Site Solutions Residence

Argyll Environmental



Land at 7 Station Road, Tydd Gote, Wisbech, Cambridgeshire, PE13 5QA

Report Prepared for: Planning Direct

Client Reference: Outline planning application_SSR

Report Reference: 285793361

Date: 4 October 2021

Contaminated Land

PASSED – PRUDENT ACTION

Executive Summary | SEE PAGE 1

CLICK HERE

Consultant Commentary | SEE PAGE 4

CLICK HERE

Flood Risk

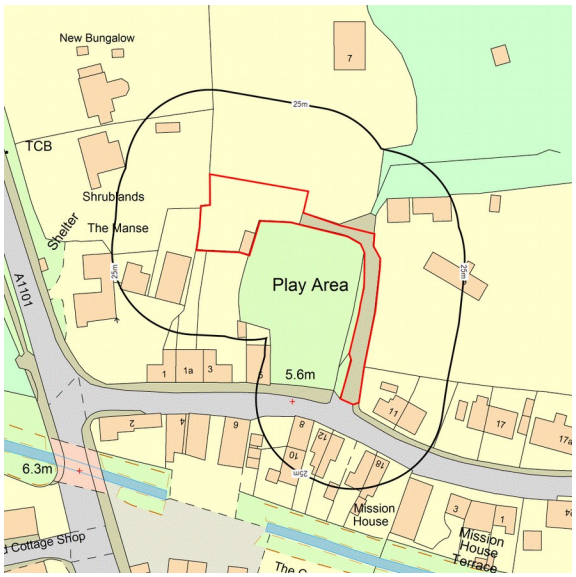
PASSED

Executive Summary | SEE PAGE 1

CLICK HERE

Consultant Commentary | SEE PAGE 5

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Coal Mining NONE IDENTIFIED

Executive Summary | SEE PAGE 2 CLICK HERE

Detail | SEE PAGE 43 CLICK HERE

Ground Hazards IDENTIFIED

Executive Summary | SEE PAGE 2 CLICK HERE

Detail | SEE PAGE 43 CLICK HERE

Energy & Infrastructure IDENTIFIED

Executive Summary | SEE PAGE 2 CLICK HERE

Detail | SEE PAGE 52 CLICK HERE



Authored by:
Tessie Hendry BSc
t: 0330 036 6115 **e:** Tessie.Hendry@landmark.co.uk

The Property Ombudsman Consumer Redress

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argyllenvironmental.com

Executive Summary

Contaminated Land

SEE PAGE 4 OR CLICK HERE

PASSED – PRUDENT ACTION

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, it would be prudent to consider our recommendations below.

Argyll's Recommendations

Phase 1 Environmental Audit (from £1350.00 + VAT including third-party costs)

Risk: While the Site's former agricultural use and proximity to a garage with historical refuelling facilities may have caused some contamination, it is unlikely to be significant enough to result in a liability. However, current operations still have the potential to cause contamination or a pollution incident.

Action: Review current management with an Environmental Audit. The inspection will review operations and provide advice on reducing risk.

Flood Risk

SEE PAGE 5 OR CLICK HERE

PASSED

Consultant's Summary

The Site is not considered to be at significant risk of flooding. However, it would be prudent to consider our recommendations below.

Insurance

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.

Recommendations

No action required - standard enquiries only

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.

Executive Summary

Coal Mining

SEE PAGE 43 OR CLICK HERE

NONE IDENTIFIED

Professional Opinion and Recommendations

Our search indicates that the Site is not within an area where a full coal mining report should be obtained.

As such, no action is required.

Ground Hazards

SEE PAGE 43 OR CLICK HERE

IDENTIFIED

Professional Opinion and Recommendations

We have identified ground hazards that may affect the site or nearby area.

Natural Ground Stability

Information provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.

Guidance from the BGS states that running sand conditions are probably present in the area. As such there is a moderate potential for problems to occur in the area.

Whether or not a Site is affected by ground movement can depend on a number of factors – including property age and type of construction.

We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues.

If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.

Energy & Infrastructure

SEE PAGE 52 OR CLICK HERE

IDENTIFIED

Professional Opinion and Recommendations

We have identified projects that may affect the Site or nearby area. These projects could result in visual impact or noise to the neighborhood. They could also affect nearby property values; this could be a negative affect or a positive one. For instance, being near a new rail link may boost values in the local area.

The Site is within 4km of an operational or planned wind farm or wind turbine.

As such, you may wish to find out further information regarding the potential operations, and understand any possible effect on the Site. You could contact the Local Authority to find out if there are any planning applications to carry out any associated activities in the local area, or contact the operating company using the information within the data section provided below.

Report Scope

Report Prepared on:	**Land at 7 Station Road, Tydd Gote, Wisbech, Cambridgeshire, PE13 5QA**
Current Use:	**Residential garden**
Proposed Use:	**Residential dwelling**
Transaction Type:	**Development**
Site Area (m^2):	**781.61**
National Grid Reference:	**545130 318020**



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Contaminated Land
Consultant Commentary

On-site Sources

LOW TO MODERATE

A review of historical maps indicates the Site was occupied by a farm house with assumed agricultural outbuildings from at least c.1891. These were partially cleared c.1995, and appear derelict in recent satellite imagery. No further significant changes were noted.

Off-site Sources

LOW TO MODERATE

A review of historical maps dating from c.1888 shows the following potentially contaminative use within 100m of the Site: a garage 85m south-west with an associated obsolete fuel station record c.1976-2021.

Pathways and Receptors

HIGH

The general area appears to be in residential use, with residential properties on Site.

The superficial and bedrock hydrogeology are both classified as Unproductive Strata.

The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no non-potable abstractions licences within 100m, nor potable abstraction licences within 500m.

The nearest watercourse is Oldfield Cut 43m south.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

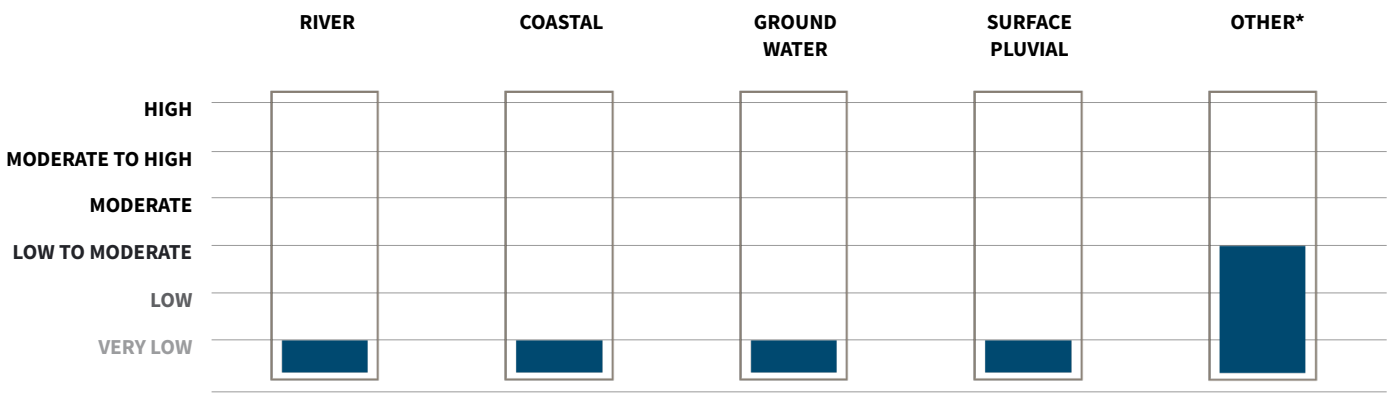
Additional Sources of Information

No additional sources of information have been used.

Flood Risk
Consultant Commentary

Flood Analysis

Would a Flood Risk Assessment be required if development is proposed?	**NO**
What is the risk of flooding in an undefended scenario or assuming defences fail?	**LOW TO MODERATE**
Are there existing flood defences within 500m of the Site?	**YES**
What is the risk of flooding when these defences are operational?	**LOW TO MODERATE**



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

Argyll's Comment

River	No commentary required.
Coastal	No commentary required.
Groundwater	No commentary required.
Surface Water	No commentary required.
Other Factors	Oldfield Cut is located 43m south. As cases of canal breach are rare, this is not expected to pose a significant risk to the Site.

Contaminated Land
Data Section

Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.

Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	**On-site**	**1-100m**	**101-250m**
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A

Discharges	**On-site**	**1-100m**	**101-250m**
Consented Discharges to Controlled Waters**	0	1	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A

Hazardous Sites	**On-site**	**1-100m**	**101-250m**
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	**On-site**	**1-100m**	**101-250m**
Contaminated Land Register Entries and Notices	0	0	0
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	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	**On-site**	**1-100m**	**101-250m**
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	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
Historic Landfill	0	0	0

Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	1	N/A

Historical Land Use

Historical Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Historical Tanks And Energy Facilities	0	0	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A

Potentially Infilled Land	**On-site**	**1-100m**	**101-250m**
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	**On-site**	**1-250m**	**251-500m**
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

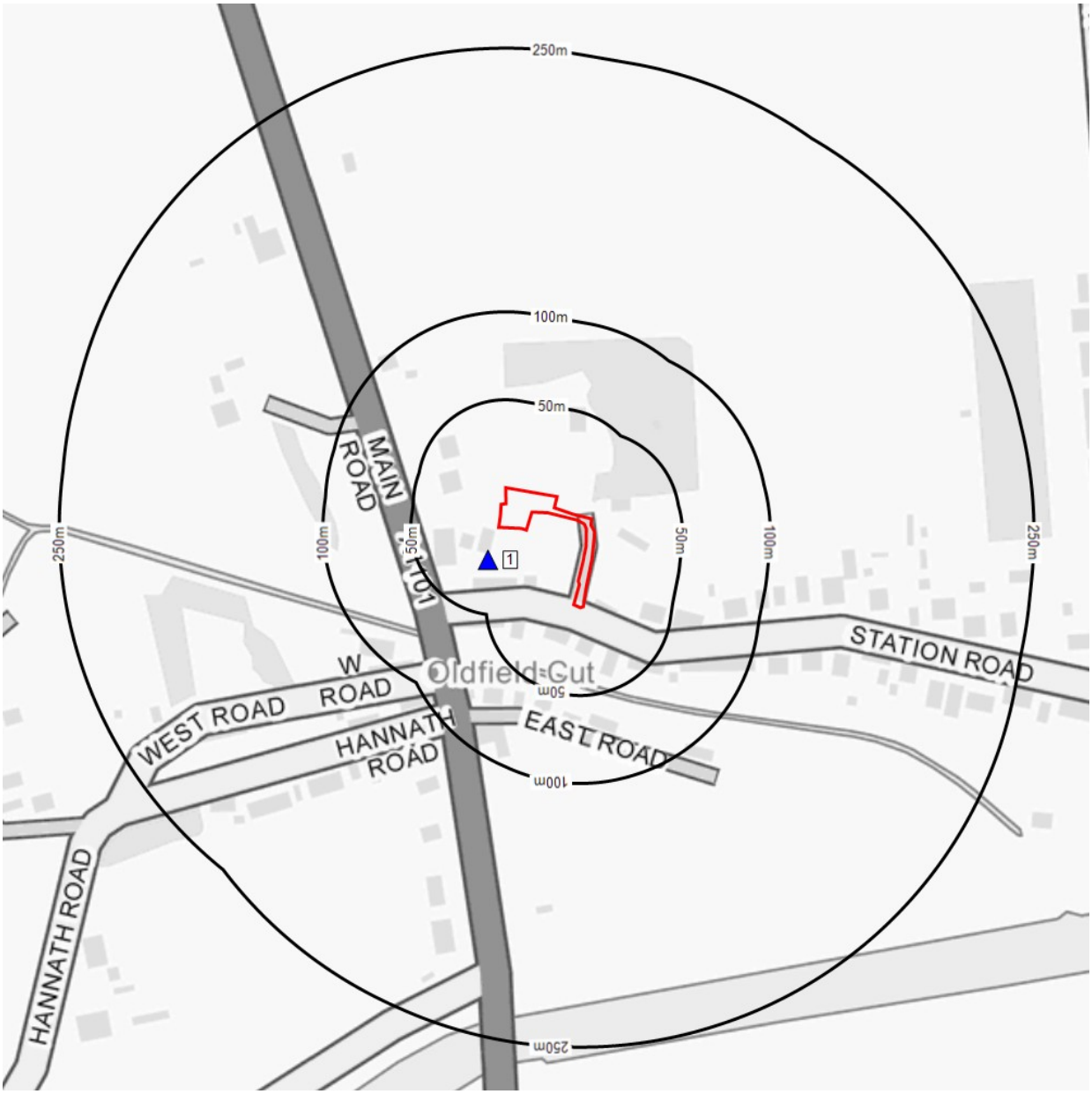
Geology

Geology	**On-site**	**1-250m**	**251-500m**
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
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	0

**dataset searched to 25m
*dataset searched to 50m



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- Site
- Multiple Features Present
- Local Authority Pollution Prevention and Controls
- Local Authority Integrated Pollution Prevention And Control
- Integrated Pollution Controls
- Environmental Permitting Regulations - Industry
- Radioactive Substances Register
- Consented Discharges to Controlled Waters
- Referrals of Red List Discharges to Sewers (Corporate Entities)
- Control of Major Accident Hazards Sites (COMAH)
- Explosive Sites
- Notification of Installations Handling Hazardous Substances (NIHHS)
- Planning Hazardous Substance Consents

Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.

Discharges

Consented Discharges to Controlled Waters

Map ID	Details	Distance	Direction	Contact
1	**Summary:** Unknown Discharge **Date of Issue:** 7th June 1982 **Name:** Datchet Evangelical Fellowship **Location:** House At Tydd Gote, Wisbech, Cambs **Discharge Type:** Unknown **Property Type:** Not Supplied **Discharge Environment Type:** Onto Land **Receiving Water:** Land **Status:** Pre National Rivers Authority Legislation where issue date < 01/09/1989	20m	SW	3

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.

Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

No features identified.

Planning Hazardous Substance Consents

No features identified.



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- Site
- Multiple Features Present
- Contaminated Land Register Entries and Notices
- Local Authority Pollution Prevention and Control Enforcements
- Enforcement and Prohibition Notices
- Planning Hazardous Substance Enforcements
- Environmental Pollution Incidents
- Prosections (Post 2000)

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

No features identified.

Prosecutions (Post 2000)

No features identified.



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- Site
- Multiple Features Present
- BGS Recorded Landfill Sites
- Integrated Pollution Control Registered Waste Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste Sites
- Local Authority Recorded Landfill Sites
- Registered Landfill Sites
- Registered Waste Transfer Sites
- Registered Waste Treatment or Disposal Sites
- Historic Landfill

Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

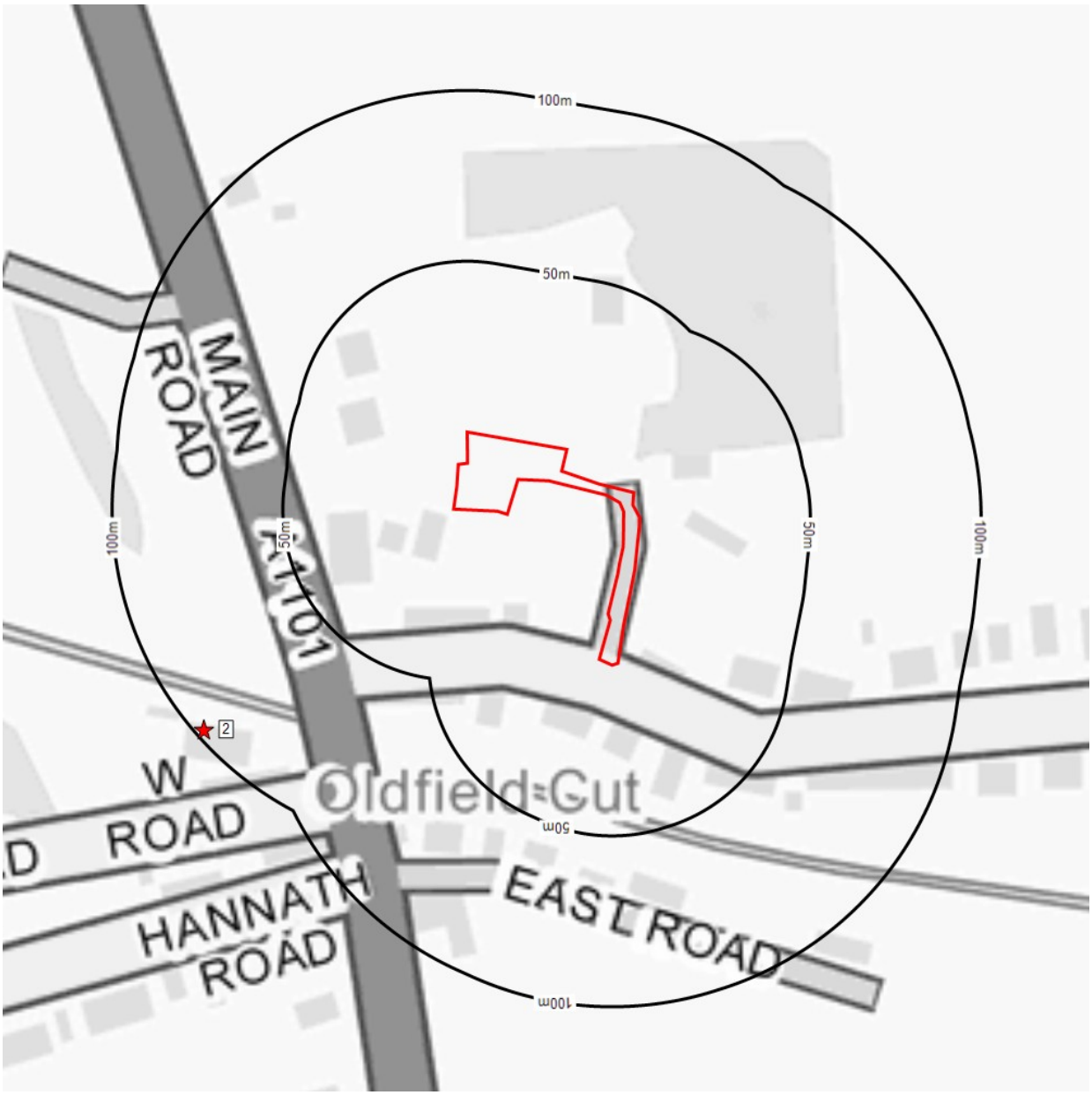
No features identified.

Registered Waste Treatment or Disposal Sites

No features identified.

