Landmark INFORMATION GROUP

Sitecheck Combined

Contaminated Land

PASSED

Professional Opinion

No significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.

Flooding

FURTHER ACTION

Professional Opinion

Moderate-High - This report reveals significant flood risk issues which should be addressed. Further assessment is recommended in order to clarify the risk of flooding at the site and to determine appropriate flood protection measures. Please see the Recommendations section.

Other Environmental Hazards

The following have been identified in the immediate vicinity of the site:

- Ground Instability Hazard

This report is issued for the property described as:

Kingfisher Nurseries Long Lane
Gedney Hill
Spalding
PE12 0PP

Report Reference:

108464255_1
823638910#191192874

National Grid Reference:

533113E, 312109N

Client Reference:

16120010_SAF

Report Date:

16th December 2016

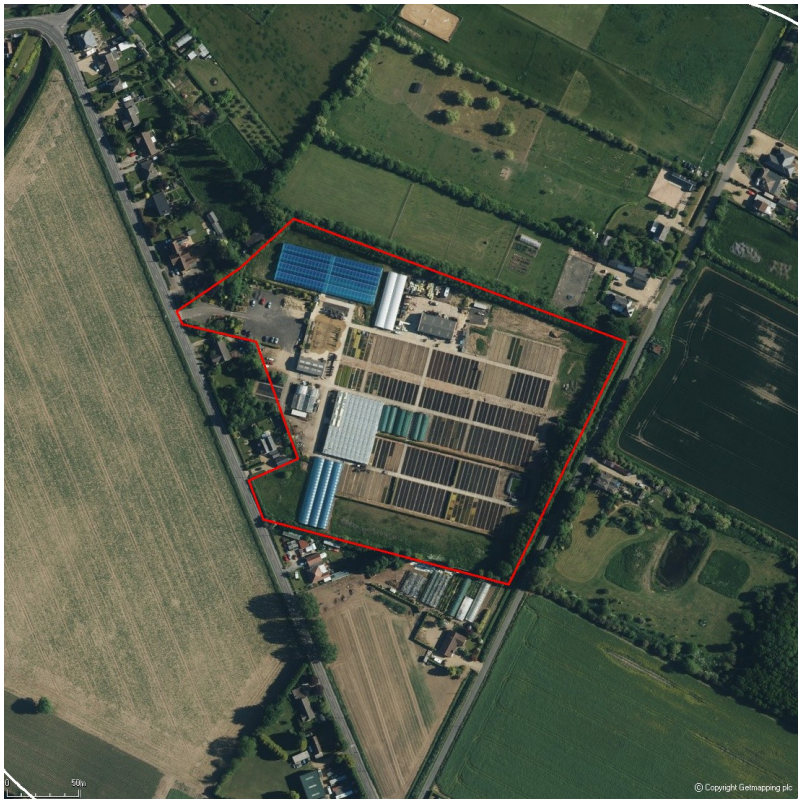
Contact Details

If you require any assistance please contact our customer services team on 0844 844 9966

or email
helpdesk@landmark.co.uk

COPSO EXECUTIVE MEMBER
searchcode
The Property Ombudsman Consumer Redress

Site Location



Aerial Photograph

250m Search Band

Location Plan

Kingfisher Nurseries Long Lane, Gedney Hill, Spalding, PE12 0PP

Grid Reference 533113, 312109

Copyright 2016, Landmark
All rights reserved

Executive Summary

Risk	Evaluation
Contaminated Land	Passed

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

Recommendations

None required.

Risk	Evaluation
Flooding	Further action

Consultant's Comment

Data suggest that there are features which may present a flood risk to the site and its occupants during an extreme flood event. However, buildings and contents insurance should easily be available in most cases.

1	If development is proposed would a detailed Flood Risk Assessment be required?	Yes (Drainage)
2	What is the overall risk of flooding, assuming defences fail or are absent or over-topped?	Moderate to High
3	Are there existing flood defences that might benefit the site?	No

Recommendations

1. We recommend carrying out a more detailed assessment (a FLOODSOLUTIONS Consult Report). Using the highest detail topographical data available and Environment Agency flood levels, the report will specify the expected flood depths at the property. This can be used to increase your understanding of the risk and the potential significance of a flood event, and to inform a flood survey. This report can usually be prepared within 10-20 working days, although may take up to 25 depending upon regulatory response times. Please contact us on 0845 458 5250 if you would like further assistance.
2. You should ask the seller and other nearby residents whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas;
3. Finally, prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

Copyright 2016, Landmark
All rights reserved

Contaminated Land Risk Analysis

Investigation	Commentary
On-site sources	No potentially contaminative historical land uses were identified at the Site from 1:10,000 and 1:10,560 scale maps.
Off-site sources	No potentially contaminative historical land uses were identified in proximity to the site from 1:10,000 and 1:10,560 scale maps.
Pathways and receptors	With reference to Environment Agency data, the superficial hydrogeology underlying the site is classified as a Secondary (Undifferentiated) Aquifer (deposits with variable/limited permeability), and an Unproductive Stratum (deposits of negligible permeability). The bedrock hydrogeology is classified as an Unproductive Stratum (deposits of negligible permeability). According to information provided by the Environment Agency the site does not lie within a groundwater Source Protection Zone (SPZ) and there are no abstraction licences located within 25m. Additionally, the nearest water feature is located on Site. Current Ordnance Survey mapping indicates agricultural land within a 25m radius of the site. Finally, no designated eco-receptors were identified within a 25m radius of the site.
Additional Sources of Information	No additional materials have been used in this assessment.

Consultant's Conclusion

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur.

