



## Sample Site

**Report Prepared for:** Sample

**Report Reference:** 253267707

**Client Reference:** Sample

**Date:** 12 April 2021



## Contaminated Land

**PASSED**

Recommendations | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 5

[CLICK HERE](#)



## Flood Risk

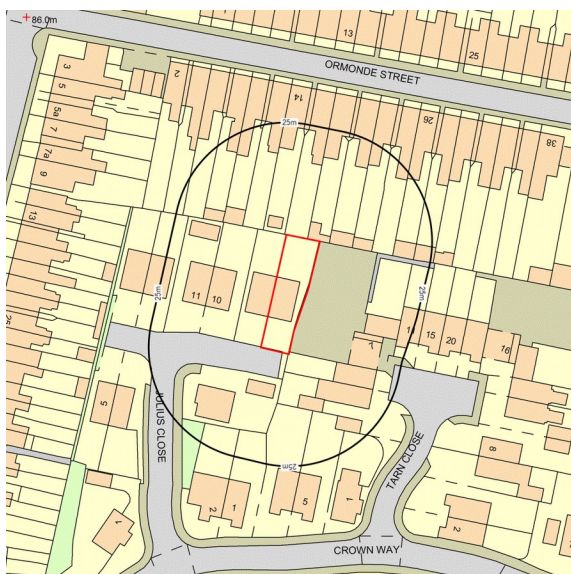
**PASSED**

Recommendations | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 6

[CLICK HERE](#)



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## Coal Mining **IDENTIFIED**

Recommendations | SEE PAGE 2

[CLICK HERE](#)

Detail | SEE PAGE 44

[CLICK HERE](#)

## Ground Hazards **IDENTIFIED**

Recommendations | SEE PAGE 2

[CLICK HERE](#)

Detail | SEE PAGE 44

[CLICK HERE](#)

## Energy & Infrastructure **IDENTIFIED**

Recommendations | SEE PAGE 3

[CLICK HERE](#)

Detail | SEE PAGE 54

[CLICK HERE](#)



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## Contaminated Land

SEE PAGE 5 OR [CLICK HERE](#)

**PASSED**



### Liability Assessment

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



### Argyll's Recommendations

**No Action Required**



## Flood Risk

SEE PAGE 6 OR [CLICK HERE](#)

**PASSED**



### Consultant's Comment

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.



## Coal Mining

SEE PAGE 44 OR [CLICK HERE](#)

**IDENTIFIED**



### Professional Opinion and Recommendations

Our search indicates that the Site is within an area where a full coal mining report should be obtained.

The Site has been identified in a Coalfield Consultation Area. As such, the Site is at risk of ground stability issues, and some further investigation may be required.

We recommend you obtain a Landmark Coal report to better understand the nature of coal mining operations at and close to the Site.



## Ground Hazards

SEE PAGE 44 OR [CLICK HERE](#)

**IDENTIFIED**



### Professional Opinion and Recommendations

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

#### Man Made Stability

A search of historical mapping indicates that the Site is located on an area of ground filled with unknown material.

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.

#### Mining

The Site has been identified in an area that might have been used for mining other than coal in the past.

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 54 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 one or more drilling locations.

The Site is in or within 4km of an area that has been offered for licensing by the Oil and Gas Authority (OGA) for the exploration of oil and gas.

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.

The Site is within 250m of above or below ground railways or trams. You may wish to visit the Site to understand any possible effect.



# Report Scope

Report Prepared on: **Sample Site**  
Current Use: **Residential**  
Proposed Use: **Residential**  
Transaction Type: **Assumed purchase**  
Site Area (m<sup>2</sup>): **183.13**  
National Grid Reference: **444660 347790**



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# Contaminated Land Consultant Commentary



## On-site Sources

**LOW**

No potentially contaminative uses of concern have been identified at the Site, following a review of historical mapping dating from c.1881.

## Off-site Sources

**MODERATE**

A review of historical maps dating from 1881 show the following potentially contaminative uses within 100m of the Site: a brick works with associated pits (extending as close as 20m south east) c.1881; disused by 1938, and associated pits filled c.1976.

We have identified a landfill site from 17m south-east. This appears to relate to the former brick works. The dates of operation and types of waste accepted have not been supplied.

## Pathways and Receptors

**HIGH**

The general area appears to be in residential use, with residential properties on Site. The bedrock hydrogeology underlying the Site is classified as a Secondary Aquifer - A. The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no abstraction licences located within 500m. There are no surface water features within 100m.

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

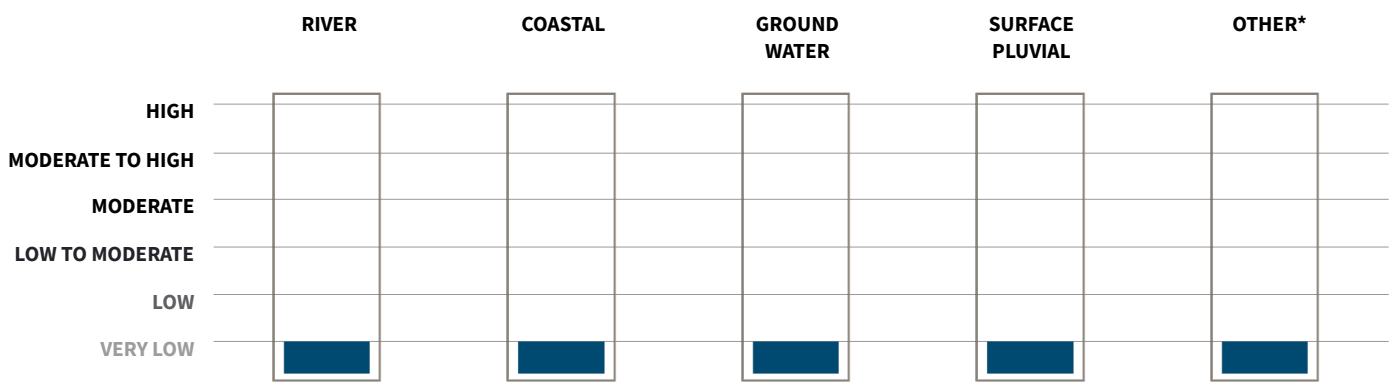


### Flood Analysis

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? **VERY LOW**

Are there existing flood defences within 500m of the Site? **NO**



\* 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	No commentary required.

# 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

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

<b>Contraventions</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
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

<b>Landfill and Waste</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
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	1	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	0	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)	1	2	N/A

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

## Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	No	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	No	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



# Contaminated Land: Tabular Summary

## Environmental Sensitivity

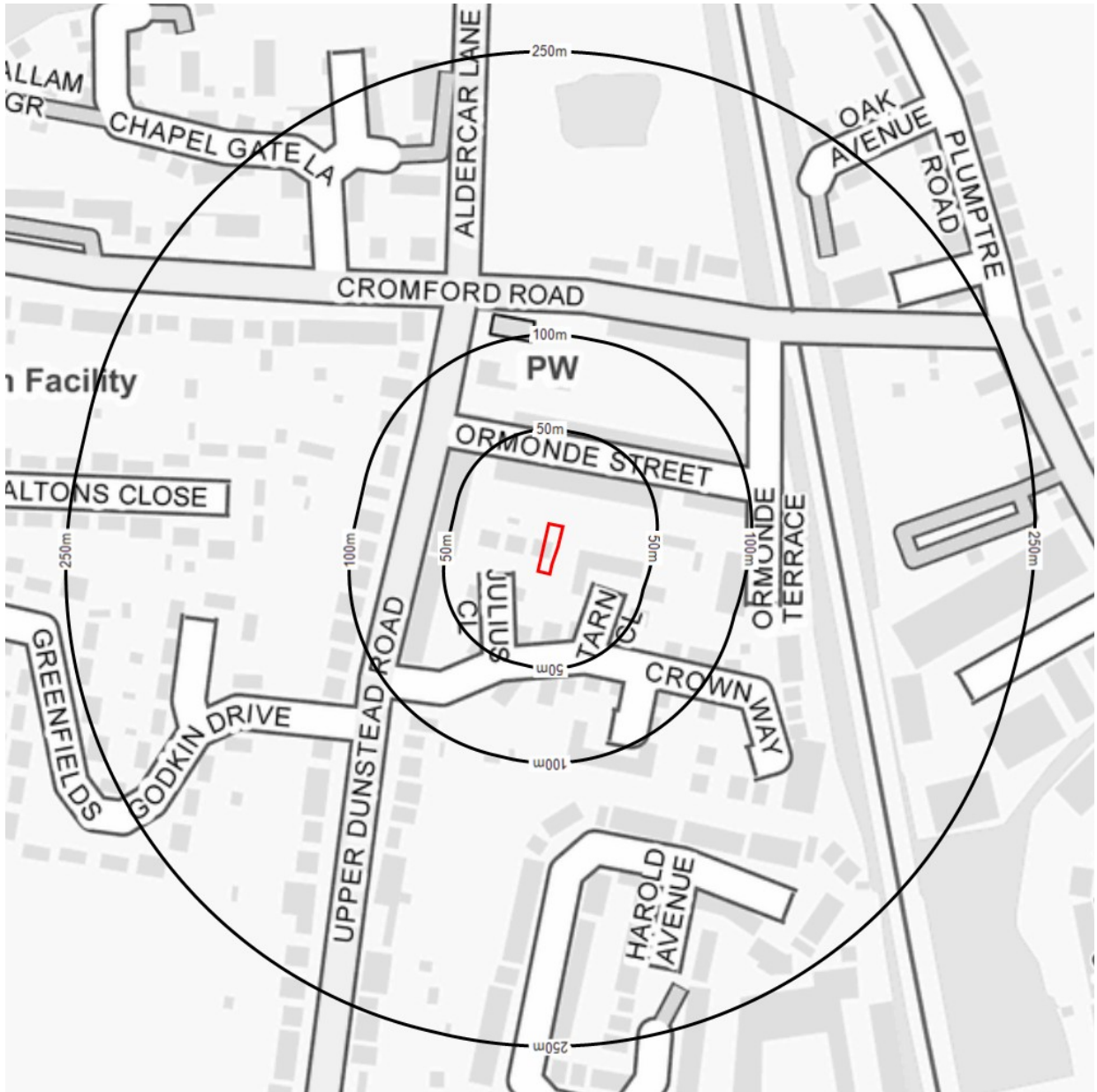
Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific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



# Contaminated Land: Authorised Industrial Processes



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



## 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**

No features identified.

