

20 FEB 2017

R. CARR GEOTECHNICAL SERVICES

Ref: 3430/17

**PROPOSED REDEVELOPMENT AT
5 DUNSTALL GARDENS
ST MARY'S BAY, KENT TN29 0QY.**

**PHASE I GEO ENVIRONMENTAL DESK STUDY
AND PRELIMINARY RISK ASSESSMENT**



February 2017

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Fig 1

Plates 1- 6

Appendix A Site History

Appendix B Environmental Information Search

5 Dunstall Gardens, St Mary's Bay, Kent TN29 0QY.

1. Introduction

- 1.1 This report has been prepared following receipt of instructions from Mr J Toburt, prospective developer of the site located at no. 5 Dunstall Gardens, St Mary's Bay.
- 1.2 The proposed development comprises a replacement dwelling with associated vehicular parking to the front of the property and domestic garden to the rear.
- 1.3 The purpose of this report is to identify and quantify contaminative and environment-related issues which could affect the development, site workers and future users of the site.
- 1.4 This report provides a review of the history of the site and its surrounding area, together with an environmental risk check and preliminary risk assessment.

2. Topography

- 2.1 The site is located on the south side of Dunstall Gardens close to its junction with Dunstall Close (OS Land Ranger map reference TR 092 282).
- 2.2 At this point, the general topography of the local area is of a relatively level contour.

3. Geology

- 3.1 Reference to the local Geological Survey sheet (no. 305/306 Folkestone and Dover) has indicated that the site is located upon an area of Marine Alluvium comprising clay soil.

- 3.2 Alluvial deposits typically comprise fine-grained sediments of geologically recent origin. Occupying river valleys and coastal flats, they are characterised by a high moisture content and may contain layers of highly compressible peat.
- 3.3 It is understood that previous ground investigations undertaken by other parties confirmed the existence of clay soil beneath the site.

4. Hydrology and Hydrogeology

- 4.2 A surface waterbody is located within 100m to the northeast of the site.
- 4.3 Subject to its constituents the Marine Alluvium is generally classified as a Non Aquifer. These formations are generally regarded as containing insignificant quantities of groundwater. Although imperceptible, groundwater flow does, however, take place through such soils and should be considered in assessing the risk associated with persistent pollutants.

5. Site History

- 5.1 A search has been undertaken on historical Ordnance Survey Maps obtained from Kent County Council Archives and Landmark websites. The following maps have been examined for the presence of potential on and off-site contamination, extracts of which are contained in Appendix A:
- 5.2 OS map scale 1:2500 1871-1890:
On site: The site is located within an area of undeveloped agricultural land probably supporting the grazing of sheep.
Off site: The surrounding area also comprises undeveloped land dissected by drainage ditches. A larger surface waterbody is located within 100m to the northeast and a small pond is in evidence some 200m to the northwest.
- 5.3 OS map scale 1:2500 1897-1900:

On site: No significant change.

Off site: No significant change.

5.4 OS map scale 1:2500 1907-1923:

On site: No significant change.

Off site: No significant change.

5.5 OS map scale 1:2500 1929-1952:

On site: Dunstall Gardens has now been developed at its north end, the site being occupied by a detached dwelling and adjacent outbuilding.

Off site: Residential properties are also in evidence adjacent to the southwest and northeast boundaries of the site. A railway has been constructed within 150m to the northwest. The Golden Sands Holiday Centre is denoted along the south side of the railway.

5.6 OS map scale 1:2500: 1976:

On site: The on-site property has been extended on its northwest and southwest elevations.

Off site: Additional residential development has occurred within 25m to the north of the site and within 200m to the south. Two small ponds are denoted within the holiday camp, approximately 150m to the north. Electricity substations have been installed within 250m to the northwest and northeast of the site. Additional buildings have been constructed within the holiday camp complex.

6. **Environmental Information Search**

- 6.1 A search of environmental information has been carried out for the site by Landmark Information Group, who provide a database of environmental data. A summary of relevant information is provided as follows, full details of which are contained in Appendix B:

Designated Contaminated Land

- 6.2 None identified within 500m of the site.

Landfill Sites/Waste Management Facilities

- 6.3 None identified within 500m of the site.

Potentially Contaminative Activities

- 6.4 None identified within 500m of the site.

Known Contamination Incidents

- 6.5 None identified within 500m of the site.

6.6 Potentially Contaminative Uses (Current Land Use)

- 6.7 None identified within 500m of the site.

Potentially Infilled Land

- 6.8 Seven areas of potentially infilled land ((water) have been identified between 84m and 246m to the north, northeast, southeast, south, southwest, west and northwest of the site (pond, marsh, river, stream, dock etc: 1961).

Potentially Contaminative Uses (Past Land Use)

- 6.9 A railway has been identified 127m to the northwest of the site (1938-79).

Historical Tanks & Energy Facilities

- 6.10 Two electrical substation facilities have been identified 166m and 167m to the northwest and northeast of the site (1976).

Flooding

- 6.11 A potential risk of river, coastal and surface water flooding has been identified within 250m of the site.
- 6.12 A Risk of flooding within 250m of the site has been identified based on the Risk of Flooding from Rivers and Sea (RoFRS).
- 6.13 No historic flood events identified within 250m of the site.
- 6.14 A negligible risk of groundwater flooding has been identified within 250m of the site.

Natural Factors

- 6.15 The site has been identified as being within 50m of an area where there is a moderate potential for natural ground instability.

Radon

- 6.16 The site has been identified as being within a lower probability radon area and no radon protective measures are considered necessary within the development.

Overhead Power Lines and Mobile Phone Masts

- 6.17 No overhead power lines identified within 250m of the site.

Environmental Constraints

- 6.18 No environmental constraints identified within 250m of the site.

7. Site Inspection

- 7.1 An inspection of the site was undertaken on 7th February 2017 during damp, overcast weather conditions.
- 7.2 The site comprised a relatively small, roughly square area of land located within a residential area supporting properties of mid to late twentieth century construction. A residential development of more recent construction was in evidence on the site of the former holiday centre to the northwest.
- 7.3 Access into the site was gained directly from the southeast side of Dunstall Gardens. Redevelopment of the site was already in progress, a two-storey detached dwelling having been constructed on the central area of the site. Inert building materials and boards had been placed on the front section of the site (Plate 1 and Plate 2), where it is understood that the existing level is to be raised by 400mm and provided with permanent hardstanding for the purpose of vehicular parking.
- 7.4 Scaffolding had been erected around the building, access approximately 2.5m in width being narrowly available along each side of the building to the rear of the site.
- 7.5 The rear of the site comprised an area of former garden enclosed by a panelled timber fence approximately 1.5m in height. Small ornamental trees and shrubs were present along the site's rear boundary. Scattered pieces of plastic cladding, sections of plastic drains and timber offcuts were present on the ground surface (Plate 4 and Plate 5).

- 7.6 Redevelopment of the adjacent site to the northeast was also in progress at the time of the site inspection. A vacant, dilapidated bungalow occupied the neighbouring site to the southwest. The garden of an adjacent dwelling abutted the rear boundary of the site to the southeast.
- 7.7 The exposed ground surface at both the front and rear of the site consisted of clay soil of a clean appearance with no evidence of foreign debris. No visual or olfactory evidence of contamination was observed on the site at the time the investigation was undertaken.
- 7.8 A cursory inspection of the surrounding area revealed the existence of surface watercourses within 200m to the northwest and southeast of Dunstall Gardens (Plate 5 and Plate 6), contradicting the supposition of the Landmark report that these had been infilled.

8. Conceptual Site Model

- 8.1 Base upon the available information, it would appear that the site comprised undeveloped land until its conversion to residential use around the middle of the twentieth century. The site has since remained residential. No sources of potential contamination have been identified, therefore the site is considered to be low risk.
- 8.2 The area surrounding the site also remained undeveloped until around the middle of the twentieth century when residential development occurred. Around this time a railway was also constructed within 200m to the northwest and three electricity substations were installed within 250m to the northwest, northeast and southeast. The site is however considered sufficiently remote so as not to have been impacted by these installations. No off-site sources of potential contamination have therefore been identified.

- 8.3 No landfill sites have been identified within 500m of the site. Infilling of surface watercourses identified by the Landmark report appears to be incorrect as these remain in evidence. The site is underlain by relatively impermeable clay soil which would in any event inhibit preferential pathways for gas migration. No credible sources of gas migration have therefore been identified to the site and the risk to the site from ground gas emissions is considered to be low.

9. Preliminary Risk Assessment

- 9.1 A preliminary risk assessment has been defined utilising the available information. The risk from possible sources of contamination to receptors including the public, workers, future users and environment has been analysed using the Source – Pathway – Receptor model approach.