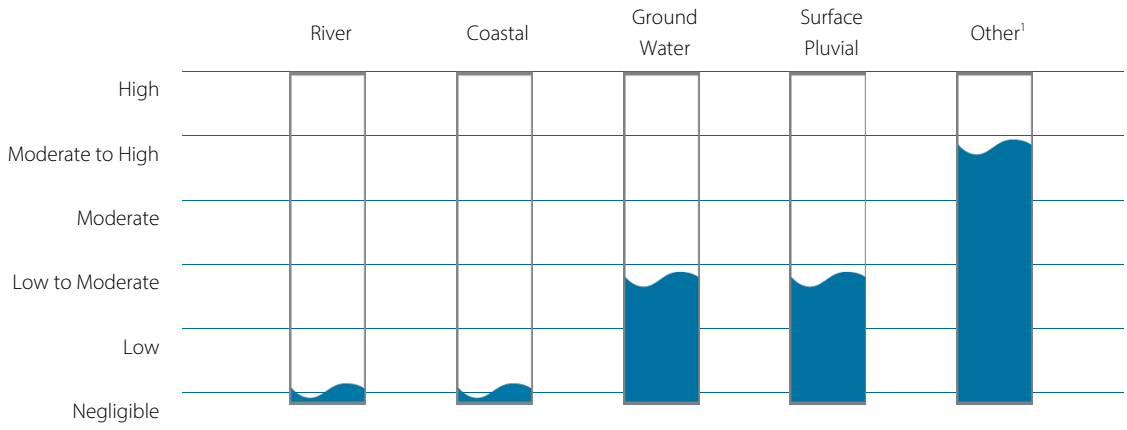
Please refer to risk analysis methodology section for further guidance and definition of terms.

Copyright 2016, Landmark
All rights reserved

Flood Risk Screening

	Risk	Issue	Evaluation
1	Development	If development is proposed would a detailed Flood Risk Assessment be required?	Yes (Drainage)
2	Flooding	What is the overall risk of flooding, assuming defences fail or are absent or over-topped?	Moderate to High
3	Flood Defences	Are there existing flood defences that might benefit the site?	No

Insurance	The flood risk identified is unlikely to affect obtaining buildings and contents insurance.



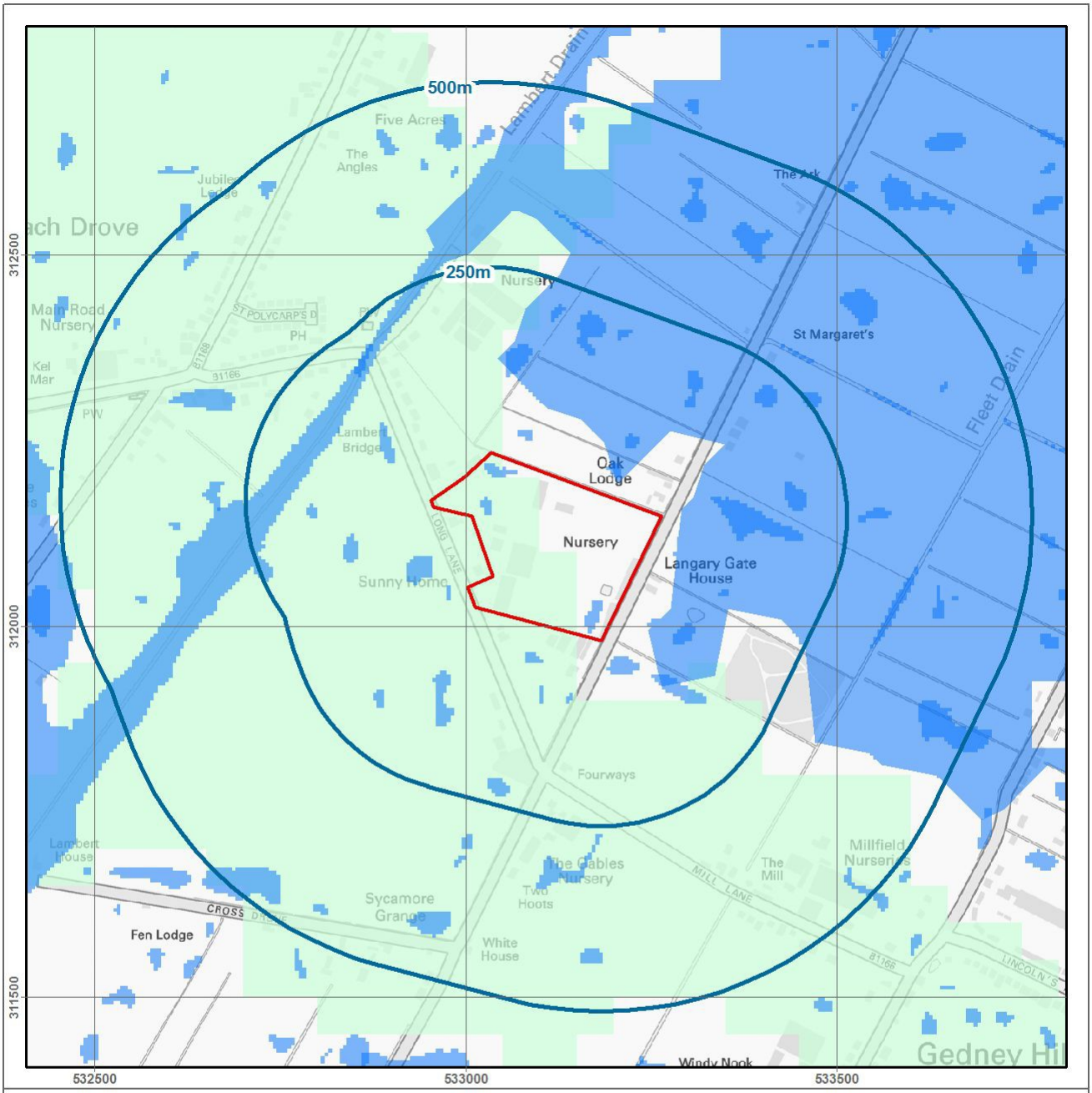
Recommendations

1. We recommend carrying out a more detailed assessment (a FLOODSOLUTIONS Consult Report). Using the highest detail topographical data available and Environment Agency flood levels, the report will specify the expected flood depths at the property. This can be used to increase your understanding of the risk and the potential significance of a flood event, and to inform a flood survey. This report can usually be prepared within 10-20 working days, although may take up to 25 depending upon regulatory response times. Please contact us on 0845 458 5250 if you would like further assistance.
2. You should ask the seller and other nearby residents whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas;
3. Finally, prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

[1]Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.

Copyright 2016, Landmark
All rights reserved

Current Flood Risk



Flood and Groundwater Risk

Client Site

Area at risk of flooding from one source

Area at risk of flooding from more than one source

Area at risk of groundwater flooding

metres
0 50 100 200

* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:8,500

Contains Ordnance Survey data © Crown copyright and database right 2015

Copyright 2016, Landmark
All rights reserved

Flood Risk Management Options

Flooding can often be managed by the installation of flood protection measures either on/within the building(s) or across the site. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Both flood resistance and flood resilience solutions can be integrated with design proposals for new build properties or retro-fitted to existing properties. Specific flood protection packages can often include both resistance and resilience measures. What is suitable will depend on a number of factors including flood source, likely flood depths, property design and age.