### **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)**

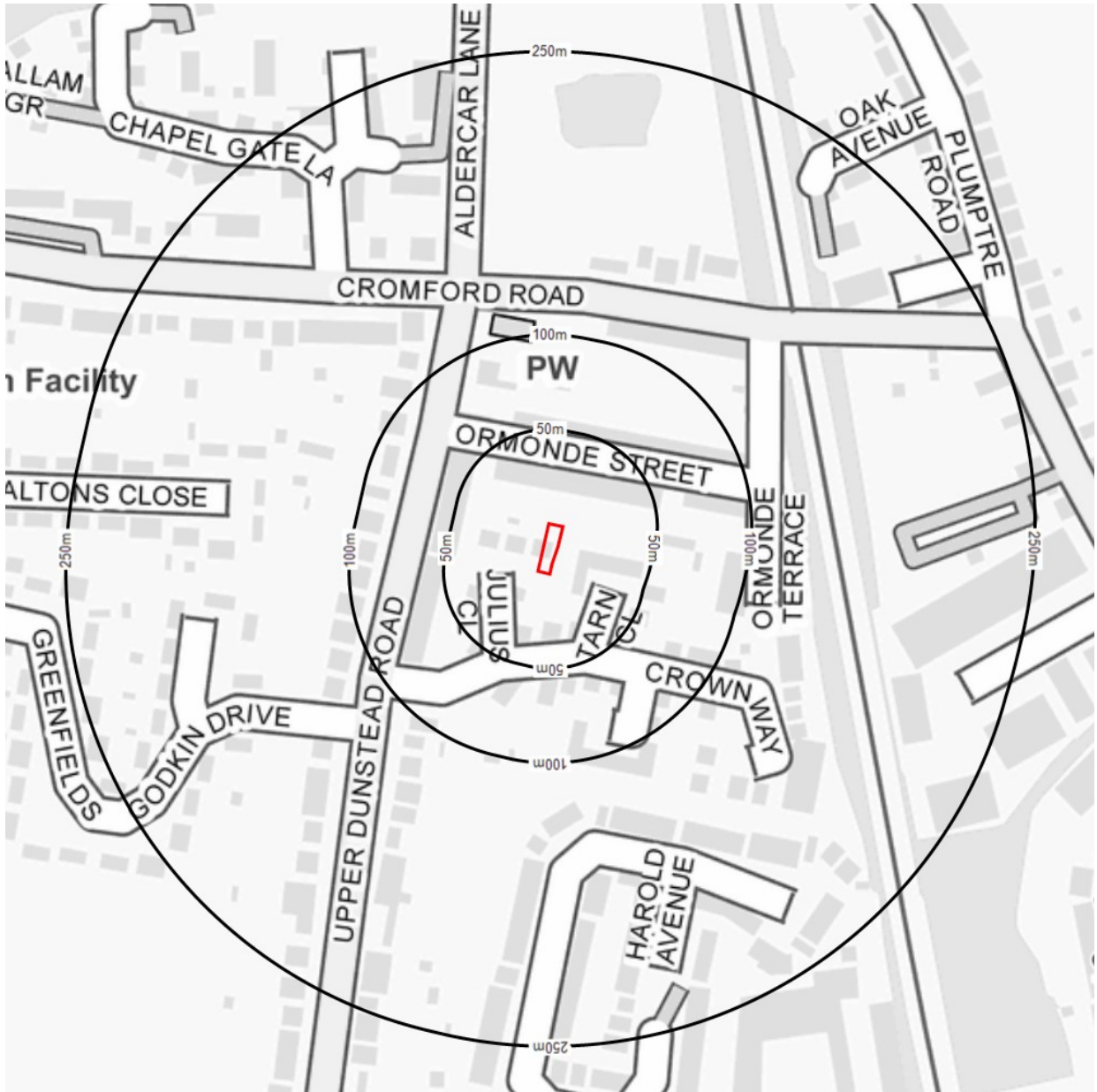
No features identified.

### **Planning Hazardous Substance Consents**

No features identified.



# Contaminated Land: Incidents and Enforcements



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





# Contaminated Land: Incidents and Enforcements

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## 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**

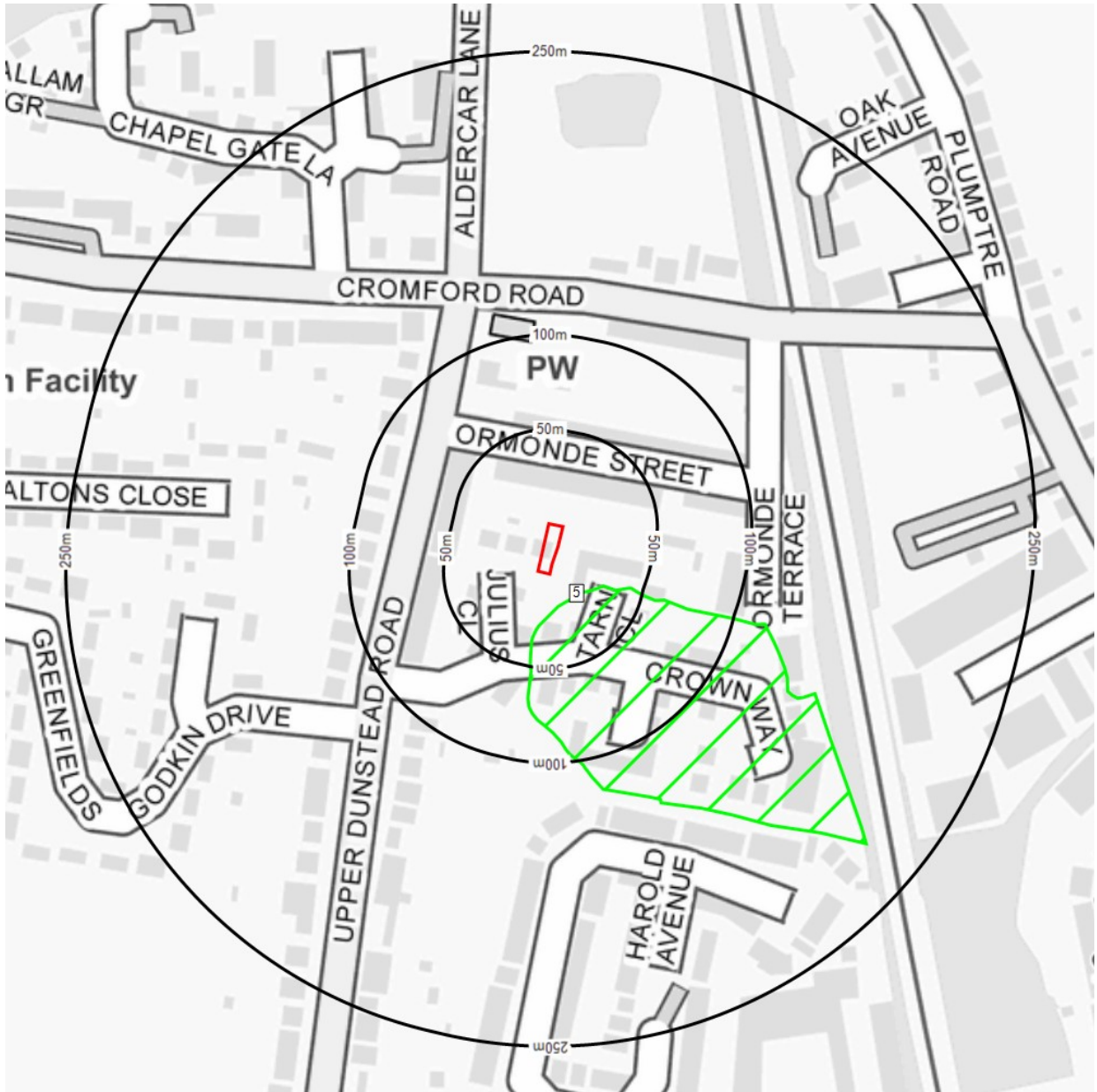
No features identified.

### **Prosecutions (Post 2000)**

No features identified.



# Contaminated Land: Landfill and Waste



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- |  |                           |  |  |  |
|--|---------------------------|--|--|--|
|  | Site                      |  |  | Local Authority Recorded Landfill Sites      |
|  | Multiple Features Present |  |  | Registered Landfill Sites                    |
|  |                           |  |  | Registered Waste Transfer Sites              |
|  |                           |  |  | Registered Waste Treatment or Disposal Sites |
|  |                           |  |  | Historic Landfill                            |
|  |                           |  |  |  |



# Contaminated Land: Landfill and Waste

## 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

Map ID	Details	Distance	Direction	Contact
5	Last Reported Status: Unknown Reference: Not Supplied Location: Aldercar (Poundall'S) Tip, Upper Dunstead Road, Langley Mill Waste Text: Not Supplied Date of Closure: Not Supplied	17m	SE	4

### Registered Landfill Sites

No features identified.

### Registered Waste Transfer Sites

No features identified.

### Registered Waste Treatment or Disposal Sites

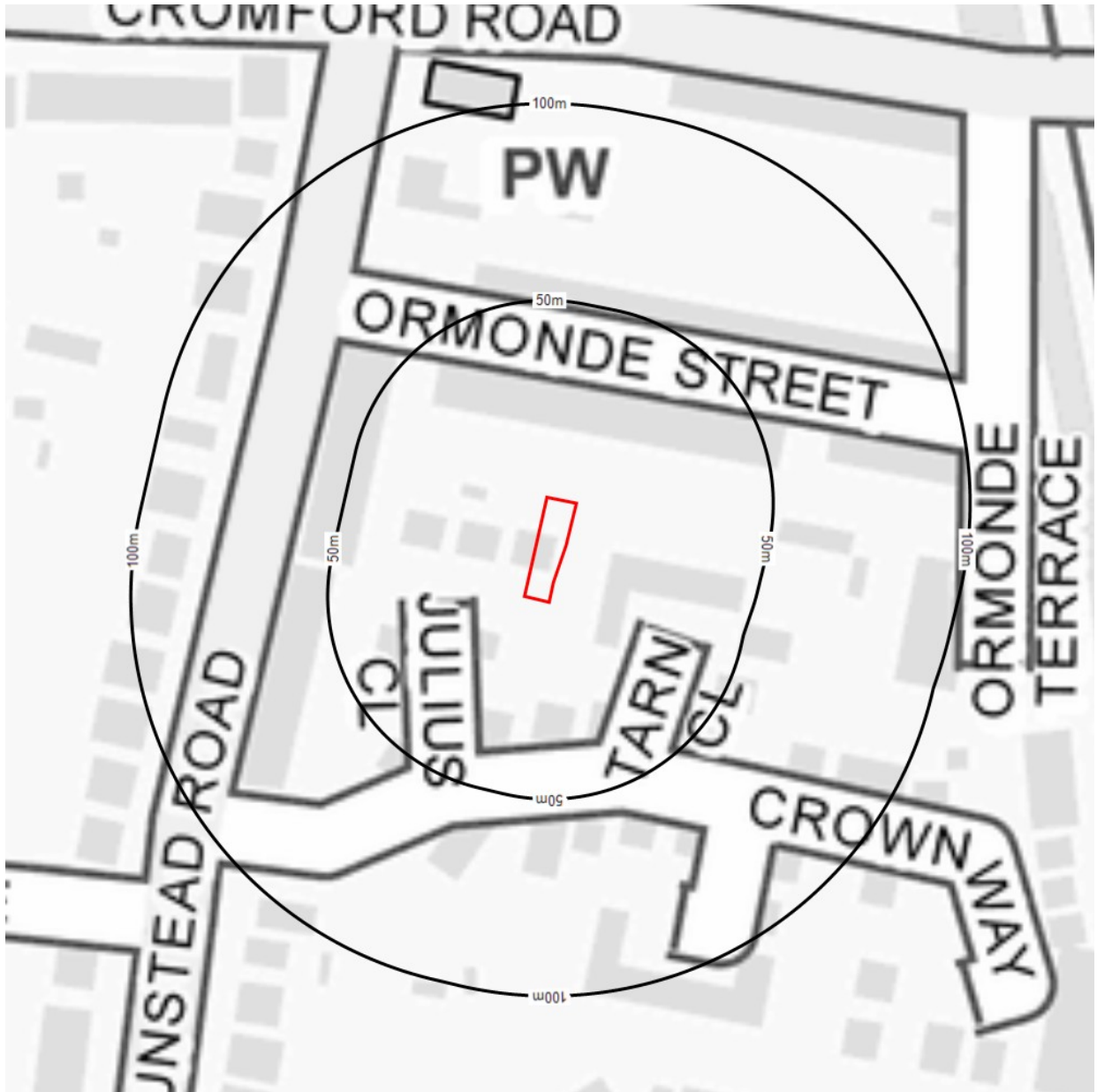
No features identified.

