice, delivered to the Consultant within a reasonable timeframe and providing all necessary

- information, that the Consultant, in performing the Services, complies with specified programme requirements and completion dates.
- 6.2 The Consultant must review and respond to the Client's notice given under clause 6.1 of the programme requirements within 15 Working Days of the notice, outlining:
- 6.2.1 any reasonable objections the Consultant has to such dates, or terms of the programme requirements; and
  - 6.2.2 any change in Price due to the proposed revised programme requirements, completion dates, or revision to the Services.
- 6.3 If the Parties agree the programme requirements and any change in Price in accordance with clause 11, the Consultant shall use its reasonable endeavours to proceed with the performance of the Services to achieve such dates, subject always to matters within its reasonable control.
7. DEPENDANCIES
- 7.1 The Client shall provide the Consultant without charge and in such reasonable time so as not to prevent, delay or disrupt the performance of the Services all data, information, records and goods which are reasonably requested from time to time by the Consultant in good faith for the purpose of carrying out the Services.
- 7.2 The Client shall give the Consultant such assistance as the Consultant may reasonably require in connection with the performance of the services.
- 7.3 The Consultant shall not be liable for any failure to perform its obligations under this Agreement to the extent that such failure is caused by any act or omission of the Client.
8. CAD & BIM
- 8.1 The Client must supply all relevant drawing information to the Consultant in a suitable digital CAD format that the Consultant can readily read, import and use for its own production purposes and the Client grants the Consultant a free licence to use such material provided for the purpose of carrying out the Services in relation to the Project.
- 8.2 The Consultant is an experienced firm in the application and use of Building Information Modelling (BIM), however, the Consultant's standard fee proposals do not include for its provision, unless specifically highlighted in the Proposal Document as being included.
- 8.3 Where BIM is requested, but the standard is not specified, the Consultant shall produce models to illustrate the alignment and co-ordination of the architectural and structural models, but no other Level 2 BIM co-ordination is undertaken.
- 8.4 All information must be sent by the Consultant digitally in Microsoft or Adobe read-only format, in order to protect the Consultant's designs.
9. PRICE
- 9.1 All offers, proposals and bids contained within the Proposal Document are valid for up to 30 days from the date of the Proposal Document only, after which the Consultant reserves the right to adjust the offers, proposals and bids.
- 9.2 All Prices are exclusive of VAT and any other sales taxes and duties which may be chargeable which will be payable by the Client in addition to the amount set out in the Proposal Document.
- 9.3 While the Consultant tries to ensure that all prices in its Proposal Document are accurate, errors may occur. If the Consultant discovers an error in the Price of the Services the Client has ordered, the Consultant will inform the Client as soon as possible and give the Consultant the option of reconfirming the Client's order at the correct Price or cancelling it. If the Consultant is unable to contact the Client, the Consultant will be entitled to treat the order as cancelled. If the order is cancelled and the Client has already paid for the Services, the Client will receive a full refund to be paid within 30 Working Days.
- 9.4 The Consultant shall be entitled to re-embursement at no less than cost plus 10% of all statutory fees and third party costs for specialist surveys and investigations properly incurred by it in the performance of the Services, as notified to the Client from time to time.
10. PAYMENT
- 10.1 The due dates for payment of fees for the performance of the Services areas defined in the Proposal Document, or where not so defined, are as follows:
- 10.1.1 14 days following the invoice date; or
  - 10.1.2 every fourteenth day, starting 14 days after the day the Consultant commenced performing the Services.
- 10.2 The Consultant may agree to issue interim invoices and credit facilities to the Client at its discretion and as agreed between the Parties from time to time.
- 10.3 The Price shall be inclusive of all normal expenses and disbursements, the costs of professional indemnity insurance, all travelling and subsistence and the preparation of all drawings perspective sketches specifications and like material, but not:
- 10.3.1 the construction and supply of models;
  - 10.3.2 the commissioning of any specialist consultant or testing programme the Consultant may from time to time advise in accordance with its obligations of clause 4; or
  - 10.3.3 any exceptional expenses or disbursements incurred at the Client's request
- 10.4 No later than five days after payment becomes due, the Client shall notify the Consultant of the sum that the Client considers to have been due at the payment due date in respect of the payment and the basis on which that sum is calculated ("the Payment Notice"). For ease of administration, unless otherwise advised by the Consultant, the VAT Invoice and the "Payment Notice" are one and the same document.
- 10.5 If the Client disputes any payment due in good faith, it must:
- 10.5.1 by written notice to the Consultant no later than seven (7) days prior to the payment becoming due, set out its reasons for any dispute; and
  - 10.5.2 pay any sums not disputed, on or before the payment due date.
- 10.6 If the Client fails to make payment (not disputed in good faith in accordance with clause 10.5) by the due date, the Consultant may, without prejudice to any other rights or remedies it may have, charge interest (both before and after judgment) on the amount unpaid at the rate of 8% on a compounded daily accruing basis at 1/12 of 1/30 of said rate per day.
- 10.7 The interest shall be in substitution for any other right to interest or compensation for late payment which the Consultant may have, including under the Late Payment of Commercial Debts (Interest) Act 1998 or any other equivalent