Historic Landfill

No features identified.



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Site

Multiple Features Present

Contemporary Trade Directory Entries

Fuel Station Entries

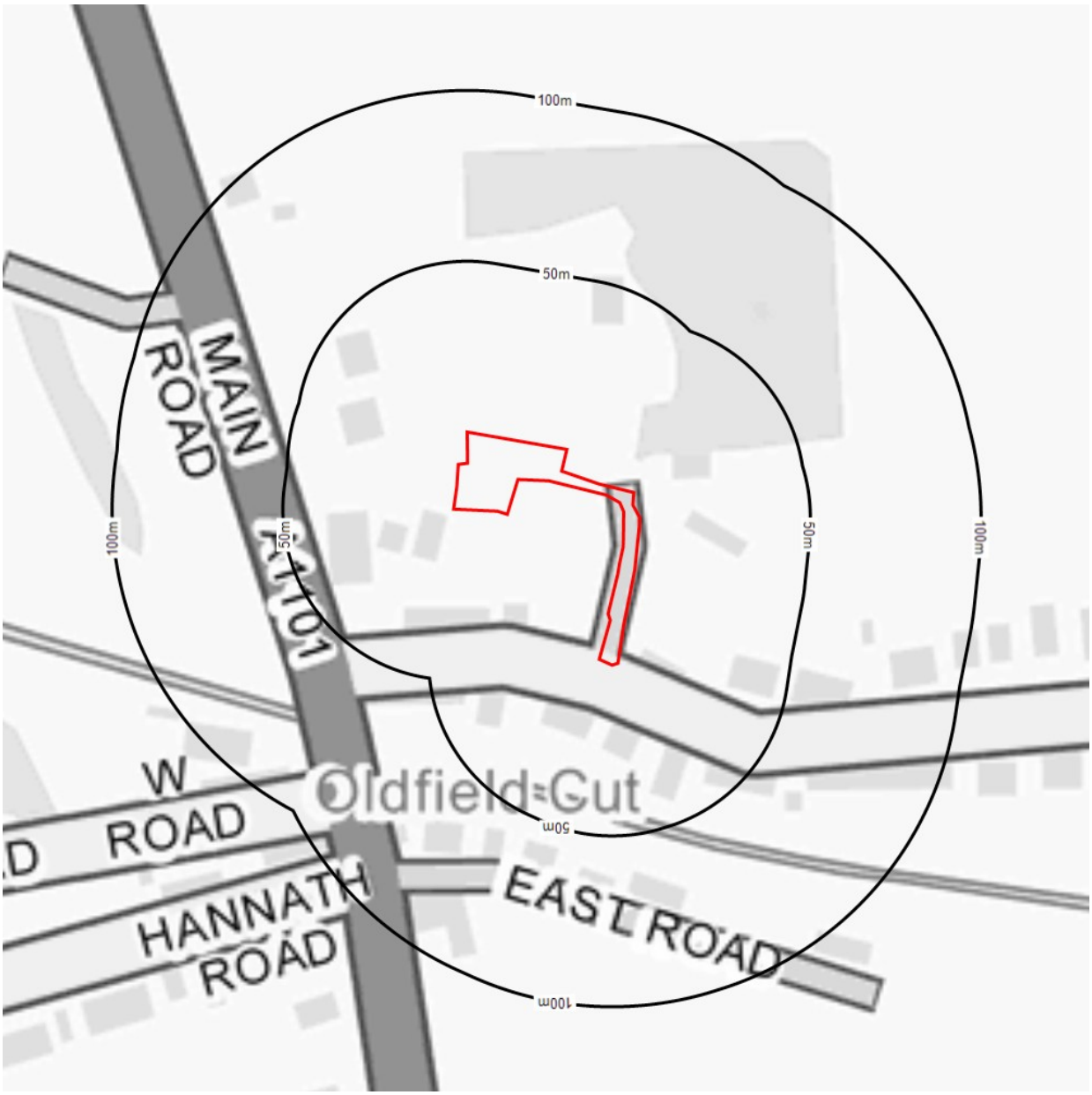
Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

No features identified.

Fuel Station Entries

Map ID	Details	Distance	Direction	Contact
2	Name: Thorpe Garage Status: Obsolete Premises Type: Not Applicable Location: Main Road, Tydd St Mary, Spalding, Lincolnshire, PE13 5QD	98m	SW	4



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- Site
- Multiple Features Present
- Historical Tanks And Energy Facilities
- Potentially Contaminative Industrial Uses (Past Land Use)
- Former Marshes
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Potentially Infilled Land

Former Marshes

No features identified.

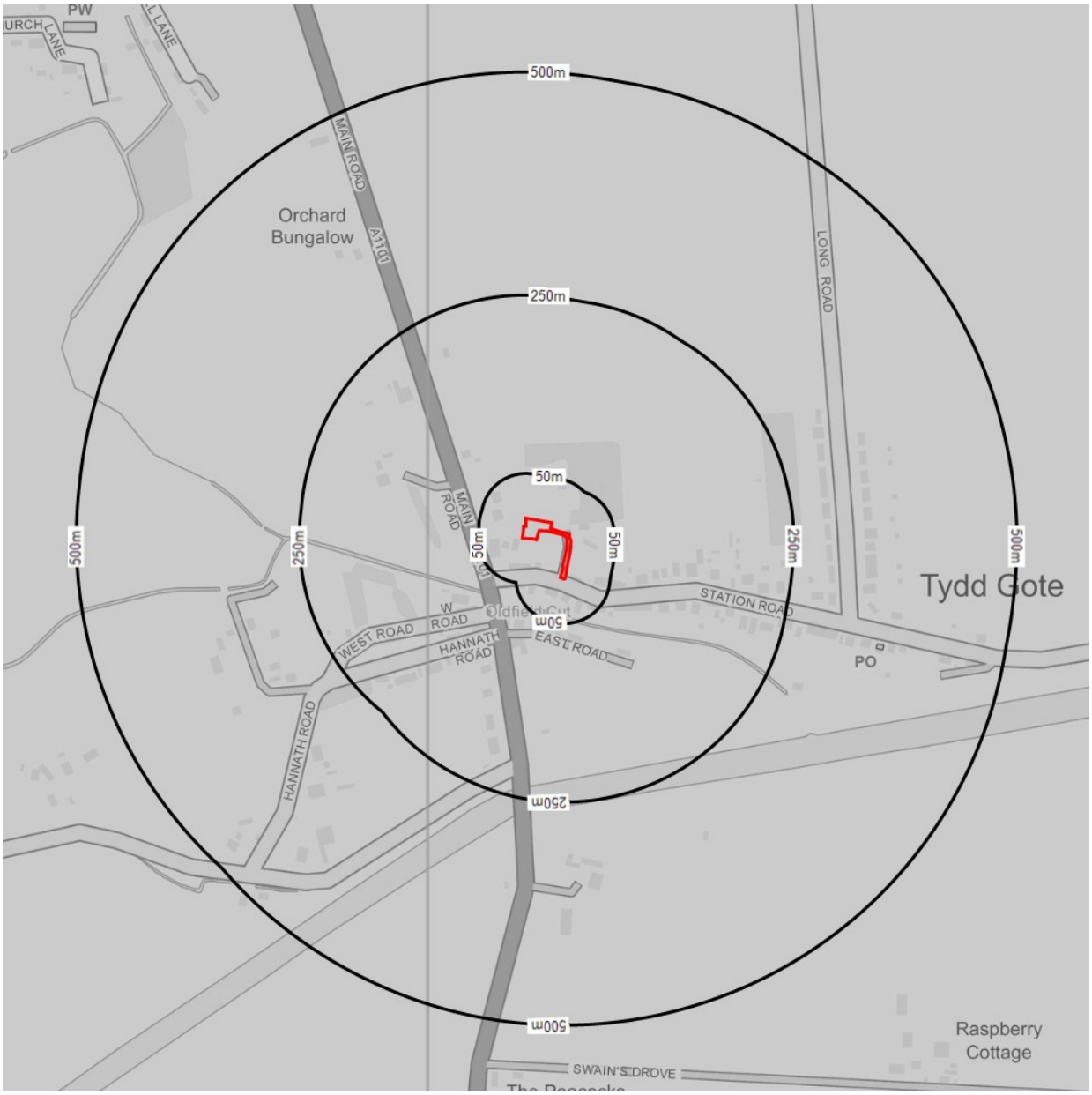
Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