- 9.2 The main receptors considered in the following assessment are:

- Future Users
- Occupants of surrounding buildings
- Groundwater and associated abstractions
- Site workers
- Building fabric
- Plants

Source	Hazard	Receptor	Pathway	Severity of impact	Risk	Action required to clarify and define mitigation, if necessary
Organic contaminants associated with Industrial activities and/or vehicle servicing e.g. TPH, PAH.	Toxic and carcinogenic	Future Users	Inhalation, ingestion and skin contact	Serious	Low	No evidence of vehicle servicing or industrial activities on site.
		Adjoining site occupiers	Ditto	Negligible	Low	Minimise dust, avoid spillages.
		Site workers	Ditto	Serious	Low	Provision of protective clothing and equipment.
		Groundwater Drains & surface water	Leaching, permeable strata, drainage	Serious	Low	Appropriate precautions with storage of fuel used by contractors' plant during construction work.
	Attack on plastic or rubber	Building Services and Fabric	Leaching and diffusion	Serious	Low	No evidence of contaminative activities on site. Consult local water authority if in doubt over suitability of materials.
Inorganic contaminants associated with industrial processes e.g. arsenic, lead, etc.	Zootoxic	Future users	Inhalation, ingestion and skin contact	Serious	Low	No evidence of industrial activities or processes on site.
		Local residents	Ditto	Moderate	Low	Minimise dust where possible
		Site Workers	Ditto	Moderate	Low	Provision of protective clothing/equipment. Minimise dust.
		Groundwater	Leaching, permeable strata, groundwater	Serious	Low	Appropriate precautions with surface water drainage in areas of vehicular parking.
Phytotoxic metals e.g. copper,zinc.	Phytotoxic	Plants	Uptake	Serious	Low	No areas of garden or landscaping proposed within development.
		Groundwater	Leaching, permeable strata, groundwater	Serious	Low	Precautions within design of surface water drainage in area of vehicular parking.
	Carcinogenic and Respiratory Irritant	Future Users	Air inhalation	Serious	Low	Removal by experienced contractor if discovered during course of development.
		Adjoining site occupiers	Ditto		Low	
		Site workers				
Ground gases e.g. methane, carbon dioxide.	Asphixiant, explosive	Future Users	Service ducts	Serious	Low	No areas of biodegradable landfill or infilled land identified within 500m of site. Underlying geology comprises impermeable clay soil.
		Adjoining site occupiers Site workers	Air inhalation			

10. Discussion/Recommendations

10.1 Part IIA of the Environment Protection Act 1990 defines contaminated land as: "any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:-

- a) significant harm is being caused or there is a significant possibility of such harm being caused, or;
- b) pollution of controlled waters is being, or is likely to be, caused

"Harm" means harm to the health of living organisms or other interference with the ecological systems of which they form part, and in the case of man, includes harm to his property.

10.2 There are two steps in applying the definition of contaminated land:

- 1) Identification of a "contaminant", a "pathway" (or pathways) and a "receptor" with respect to the land in question.
- 2) Identification of a pollutant linkage and that the pollutant linkage:
 - a) is resulting in significant harm being caused to the receptor in the pollutant linkage.
 - b) presents a significant possibility of significant harm being caused to that receptor.
 - c) Is resulting in the pollution of controlled waters
 - d) Is likely to result in such pollution.

10.3 Under the Groundwater Regulations Act 1998, it is an offence to allow List I substances to enter groundwater. It is also an offence to allow List II substances to enter groundwater without prior consultation with the local authority.

10.4 Based on the information currently available, there is little evidence to suggest that the site has been impacted by either on-site or off-site contaminative activities. No significant pollutant linkages have been identified, therefore a Category 4 classification as proposed by DEFRA publication SP1010 (March 2014) is likely to apply to the site (i.e. level of risk posed acceptably low). Further action is therefore

considered unnecessary other than a general tidy up of discarded building debris following completion of the development.

- 10.5 Every precaution should be taken during the course of the development in order to prevent the escape and subsequent migration of pollutants into the underlying strata. No fuel or lubricants utilised by contractors' plant were present on the site on the time of the inspection, though in the event that these were to become necessary for use they should be stored in a secure, preferably bunded area of the site.
- 10.6 In the event that contamination not detected by the Desk Study is encountered during the course of the development, the nature of the contamination should be adequately assessed and dealt with in an appropriate manner. Evidence of potential contamination may include discoloured and malodorous soil or foreign debris such as ash and clinker. Any asbestos-based material discovered upon the site should be removed to an appropriate disposal facility by an experienced contractor.