### Historic Landfill

No features identified.



# Contaminated Land: Current Land Uses



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◇ Site

□ Multiple Features Present

★ Contemporary Trade Directory Entries

★ Fuel Station Entries



# Contaminated Land: Current Land Uses

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## Current Potentially Contaminative Uses

### Contemporary Trade Directory Entries

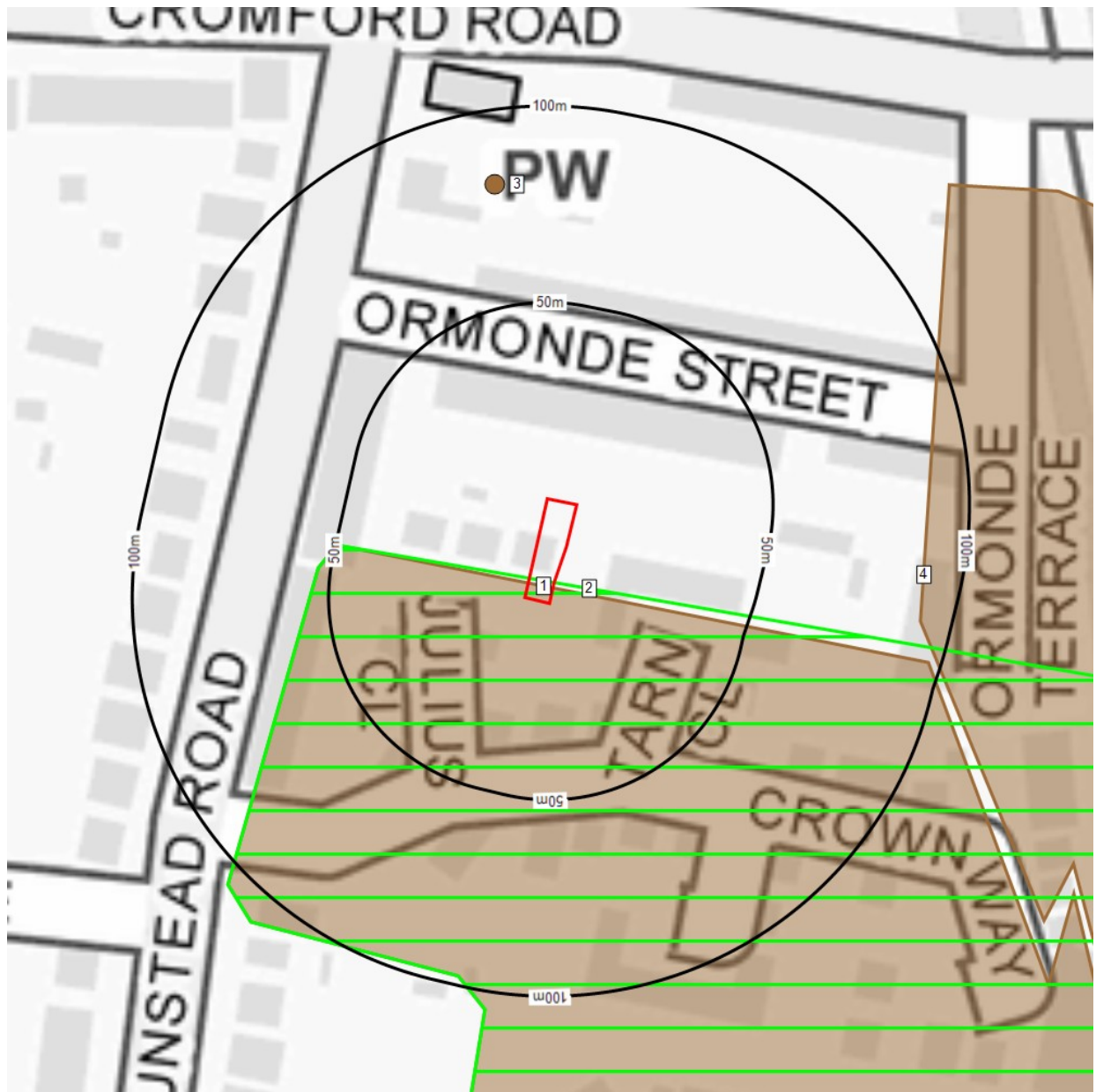
No features identified.

### Fuel Station Entries

No features identified.



# Contaminated Land: Historical Land Uses



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



# Contaminated Land: Historical Land Uses

## Historical Potentially Contaminative Uses

### Historical Tanks And Energy Facilities

No features identified.

### Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
1	Class: Clay bricks & tiles [manufacture] Map Published Date: 1884-1921	0m	S	1
3	Class: Cemetery or Graveyard Map Published Date: 1884	82m	N	1
4	Class: Railways Map Published Date: 1921-1955	90m	E	1



# Contaminated Land: Historical Land Uses

## Potentially Infilled Land

### Former Marshes

No features identified.

### Potentially Infilled Land (Non-Water)

Map ID	Details	Distance	Direction	Contact
2	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1987	0m	S	1

### Potentially Infilled Land (Water)

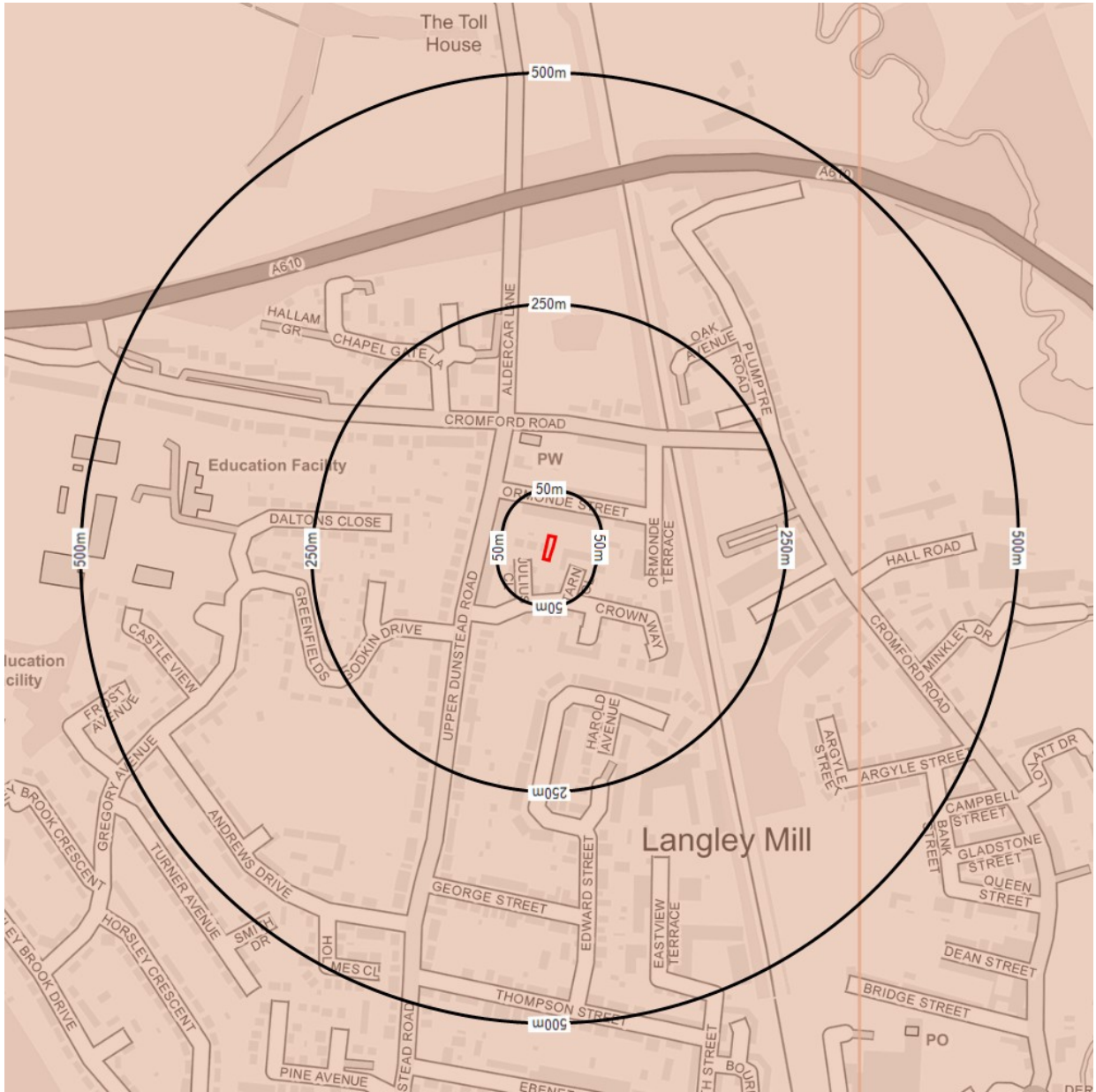
No features identified.