- law and the parties agree that clause constitutes a substantial remedy of late payment of any sum payable in accordance with this Agreement for the purposes of Section 8(2) of the Late Payment of Commercial Debts (Interest) Act 1998.
- 10.8 The final date for payment for all payments shall be before 21 days after the due date, calculated in accordance with clause 10.1 above.
- 10.9 At the point when an account becomes overdue for payment, the Consultant will notify the Client in writing and refer it to this clause 10.
- 10.10 Where an account is seven days or more overdue for payment, or the Client is in default in complying with any of its obligations under the Agreement, or a material breach, then the Consultant reserves the right, without further notice, to suspend the performance of all or part of the Services, withdraw any intellectual property licence given by the Consultant under clause 13.3, seek injunctive relief preventing further use of the Consultant's copyright materials and the use of any form of intellectual or moral property owned by the Consultant by the Client, its customers, contractors, professional advisors, funders, tenants, local authorities or any other interested parties, until such time that the commercial matters are resolved to the Consultant's satisfaction and/or the Consultant consents to its reinstatement.
- 10.11 In addition, or in the alternative to clause 10.10 above, the Consultant may issue further notices or undertake formal enforcement proceedings as it deems appropriate.
- 10.12 The Client shall pay the Consultant a reasonable amount in respect of costs and expenses, reasonably incurred by the Consultant as a result of any exercise of any of its right referred to in this clause 10.
- 10.13 Subject to conditions prevailing, the Consultant may agree to issue interim invoices and credit facilities, in which case the Consultant will allocate the Client a credit limit at the Consultant's discretion on the specific contract and indeed, the Client's credit account as a whole, if the Consultant is working with the Client on multiple contracts which the Consultant can confirm upon request.
- 10.14 In the event that the Client exceeds its allocated overall credit limit, the Consultant reserves the right to cease provision of Services on that and indeed, all Agreements with the Client and the Client's total credit facility may be withdrawn entirely until such time as balances are corrected within the account(s) concerned to the Consultant's satisfaction.
- 10.15 At the point of notification that an account is 7 days or more overdue, the Consultant reserves the right to charge administration fees at £100 per statement, reminder or each and every item of correspondence relating to the Client's late payment.
11. ADJUSTING THE PRICE
- 11.1 If any work is carried out or additional costs are incurred by the Consultant because of any:
- 11.1.1 variation to the Services by the Client;
  - 11.1.2 delay by the Client;
  - 11.1.3 delay by third parties; and
  - 11.1.4 other cause outside the Consultant's reasonable control, provided that the Consultant shall not be entitled to any adjustment of the price where the delay or disruption arises from the Consultant's default or negligence the Consultant shall be entitled to additional payment and an extension on any prescribed deadline for completion of any stage of the Services in relation to the Project.