R. Carr BA (Hons) FGS

February 2017



Plate 1



Plate 2



Plate 3



Plate 4

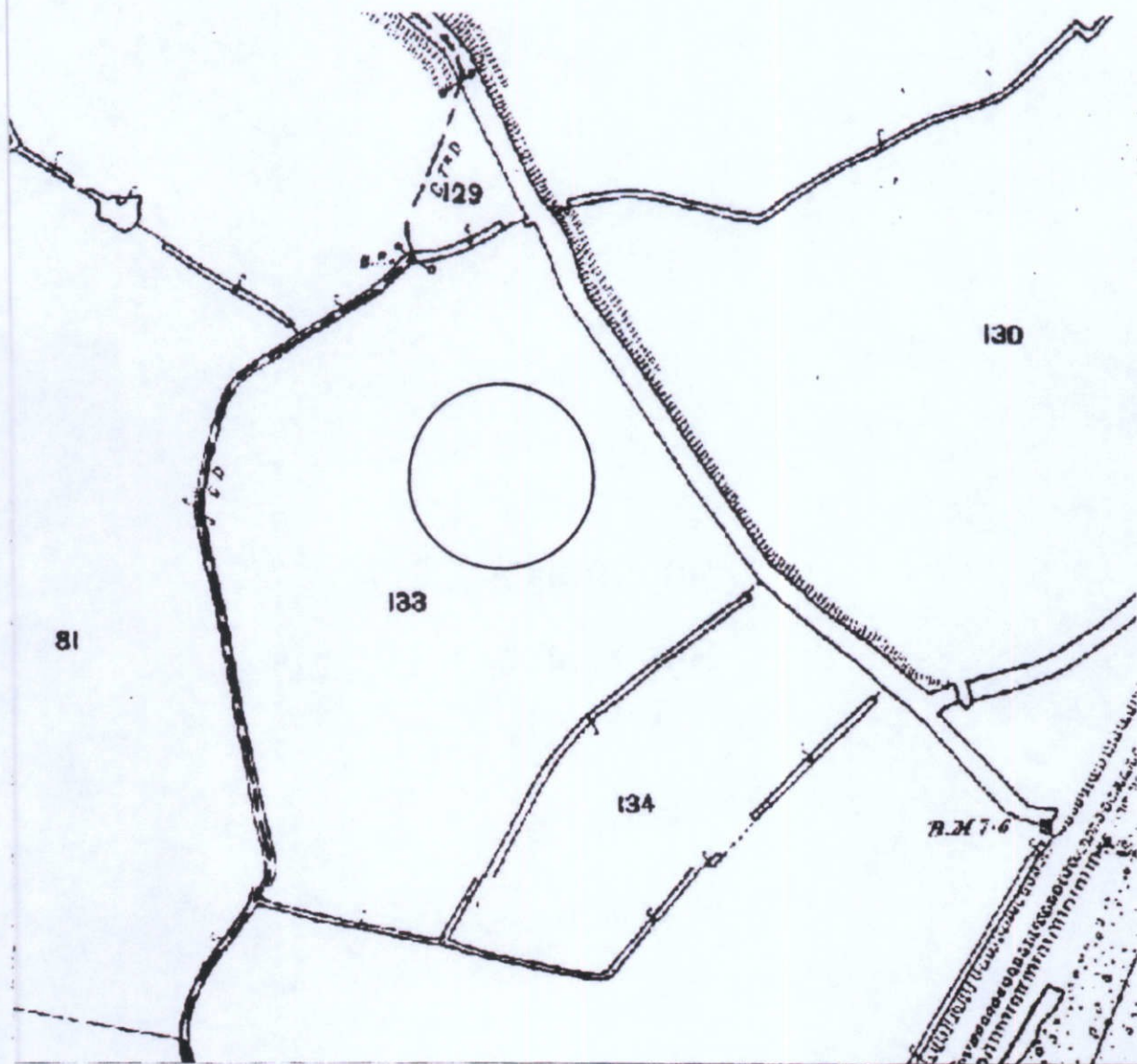


Plate 5

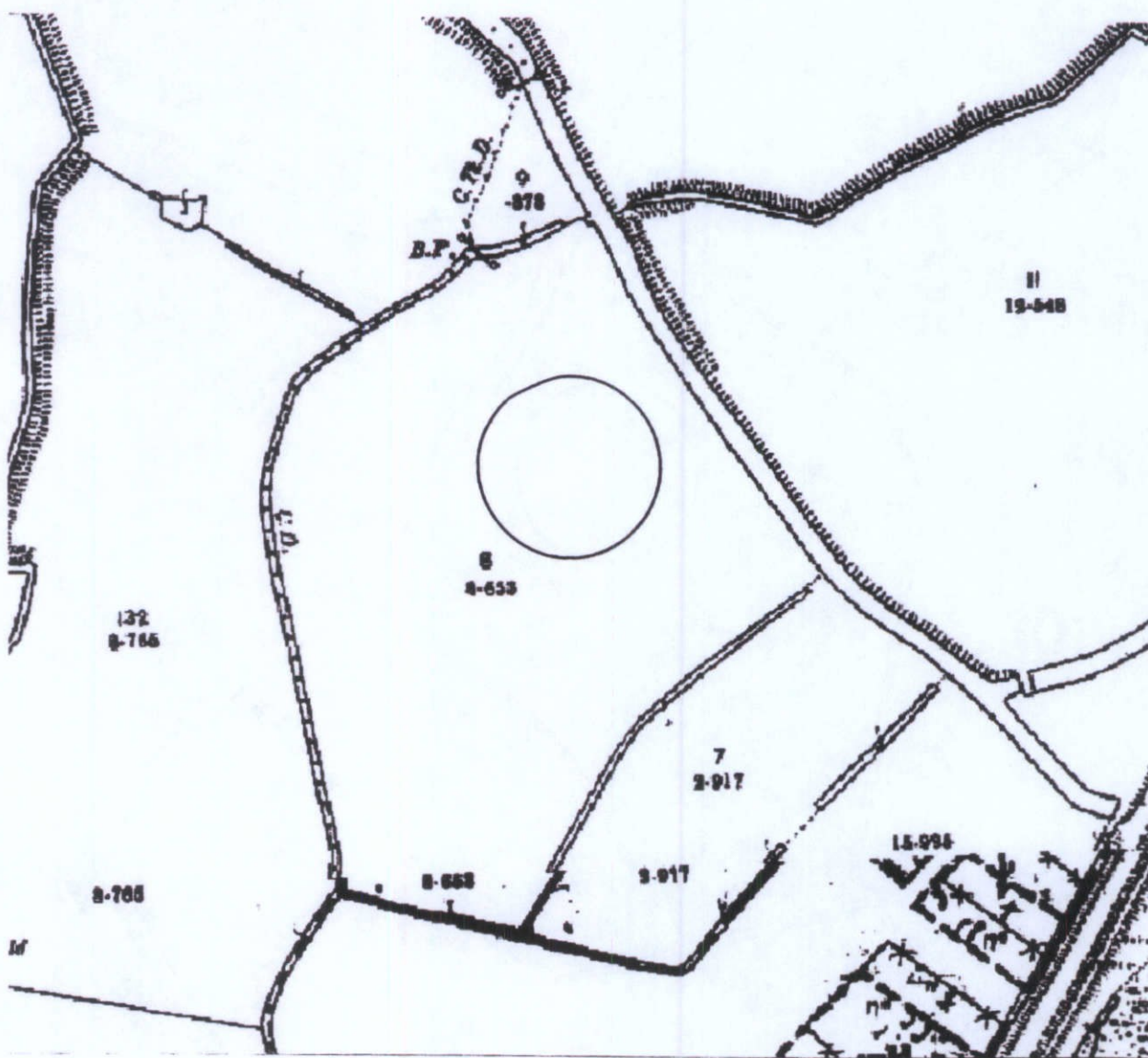


Plate 6

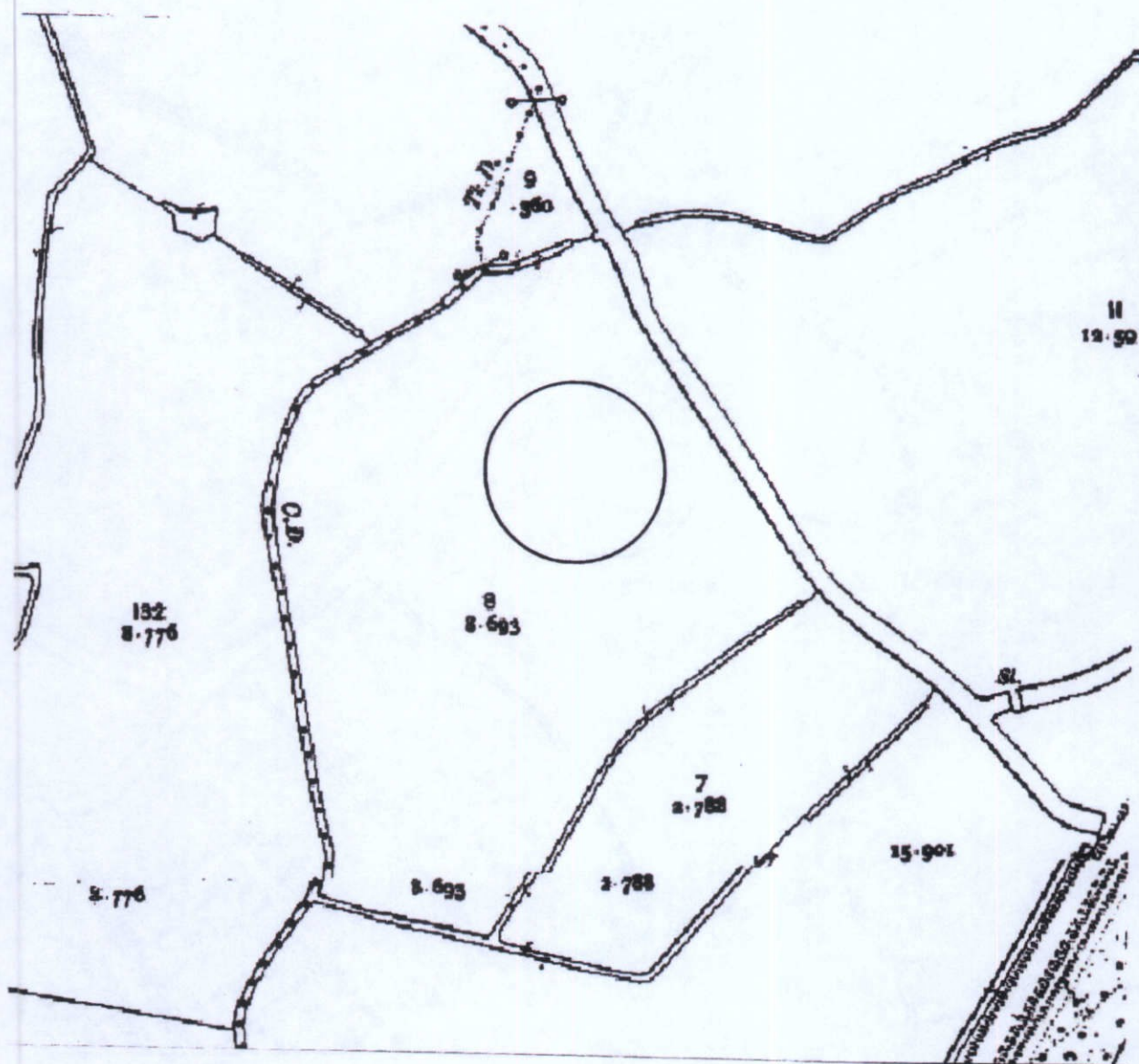
Appendix A
Site History



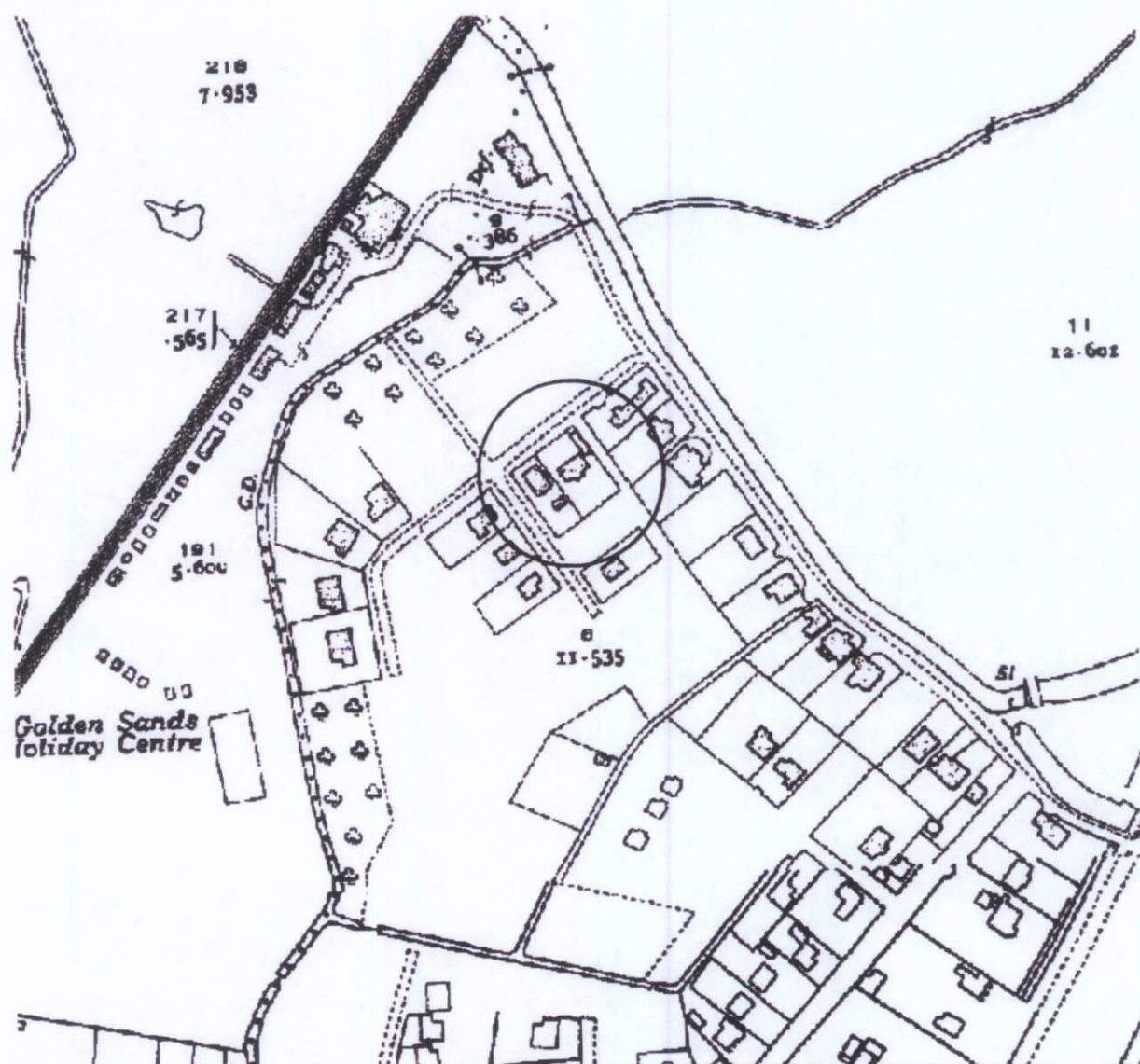
5 Dunstall Gardens, St Mary's Bay.
OS map scale 1:2500 1871-1890.



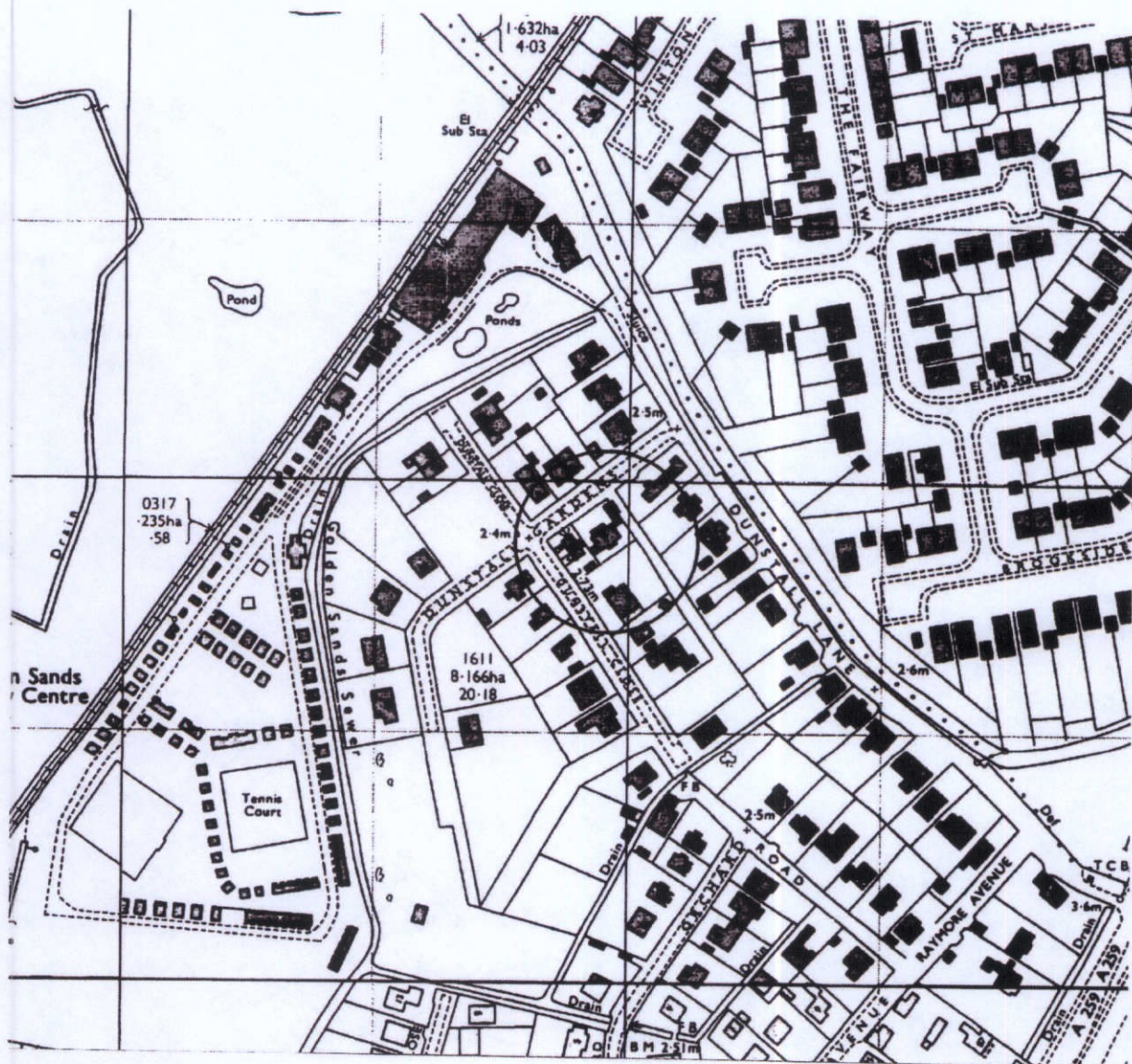
5 Dunstall Gardens, St Mary's Bay.
OS map scale 1:2500 1897-1900.



5 Dunstall Gardens, St Mary's Bay.
OS map scale 1:2500 1907-1923.



5 Dunstall Gardens, St Mary's Bay.
OS map scale 1:2500 1929-1952.



5 Dunstall Gardens, St Mary's Bay.
OS map scale 1:2500 1976.

Appendix B
Environmental Information Search

Envirosearch Residential

Risk Summary



Section 1: Contaminated Land

PASSED

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



Section 2: Flood

IDENTIFIED

We consider there to be a risk of flooding within 50m of the search centre. Please **refer to section 2** for further information.



Section 3: Energy & Infrastructure

NONE IDENTIFIED

No factors such as HS2, energy exploration, solar or wind farms have been identified within the vicinity of the property. Please **refer to section 3** for more information.



Section 4: Ground Stability

IDENTIFIED

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



Section 5: Radon

NONE IDENTIFIED

The property is not considered to be within a radon affected area. Please **refer to section 5** for more information.