Research conducted by CLG Sustainable Buildings Division and the Environment Agency revealed that installing flood resistance measures may be inappropriate where likely flooding will be deep. Certain types of building construction are unable to resist the pressure load placed on the exterior skin of the building by retained flood waters. Generally a flood depth between 0.6m and 1.0m above ground level is used as a benchmark to decide whether to consider flood resilience measures rather than rely on flood resistance measures. This is dependent on the age and construction of the property.

Guideline Costs for Resistance Measures

Building Feature	Cost Estimate for Baffles (+ VAT)
Standard (900mm) single door	£725 - £875
Standard (1800mm) double entrance door	£850 - £1,000
Large roller shutter door (up to 2,745mm span)	£1600 - £1750
Standard garage door	£1400 - £1575
Standard window (up to 1,240mm span)	£350 - £500
Large window (1,240mm to 2,150mm span)	£550 - £700
Single air brick	£70 - £220
Double air brick	£80 - £230
Building Feature	**Cost Estimate for Tanking (+ VAT)**
Tanking (of basement, walls or floors)	£25 - £50 per metre^2
System Component	**Cost Estimate for Plumbing (+ VAT)**
Simple non-return valve	£50
Sophisticated non-return valve	£660 - £800

The costs above are for indicative budget purposes only. They are based on installing components of a standard design and colour. If the site requires bespoke products, these are likely to cost more (for example, if the site is in a conservation area, different colours may be required).

Copyright 2016, Landmark
All rights reserved

Additional Flooding Considerations

Riparian Ownership	A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property. Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action. A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency. There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map. The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.
Development Control	Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency are normally consulted regarding any development within 20m of a Main River and Internal Drainage Boards should be similarly contacted regarding developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. The Environment Agency should also be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.
Sewer Flooding	In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat's 'DG5 - At Risk Registers' record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded.

Consultant's Comment	Whilst this assessment is primarily a flood risk screening report, you may wish to consider the above potential liability considerations that fall outside the scope of the Flood Risk Screening Methodology.

Copyright 2016, Landmark
All rights reserved

Other Environmental Hazards

Risk	Recommendation
Ground Instability Hazard	As a potential ground instability hazard was identified, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys.
Telecommunication Base Stations	No telecommunication base stations are located within 100m of the site.
COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Consultant's Comment	This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.

Copyright 2016, Landmark
All rights reserved

Contents of the Data Section

Section	Description
Tabular Summary	This section presents a tabular summary of information found for the site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the site, from 1-250m and from 251-500m. If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.
Current Land Use Mapping	This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.
Statutory Information	This section presents detailed statutory information for the site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the site. If no data is identified then the section will be omitted.
Waste	This section presents detailed information on waste and landfill sites for the site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the site. If no data is identified then the section will be omitted.
Current Industrial Land Use	This section presents detailed information on current land use for the site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the site. If no data is identified then the section will be omitted.
Historical Land Use Mapping	The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the site boundary.
Historical Land Use	This section presents selected information on historical land use for the site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the site. If no data is identified then the section will be omitted.
Aquifer Designations and Geology	This section is preceded by two maps that present information relating to the aquifer designations beneath the site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology. These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the site and surrounding area (0-500m). If no data is identified then the section will be omitted.
Environmental Sensitivity	This section presents detailed information on the environmental sensitivity of the site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the site. If no data is identified then the section will be omitted.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards which may affect the site. These include subsidence, radon and mining.

© Landmark Information Group Limited 2016. All Rights Reserved. The copyright on the information and data as contained in the Data section of this Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency and English Nature, and must not be reproduced in whole or in part by photocopying or any other method.

Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention and Controls	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Integrated Pollution Prevention And Control	0	0	N/A
Registered Radioactive Substances	0	0	N/A
Discharges	**On-site**	**1-250m**	**251-500m**
Discharge Consents	0	4	N/A
Water Industry Act Referrals	0	0	N/A
Hazardous Sites	**On-site**	**1-250m**	**251-500m**
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	**On-site**	**1-250m**	**251-500m**
Contaminated Land Register Entries and Notices	0	0	N/A
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	N/A
Prosecutions Relating to Authorised Processes	0	0	N/A
Prosecutions Relating to Controlled Waters	0	0	N/A

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	N/A
Licenced Waste Management Facilities (Landfill Boundaries)	0	0	N/A
Licenced Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historical Landfill Sites	0	1	1

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	1	N/A
Fuel Station Entries	0	0	N/A
Other Features	**On-site**	**1-250m**	**251-500m**
Telecommunication Base Stations	0	0[2]	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	0	N/A
Potentially Infilled Land	**On-site**	**1-250m**	**251-500m**
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

[2]Telecommunication base stations are only searched to a radius of 100m from the site boundary.

Copyright 2016, Landmark
All rights reserved

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	2	0	N/A
Bedrock Aquifer Designations	1	0	N/A
Groundwater Vulnerability	1	0	N/A
Geology	**On-site**	**1-250m**	**251-500m**
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:625,000 Solid Geology	1	N/A	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	N/A
Environmentally Sensitive Areas	0	0	N/A
Forest Parks	0	0	N/A
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	N/A
National Scenic Areas	0	0	N/A
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	0	N/A	N/A
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	N/A
River Quality Chemistry Sampling Points	0	0	N/A
Nearest Surface Water Feature	1	0	N/A
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	N/A

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0[3]	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	0	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	0	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon	**On-site**	**1-250m**	**251-500m**
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	**On-site**	**1-250m**	**251-500m**
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	N/A
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	N/A

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	0	2	0
Flooding From Rivers or Sea (in an Extreme Flood)	0	3	0
Areas Benefiting from Flood Defences	0	0	0

[3]Ground stability hazards are only searched to a radius of 50m from the site boundary.