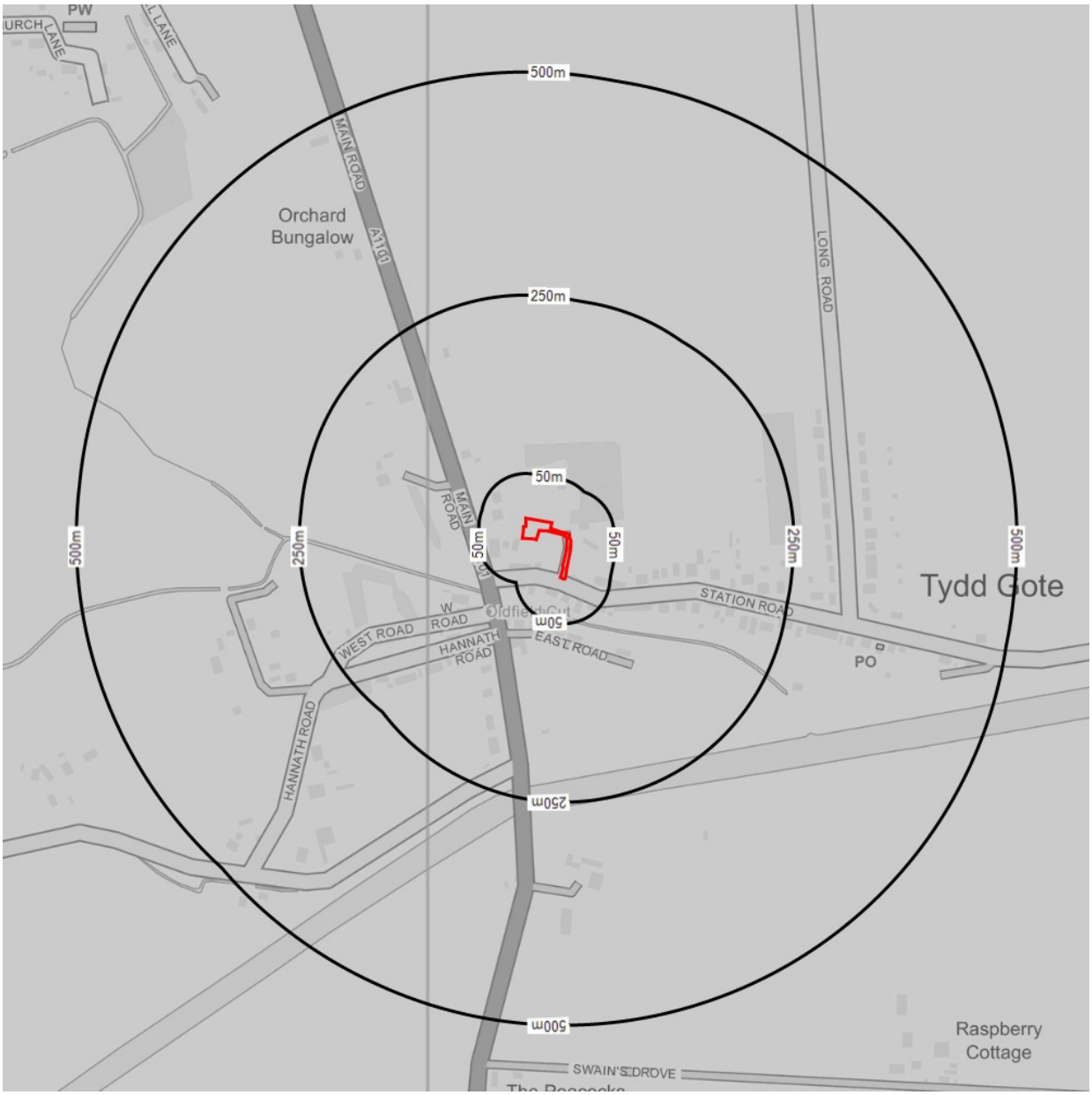
Bedrock



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- Site
- Principal Aquifer
- Secondary Aquifer A
- Secondary Aquifer B
- Secondary Aquifer Undifferentiated
- Unproductive Strata
- Unknown

Superficial



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Site	Secondary Aquifer Undifferentiated
Principal Aquifer	Unproductive Strata
Secondary Aquifer A	Unknown
Secondary Aquifer B	Unknown (lakes and Landslips)

Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	N	5

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	N	5

Geology

BGS 1:50,000 Bedrock Geology

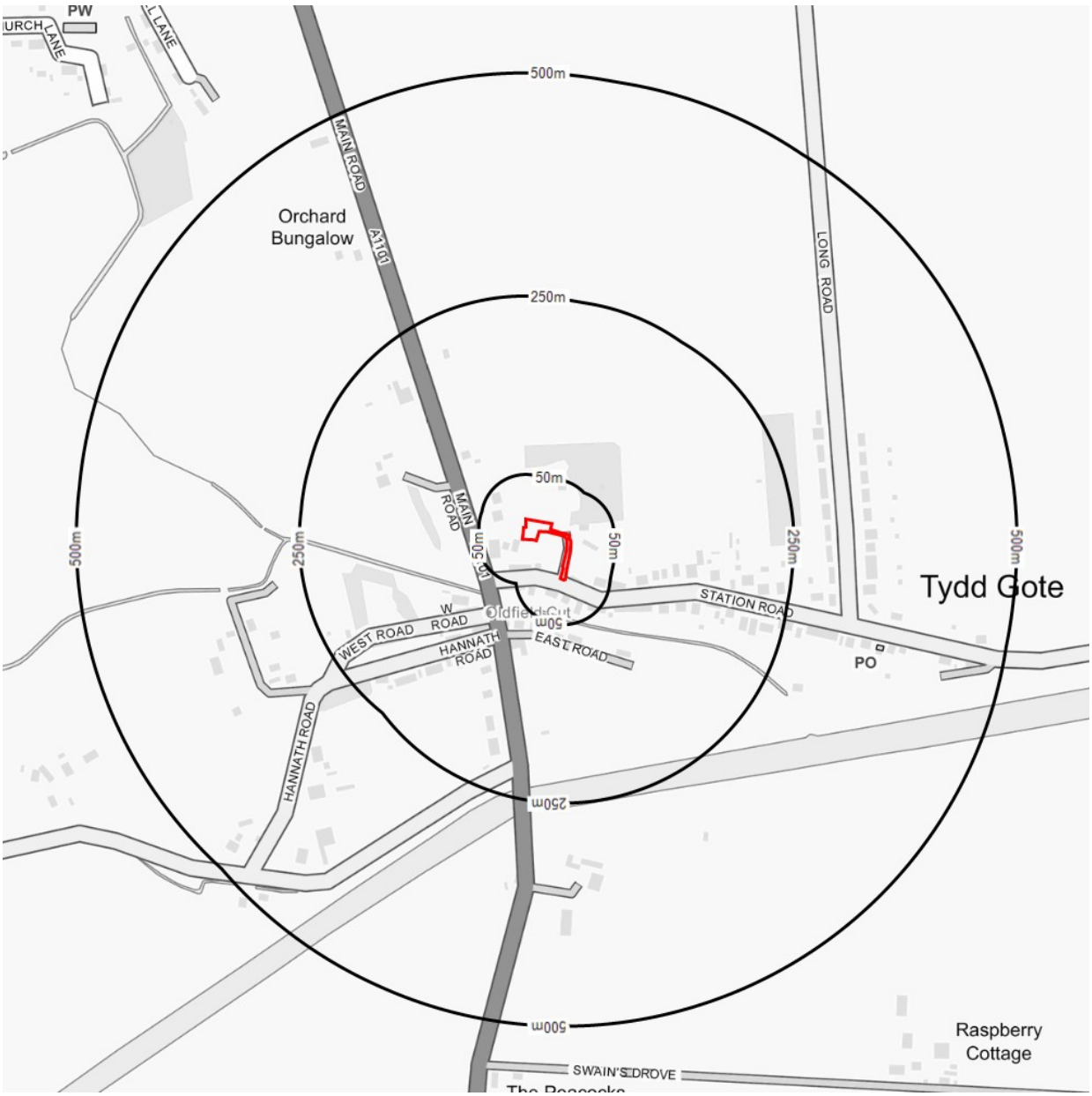
Details	Distance	Direction	Contact
Lex Code: AMC Rock Name: Ampthill Clay Formation Rock Type: Mudstone Min Age: Not Supplied Max Age: Oxfordian	0m	N	6

BGS 1:50,000 Superficial Deposits

Details	Distance	Direction	Contact
Lex Code: TFD Rock Name: Tidal Flat Deposits Rock Type: Clay and Silt Min Age: Not Supplied Max Age: Holocene	0m	N	6