Section 6: Other Influential Factors

NONE IDENTIFIED

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as

5, Dunstall Gardens
St. Marys Bay
Romney Marsh
TN29 0QY

Report Reference
112994329_1_1

National Grid Reference
609190 128180

Customer Reference
G2181800-1_ESR

Report Date
3 February 2017

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £100,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Conveyancer Guidance



Professional Opinion

Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 3rd February 2017 and reference 112994329_1_1, G2181800-1_ESR for

**5, Dunstall Gardens
St. Marys Bay
Romney Marsh
TN29 0QY**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by:

Argyll Environmental Ltd



Summary of Report Findings



Section 1: Contaminated Land

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	No	No	1b
Potentially Contaminative Activities	No	No	No	1c
Known Contamination Incidents	No	No	No	1d
Other Potential Contaminative Land Uses	No	Yes	n/a	1e



Section 2: Flood

Flood Risk	0-25m	25-250m	See Section
River Flooding	No	Yes	2a
Coastal Flooding	Yes	No	2b
Surface Water Flooding	Yes	Yes	2c
Risk of Flooding from Rivers and Sea (RoFRS)	Yes	Yes	2d
Historic Flood Events	No	No	2e
Groundwater Flooding	No	n/a	2f



Section 3: Energy & Infrastructure

Energy & Infrastructure	Result	See Section
High Speed Rail 2 (HS2)	No	3a
Oil and Gas Exploration and Production	No	3b
Existing or Proposed Wind Farms and Wind Turbines	No	3c
Existing or Proposed Solar Farms	No	3d



Section 4: Ground Stability

Ground Stability Risk	Result	See Section
Man-Made Factors	No	4a
Natural Factors	Yes	4b



Section 5: Radon

Radon Risk	Result	See Section
Radon Affected Property	No	5



Section 6: Other Influential Factors

Other Factors	Result	See Section
Overhead Power Lines	No	6a
Environmental Constraints	No	6b

Property Purchaser Guidance



Understanding This Report

The purpose of this report is to highlight any potential risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state '**Passed**' on the front page if our expert consultants have considered there to be no potential risk. If a potential risk of contamination is found, the report will state '**Further Action**'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state '**None Identified**' on the front page if we consider there is little or no significant risk to the property. If a potential risk is found, we will state '**Identified**' and detail the Next Steps within the relevant section of the report.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood

In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

Section 3: Energy & Infrastructure

In this section, we provide information on a variety of energy and infrastructure projects and developments which may affect the property and surrounding area, such as High Speed Rail (HS2), solar and wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are shown).

Section 4: Ground Stability

In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

Section 5: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

Section 6: Other Influential Factors

In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines or any environmental constraints such as national parks or conservation areas.

Next Steps:

If you require any assistance, please contact our customer service team on: **0844 844 9966** or **helpdesk@landmark.co.uk**

Site Location



Aerial Photograph

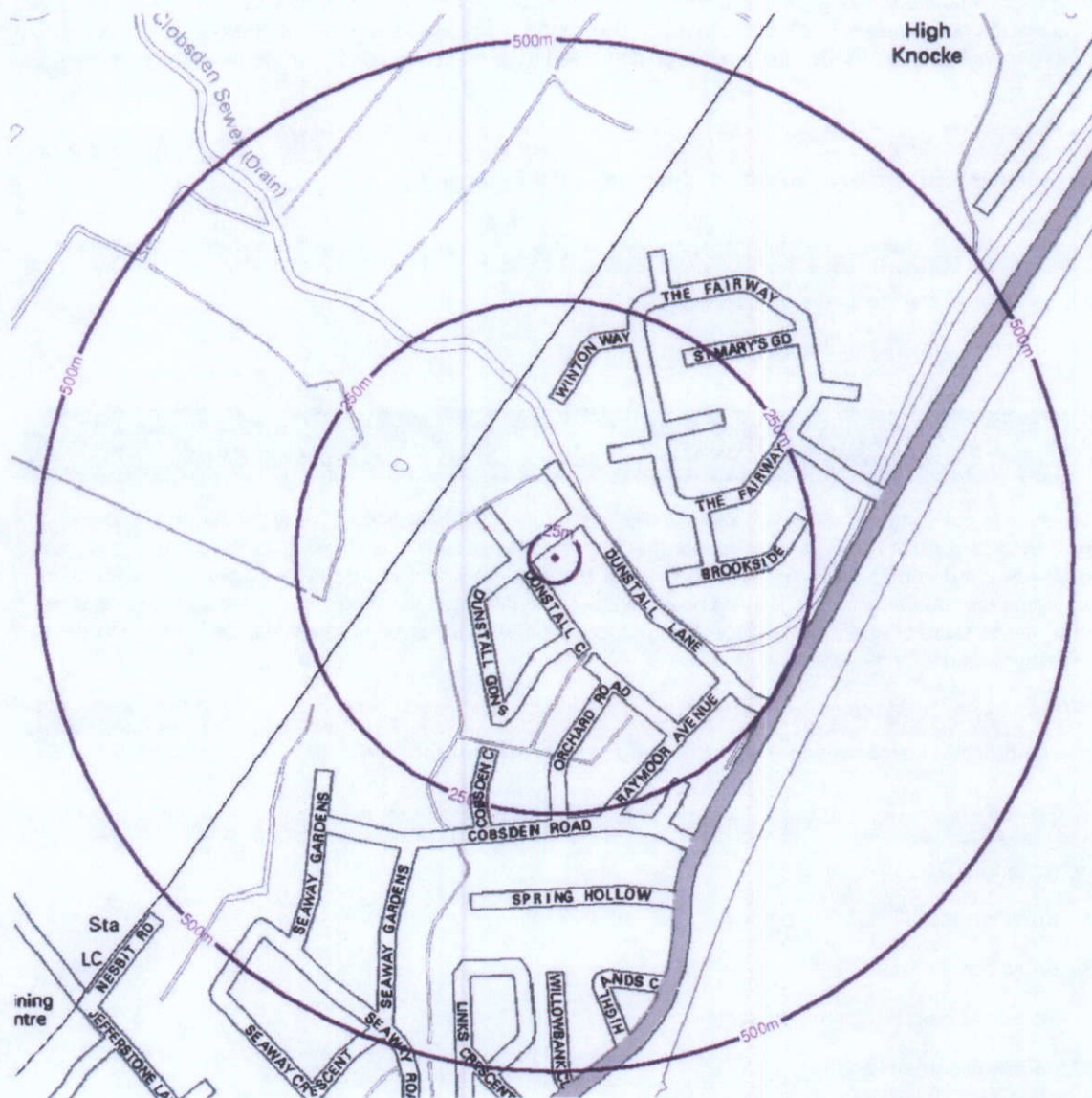
The photograph below shows the location of the property.





Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.



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- | | | |
|--|---|--|
| <p>Section 1a</p> <ul style="list-style-type: none"> Contaminated Land Registry Entries and Notices | <p>Section 1b</p> <ul style="list-style-type: none"> Registered Landfill Sites Registered Landfills (Potential Buffer) BGS Recorded Landfill Sites Local Authority Recorded Landfill Sites Historical Landfill Sites | <ul style="list-style-type: none"> Permitted Waste Sites - Authorised Landfill Site Boundaries Environmental Permitting Regulations - Waste Integrated Pollution Control Registered Waste Sites Registered Waste Treatment or Disposal Sites Registered Waste Transfer Sites |
|--|---|--|



Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Contaminated Land Register Entries and Notices

No factors identified for this property



Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

Kent County Council - Had landfill data but passed it to the relevant environment agency 5

Map ID	Reference	Location	Details	Distance	Contact
	Shepway District Council		- Has no landfill data to supply	6	