Copyright 2016, Landmark
All rights reserved

Flooding			
Flood Storage Areas	0	0	0
Flood Defences	0	0	0
Risk of Flooding from Rivers and Sea	0	2	1
Groundwater Flood Risk	1	0	1
Surface Water Flooding (1:75 year rainfall event)	1	1	0
Surface Water Flooding (1:200 year rainfall event)	1	1	0
Surface Water Flooding (1:1,000 year rainfall event)	1	1	1
Historical Flooding	**On-site**	**1-250m**	**251-500m**
Historical Flood Events	0	0	0
Geological Indicators of Flooding	1	0	0

Tabular Summary Explanation

Landmark has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched

Copyright 2016, Landmark
All rights reserved

then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

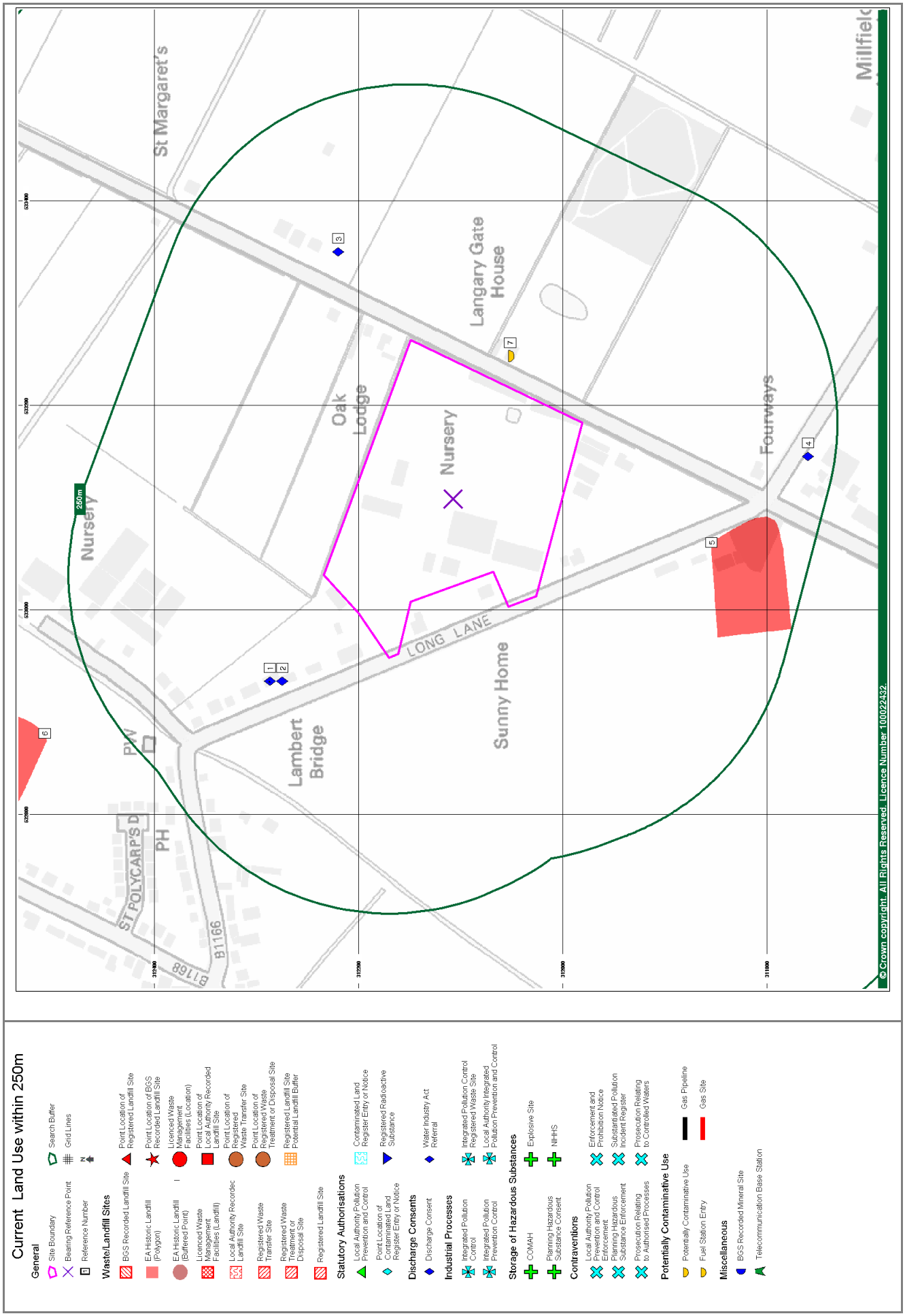
Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.
Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Landmark reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the site boundary.

Copyright 2016, Landmark
All rights reserved



Copyright 2016, Landmark
All rights reserved

Statutory Information

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
1	Operator: Mr & Mrs T S Emery, Property Type: Domestic Property (Single), Location: Cherrytoft Long Lane, Holbeach Drove, Spalding, Lincs, Pe12 0pp, Authority: Environment Agency, Anglian Region, Catchment Area: Low River Nene / South Holland Main, Permit Ref: Pr5lf3886, Permit Version: 1, Effective Date: 16th May 1983, Issued Date: 16th May 1983, Revocation Date: 13th December 2011, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Land/Soakaway, Receiving Water: Land, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m.	110m	NW
2	Operator: Mr & Mrs T S Emery, Property Type: Domestic Property (Single), Location: Cherrytoft Long Lane, Holbeach Drove, Spalding, Lincs, Pe12 0pp, Authority: Environment Agency, Anglian Region, Catchment Area: Low River Nene / South Holland Main, Permit Ref: Pr5lf3886, Permit Version: 2, Effective Date: 14th December 2011, Issued Date: 14th December 2011, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Land/Soakaway, Receiving Water: Land, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 10m.	110m	NW
3	Operator: Mr W Johnson, Property Type: Not Supplied, Location: Premises At Langary Gate Fleet Coy, Holbeach Drove, Spalding, Lincs, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Prnlf01321, Permit Version: 1, Effective Date: 26th July 1989, Issued Date: 26th July 1989, Revocation Date: 9th July 1997, Discharge Type: Unknown, Discharge Environment: Onto Land, Receiving Water: Land, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 10m.	112m	NE
4	Operator: F Fowler Esq, Property Type: Not Supplied, Location: 6 Lincoln Ave, Gedney Hill, Spalding, Pe12 0pj, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Pr5lf3369, Permit Version: 1, Effective Date: 4th November 1976, Issued Date: 4th November 1976, Revocation Date: 1st October 1996, Discharge Type: Unknown, Discharge Environment: Onto Land, Receiving Water: Land, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 10m.	224m	S

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

Lincolnshire County Council - Had landfill data but passed it to the relevant environment agency
South Holland District Council - Has no landfill data to supply