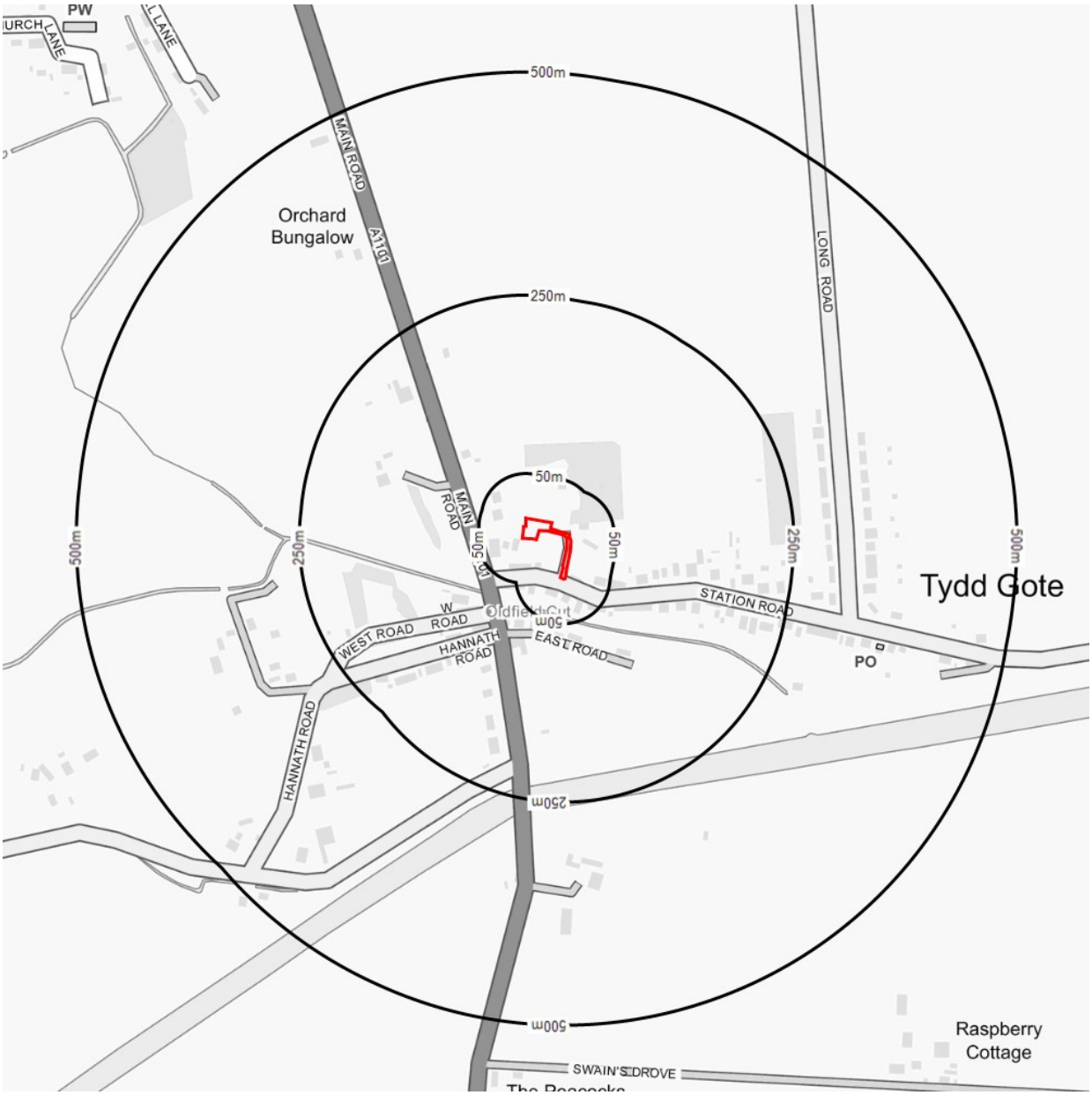
BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 145 Map Name: King's Lynn and The Wash with part of 129. Bedrock Geology: Available Superficial Geology: Available	0m	N	6



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Site	Local Nature Reserves	RAMSAR Sites
Multiple Features Present	Marine Nature Reserves	Sites of Special Scientific Interest
Areas of Outstanding Natural Beauty	National Nature Reserves	Special Areas of Conservation
Environmentally Sensitive Areas	National Parks	Special Protection Areas
Forest Parks	National Scenic Areas	



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- Site
- Multiple Features Present
- Inner Zone (zone 1)
- Inner Zone (zone 1c)
- Outer Zone (Zone 2)
- Outer Zone (Zone 2c)
- Total Catchment (Zone 3)
- Total Catchment (Zone 3c)
- Special Interest (Zone 4)
- Water Abstractions

Environmental Sensitivity

Areas of Outstanding Natural Beauty

No features identified.

Environmentally Sensitive Areas

No features identified.

Forest Parks

No features identified.

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.

Flood Risk
Data Section

Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
River and Coastal Flooding	The data used to form our river and coastal flood risk analysis includes: • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal. • Flood Storage Areas: Areas that store floodwater during flood events.
Surface Water Flooding	We present the risk of surface water flooding in three separate return periods: • 1:75 • 1:200 • 1:1000 Each map will show the likely flood depth bandings within each of these return periods.
Groundwater Flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other Factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.

Flood Risk: Tabular Summary

Flooding

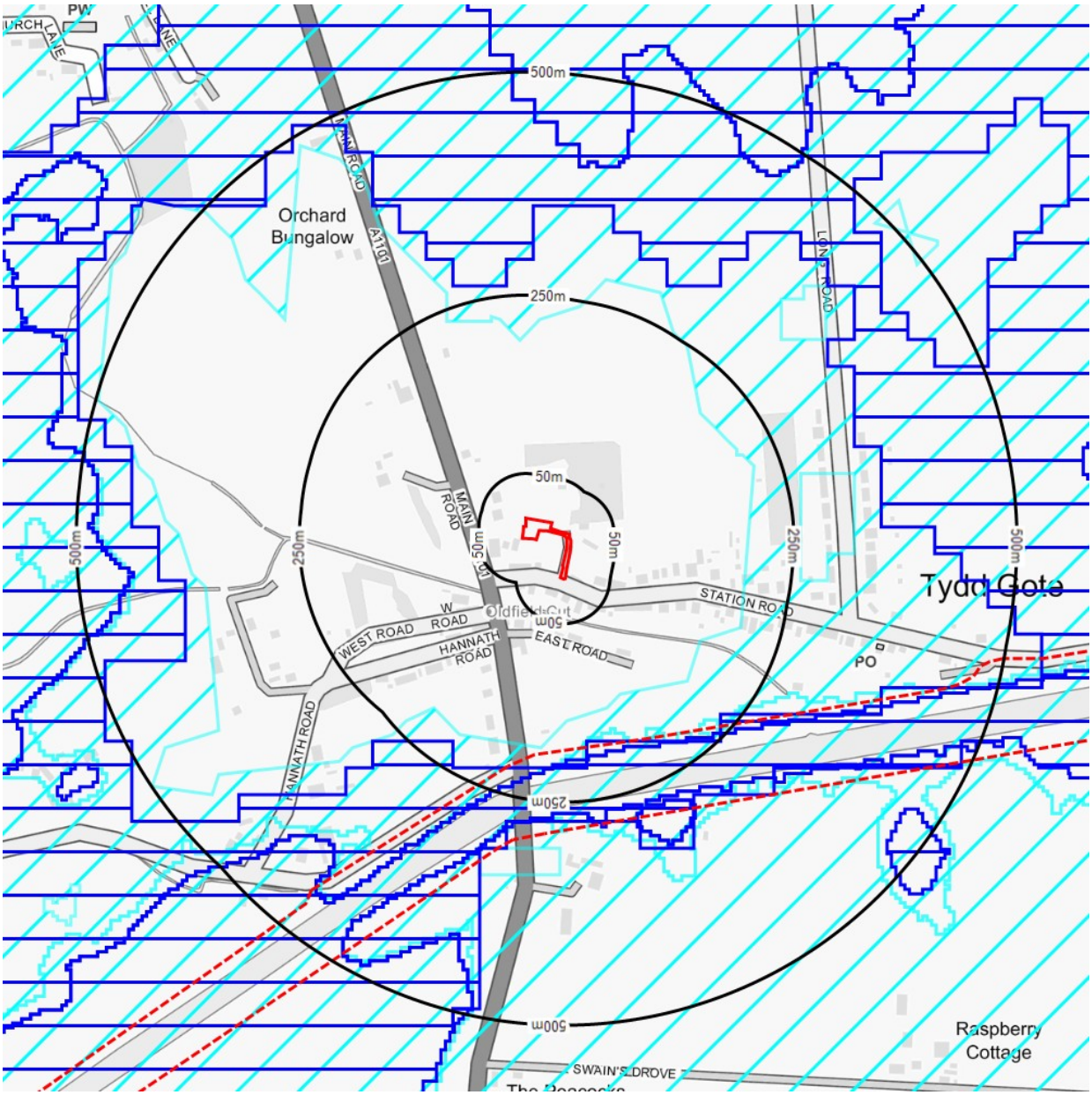
River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	No	Yes	Yes
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	Yes	Yes
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	Yes	Yes
Risk of Flooding from Rivers and Sea (RoFRS)	No	Yes	Yes

Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	No	Yes	Yes
JBA Pluvial 200 Depths	No	Yes	Yes
JBA Pluvial 1000 Depths	No	Yes	Yes

Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	No	No

Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	No
OS VectorMap District - Water Features	No	No	No
OS MasterMap Water Network	No	Yes	Yes

Flood Risk: River and Coastal (map 1)



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- Site
- Flood Zone 2
- Flood Zone 3
- Areas Benefiting from Flood Defences
- Flood Defences

Flood Risk: River and Coastal (map 2)



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Site

RoFRS - Very Low

RoFRS - Low

RoFRS - Medium

RoFRS - High

Flood Risk: River and Coastal

Flooding from Rivers or Sea without Defences (Flood Zone 3)

Details	Distance	Direction	Contact
Environment Agency	184m	S	3

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

Details	Distance	Direction	Contact
Environment Agency	144m	SE	3

Areas Benefitting from Flood Defences

No features identified.