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

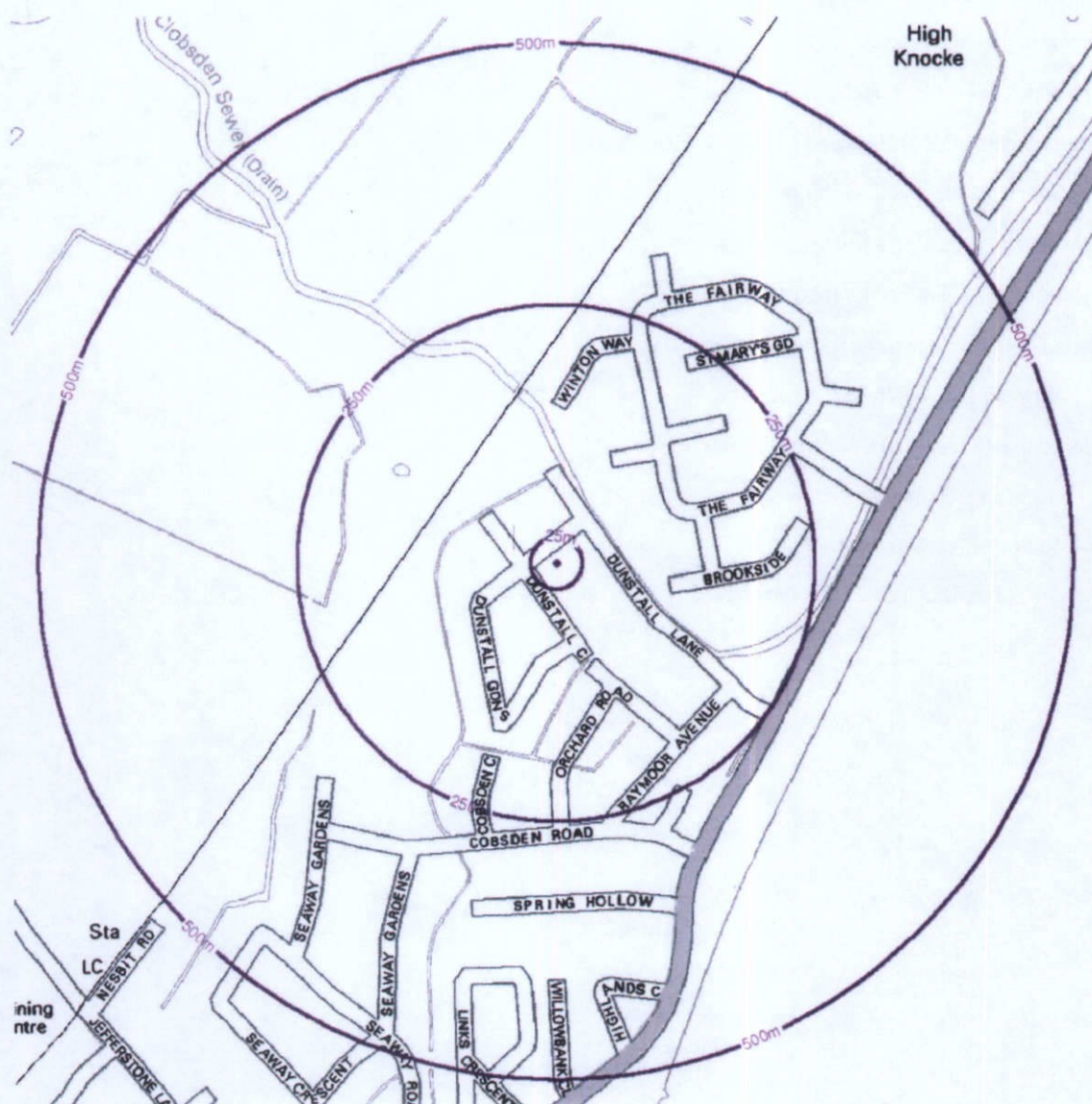
Registered Waste Transfer Sites

No factors identified for this property



Section 1c and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.



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Section 1c

- | | | | |
|---|---|---|---|
|  | Local Authority Pollution Prevention and Controls |  | Radioactive Substances Register |
|  | Local Authority Integrated Pollution Prevention and Control |  | Planning Hazardous Substance Consents |
|  | Integrated Pollution Controls |  | Control of Major Accident Hazards Sites (COMAH) |
|  | Environmental Permitting Regulations - Industry |  | Notification of Installations Handling Hazardous Substances (NIHHS) |
|  | Consent to Discharge to Controlled Waters |  | Explosive Sites |

Section 1d

-  Local Authority Pollution Prevention and Control Enforcements
-  Enforcement and Prohibition Notices
-  Planning Hazardous Substance Enforcements
-  Prosecutions Relating to Authorised Processes
-  Environmental Pollution Incidents
-  Prosecutions Relating to Controlled Waters



Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

No factors identified for this property

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property



Section 1d: Known Contamination Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of

permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known contamination incidents been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

Environmental Pollution Incidents

No factors identified for this property

Prosecutions Relating to Controlled Waters

No factors identified for this property



Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.



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- | | |
|--|---|
| ✕ Fuel Station Entries | □ ▲ ● Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | □ ▲ ● Potentially Infilled Land (Water) |
| + Former Marshes | □ ● Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |



Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

No factors identified for this property

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

No factors identified for this property

Potentially Infilled Land (Water)

1	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	84m	-
2	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	90m	-
3	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	100m	-
4	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	158m	-
5	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	165m	-

Contaminated Land

Section 1

Map ID	Reference	Location	Details	Distance	Contact
6	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	190m	-
7	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1961	246m	-
Potentially Contaminative Industrial Uses (Past Land Use)					
8	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1938 - 1979	127m	-
Historical Tanks And Energy Facilities					
9	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1976	166m	-
10	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1976	167m	-

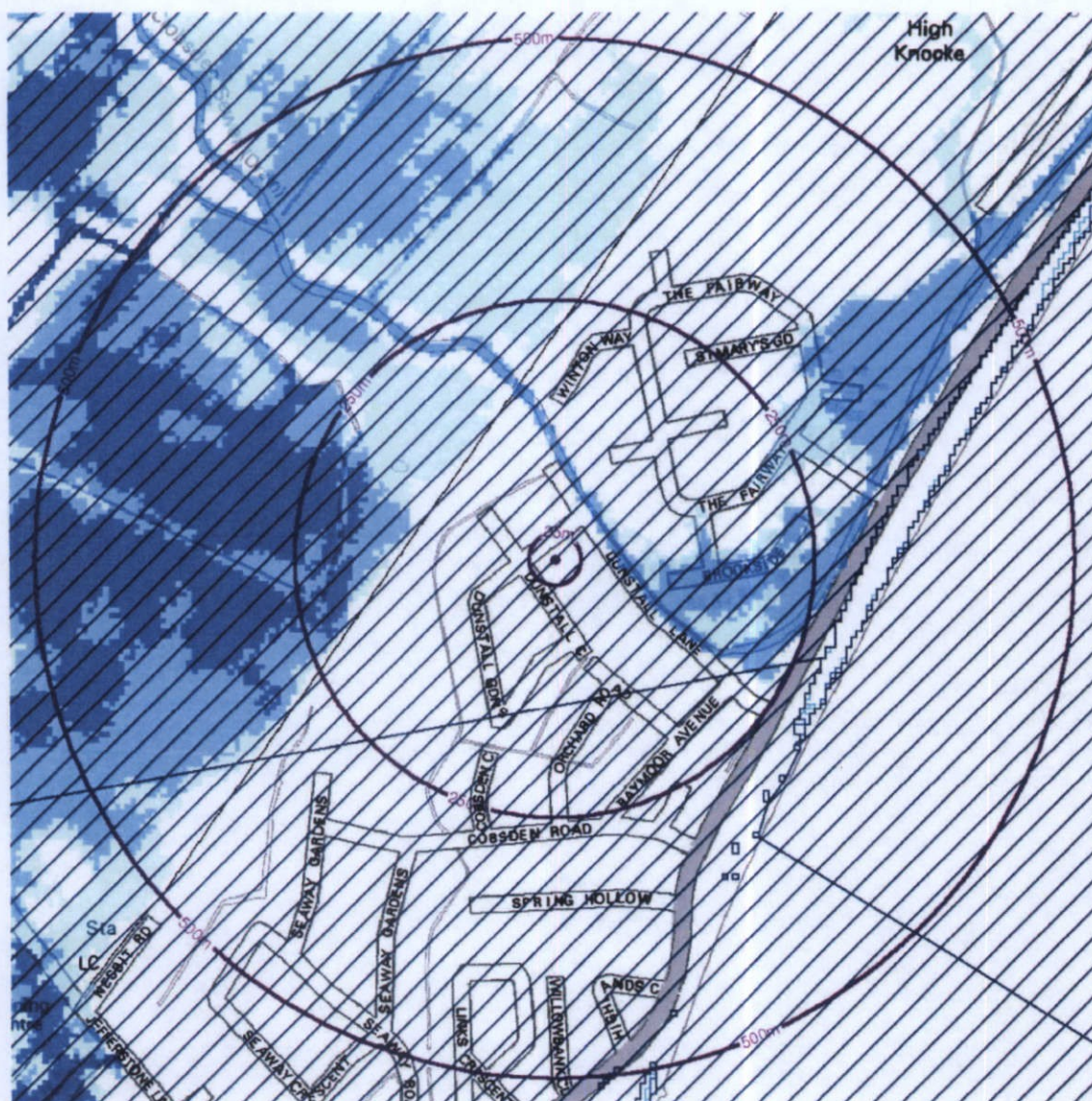
Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



Section 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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River Flooding