Historical Landfill Sites

Map ID	Details	Distance	Direction
5	Licence Holder: Not Supplied, Location: Gedney Hill, Lincolnshire, Name: Long Lane, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD00235, First Input Date: Not Supplied, Last Input Date: Not Supplied, Specified Waste Type: Deposited Waste included Household Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: Not Supplied, Other Ref: RD7-30-01/89, SH-30-01/89	153m	S
6	Licence Holder: Not Supplied, Location: Holbeach Drove, Lincolnshire, Name: Holbeach Drove Gate, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD00232, First Input Date: Not Supplied, Last Input Date: Not Supplied, Specified Waste Type: Deposited Waste included Household Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: Not Supplied, Other Ref: RD7-27-01/89, SH-27-01/89, 2500/5073	315m	NW

Copyright 2016, Landmark
All rights reserved

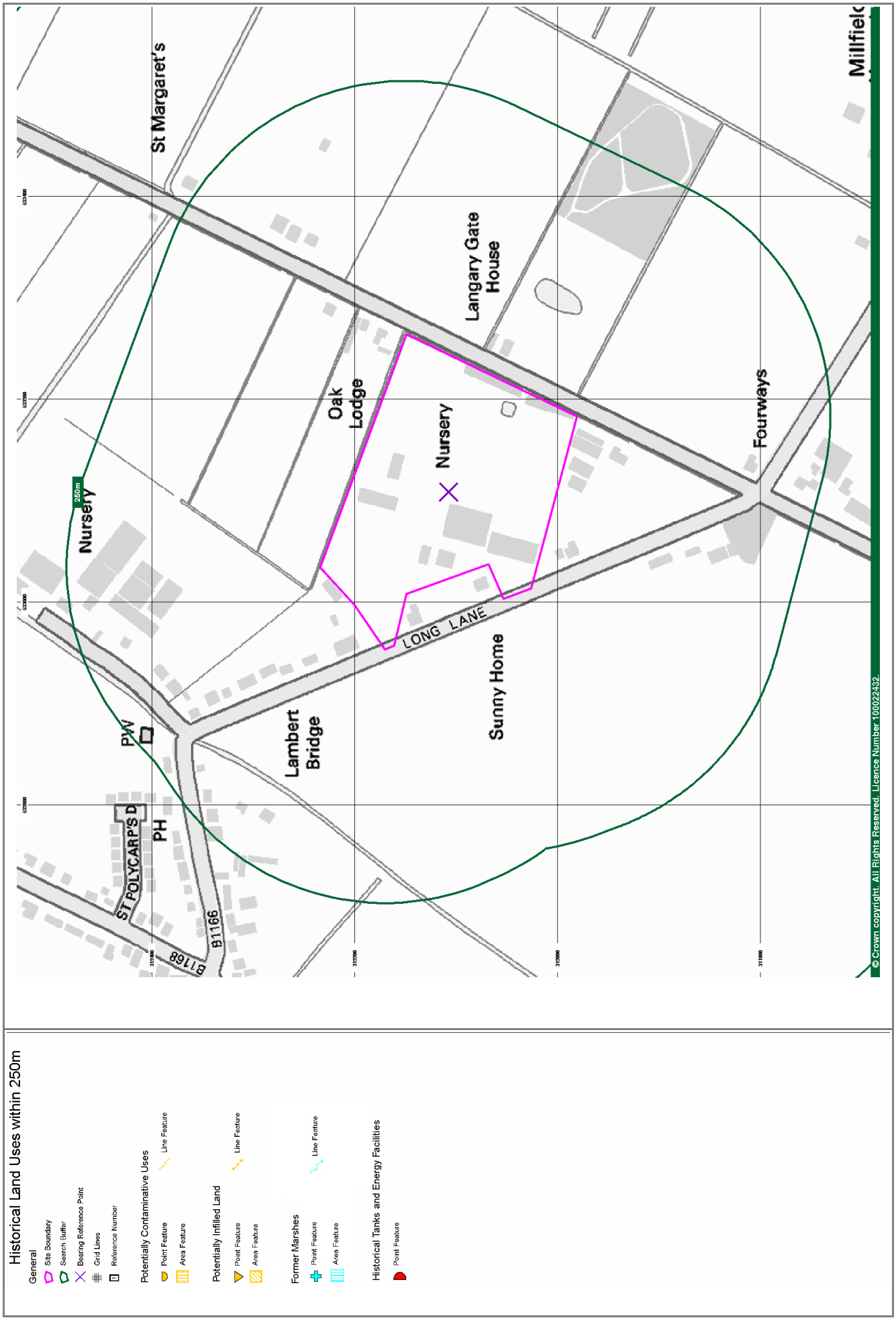
Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
7	Mechanical Engineers, Name: H Sly & Sons, Status: Inactive, Location: Langary Gate Farm, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, PE12 0RU, Positional Accuracy: Automatically positioned to the address.	29m	E

Copyright 2016, Landmark
All rights reserved



Copyright 2016, Landmark
All rights reserved

Historical Land Use

Historical Maps

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:

Scale	Map Sheet	Published Date
1:2,500	Lincolnshire 149_09	1888
1:2,500	Lincolnshire 149_09	1904
1:2,500	National Grid TF3211	1976
1:2,500	National Grid TF3212	1976
1:2,500	National Grid TF3311	1976
1:2,500	National Grid TF3312	1976
1:2,500	National Grid TF3211	1994
1:2,500	National Grid TF3212	1994
1:2,500	National Grid TF3311	1994
1:2,500	National Grid TF3312	1994
1:2,500	National Grid TF3212	1992
1:10,560	Lincolnshire 149_SW	1890
1:10,560	Cambridgeshire & Isle Of Ely 003_SW	1892
1:10,560	Cambridgeshire & Isle Of Ely 003_SW	1904
1:10,560	Lincolnshire 149_SW	1905
1:10,560	Cambridgeshire & Isle Of Ely 003_SW	1952
1:10,560	Lincolnshire 149_SW	1952
1:10,560	National Grid TF31SW	1959
1:10,000	National Grid TF31SW	1981
1:10,000	National Grid TF31SW	2014

Copyright 2016, Landmark
All rights reserved

Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - Undifferentiated These aquifers have a variable permeability, yielding varying amounts of groundwater at different locations but not capable of supporting water supplies at a more than a local scale.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	E

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	-

Groundwater Vulnerability

Map ID	Details	Distance	Direction
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 24 North Northamptonshire.	On Site	-