Spatial Flood Defences (with attributes)

Details	Distance	Direction	Contact
Environment Agency	191m	S	3

Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Low	144m	SE	3
Risk: High	191m	S	3
Risk: Medium	278m	S	3

Flood Risk: Surface Water (1:75 year event)



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Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

Flood Risk: Surface Water (1:200 year event)



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Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

Flood Risk: Surface Water (1:1000 year event)



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Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	65m	SE	1
Type: Greater than 0.3m and Less than or equal to 1.0m	102m	W	1
Type: Greater than 1.0m	284m	W	1

JBA Pluvial 200 Depths

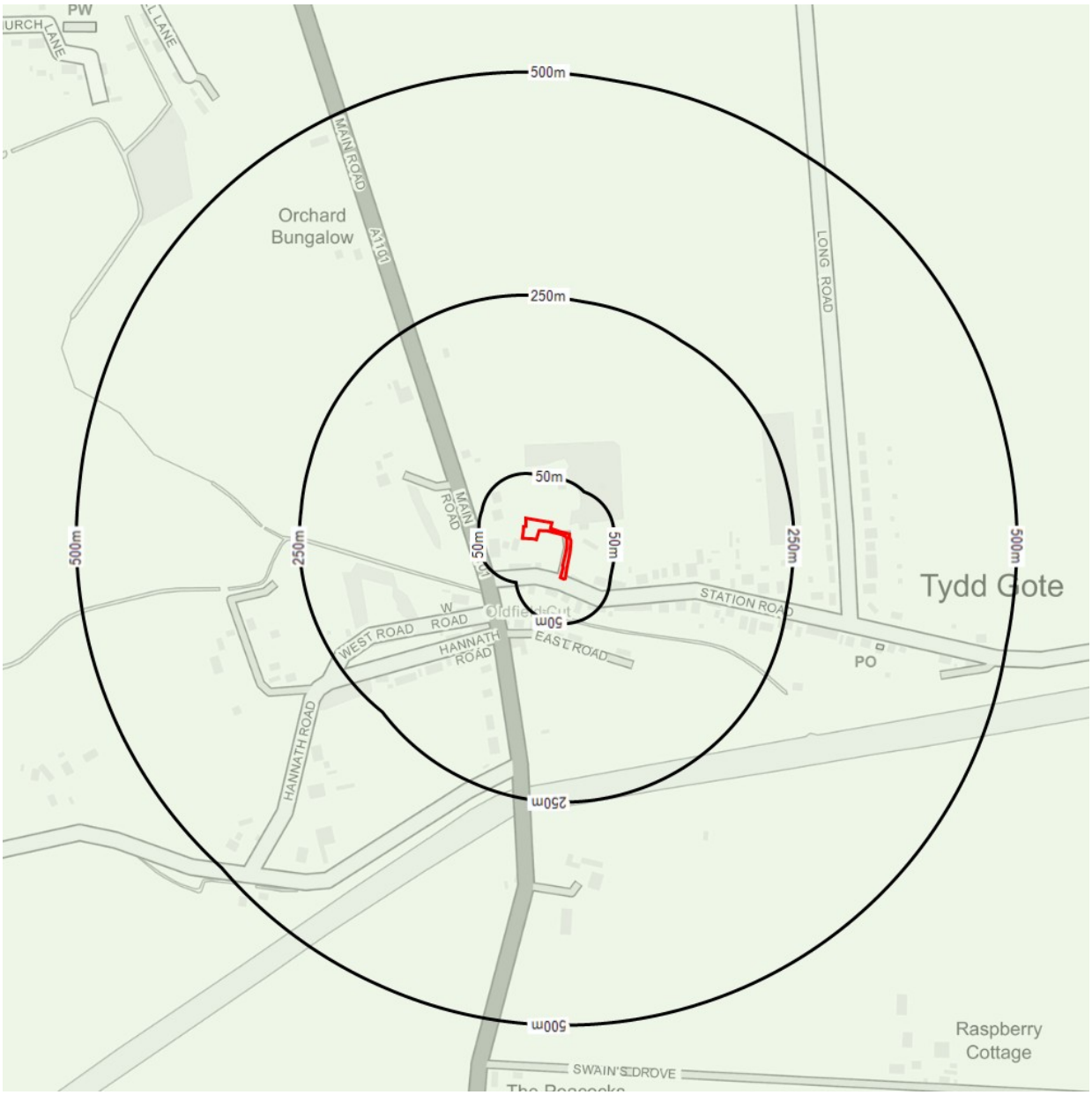
Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	42m	S	1
Type: Greater than 0.3m and Less than or equal to 1.0m	98m	W	1
Type: Greater than 1.0m	211m	SE	1

JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.3m and Less than or equal to 1.0m	33m	S	1
Type: Greater than 0.1m and Less than or equal to 0.3m	43m	S	1
Type: Greater than 1.0m	177m	SE	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2021

Flood Risk: Groundwater



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Site	Low Risk
High Risk	Negligible Risk
Moderate Risk	

Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1

Flood Risk: Other



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- Site
- Water Feature
- Flood Storage Areas
- Recorded Flood Outlines
- Primary Flow (named)
- Primary Flow (un-named)
- Seconday Flow
- Tidal River
- Lake or Reservoir
- Forshore and Sea
- Underground River
- Marsh
- Canal, Lock or Transfer

Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

No features identified.

OS VectorMap District - Water Features

No features identified.

OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: Oldfield Cut **Type:** Secondary Flow	43m	S	2
Name: Oldfield Cut **Type:** Underground River	44m	S	2
Name: North Level Main Drain **Type:** Primary Flow (named)	238m	S	2

Ground Hazards & Coal Mining
Data Section

Ground Hazards & Coal Mining Data: This section contains information on natural and mining related hazards which may affect the Site. These includes subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. We display the number of records found in each database under the relevant heading. Where we have not been able to search a database, we will display the abbreviation N/A instead.
Coal Mining	This section is driven by the Site's proximity to Coalfield Consultation Areas.
Subsidence	This section uses several different datasets to assess the susceptibility of the Site to the subsidence
Natural and Mining Related Hazards	This section looks at non-coal mining hazards, including former mineral sites and landfill sites.
Radon	Both the likelihood of radon being an issue, and the requirement for radon protection measures.

Ground Hazards & Coal Mining: Tabular Summary

Coal Mining

Coal Mining	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Coalfield Consultation Areas	0	N/A	N/A

Subsidence

Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A

Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	1	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	1	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A

Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A

Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A

Radon

Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

**dataset searched to 25m
*dataset searched to 50m

Ground Hazards & Coal Mining



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- Site
- Coalfield Consultation Area
- Mining from Historical Maps
- Mining Cavities
- Other Mining
- CBSCB Compensation District
- Brine Pumping Related Feature
- Brine Subsidence Solution Area
- Salt Mining Related Feature
- Infilled Land
- Landfills
- Natural Cavities
- Potential for Ground Stability Hazards - High
- Potential for Ground Stability Hazards - Moderate

Coal Mining

Coal Mining Subsidence Damage Claims

No features identified.

Coalfield Consultation Areas

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

Details	Distance	Direction	Contact
Hazard Potential: Moderate Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.	0m	N	6

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

Details	Distance	Direction	Contact
Hazard Potential: Moderate Hazard Description: Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water. Hazard Guidance: Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not dig (deep) holes into saturated ground near the property without technical advice.	0m	N	6

Potential for Collapsible Ground Stability Hazards

No features identified.

Former Mining

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Radon

Radon Potential

No features identified.

Energy & Infrastructure
Data Section

Energy & Infrastructure Data: This section details the data used as part of our Energy and Infrastructure analysis. Each key area has the data mapped with the detail outlined beneath.

contents

Tabular Summary	Provides an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 4km. We display the number of records found in under the relevant heading. Where we have not been able to find data, we will display the abbreviation N/A instead.
Oil and Gas Exploration	Licences or drilling facilities with 4km of the Site. Onshore oil and gas exploration and production licences relate to areas of land (blocks). The presence of one or more of these licences does not mean that exploration or production will definitely happen.
Wind Energy	Operational or planned wind farms or turbines within 4km of the Site. Includes wind projects in the UK Wind Energy Database and locations of individual wind turbines and planning applications for wind turbines with an output of 1MW.
Solar Energy Facilities	Operational and proposed solar farms within 2km of the Site. The data provides the name of the operating company, the generating capacity, and the farm's operational status.
Other Renewable Energy	Renewable power sources with an output of 1MW within 2km of the Site. These power sources are: Small / Large Hydroelectric; Shoreline Wave; Tidal Barrage / Stream; Biomass; Co-firing; Anaerobic/ Sewage Digestion; Hot Dry Rocks; Landfill Gas; Energy from Waste (EfW) Incineration; and Advanced Conversion Technology.
High Speed 2 (HS2)	HS2 track sections, stations, safeguarding limits homeowner zones and extended homeowner protection zones within 4km of the Site. This report comments on both phases using current available information.
Crossrail	Crossrail 1 and 2 track sections, stations and safeguarding limits within 2km of the Site. Crossrail (CR1) is a rail project stretching from Reading and Heathrow in the west, to Shenfield and Abbeywood in the east. Crossrail 2 (CR2) is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London.
Railways	Above and below ground railways within 250m of the Site, including trams and light rail.
Pipelines	The Southampton to London Pipeline route within 250m of the Site.