- 11.2 The Price may also be adjusted if the performance of the Services is materially delayed or disrupted or subject to change due to:
- 11.2.1 a change in the scope, size, complexity or duration of the Project;
  - 11.2.2 new or varied information supplied; or
  - 11.2.3 any other reasons beyond the reasonable control of the Consultant;
- 11.3 The Consultant shall notify the Client of its intention to claim an adjustment to the Price as soon as it is reasonably practicable after it becomes aware of any factor in clause 11.1 or 11.2. The Consultant's notice shall include a written estimate of:
- 11.3.1 the proposed adjustment to the price; and
  - 11.3.2 the likely effect of the delay or disruption on the Services and/or the Project.
- 11.4 If the Consultant is required to undertake additional works over and above an approved budget or outside the scope of the Services, the Consultant will notify this to the Client and reserves the right to charge for such additional works. Unless the parties agree otherwise in advance, the price shall be adjusted by a reasonable amount by reference to expenses and the time charges set out in Schedule 2 to this Agreement or on a lump-sum basis if the Parties deem it appropriate.
- 11.5 In the event of the Project and/or the Services being suspended or terminated, the Consultant reserves the right to recover a fee which would be fair and reasonable with due regard to the work stage reached, based upon industry standard guidance and any loss of gross overhead and margin contribution.
- 11.6 In the event that the Consultant deploys its expertise and endeavours to facilitate any saving or any gain to the Client (that includes the value of a saving that is mitigating losses that would have otherwise been incurred by the Client through no reasonable fault of the Consultant or other reasons out of their control) then the Consultant reserves the right to charge the Client and be paid by the Client, a financial consideration equivalent of up to half of that saving or gain that the Client has benefited from.
12. VAT
- 12.1 In addition to the fees and disbursements, the Client shall pay Value Added Tax on the same, at the rate and in the manner from time to time prescribed by law.
13. INTELLECTUAL PROPERTY & MORAL RIGHTS
- 13.1 The Consultant shall not be liable for:
- 13.1.1 the consequences of any misuse or use of material by the Client for any purpose that was not within the reasonable contemplation of the Parties as being a proper use of the material when it was prepared; and
  - 13.1.2 any use the Client may make of the documents for any purposes other than that for which they were originally provided by the Consultant, unless the Consultant authorises such use and confirms that the documents are suitable for it.
- 13.2 Subject to the provisions of this Agreement, any and all intellectual property rights including but not limited to, copyright and registered and unregistered design right in all drawings, details, plans and other documents of any nature whatsoever and any designs contained in them which have been or are hereafter provided by the Consultant in the course of performing its obligations under this Agreement, will remain vested in the Consultant.
- 13.3 The Consultant grants (or if such grant cannot legally take place until a later date agrees to grant) to the Client with effect from the date of this Agreement a