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: OXC, Rock Name: Oxford Clay Formation, Rock Type: Mudstone, Min Age: Oxfordian, Max Age: Callovian.	On Site	-

BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: TFD1, Rock Name: Tidal Flat Deposits, 1, Rock Type: Sand and Silt, Min Age: Quaternary, Max Age: Quaternary.	On Site	-
	LEX Code: TFD1, Rock Name: Tidal Flat Deposits, 1, Rock Type: Clay and Silt, Min Age: Quaternary, Max Age: Quaternary.	On Site	E
	LEX Code: TFD1, Rock Name: Tidal Flat Deposits, 1, Rock Type: Clay and Silt, Min Age: Quaternary, Max Age: Quaternary.	488m	SW

BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 158, Map Name: Peterborough, Map Date: 1984, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Not Available, Rock Segments: Not Supplied.	On Site	-

Detailed River Network Offline Drainage

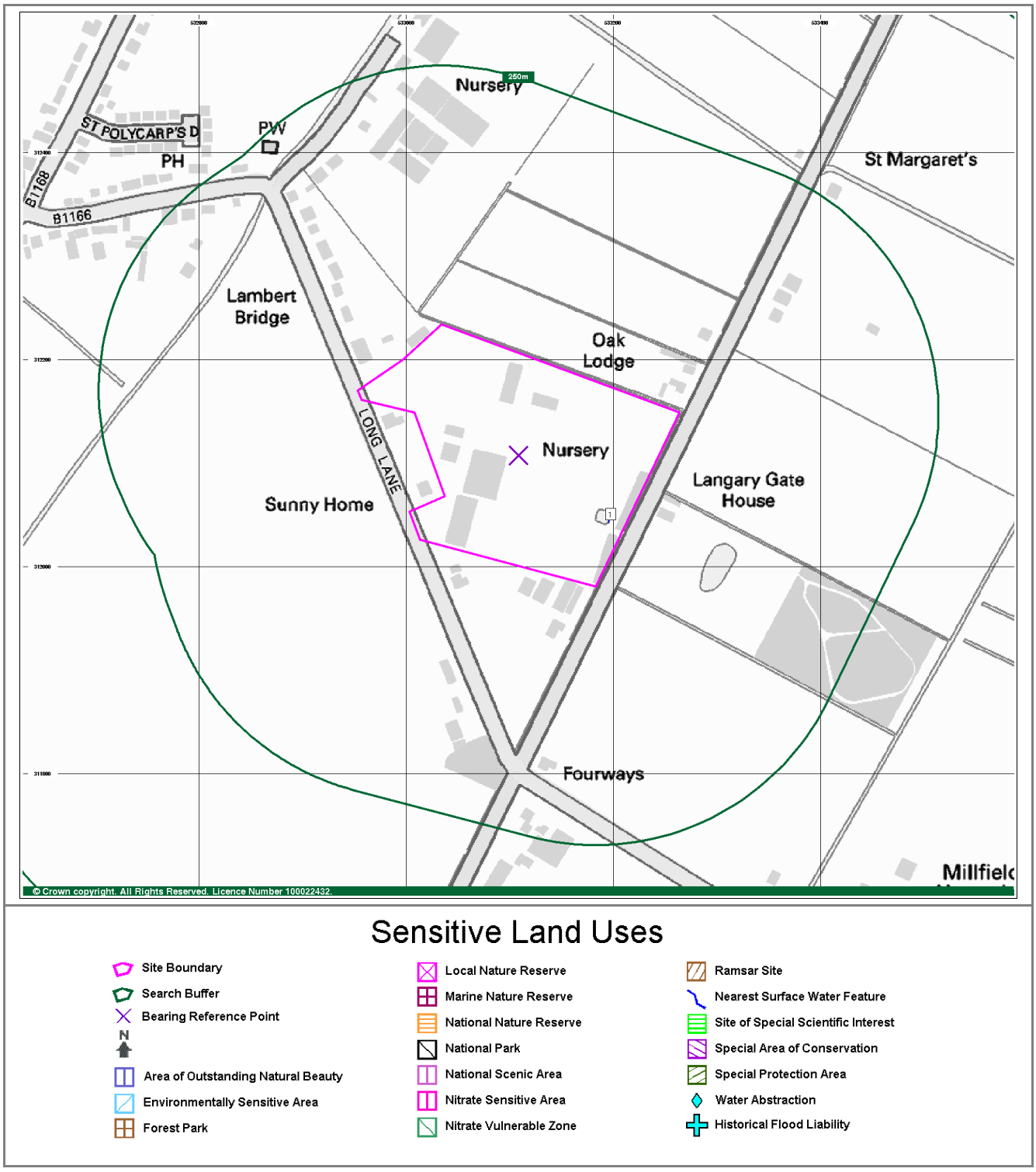
Map ID	Details	Distance	Direction
	River Type: Tertiary River	25m	NW
	River Type: Tertiary River	47m	E
	River Type: Tertiary River	161m	N
	River Type: Tertiary River	173m	NE

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Kellaways Formation And Oxford Clay Formation (Undifferentiated).	On Site	-

Copyright 2016, Landmark
All rights reserved

Environmentally Sensitive Features



Copyright 2016, Landmark
All rights reserved

Environmentally Sensitive Features

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
1	Surface water feature identified in proximity.	On Site	SE

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Compressible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Landslide Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: High, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	E

Radon

Radon Potential

Map ID	Details	Distance	Direction
	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.	On Site	-

Radon Protective Measures

Map ID	Details	Distance	Direction
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Copyright 2016, Landmark
All rights reserved

Current Flood Risk

Flooding from River or Sea (Flood Zone 3)

Details	Distance	Reply or Direction
Are there any flood plains within 500m?	<501m	YES
Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	41.2m	SE
Type: Fluvial / Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	139.4m	E

Flooding from River or Sea in an Extreme Flood (Flood Zone 2)

Details	Distance	Reply or Direction
Are there any flood plains (extreme floods) within 500m?	<501m	YES
Type: Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	19.4m	N
Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	31.5m	SE
Type: Fluvial / Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	32.9m	SE

The site is at a low risk of flooding from rivers or the sea, as defined by the regulatory body's Flood Map. If the site area is greater than one hectare, any planning application for development would need to be accompanied by a Flood Risk Assessment in accordance with NPPF.