# Contaminated Land: Groundwater Vulnerability

## Bedrock



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# Contaminated Land: Groundwater Vulnerability

## Superficial



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



# Contaminated Land: Groundwater Vulnerability

## Hydrogeology

### Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	N	5

### Superficial Aquifer Designations

No features identified.



## Geology

### BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: PMCM	0m	N	6
Rock Name: Pennine Middle Coal Measures Formation			
Rock Type: Mudstone, Siltstone and Sandstone			
Min Age: Not Supplied			
Max Age: Westphalian			

### BGS 1:50,000 Superficial Deposits

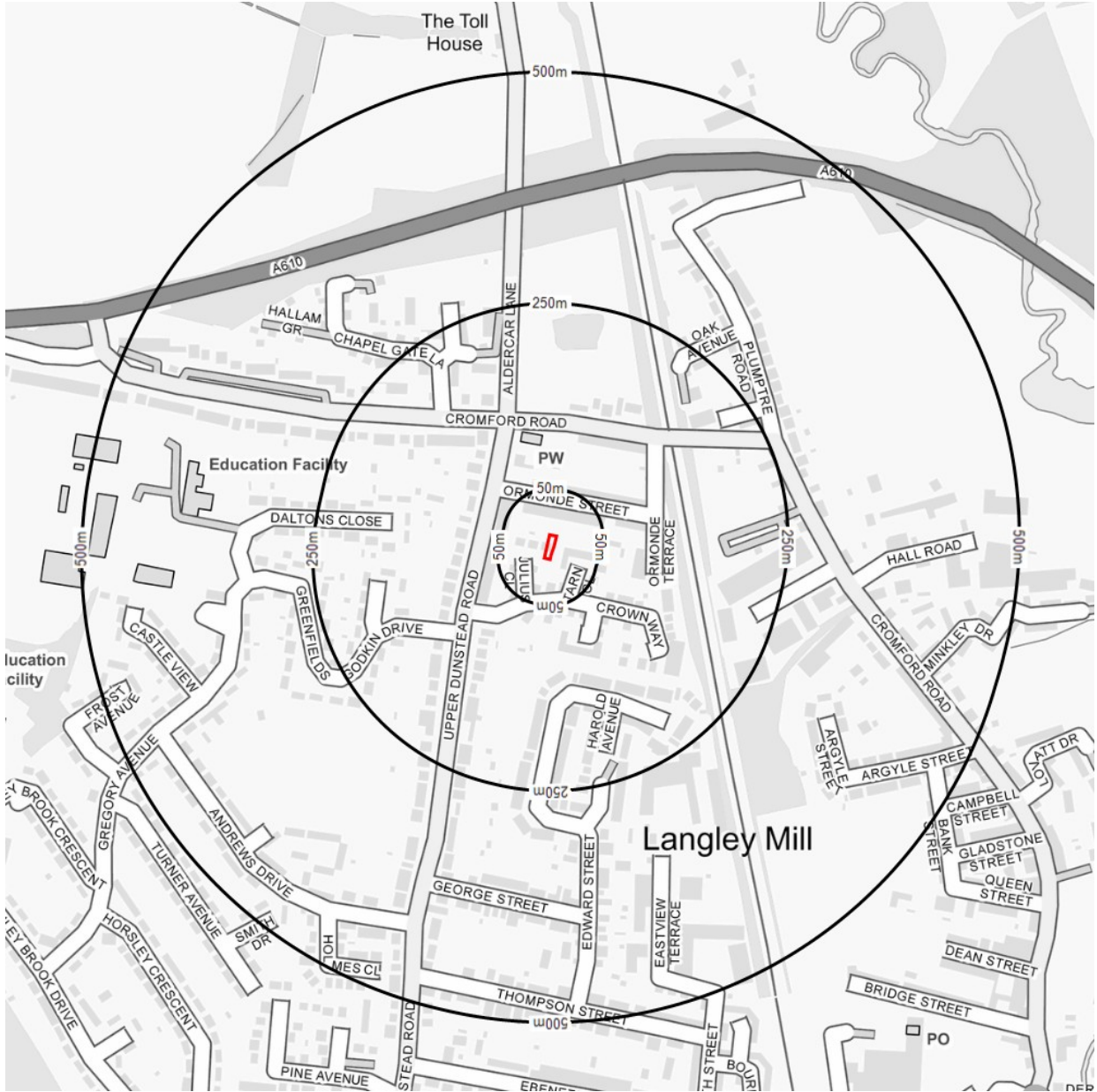
No features identified.

### BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 125	0m	N	6
Map Name: Derby			
Bedrock Geology: Available			
Superficial Geology: Available			



# Contaminated Land: Environmental Sensitivity

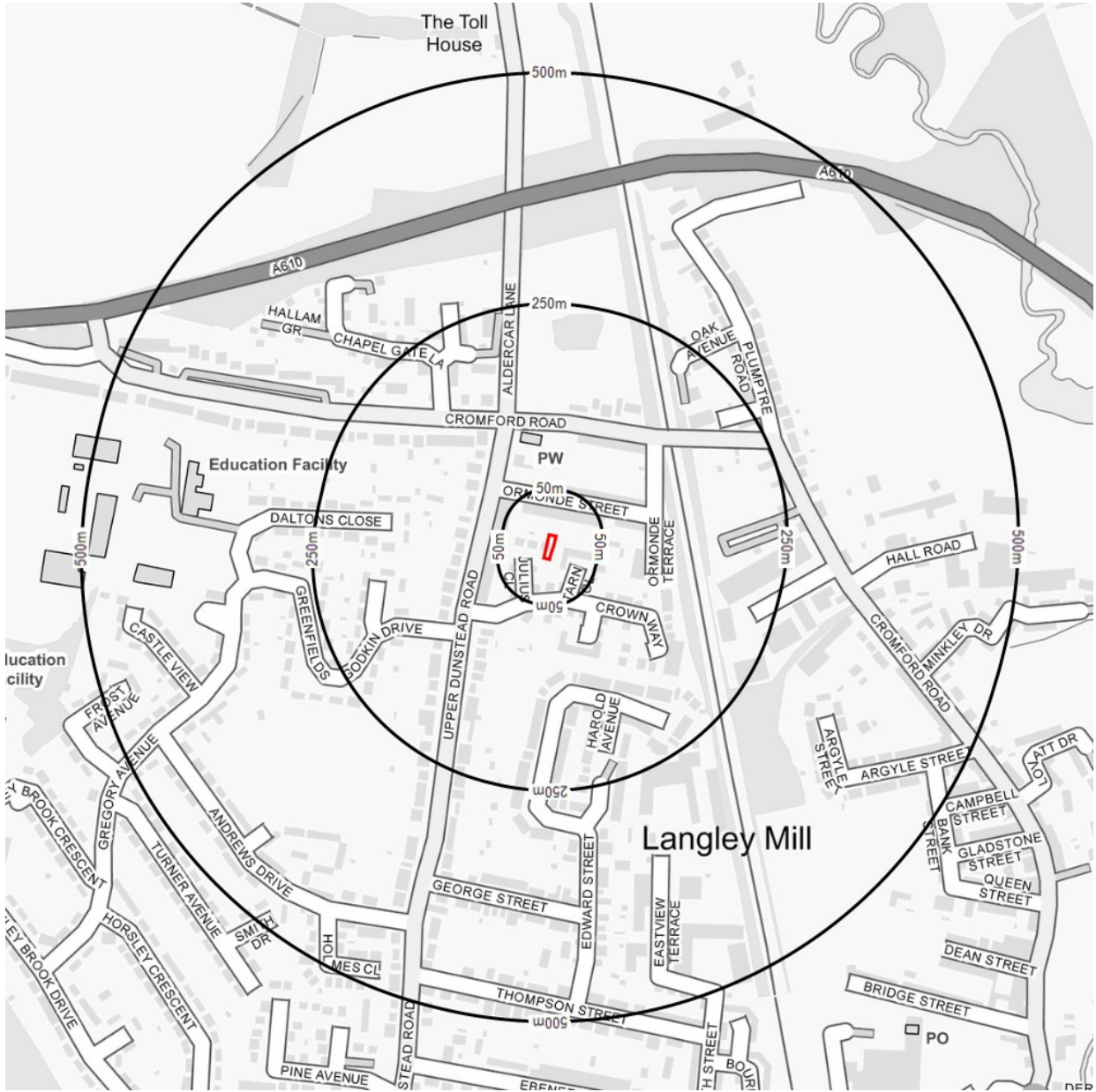


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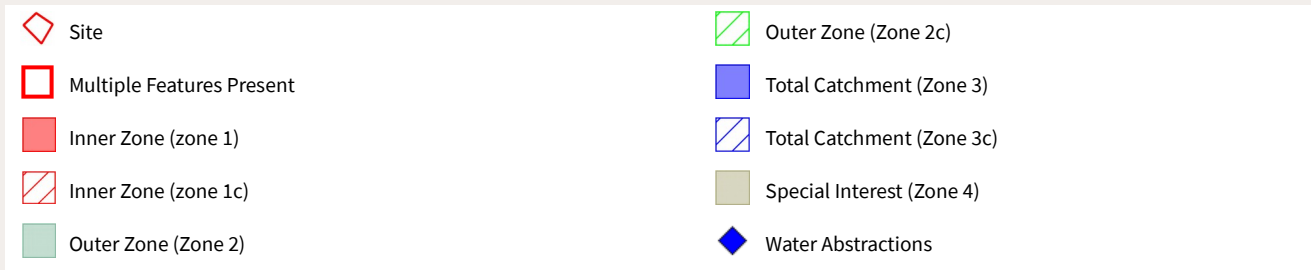
- |                                     |                          |                                      |
|-------------------------------------|--------------------------|--------------------------------------|
| Site                                | Local Nature Reserves    | RAMSAR Sites                         |
| 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    |                                      |



# Contaminated Land: Source Protection Zones



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## 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

<b>Tabular Summary</b>	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.
<b>River and Coastal Flooding</b>	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none"><li>• <b>Flood Zones:</b> 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.</li><li>• <b>Risk of Flooding from Rivers and Seas (RoFRS):</b> Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.</li><li>• <b>Flood Defences:</b> Recorded by the regulatory body, and includes defence type and standard of protection.</li><li>• <b>Areas Benefiting from Flood Defences:</b> Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.</li><li>• <b>Flood Storage Areas:</b> Areas that store floodwater during flood events.</li></ul>
<b>Surface Water Flooding</b>	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none"><li>• 1:75</li><li>• 1:200</li><li>• 1:1000</li></ul> Each map will show the likely flood depth bandings within each of these return periods.
<b>Groundwater Flooding</b>	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
<b>Other Factors</b>	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	No	Yes
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	No	Yes
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	No	No
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	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	Yes