royalty free, non-exclusive, non-transferable, non-sublicensable, worldwide licence (such licence to remain in full force and effect notwithstanding the completion of the Consultant's obligations hereunder) to use and to reproduce all existing and future documents disclosed to the Client, for any purpose connected with the Project (including, but without limitation, the execution, completion, maintenance, letting, advertisement, modification, reinstatement and repair of the Project) save that the Client will not be entitled to reproduce any designs contained in any documents provided in any extension of the Project.

13.4 The Client grants (or if such grant cannot legally take place until a later date agrees to grant) to the Consultant with effect from the date of this Agreement a royalty free, non-exclusive, worldwide licence (such licence to expire upon the completion of the Consultant's obligations hereunder) to use and to reproduce all existing and future documents disclosed to the Consultant, for any purpose connected with the Project.

13.5 Any documents or media provided by the Consultant before entering this Agreement, including but not limited to the initial feasibility pre-contract designs, specification and all other documents or media, whether electronic or hard-copy, could be subject to change at any time for whatever reason including but not limited to compliance with changes in statute or other rules and regulations and changes in the Client's requirements and will, be subject to design development. Use of such documents or media shall be entirely at the risk of the person using it. No reliance on these documents shall be permitted and the Consultant accepts no responsibility for reliance upon these documents or media and it is assumed that the Consultant or Client has made sufficient provision for design development risk where a full design has not been commissioned. No waiver of this endorsement shall be permitted, except in writing and signed by one of the directors of the Consultant as recorded at Companies House.

13.6 Without prejudice to any other rights or remedies that each party possesses, it is acknowledged and agreed that damages alone would not be an adequate remedy for any breaches of the terms in respect of misuse or non-permitted use of the Consultant's documents or intellectual property by the Client or other parties that the Client has shared the Consultant's documents with. Accordingly, the Consultant shall be entitled to the remedies of injunction, specific performance or other equitable relief for any threatened or actual breach of the terms of this Agreement.

#### 14. DATA PROTECTION

14.1 Both parties will comply with all applicable requirements of the Data Protection Legislation. This clause 14 is in addition to, and does not relieve, remove or replace, a party's obligations under the Data Protection Legislation.

14.2 The parties acknowledge that for the purposes of the Data Protection Legislation, the Consultant may process the personal data as data controller or data processor depending on which processing activities the Consultant is undertaking as part of the Client's instructions. In this clause the expressions 'controller', 'process', 'personal data', 'data processor' and 'data subject' have the meanings given in the Data Protection Legislation.

14.3 The following specific details apply where the Consultant processes personal data that the Client has supplied to the Consultant or instructed the Consultant to obtain, as its data processor.

14.3.1 Duration: the Consultant shall process such personal data for so long as the Client's instructions to the Consultant continue and thereafter as provided in the remainder of this clause 14.

14.3.2 Purpose: the Consultant shall process personal data for the purpose of providing the Services to the Client and as provided in its Proposal Document/Memorandum of Agreement.

14.3.3 Data subjects: The classes of data subjects relevant for the Consultant's processing obligations are: the Client's employees and sub-contractors and the Client's suppliers and potential suppliers (and their employees).

14.3.4 Data categories: Name, address and contact details.

14.4 The Client warrants that: 14.4.1 all personal data provided by it or on its behalf has been lawfully obtained;

14.4.2 all necessary consents and data processing notices have been provided in relation to the processing of the personal data provided by it or on its behalf to Consultant;

14.4.3 it will not do or omit to do anything which will place Consultant in breach of any Data Protection Legislation; and

14.4.4 it is lawfully entitled to provide, ensure the provision of or authorise the Consultant to obtain (as the case may be) such personal data for the purposes envisaged by the Client's instructions to the Consultant.

14.5 The parties shall both comply with the Data Protection Legislation, in each case to the extent it applies to each of them.

14.6 To the extent that the Consultant is processing the personal data as data processor, the purpose of that processing is so that the Consultant is able to provide the Services to the Client in accordance with the Client instructions.

14.7 The Consultant shall:

14.7.1 process that Personal Data only in accordance with the Client's instructions (provided those instructions are within the scope of our Proposal Document/Memorandum of Agreement) unless otherwise required by law or any regulatory body (in which case the Consultant hall, where permitted, inform the Client of that legal requirement before processing;

14.7.2 not transfer or allow the transfer of that personal data outside the European Economic Area other than as permitted by Data Protection Legislation, as required in order to carry out the Client's instructions or as authorised by the Client;

14.7.3 implement such security measures as required to enable the personal data to be processed in compliance with Data Protection Legislation, including:

(a) ensuring that access to the personal data is limited to the Consultant's personnel who have a reasonable need to access it to enable the Consultant to perform its obligations and limit that access to those parts of the personal data necessary for those purposes; and

(b) taking reasonable steps to ensure the reliability of any of the Consultant's personnel who it allow to have access to the personal data and to ensure that all those personnel are informed of the confidential nature of the personal data and are aware of the Consultant's obligations relating to it;

(c) notify the Client without undue delay on becoming aware of a loss, or unauthorised access, disclosure or a iteration, of any of the personal data and cooperate with the Client to resolve that issue; and

(d) at the Client's expense, provide the assistance that the Client may reasonably require to help the Client to comply with the Client's obligations to keep the personal data secure, allow the Client to inform a regulatory authority or data subject of a personal data breach, conduct a data protection impact assessment, consult with a regulatory authority regarding the processing of personal data or respond to requests made by data subjects under Data Protection Legislation.