Flood Defences

Details	Distance	Reply or Direction
Are there any flood defences within 500m?	<501m	NO

There are no flood defences within 500m of the site. There may be a small residual risk of flooding from overtopping or failure of defences more distant from the site. Reference should be made to the assessment of 'Areas Benefiting from Flood Defences' to ascertain whether the site could potentially be at risk.

Areas Benefiting from Flood Defences

Details	Distance	Reply or Direction
Does the site or any areas within 500m benefit from flood defences?	<501m	NO

The site is over 500m from an Area Benefiting from a Flood Defence, as defined by the regulatory body. The residual risk that the site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

Flood Storage Areas

Details	Distance	Reply or Direction
Are there any flood storage areas within 500m?	<501m	NO

The site is over 500m from a Flood Storage Area as defined by the regulatory body. These areas store flood water during flood events. It is unlikely that any FSA presents any associated flood risk to the site.

Copyright 2016, Landmark
All rights reserved

Risk of Flooding from Rivers and Sea Property Flood Likelihood Database

Details	Distance	Reply or Direction
What is the flood likelihood category for the site?	On site	-

Some areas may be classified as having no result. This occurs where there is no output data from the regulatory body's risk assessment, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from The Environment Agency's National Receptor Dataset (NRD). The information provided includes the flood likelihood category low, moderate, or significant according to the flood likelihood analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

Groundwater Flooding Risk

Details	Distance	Reply or Direction
What is the risk of groundwater flooding at the site?	On site	moderate

Information from GeoSmart Information Ltd indicates that there is a moderate risk of groundwater flooding in this area with a return period of 1 in 100 years.
There will be a possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location. Where flooding occurs it is likely to be in the form of shallow pools or streams. There may be basement flooding, but road or rail closures should not be needed and flooding should pose no significant risk to life. Surface water flooding may be exacerbated when groundwater levels are high. Further consideration of the level of risk and mitigation, by a suitably qualified professional, is recommended.

GeoSmart Information Ltd Data

GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, GeoSmart Information Ltd 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 map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd'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 map 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.

Surface Water Flooding

Details	Distance	Reply or Direction
What is the risk of surface water flooding at the site following a 1 in 75 year rainfall event?	On site	low
What is the risk of surface water flooding at the site following a 1 in 200 year rainfall event?	On site	low
What is the risk of surface water flooding at the site following a 1 in 1,000 year rainfall event?	On site	low

JBA Risk Management Data

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year and 1:1,000 year events.

Copyright 2016, Landmark
All rights reserved

Historical Flooding

Historical Flood Events

Details	Distance	Reply or Direction
Have any historic flood events occurred at the site or within 500m?	<501m	NO

The regulatory body's records have no indication of past flooding within 500m of the site. As these records are not comprehensive, it may still be prudent to ask the relevant authorities and the site owner whether they are aware of any previous flooding at the site or in the surrounding area.

Environment Agency Data

Historical Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

Details	Distance	Reply or Direction
Are there any geological deposits which indicate the site may have been flooded in the past?	<26m	YES
Coastal flooding indicators, Higher flood potential from the sea: the first areas to experience the effects of coastal flooding.	On Site	-

Data from the British Geological Survey indicates that the type of deposits in the locality of the site are of the type normally associated with floodplains. However, this data should only be considered as complementary to the regulatory body's Flood Map. This BGS data does not indicate the likelihood of flooding. Refer to the other assessments in this report for an overall assessment of flood risk.

British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.

Copyright 2016, Landmark
All rights reserved

Useful Contacts

Name and Address	Telephone/Fax/Email
Landmark Information Group Limited Imperium Imperial Way Reading RG2 0TD www.landmark.co.uk	Telephone 0844 844 9966 Fax 0844 844 9980 info@landmark.co.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Lincolnshire County Council 4th Floor www.lincolnshire.gov.uk	Telephone 01522 552222 Fax: 01522 552288 PublicRelations@lincolnshire.gov.uk
South Holland District Council Environmental Services Council Offices www.sholland.gov.uk	Telephone
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544 Templeborough Rotherham S60 1BY www.environment-agency.gov.uk	General enquiries 08708 506 506 Floodline 0845 988 1188 enquiries@environment-agency.gov.uk
British Geological Survey Enquiry Service British Geological Survey Kingsley Dunham Centre Keyworth Nottingham NG12 5GG www.bgs.ac.uk	General enquiries 0115 936 3143 Fax 0115 936 3276
(For advice on flood insurance) British Insurance Brokers' Association 8th Floor John Stow House 8 Bevis Marks London EC3A 7JB	Consumer helpline 0870 950 1790
JBA Risk Management - Head Office South Barn Broughton Hall Skipton North Yorkshire BD23 3AE	General enquiries 01756 799 919 Fax 01756 799 449 info@jbarisk.com

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.

Copyright 2016, Landmark
All rights reserved

Contamination Land Risk Analysis Methodology

This report has been designed to assist in making informed decisions during property transactions. This section of the Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the site and arise under Part 2A of the Environmental Protection Act 1990 (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A site which, from the information assessed by Landmark, is considered to have the potential of being affected by contaminative substances present in or under the site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the site.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 which may result in direct liability for the site owner/occupier.

The assessment within this section of the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Liability Assessment

In this section Landmark will report on any potential soil and groundwater liabilities which it considers are associated with the site. Our assessment of Liability is based upon the proposed and current use of the site (as supplied by the client) in line with current Government guidance. There will be one of the following three responses:

Copyright 2016, Landmark
All rights reserved

Assessment	Liability Statement & explanation	Defra Category*
PASSED	**Within the scope of this assessment no Liabilities have been identified. No further action is required.** This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED	**Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.** This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION	**Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991[4]. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.** This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

Limitations of the Report

This report been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data. Landmark will not accept responsibility for inaccurate data provided by external data providers.

For further information about the risk assessment methodology and the datasets reviewed within our assessment, please contact one of the Landmark Customer Helpdesk team on 0844 844 9966.

Flood Risk Screening Methodology

This section of the report is a desktop flood risk screening report, designed to enable property professionals to assess the risk of flooding at commercial sites. It examines three areas; how flood risk affects the availability of insurance for a site; how flood risk affects the potential to redevelop a site; and the overall risk of flooding at a site (taking into account any flood defences present). The report considers current Government guidance including the National Planning Policy Framework (NPPF). The report has been produced and quality-checked by a qualified consultant using the data contained in this report.

Executive Summary and Consultants Comment

This section summarises in a statement whether any significant flood risks have been identified and whether insurance is likely to be available at Standard Terms.