### Other Factors

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



# Flood Risk: River and Coastal (map 1)

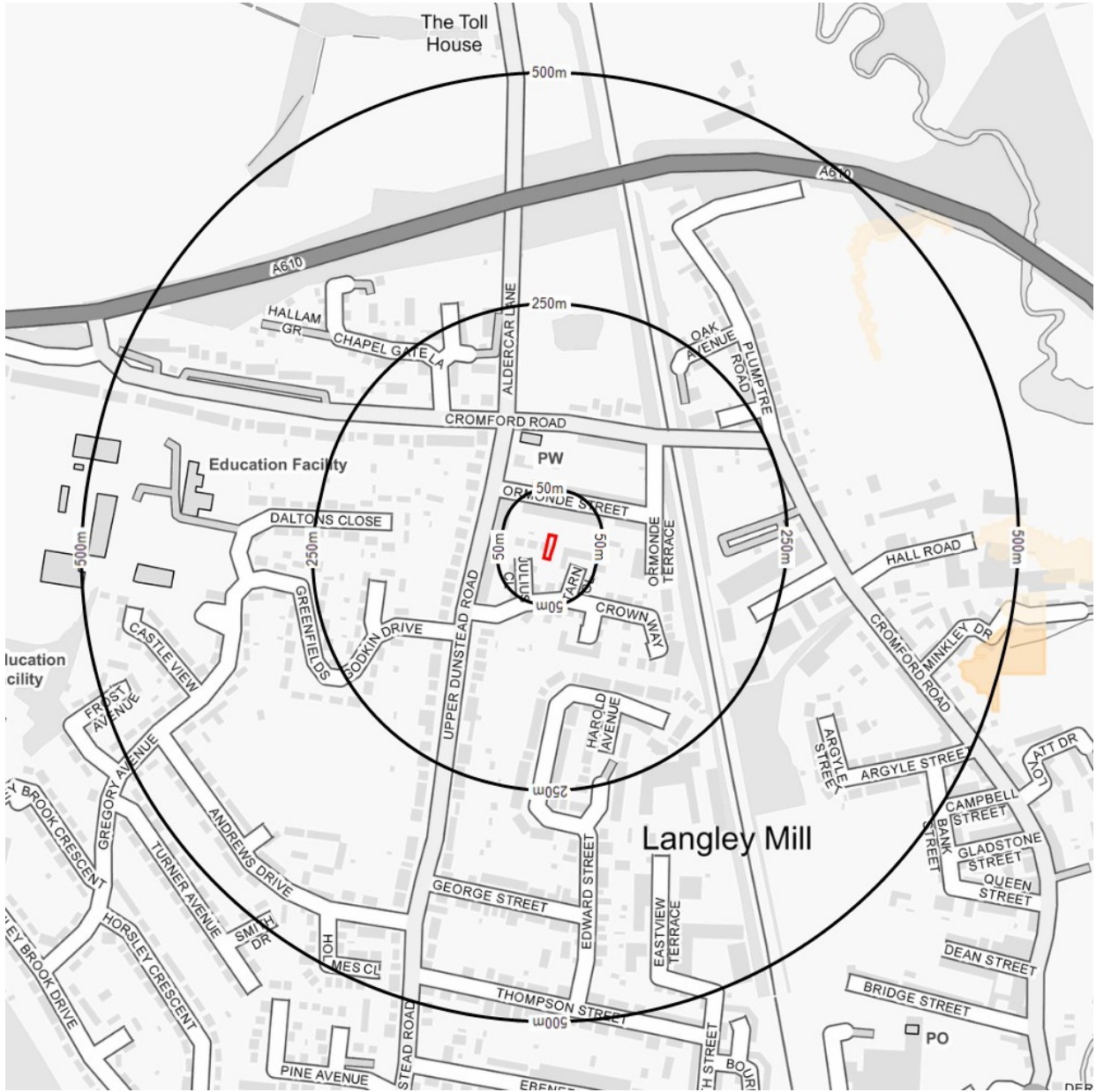


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- Site
- Flood Zone 2
- Flood Zone 3
- Areas Benefiting from Flood Defences
- Flood Defences



# 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	471m	E	3

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

Details	Distance	Direction	Contact
Environment Agency	395m	NE	3

## Areas Benefitting from Flood Defences

No features identified.

## Spatial Flood Defences (with attributes)

No features identified.

## Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Low	395m	NE	3
Risk: Medium	457m	E	3





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




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 Site

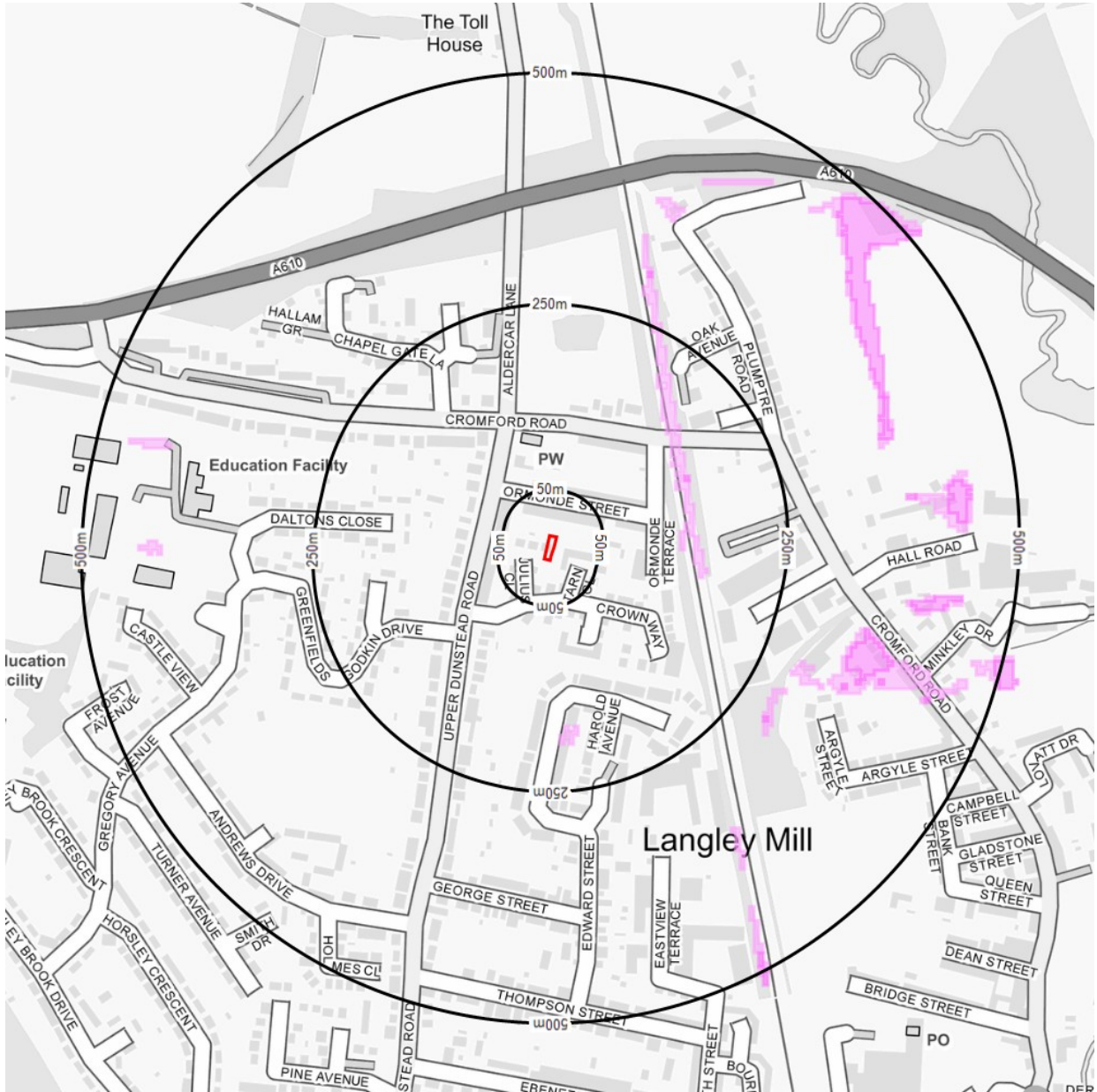
 10cm – 30cm depth

 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



# Flood Risk: Surface Water

## JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	141m	E	1
Type: Equal to 0.1m	151m	NE	1
Type: Greater than 0.3m and Less than or equal to 1.0m	298m	N	1

## JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	134m	E	1
Type: Greater than 0.3m and Less than or equal to 1.0m	152m	NE	1

## JBA Pluvial 1000 Depths

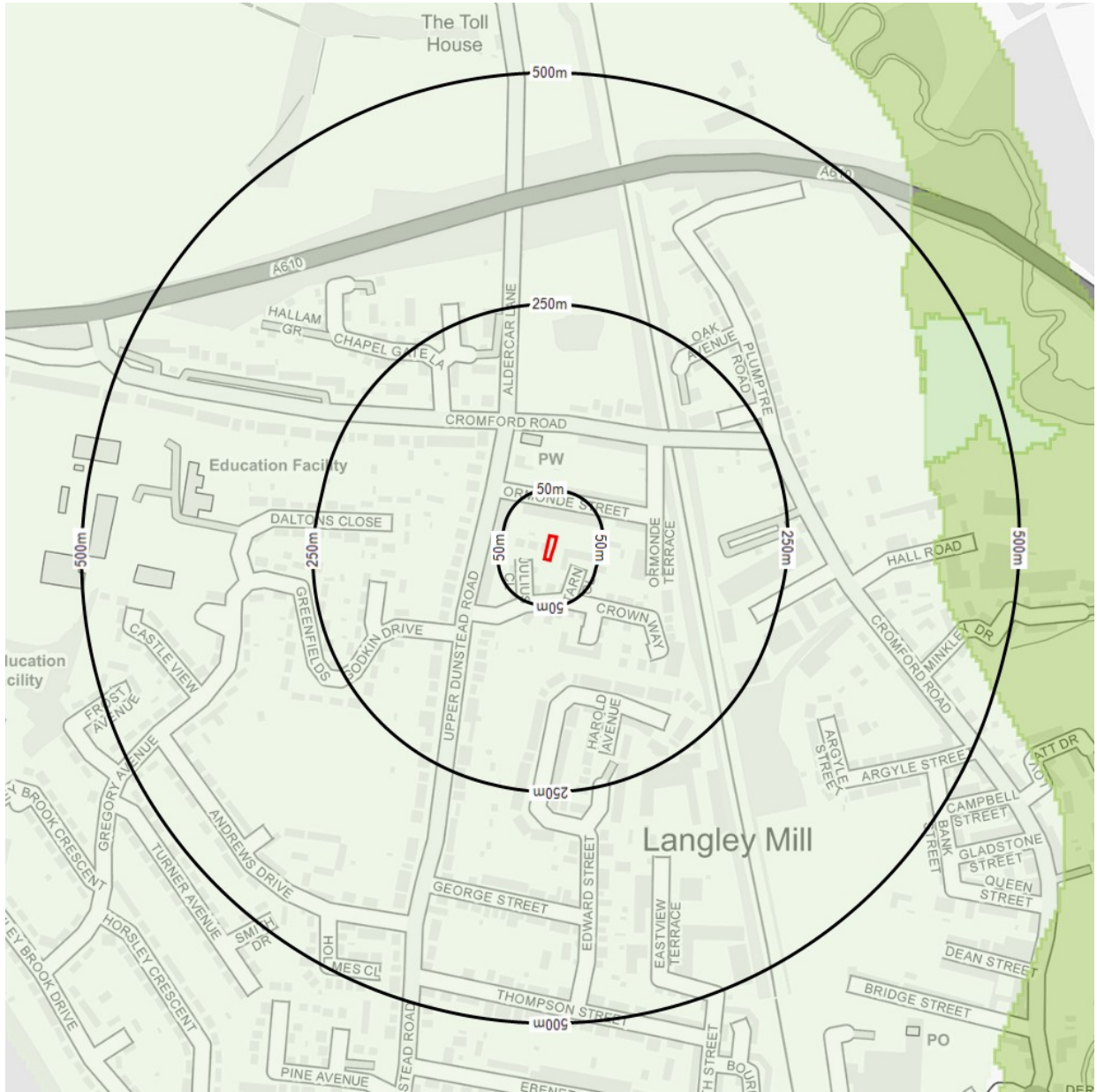
Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	44m	S	1
Type: Greater than 0.3m and Less than or equal to 1.0m	134m	E	1
Type: Equal to 0.1m	390m	E	1