Energy & Infrastructure: Tabular Summary

Energy And Infrastructure

Oil and Gas Explorations	**On-site**	**1-250m**	**251-500m**
Licensed Areas for Onshore Energy Exploration and Production	0	0	N/A
Licensed Wells for Energy Exploration	0	0	N/A
Offered Blocks for Onshore Energy Exploration and Production	0	0	N/A

Wind Energy	**On-site**	**1-250m**	**251-500m**
Wind Farms	0	0	N/A
Wind Turbines	0	0	N/A
Renewable Energy Planning Database	0	0	N/A

Solar Energy	**On-site**	**1-250m**	**251-500m**
Renewable Energy Planning Database	0	N/A	N/A

Other Renewable	**On-site**	**1-250m**	**251-500m**
Renewable Energy Planning Database	0	N/A	N/A

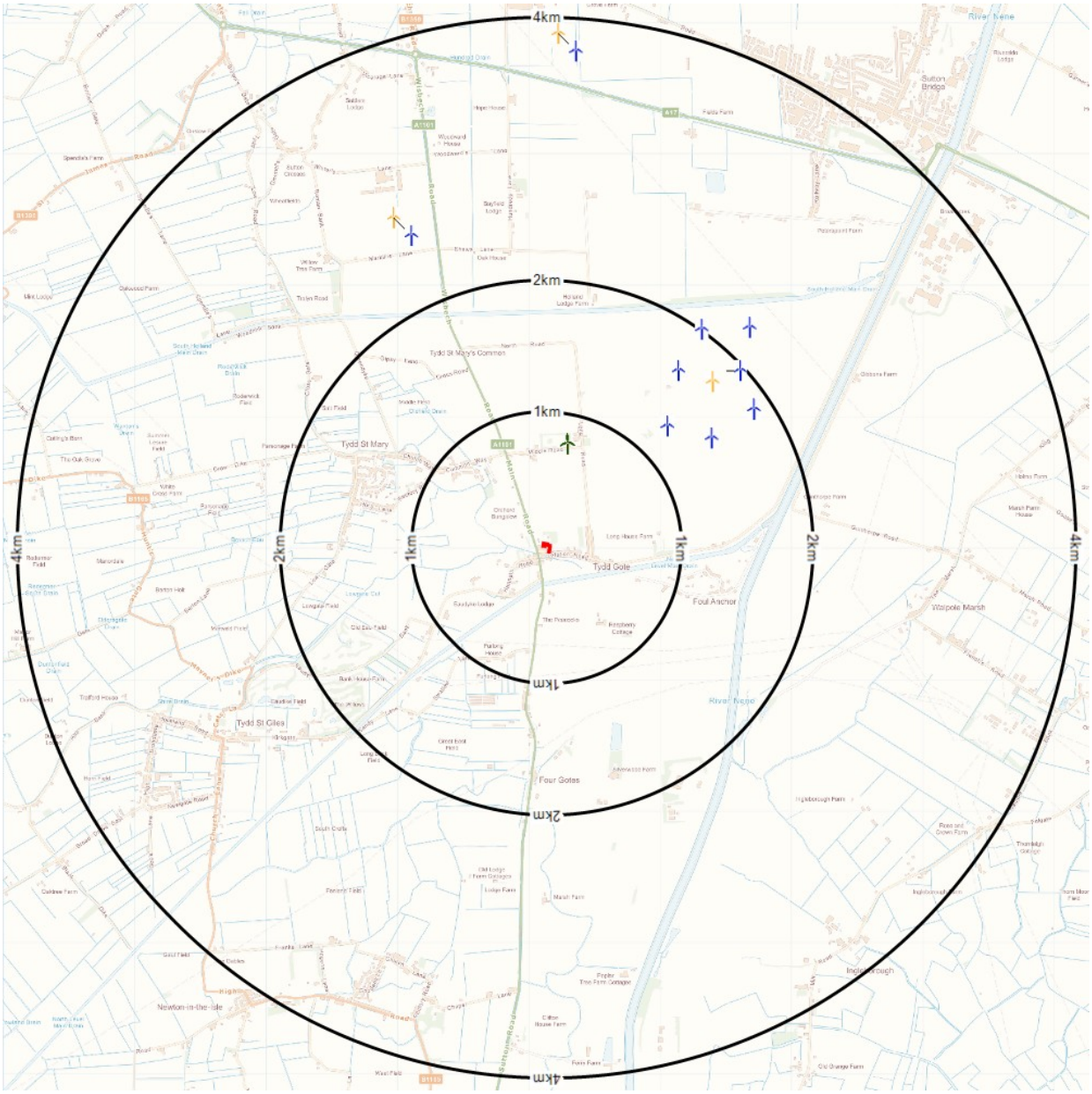
High Speed 2	**On-site**	**1-250m**	**251-500m**
HS2 - Track	0	N/A	N/A
HS2 - Stations	0	N/A	N/A
HS2 - Safeguarding Limits	0	N/A	N/A
HS2 - Payment Zones	0	N/A	N/A

Crossrail 1	**On-site**	**1-250m**	**251-500m**
Crossrail - Safeguarding Limits	0	N/A	N/A
Crossrail - Stations	0	N/A	N/A
Crossrail - Track	0	N/A	N/A

Crossrail 2	**On-site**	**1-250m**	**251-500m**
Crossrail 2 - Track	0	N/A	N/A
Crossrail 2 - Stations	0	N/A	N/A
Crossrail 2 - Safeguarding Limits	0	N/A	N/A

Above and below ground railways	**On-site**	**1-250m**	**251-500m**
Railed Transport - Tracks	0	0	N/A
Railed Transport - Stations and Stops	0	0	N/A

Southampton to London Pipeline	**On-site**	**1-250m**	**251-500m**
Southampton to London Pipeline Development	0	0	N/A



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- Site
- OGA Licensed Exploration Blocks
- OGA Offered Exploration Blocks
- Drilling Locations
- Wind Farms
- Wind Turbines
- Planning Apps – Wind Energy
- Planning Apps – Solar Farms
- Planning Apps – Other Renewable Energy
- Southampton to London pipeline

Oil and Gas Exploration

Licensed Areas for Onshore Energy Exploration and Production

No features identified.

Offered Blocks for Onshore Energy Exploration and Production

No features identified.

Licensed Wells for Energy Exploration

No features identified.

Wind Energy

Wind Farms

Details	Distance	Direction	Contact
Name: The Grange (Lincolnshire) **Operator:** Not Supplied **Developer:** RES UK & Ireland Ltd **Owner:** The Renewables Infrastructure Group Ltd (TRIG) **Num Turbines:** 7	1758m	NE	1
Name: Winters Lane **Operator:** Not Supplied **Developer:** Seren Energy Ltd **Owner:** Landowner or private owner **Num Turbines:** 1	2723m	NW	1
Name: Long Sutton **Operator:** Not Supplied **Developer:** Little Sutton Energy Company **Owner:** Genatec Ltd **Num Turbines:** 1	3878m	N	1

Wind Turbines

Details	Distance	Direction	Contact
Name: The Grange (Lincolnshire) Turbine	1275m	NE	1
Name: The Grange (Lincolnshire) Turbine	1478m	NE	1
Name: The Grange (Lincolnshire) Turbine	1651m	NE	1
Name: The Grange (Lincolnshire) Turbine	1867m	NE	1
Name: The Grange (Lincolnshire) Turbine	1890m	NE	1
Name: The Grange (Lincolnshire) Turbine	2010m	NE	1
Name: The Grange (Lincolnshire) Turbine	2250m	NE	1
Name: Winters Lane Turbine	2723m	NW	1
Name: Long Sutton Turbine	3878m	N	1

Renewable Energy Planning Database

Details	Distance	Direction	Contact
Reference: H21-0439-09 Name: The Grange Wind Farm Operator: Renewable Energy Systems (RES) Type: Wind Onshore Turbine Capacity (MW): 2 Total Installed Capacity (MW): 14 Local Planning Authority: South Holland District Council Address: Middle Road, Tydd St. Mary, Wisbech, Cambridge Planning Application Submitted: 17th June 2009 Operational Date: 1st March 2013 Planning Permission Granted: 15th October 2010 Construction Date: 1st September 2012 Planning Permission Refused: 16th April 2010 Appeal Granted: 15th October 2010	773m	N	1

Solar Energy Facilities

Renewable Energy Planning Database

No features identified.