There will be one of the following three responses:

[4]Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

Copyright 2016, Landmark
All rights reserved

Assessment	Risk Statement
PASSED	The site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.
PASSED	The site is located within an area which is at risk of flooding. In most cases insurance should be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.
FURTHER ACTION	The site is located within an area which is at risk of flooding and as a result insurance may not be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.

Insurance

Landmark provides an indication of whether the level of flood risk at the site is likely to affect your ability to obtain insurance or if premiums could be high.

This assessment is is Landmark's opinion, based on:

(a) the assumption that the site is used for commercial purposes (not residential)

(b) consideration of the following datasets and information only:

- Risk of Flooding from Rivers and the Sea supplied by the Environment Agency
- Surface water flooding data supplied by JBA Consulting

Our opinion does not take into account any historic episodes of flooding or previous insurance claims arising from flooding at the site.

Since April 2016 insurers of commercial property are all free to decide whether to offer insurance against flooding, at what price, and on what terms. They will have different attitudes to risk. This means there is no set of universal guidelines to whether insurance will be available against flood risk or not. This is why we may have recommended you consult your proposed insurer prior to exchange of contracts, to establish the terms on which flood insurance would be offered.

The Flood Re scheme, which came into operation from April 2016, does not cover commercial property or mixed use property. So it will not assist the buyer or tenant of such sites, who is seeking cheaper or less restricted flood insurance.

For some sites, it is possible to reduce the risk of flooding by installing flood protection measures (either flood resistance or flood resilience measures). If these measures are appropriate to the site, and have been installed properly, then an insurer may offer better terms (lower premium, lower excess or fewer conditions to cover).

Development Risk

The report comments on whether a full or partial Flood Risk Assessment (FRA) would be required in accordance with National Planning Policy Framework (NPPF). The answer to Question 2 (on page 3 or 4) is indicative only and is based on the size of the site (as supplied by the client) and the information in the data section of this report.

NPPF sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is exceptionally necessary, NPPF aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

A separate Drainage Impact Assessment may be required in addition to an FRA to demonstrate that development of the site will not adversely affect flood risk elsewhere.

Response	Meaning
Yes (Full)	If the site was redeveloped, a full Flood Risk Assessment is likely to be required which should include a Drainage Impact Assessment.
Yes (Drainage)	If the site was redeveloped, a full Flood Risk Assessment may not be required however, given the size of the site, a Drainage Impact Assessment may be necessary.
No	If the site was to be redeveloped, no further flood assessment is likely to be required.

Copyright 2016, Landmark
All rights reserved

Flood Risk Rating

The report provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking two questions:

3. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?

The answer to Question 3 (page 3 or 4) provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

4. Are there existing flood defences which might benefit the site?

The answer to Question 4 (page 3 or 4) is based on the presence of any flood defences in the dataset provided by the Environment Agency within 500m of the site. It should be noted that a residual risk of flooding may be present if such defences failed. Flood defences do not generally protect the site against groundwater and surface water flooding.

If defences are present within 250m, a further question is asked:

5. What is the risk of flooding when these defences are operational?

This assesses the risk from flooding, assuming these defences work as intended and neither fail nor are overtopped.

Questions 3 and 5 are answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the site itself, or any feature within the locality of the site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the site.
Low to Moderate	The overall flood risk rating for the site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the site suggests that there may be a risk of flooding to the site itself. Further investigations could be undertaken to further assess this risk.
Moderate	The overall flood risk rating for the site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the site.
Moderate to High	The overall flood risk rating for site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the site.
High	The overall flood risk rating for site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the site.

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. For further information on each of these types of flooding, please contact the Landmark customer services Helpdesk on 0844 844 9966.

This analysis takes into account any existing flood defences that are intended to protect the site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

The Sitecheck Combined report has been designed to satisfy basic flood-related environmental due-diligence enquiries for commercial properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for

Copyright 2016, Landmark
All rights reserved

any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The Risk of Flooding from Rivers and Sea dataset provided by The Environment Agency does take account of failure of flood defences but does not take into account particular local or temporary factors such as blockage. The Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are available by calling the Landmark Customer Helpdesk on 0844 844 9966.

Flood Glossary

Business Continuity Plan

A business continuity plan is a strategic plan of action for a business to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of suffering avoidable losses. For example, it may cover such items as emergency accommodation and computer back up off site.

Flood Evacuation Plan

A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Flood Resistance Measures

These measures are designed to prevent flood water from entering the buildings on site.

Flood Resilience Measures

These measures are intended to make buildings more resilient to flood damage so that they recover more quickly from flooding. They are not designed to prevent flood water entering the property.

Flood Risk Assessment

A full Flood Risk Assessment (FRA) Report is a bespoke report required under NPPF for any development site within Environment Agency Flood Zones 2 or 3 and/or any development site larger than 1 hectare. These reports are generally prepared following liaison with the Local Planning Authority and the application of the sequential test.

Flood Zone 1

The area where flooding from rivers or sea is very unlikely as defined by the Environment Agency. There is less than 0.1% (1 in 1,000) chance of flooding occurring each year.

Flood Zone 2

The area of medium probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1,000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1,000) for coastal flooding.

Copyright 2016, Landmark
All rights reserved

Flood Zone 3a
The area of high probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of 1% (1 in 100) or greater for river flooding and 0.5% (1 in 200) or greater for coastal flooding.

Flood Zone 3b
The boundary between 3a and 3b is a planning decision made by the Local Authority. This information is usually in the strategic flood risk assessment. This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

Groundwater Flooding
Groundwater flooding occurs when ground water levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys and in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels.

NPPF
This relates to the National Planning Policy Framework and the associated Technical Guidance.

Pluvial (Surface Water) Flooding
Pluvial 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.

Return Period
Return periods are a measure of how likely flooding is to occur. They are commonly expressed as a ratio (for example 1 in 75 or 1:75). This means that this level of flooding is expected once in every 75 years.

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.

Landmark Conveyancing Terms & Conditions

Full Terms and Conditions can be found on the following link:

http://www.landmarkinfo.co.uk/Terms/Show/515

Copyright 2016, Landmark
All rights reserved

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, RG2 0TD. Telephone 0844 844 9966, Fax No. 0844 844 9980 email helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Copyright 2016, Landmark
All rights reserved

Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Telephone: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Copyright 2016, Landmark
All rights reserved