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







# Flood Risk: Groundwater





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 Site

 High Risk

 Moderate Risk

 Low Risk

 Negligible Risk



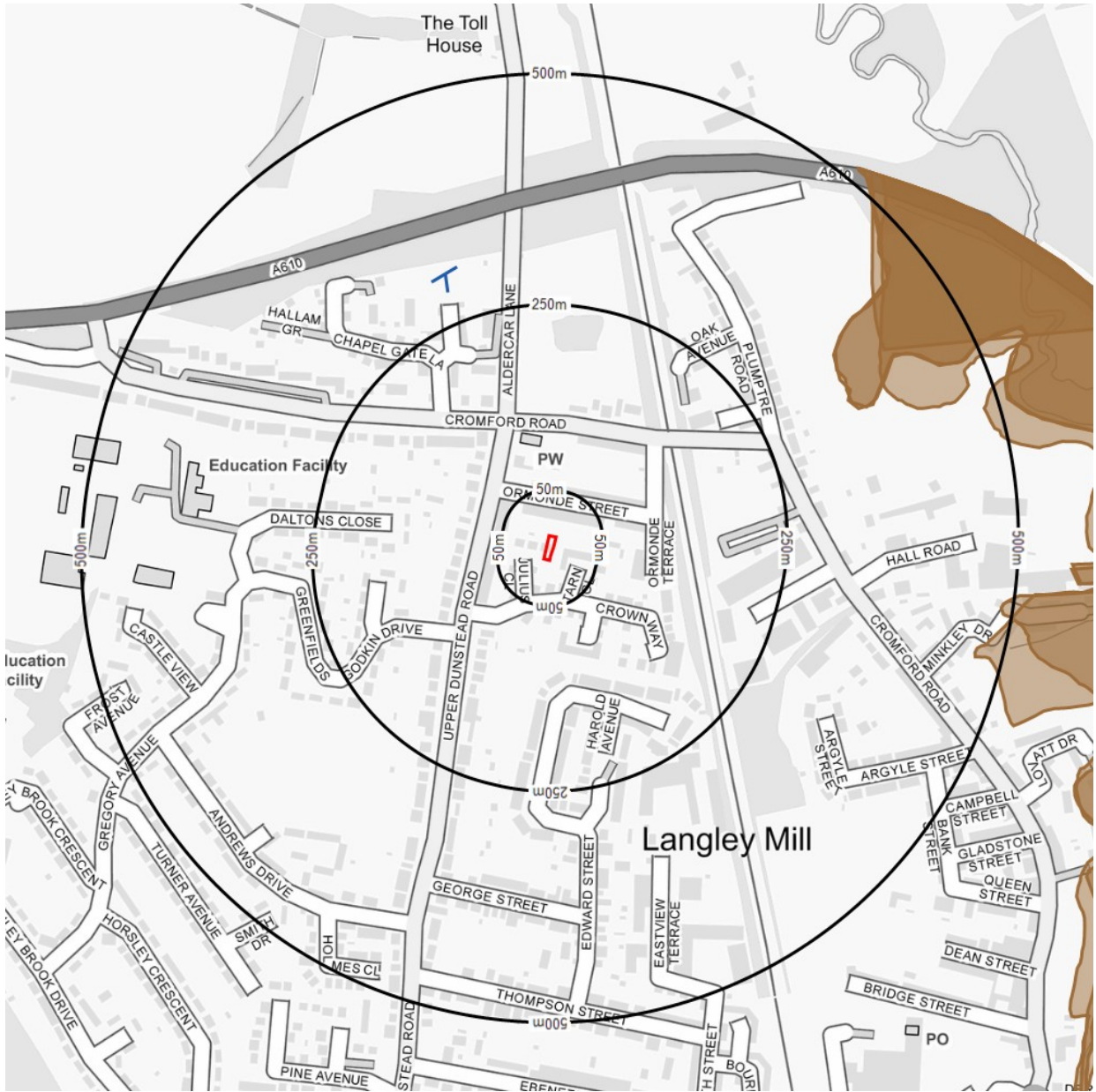
# Flood Risk: Groundwater

## Groundwater Flood Risk 5m



Details	Distance	Direction	Contact
Type: Negligible	0m	N	1
Type: Moderate	406m	E	1
Type: Low	407m	E	1



# Flood Risk: Other



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-  Site
-  Water Feature
-  Flood Storage Areas
-  Recorded Flood Outlines
-  Primary Flow (named)
-  Primary Flow (un-named)
-  Secondary 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

Details	Distance	Direction	Contact
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1977-02-23 <b>End Date:</b> 1977-02-23 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	349m	NE	3
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1977-02-26 <b>End Date:</b> 1977-02-26 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	352m	NE	3
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1956-01-01 <b>End Date:</b> 1956-01-01 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	391m	NE	3
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1974-01-01 <b>End Date:</b> 1974-01-01 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	409m	NE	3
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1977-02-25 <b>End Date:</b> 1977-02-25 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	470m	E	3
<b>Event Type:</b> Historic Flood Event - Fluvial <b>Start Date:</b> 1956-01-01 <b>End Date:</b> 1956-01-01 <b>Source:</b> Main River <b>Cause:</b> Channel Capacity Exceeded (no raised defences)	488m	E	3

## OS VectorMap District - Water Features

No features identified.

## OS MasterMap Water Network

Details	Distance	Direction	Contact
<b>Name:</b> <b>Type:</b> Lake or Reservoir	286m	N	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

<b>Tabular Summary</b>	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.
<b>Coal Mining</b>	This section is driven by the Site's proximity to Coalfield Consultation Areas.
<b>Subsidence</b>	This section uses several different datasets to assess the susceptibility of the Site to the subsidence
<b>Natural and Mining Related Hazards</b>	This section looks at non-coal mining hazards, including former mineral sites and landfill sites.
<b>Radon</b>	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	1	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*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	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	1	N/A
Mining Instability	1	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	6	N/A	N/A



# Ground Hazards & Coal Mining: Tabular Summary

<b>Salt and Brine</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
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
<b>Landfill Sites and Infilled Land</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	1	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

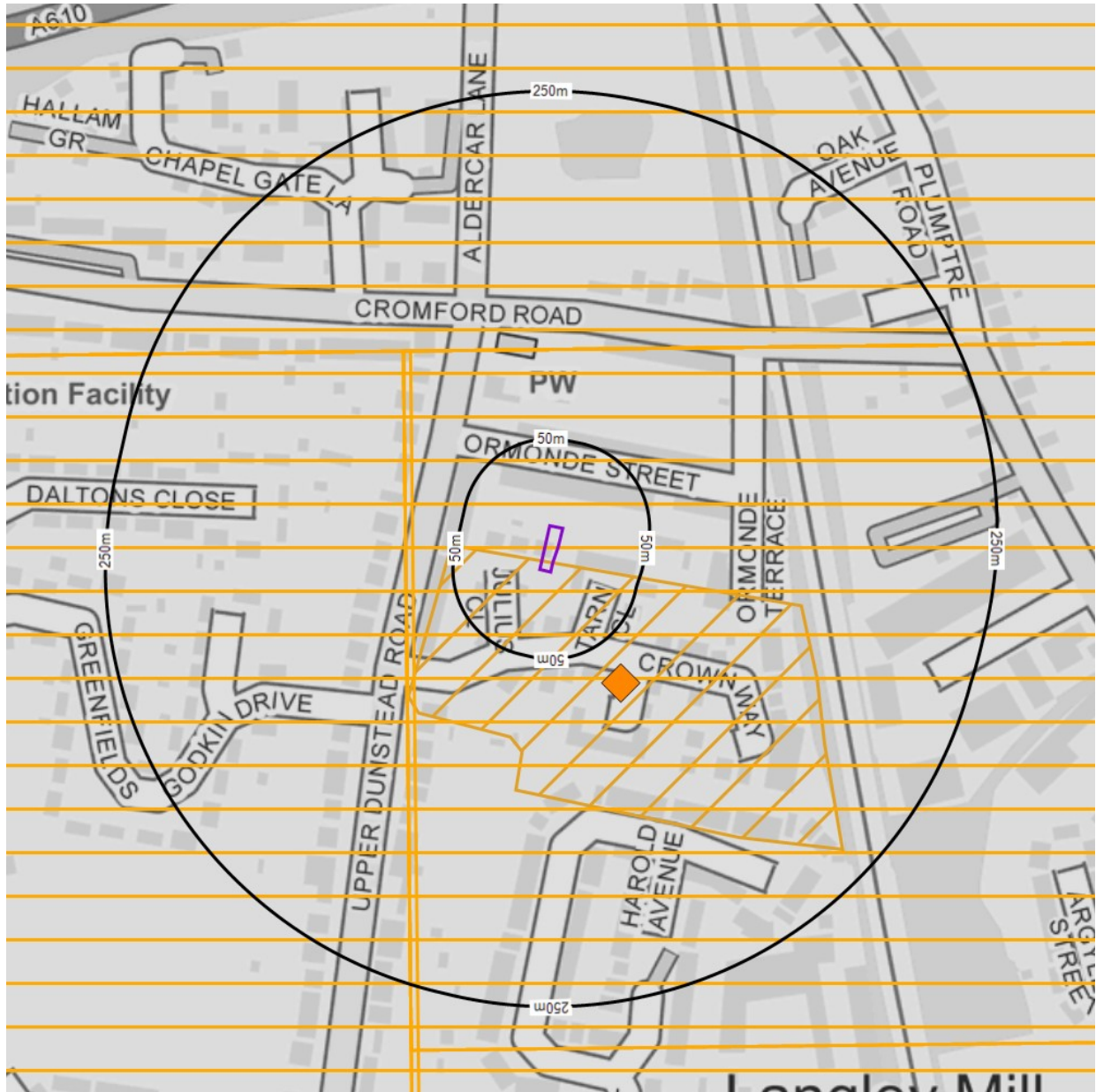
<b>Radon</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Radon Potential	0	N/A	N/A

\*\* dataset searched to 25m

\* dataset searched to 50m



# Ground Hazards & Coal Mining



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





# Ground Hazards & Coal Mining: Coal Mining

## Coal Mining

### Coal Mining Subsidence Damage Claims

No features identified.