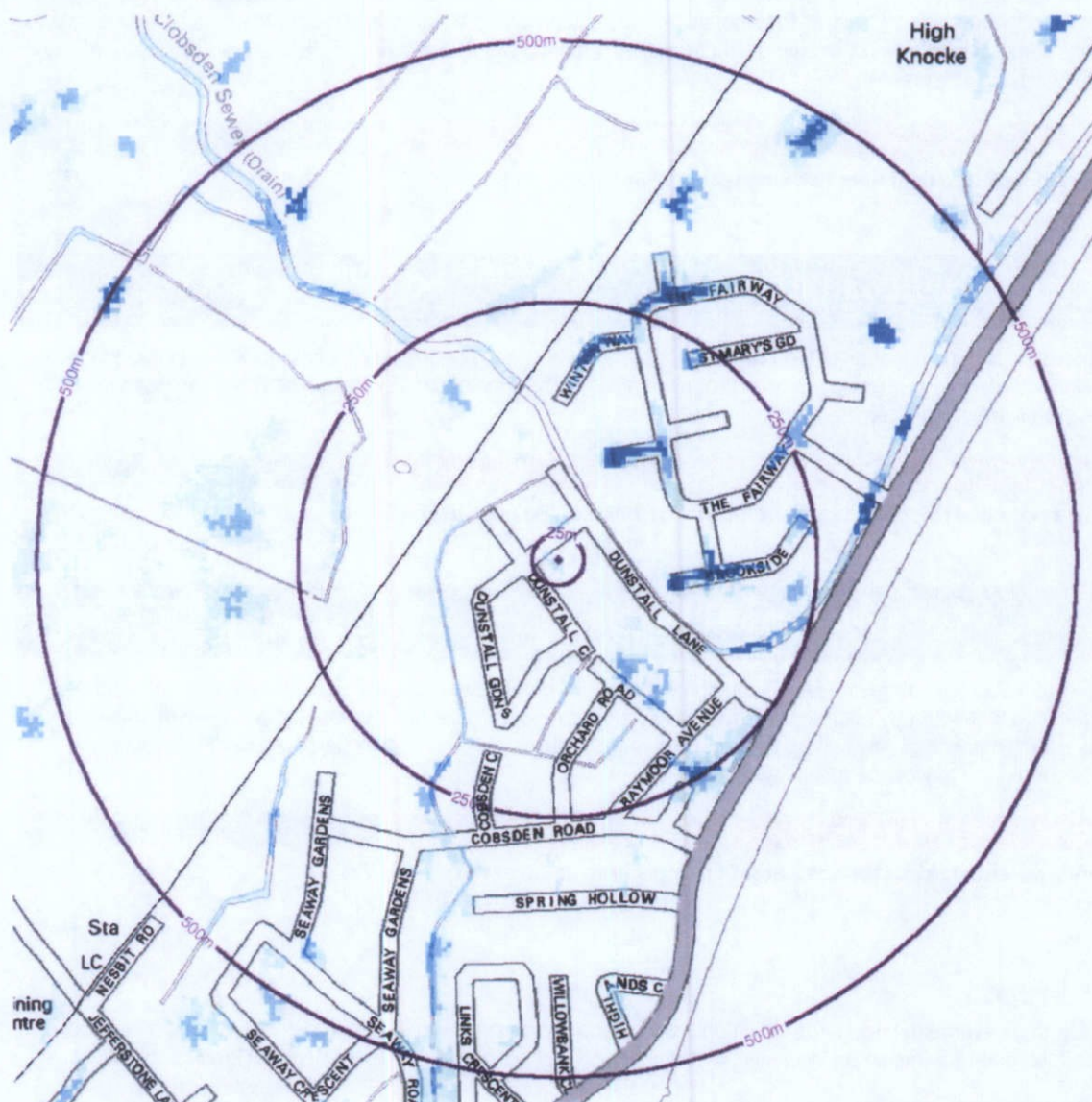
1 in 1000 year return
1 in 200 year return
1 in 75 year return

Coastal Flooding



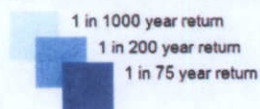
Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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Surface Water Flooding





Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	Yes	-



Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	Yes	-



Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

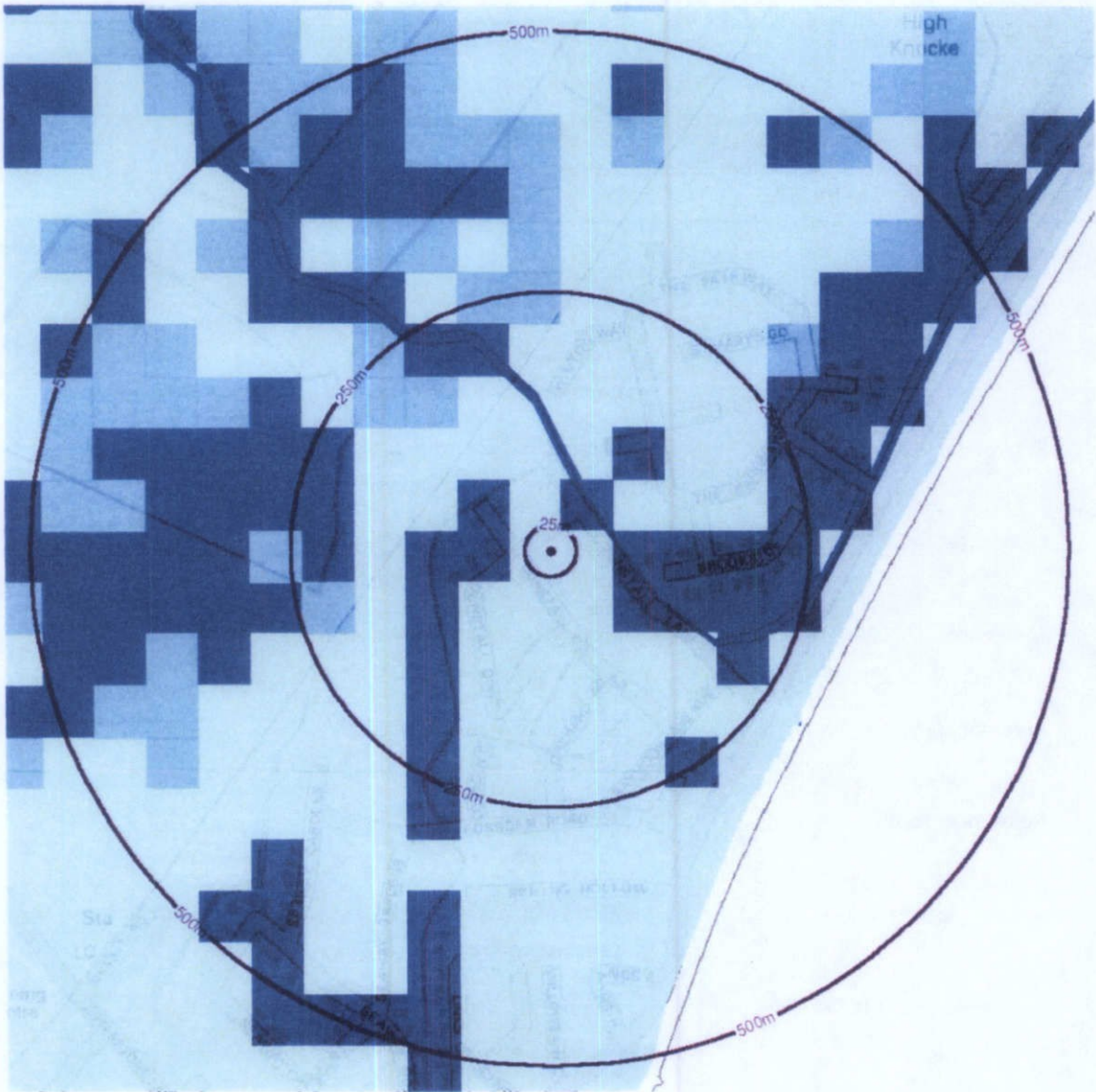
If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2017.



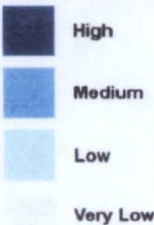
Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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Risk of Flooding from Rivers and Sea (RoFRS)



Historic Flood Events





Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry					Result
Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?					Yes
Map ID	Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers and Sea (RoFRS)					
	Reference: 865999	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	0m	1
	Reference: 162014	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	23m	1
	Reference: 161258	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	40m	1
	Reference: 865803	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	65m	1
	Reference: 161265	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	93m	1
	Reference: 1628815	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	150m	1
	Reference: 865490	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	172m	1
	Reference: 1625181	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	185m	1
	Reference: 161273	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	190m	1
	Reference: 1628802	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	193m	1
	Reference: 161232	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	211m	1



Section 3a: High Speed Rail 2 (HS2)

The High Speed 2 Rail Link is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas.

Enquiry	Result	Contact
Is the property within 4km of the proposed HS2 rail development?	No	-



Section 3b: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Enquiry	Result	Contact
Is the property within 4km of an area licensed for onshore energy exploration and production?	No	-
Is the property within 4km of an area that has been offered for licensing for the onshore exploration oil and gas by the Oil and Gas Authority?	No	-
Is the property within 4km of a well used for energy exploration or extraction?	No	-



Section 3c: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We detail only those wind power developments which generate between 1MW and 50MW of power.

Enquiry	Result	Contact
Is the property within 4km of existing or proposed wind farms or wind turbines?	No	-



Section 3d: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We detail only those solar developments which generate between 1MW and 50MW of power.