14.8 The Client authorises the Consultant to appoint sub-processors from time to time provided that the Consultant notifies the Client of any intended changes concerning the addition or replacement of other sub-processors and the Consultant imposes on any sub-processor (and ensure any sub-processor's compliance with) the terms in this clause as if the processing being carried out by the sub-processor was being carried out by the Consultant (and the Consultant will be responsible for the acts and omissions of those sub-processors as if they were its own acts and omissions). Whilst the Consultant is carrying out the Client's instructions it will (on the Client's written request): provide written details of its data processing activities in respect of personal data; and on reasonable notice allow the Client to audit the Consultant's compliance with the terms in this clause (subject to any reasonable requirements or restrictions that the Consultant may impose to safeguard the personal data it holds on behalf of other clients or to avoid unreasonable disruption to the Consultant's business). At the end, or on termination, of the Services the Consultant will return or delete all personal data (and delete any copies, except to the extent retention is required by law, for the Consultant's reasonable record keeping requirements or to perform post termination obligations).

14.9 The terms in this clause will continue to apply for so long as the Consultant retains and processes any such personal data after termination.

#### 15. LIABILITY

15.1 Notwithstanding anything to the contrary contained in this Agreement, the liability of the Consultant under or in connection with this Agreement whether in contract, in tort, or any other legal basis for breach of statutory duty or otherwise (other than in respect of personal injury or death caused by negligence) shall not exceed the lower amount of:

15.1.1 ten times the agreed fee exclusive of disbursements and VAT; or

15.1.2 £5 million.

15.2 Notwithstanding clause 14.1 above, in circumstances where it is expressly agreed in writing that the Services comprise in whole or in part pollution and contamination matters and/or as the case may be asbestos matters, then the total liability of the Consultant under or in connection with the Agreement for any claims arising out of or in connection with pollution or contamination matters and/or as the case may be asbestos matters, whether in contract, in tort or otherwise, shall in each case not exceed in aggregate the sum of £250,000 (two hundred and fifty thousand pounds sterling).

15.3 Each party agrees to contract out of the Limitation Act 1980.

15.4 Each party agrees that no claims or proceedings under or arising out of this Agreement or in relation to the performance of the Services shall be brought or commenced after the expiry of 6 years from practical completion of the Services.

15.5 Subject to the above clause but notwithstanding anything to the contrary contained in this Agreement, such liability of the Consultant for any claim or claims under this Agreement shall be further limited to such sum as it would be just and equitable for the Consultant to pay, having regard to the extent of its responsibility for the loss or damage suffered as a result of the occurrence or series of occurrences in question, on the assumptions that:

15.5.1 All other consultants, contractors and sub-contractors shall have provided contractual undertakings on terms no less onerous than those set out in the Duty of Care Clause to the Client in respect of the carrying out of their obligations;

15.5.2 there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause 14 and any such other party who is responsible for any extent for the loss and damage is contractually liable to the Client for the loss and damage; and

15.5.3 all other consultants and all contractors and sub-contractors have paid to the Client such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

15.6 For the avoidance of doubt, no collateral warranties, duty of care deeds, third party rights deeds and/or reliance letters are included as part of this Agreement and no obligation shall exist upon the Consultant to provide warranties of any kind and to third parties.