### Coalfield Consultation Areas

Details	Distance	Direction	Contact
Name: The Coal Authority	0m	N	7



## 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**

No features identified.

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

No features identified.

### **Potential for Running Sand Ground Stability Hazards**

No features identified.

### **Potential for Collapsible Ground Stability Hazards**

No features identified.



# Ground Hazards & Coal Mining: Natural and Mining Related Hazards

## 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

Details	Distance	Direction	Contact
<b>Name:</b> Aldercar Brick Works <b>Type:</b> Opencast <b>Periodic Type:</b> Carboniferous <b>Geology:</b> Pennine Middle Coal Measures Formation <b>Commodity:</b> Common Clay and Shale <b>Location:</b> Aldercar, Heanor, Derbyshire <b>Status:</b> Ceased <b>Reference:</b> 26997 <b>Location Accuracy:</b> Located by supplier to within 10m	76m	SE	6

### Mining Instability

Details	Distance	Direction	Contact
<b>Mining Evidence:</b> Inconclusive Coal Mining <b>Mining Type:</b> Coal <b>Source:</b> Ove Arup & Partners <b>Boundary Quality:</b> As Supplied	0m	N	8

### Non Coal Mining Areas of Great Britain

No features identified.

### Potential Mining Areas

Details	Distance	Direction	Contact
<b>Reference:</b> 1351 <b>Name:</b> Cordon Meadow <b>Alternate Name/Mine:</b>	0m	N	9



# Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Reference: 3066 Name: Ormonde Alternate Name/Mine: Commodity: Coal; Top Hard Ceased Operation: 1882 Custodian: Not Supplied	0m	N	9
Reference: 443 Name: Langley Mill Alternate Name/Mine: Commodity: Coal; Top Soft Ceased Operation: 1876 Custodian: Not Supplied	0m	N	9
Reference: 442 Name: Dunstead Alternate Name/Mine: Commodity: Coal; Top Hard Ceased Operation: 1875 Custodian: Not Supplied	0m	N	9
Reference: 5838 Name: Plumtree Alternate Name/Mine: Commodity: Coal; Main Soft; Deep Hard Ceased Operation: 1912 Custodian: Not Supplied	0m	N	9
Reference: 5838 Name: Plumtree Alternate Name/Mine: Commodity: Coal; Main Soft; Deep Hard Ceased Operation: 1912 Custodian: Not Supplied	0m	N	9

## 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.



# Ground Hazards & Coal Mining: Natural and Mining Related Hazards

---

## Potentially Infilled Land (Non-Water)

### Details

Details: Unknown Filled Ground (Pit, quarry etc)  
Map Published Date: 1987

Distance

0m

Direction

S

Contact

1

## 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.



# Ground Hazards & Coal Mining: Radon

---

## 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

<b>Tabular Summary</b>	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.
<b>Oil and Gas Exploration</b>	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.
<b>Wind Energy</b>	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.
<b>Solar Energy Facilities</b>	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.
<b>Other Renewable Energy</b>	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.
<b>High Speed 2 (HS2)</b>	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.
<b>Crossrail</b>	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.
<b>Railways</b>	Above and below ground railways within 250m of the Site, including trams and light rail.
<b>Pipelines</b>	The Southampton to London Pipeline route within 250m of the Site.



# Energy & Infrastructure: Tabular Summary

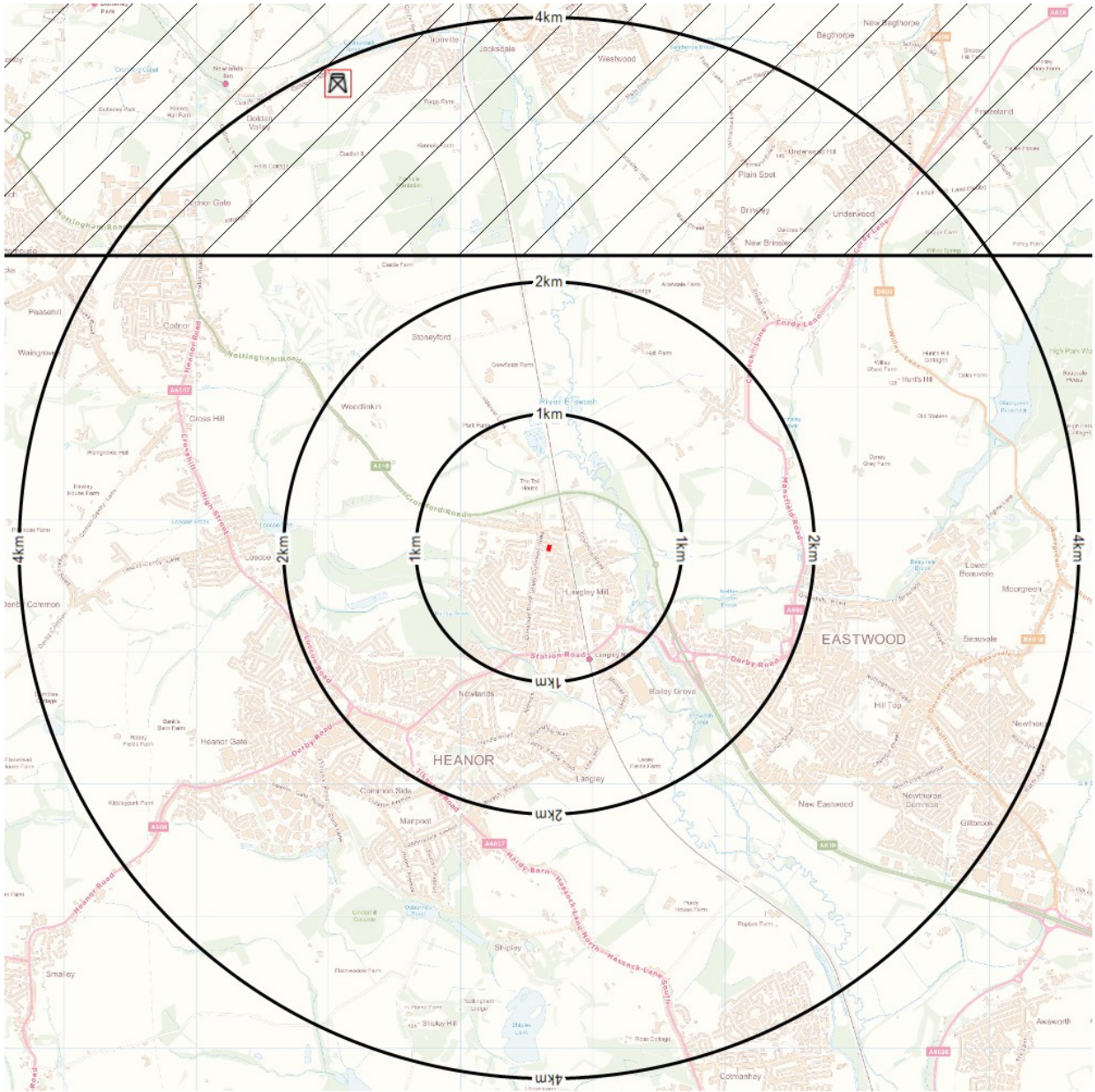
## Energy And Infrastructure

<b>Oil and Gas Explorations</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
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
<b>Wind Energy</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Wind Farms	0	0	N/A
Wind Turbines	0	0	N/A
Renewable Energy Planning Database	0	0	N/A
<b>Solar Energy</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Renewable Energy Planning Database	0	N/A	N/A
<b>Other Renewable</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Renewable Energy Planning Database	0	N/A	N/A
<b>High Speed 2</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
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
<b>Crossrail 1</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Crossrail - Safeguarding Limits	0	N/A	N/A
Crossrail - Stations	0	N/A	N/A
Crossrail - Track	0	N/A	N/A
<b>Crossrail 2</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
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
<b>Above and below ground railways</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Railed Transport - Tracks	0	3	N/A
Railed Transport - Stations and Stops	0	0	N/A
<b>Southampton to London Pipeline</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Southampton to London Pipeline Development	0	0	N/A





# Energy & Infrastructure: Energy Map



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- Site
- OGA Offered Exploration Blocks
- Wind Farms
- Planning Apps – Wind Energy
- Planning Apps – Other Renewable Energy

- OGA Licensed Exploration Blocks
- Drilling Locations
- Wind Turbines
- Planning Apps – Solar Farms
- Southampton to London pipeline



## Oil and Gas Exploration

### Licensed Areas for Onshore Energy Exploration and Production

Details	Distance	Direction	Contact
Reference: PEDL303 Licensee: INEOS UPSTREAM LIMITED (09121775) Type: Petroleum Exploration and Development Licence Administrator: INEOS UPSTREAM LIMITED (09121775)	2200m	N	1

### Offered Blocks for Onshore Energy Exploration and Production

No features identified.

### Licensed Wells for Energy Exploration

Details	Distance	Direction	Contact
Reference: Lk/29- 3 Well Type: Exploration Energy Type: Conventional Oil and Gas Operator: HMG Name: Ironville 1 Number: - Start Date: 3rd March 1919 End Date: 30th August 1919 Well Status: Completed	3846m	NW	1
Reference: Lk/29- 8 Well Type: Exploration Energy Type: Conventional Oil and Gas Operator: BP Name: Ironville 5 Number: PL214 Start Date: 10th June 1984 End Date: 8th July 1984 Well Status: Completed	3981m	NW	1

## Wind Energy

### Wind Farms

No features identified.