Enquiry	Result	Contact
Is the property within 2km of existing or proposed solar farms?	No	-

Map ID	Reference	Location	Details	Distance	Contact
	Reference: 1628823	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	220m	1
	Reference: 1628818	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	221m	1
	Reference: 865509	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	238m	1
	Reference: 1628807	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	240m	1



Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Historic Flood Events					
No Events Found					



Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Negligible	2

Comment: Risk of groundwater flooding is considered negligible at, and near, this location. No further investigation of risk is deemed necessary.

Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Next Steps

In order to gain more detailed information regarding the potential impact of HS2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@landmark.co.uk**.



Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-
What is the potential for ground instability relating to non-coal mining within 250m of the property?	No Known Mining	-

Comment: The British Geological Survey has assessed that there are no known hazards because of underground non-coal mine workings in this area. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.

Are there any Man-Made mining cavities within 250m of the property?	No	-
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Section 4b: Natural Factors

Enquiry	Result	Contact
Are there any Natural cavities within 250m of the property?	No	-
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	3

Comment: The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.

Next Steps

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Ground Stability Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 5: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	4
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	4

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

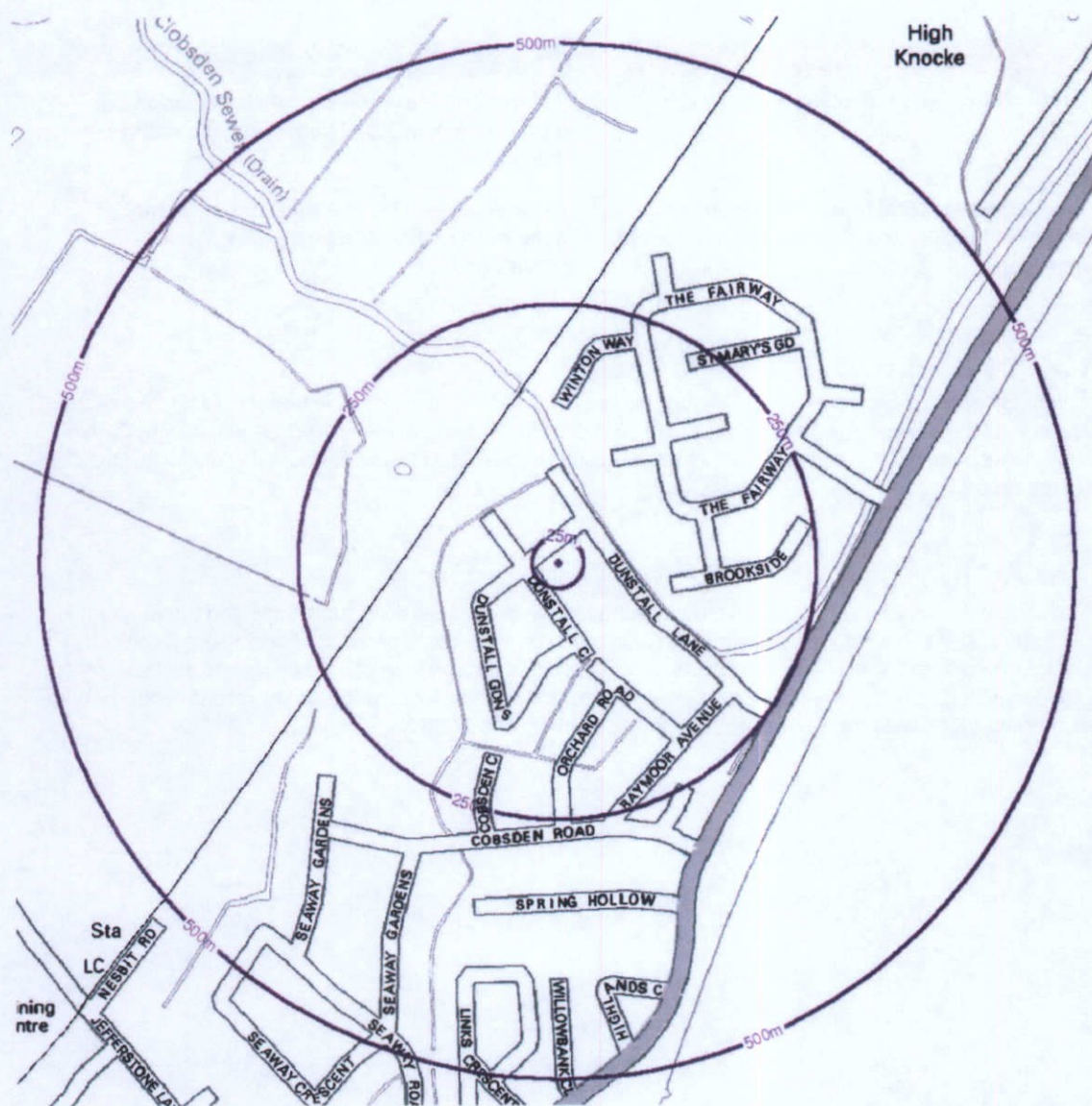
Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 6a and 6b: Other Influential Factors

The map below shows the location of any Overhead Power Lines highlighted within Section 6a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 6b of this report. Further details are shown on the following pages.



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Section 6a

-  Overhead Power Line
 Pylon or Mast

Section 6b

-  Local Nature Reserves
-  Marine Conservation Zones
-  National Nature Reserves
-  Ramsar Sites

-  Sites of Special Scientific Interest
-  Special Areas of Conservation
-  Special Protection Areas



Section 6a: Overhead Power Lines

This section of the report contains information on pylons and overhead power lines. Overhead lines can be contentious and may have a visual impact on the surrounding area. Please note that Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

Enquiry	Result	Contact
Are there any Overhead Power Lines within 250m of the property?	No	-



Section 6b: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
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Ancient Woodland

No factors identified for this property

Areas of Outstanding Natural Beauty

No factors identified for this property

Boundaries - National Parks

No factors identified for this property

Country Parks

No factors identified for this property

Environmentally Sensitive Areas

No factors identified for this property

Forest Parks

No factors identified for this property

Local Nature Reserves

No factors identified for this property

Marine Conservation Zones

No factors identified for this property

Other Influential Factors

Section 6

Map ID	Reference	Location	Details	Distance	Contact
National Nature Reserves					
No factors identified for this property					
National Parks					
No factors identified for this property					
National Scenic Areas					
No factors identified for this property					
Nature Improvement Areas					
No factors identified for this property					
Ramsar Sites					
No factors identified for this property					
Sites of Special Scientific Interest					
No factors identified for this property					
Special Areas of Conservation					
No factors identified for this property					
Special Protection Areas					
No factors identified for this property					
World Heritage Sites					
No factors identified for this property					

Useful Contacts

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please
contact our customer services
team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Contact	Name	Address	Contact details
1	Environment Agency National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
2	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 F: 0844 844 9951 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
3	British Geological Survey Enquiry Service	British Geological Survey Kingsley Dunham Centre Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 F: 0115 936 3276 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
4	Public Health England Radon Survey, Centre for Radiation, Chemical and Environmental Hazards	Chilton Didcot Oxfordshire OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
5	Kent County Council Waste Management Group	Block H The Forstal Aylesford Kent ME20 7BT	T: 01622 605976 W: www.kent.gov.uk
6	Shepway District Council Environmental Health Department	Civic Centre Castle Hill Avenue Folkestone Kent CT20 2QY	T: 01303 850388 F: 01303 245978 W: www.shepway.gov.uk
	Argyll Environmental Ltd	1st Floor 98-99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

The Landmark website contains links to many of our data suppliers which may prove useful.

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

Useful Information

The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Ltd. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal, surface water and groundwater flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal, surface water and groundwater) within the vicinity of the property is such that the risk may not be considered significant.

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Useful Information

Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 2d of the report provides data relating to the Risk of Flooding from Rivers and Sea (RoFRS) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m² area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The RoFRS data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by RoFRS. Many insurers use RoFRS as a guide to where to offer flood risk insurance cover.

Section 2e of the report includes information relating to records of historical flooding provided by the Environment Agency/Natural Resources Wales. It should be noted that the historical flood event database is not comprehensive. Further details regarding the nature of any historical flood events are not supplied in this report, but can be obtained by contacting your local agency office.

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by GeoSmart, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, GeoSmart has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The data is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Section 3: Energy & Infrastructure Findings

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a limited, desk-based screen - we would recommend purchasing an Argyll Energy & Infrastructure report for further information. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark Information Group make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark Information Group cannot guarantee that all land uses or factors of concern will have been identified by the report. Landmark Information Group is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation. While every effort is made to ensure accuracy, Landmark Information Group cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our analysis, please contact our customer services team on 0844 844 9966.

Section 5: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

Section 6b: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Useful Information

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

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Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

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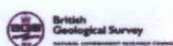
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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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