#### 16. TERMINATION

16.1 The Consultant may immediately terminate this Agreement immediately upon giving written notice to the Client if the Client:

16.1.1 is in material breach of its obligations under this Agreement and fails to remedy that breach within ten Working Days of receiving written notice from the Consultant requiring it to do so;

16.1.2 persistently breaches any one or more terms of this Agreement;

16.1.3 ceases or threatens to cease to carry on business;

16.1.4 is declared or becomes insolvent or bankrupt, has a moratorium declared in respect of any of its indebtedness, enters into administration, receivership, administrative receivership or liquidation or threatens to do any of these things, takes or suffers any similar action in any jurisdiction or any step is taken (including, without limitation, the making of an application or the giving of any notice) by it or by any other person in respect of any of these circumstances.

16.2 On termination in accordance with clause 15.1 the Client shall pay the Consultant:

16.2.1 any amount due for payment under this Agreement at the date of termination;

16.2.2 a fair and reasonable proportion of the next instalment of the fees with the Services properly performed at the date of termination;

16.2.3 any costs, expenses, disbursements or losses reasonably incurred by the Consultant;

16.2.4 any loss of profits, loss of fees, loss of chance or other similar losses reasonably incurred by the Consultant; and

16.2.5 any indirect losses or consequential losses reasonably incurred by the Consultant

#### 17. GENERAL CONDITIONS

##### 17.1 Dispute resolution

Any dispute arising out of, or in connection with this Agreement that cannot be resolved by the Parties, shall be referred either for mediation, arbitration of a single

arbitrator or to the English Courts depending upon which is proportionate, timely, economic and appropriate in the reasonable opinion of the Parties acting in good faith.

##### 17.2 Notices and service

Any notice under this Agreement shall be in writing and shall be deemed to have been duly given if delivered to the party concerned at their registered office address or such other address as that party may from time to time notify in writing and shall be deemed to have been served if sent by registered post 48 hours after posting.

##### 17.3 Assignment

Neither party to this Agreement shall be entitled to assign their rights under this Agreement, without the express written consent of the other party, not to be unreasonably withheld.

##### 17.4 Force majeure

The Consultant shall not be liable for any delay or failure in performing its obligations under this Agreement as a result of reasons beyond its reasonable control. If the event causing such delay or failure continues for in excess of [1] month, this Agreement may be terminated immediately on written notice at the option of the party not affected by the event.

##### 17.5 Waiver

No delay or omission of either party in exercising any right shall operate to impair or be construed as a waiver of such right. No single or partial exercise or non-exercise of any right shall in any circumstances preclude any other or further exercise of such right or the exercise of any other right. Any waiver of a breach or default of the terms of this Agreement shall not constitute a waiver of any subsequent breach or default.

##### 17.6 Severance and Invalidity

The invalidity, illegality or unenforceability of any of the provisions of this Agreement shall not affect the validity, legality or enforceability of the remaining provisions of this Agreement.

##### 17.7 Entire agreement

The Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and no modification amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by an authorized director of both the parties hereto.

##### 17.8 Third party rights

Notwithstanding any other provision of this Agreement, nothing in this Agreement confers or purports to confer any right to enforce any of its terms on any person who is not a party to it and the provisions of the Contracts (Rights of Third Parties) Act 1999 shall be of no effect in respect of this Agreement.

##### 17.9 Governing law and jurisdiction

This Agreement shall be governed by the laws of England and Wales and (subject to Dispute Resolution Clause) each party agrees to submit to the exclusive jurisdiction of the courts of England and Wales.

##### 18. SITE INVESTIGATIONS - Phase I Desk Studies

18.1 Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. BSP Consulting assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.

18.2 Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, BSP Consulting reserves the right to review such information and make modifications to comments/opinions as appropriate.

18.3 It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

##### 19. SITE INVESTIGATIONS - Phase II Intrusive Investigations

19.1 Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.

19.2 We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.

19.3 We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.

19.4 All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.

19.5 We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.

19.6 Exploratory holes are positioned approximately on site by BSP Consulting. Should the Client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create 'soft spots', therefore, should the Client wish to designate 'no dig' zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.

19.7 Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.

19.8 Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.



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