Other Renewable Energy

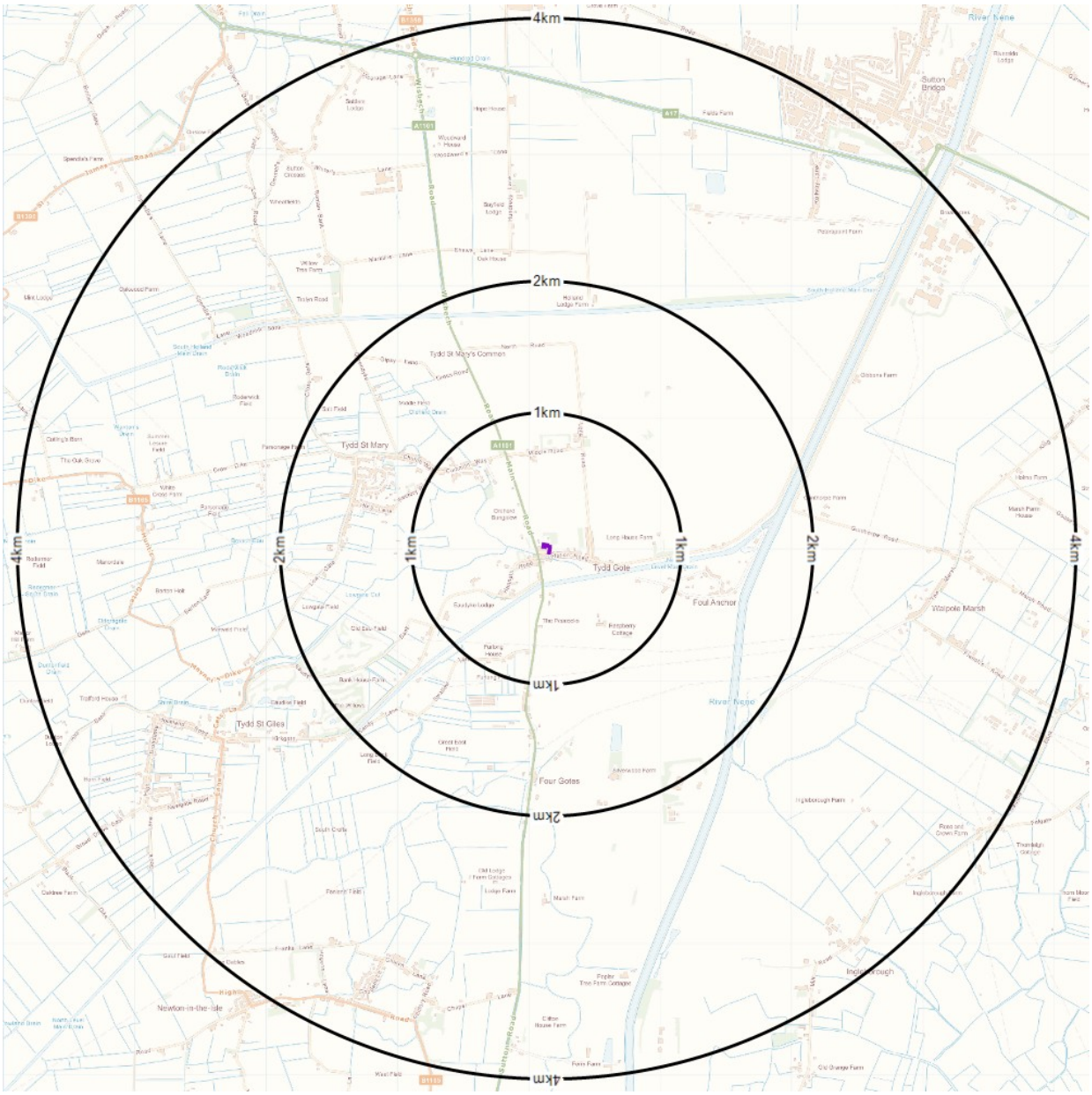
Renewable Energy Planning Database

No features identified.

Southampton to London pipeline

Southampton to London Pipeline Development

No features identified.



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- Site
- Crossrail 1 – Track
- Crossrail 1 – Station
- Crossrail 1 – Safeguarding Limits
- Crossrail 2 – Track
- Crossrail 2 – Station
- Crossrail 2 – Safeguarding Limits
- HS2 – Track
- HS2 – Station
- HS2 – Safeguarding Limits
- HS2 – Homeowner Payment Zone 1
- HS2 – Homeowner Payment Zone 2
- HS2 – Homeowner Payment Zone 3
- HS2 – Rural Support Zone
- HS2 – Extended Homeowner Protection Zone

High Speed 2

HS2 - Track

No features identified.

HS2 - Stations

No features identified.

HS2 - Safeguarding Limits

No features identified.

HS2 - Payment Zones

No features identified.

Crossrail 1

Crossrail - Track

No features identified.

Crossrail - Stations

No features identified.

Crossrail - Safeguarding Limits

No features identified.

Crossrail 2

Crossrail 2 - Track

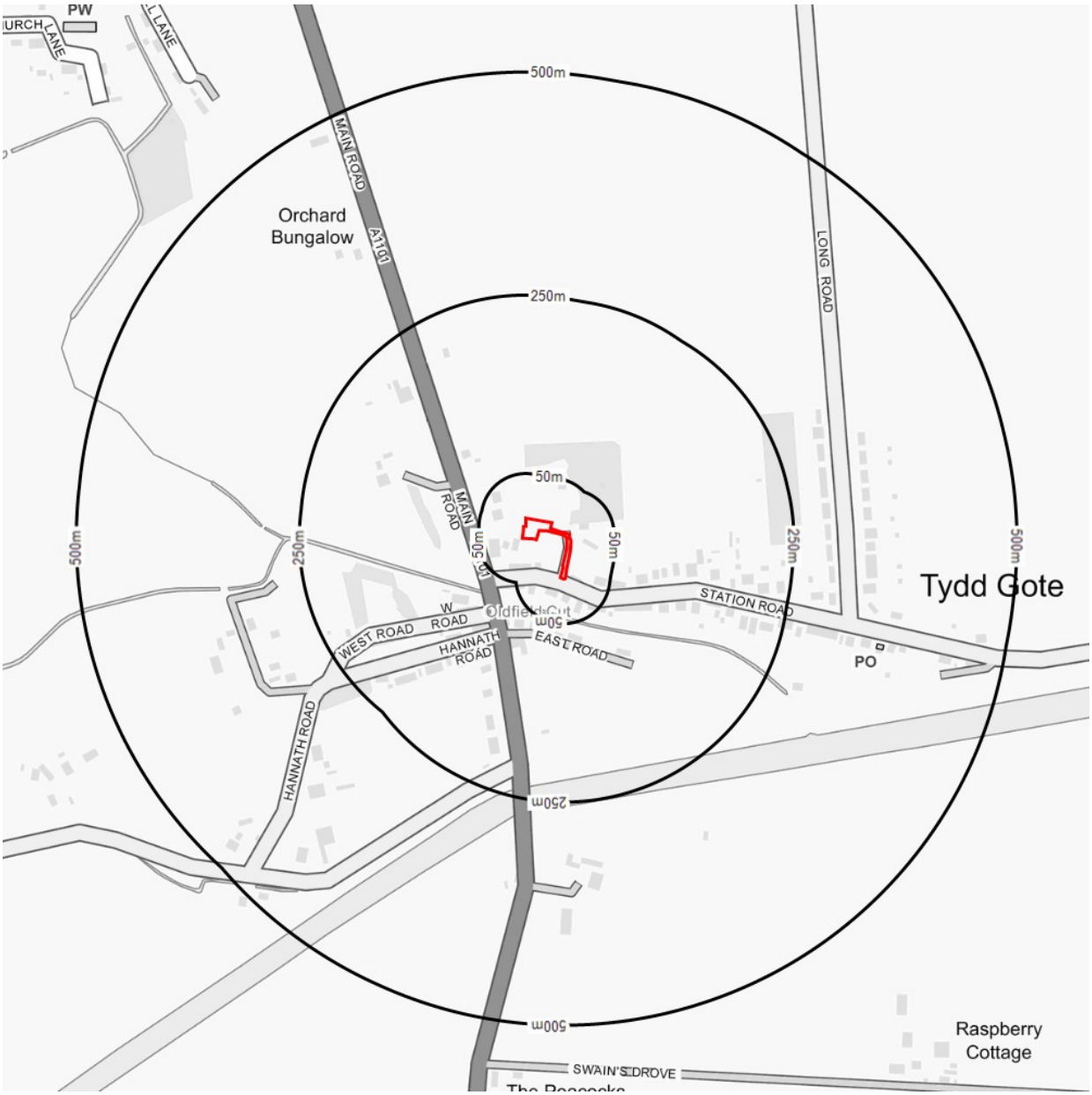
No features identified.

Crossrail 2 - Stations

No features identified.

Crossrail 2 - Safeguarding Limits

No features identified.



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Site
Railway – Station
Track
Underground Track

Above and below ground railways

Railed Transport - Tracks

No features identified.

Railed Transport - Stations and Stops

No features identified.

Site Solutions Residence
About this report

Site Solutions Residence Limitations

Site Solutions Residence reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.argyllenvironmental.com. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED	**Negligible, Low & Low-Moderate Risk:** The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. **Recommendations:** Some simple advice may be provided. **Insurability:** Insurance should be readily available.
PASSED – PRUDENT ACTION	**Moderate Risk:** Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event. **Recommendations:** Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. **Insurance:** In most cases insurance should be readily available.
FURTHER ACTION	**Moderate to High and High:** This report reveals a significant risk of flooding which should be addressed. **Recommendations:** Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. **Insurance:** Insurance may not be available without a higher premium or excess.

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of 'other factors'. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we not do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Useful Contacts

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

Argyll Environmental Ltd
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

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

0330 036 6115

Or by email at:
orders@argyllenviro.com

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	**T:** 01235 822622 **F:** 01235 833891 **E:** radon@phe.gov.uk **W:** www.ukradon.org
1	**Landmark Information Group Limited**	Imperium Imperial Way Reading Berkshire RG2 0TD	**T:** 0844 844 9966 **E:** helpdesk@landmark.co.uk **W:** www.landmark.co.uk
2	**Ordnance Survey**	Adanac Drive Southampton Hampshire SO16 0AS	**T:** 03456 05 05 05 **E:** customerservices@ordnancesurvey.co.uk **W:** www.ordnancesurvey.gov.uk
3	**Environment Agency, National Customer Contact Centre (NCCC)**	PO Box 544 Templeborough Rotherham S60 1BY	**T:** 03708 506 506 **E:** enquiries@environment-agency.gov.uk
4	**Catalist Ltd, Experian**	Richmond House 22 Richmond Hill Clifton Bristol Avon BS8 1BA	**T:** 0117 923 7113 **E:** Mark@catalist-uk.com

Useful Contacts

Contact	Name	Address	Contact Details
5	**Environment Agency, Head Office**	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	**T:** 01454 624400
6	**British Geological Survey, Enquiry Service**	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	**T:** 0115 936 3143 **E:** enquiries@bgs.ac.uk **W:** www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

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Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 - 99 Queens Road, Brighton, BN1 3XF.

Tel: 03300 366 115

Email: orders@argyllenviro.com

Argyll adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: http://www.conveyinfoexec.com

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 Standards.

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, 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:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115
Email: orders@argyllenviro.com

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

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