### Wind Turbines

No features identified.

### Renewable Energy Planning Database

No features identified.

## Solar Energy Facilities

### Renewable Energy Planning Database

No features identified.



## Other Renewable Energy

### **Renewable Energy Planning Database**

No features identified.

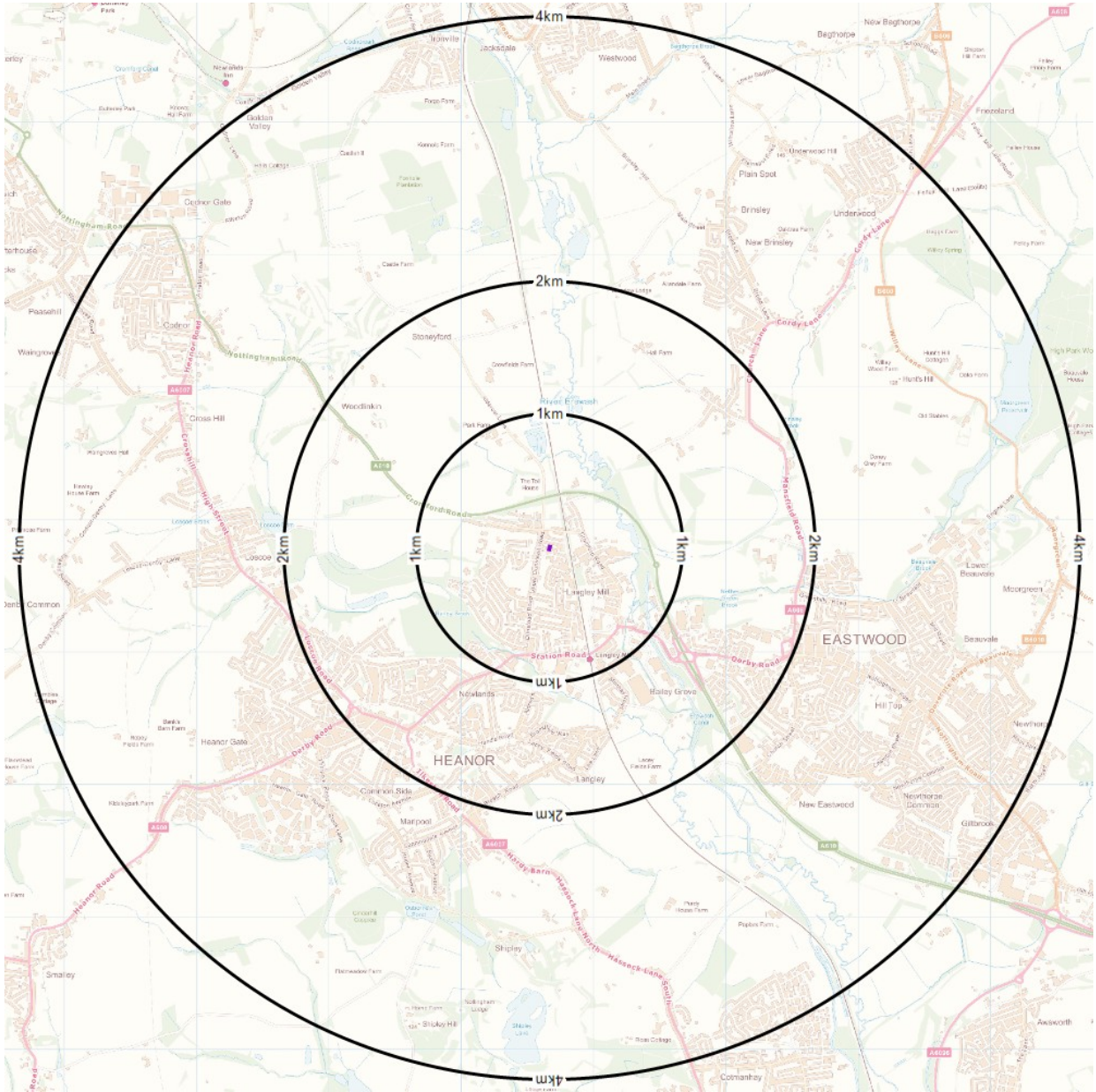
## Southampton to London pipeline

### **Southampton to London Pipeline Development**

No features identified.



# Energy & Infrastructure: Infrastructure Map 1



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- |   |  |
|---|--|
|  Site                              |  HS2 – Track                              |
|  Crossrail 1 – Track               |  HS2 – Station                            |
|  Crossrail 1 – Station             |  HS2 – Safeguarding Limits                |
|  Crossrail 1 – Safeguarding Limits |  HS2 – Homeowner Payment Zone 1           |
|  Crossrail 2 – Track               |  HS2 – Homeowner Payment Zone 2           |
|  Crossrail 2 – Station             |  HS2 – Homeowner Payment Zone 3           |
|  Crossrail 2 – Safeguarding Limits |  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**

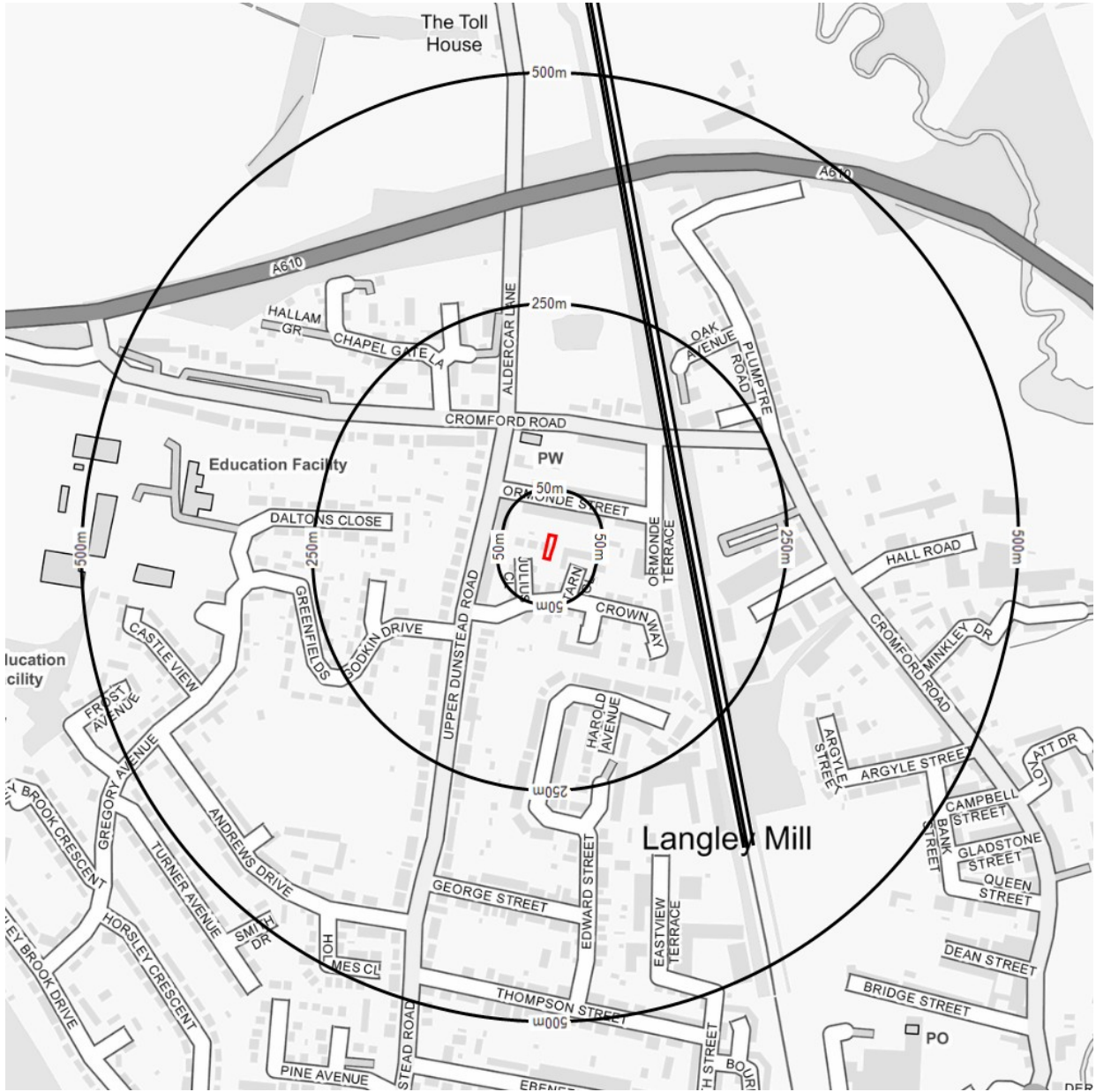
No features identified.

### **Crossrail 2 - Safeguarding Limits**

No features identified.



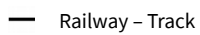
# Energy & Infrastructure: Infrastructure Map 2



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Site



Railway - Track



Railway - Station



## Above and below ground railways

### Railed Transport - Tracks

Details	Distance	Direction	Contact
Network Name: Erewash Valley Line Tunnel: Unknown Status: Active Railway Route: Network Rail Reference Number: way/66290069	137m	E	1
Network Name: Erewash Valley Line Tunnel: Unknown Status: Active Railway Route: Network Rail Reference Number: way/591193168	141m	E	1
Network Name: Trowell to Kirkby Line Tunnel: Unknown Status: Active Railway Route: Network Rail Reference Number: way/591193204	149m	E	1

### 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](http://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
<b>PASSED</b> 	<b>Negligible, Low &amp; Low-Moderate Risk:</b> The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. <b>Recommendations:</b> Some simple advice may be provided. <b>Insurability:</b> Insurance should be readily available.
<b>PASSED – PRUDENT ACTION</b> 	<b>Moderate Risk:</b> Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an ‘extreme’ event. <b>Recommendations:</b> Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. <b>Insurance:</b> In most cases insurance should be readily available.
<b>FURTHER ACTION</b> 	<b>Moderate to High and High:</b> This report reveals a significant risk of flooding which should be addressed. <b>Recommendations:</b> Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. <b>Insurance:</b> 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 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**  
1<sup>st</sup> 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
	<b>Public Health England</b>	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	<b>T:</b> 01235 822622 <b>F:</b> 01235 833891 <b>E:</b> radon@phe.gov.uk <b>W:</b> www.ukradon.org
1	<b>Landmark Information Group Limited</b>	Imperium Imperial Way Reading Berkshire RG2 0TD	<b>T:</b> 0844 844 9966 <b>E:</b> helpdesk@landmark.co.uk <b>W:</b> www.landmark.co.uk
2	<b>Ordnance Survey</b>	Adanac Drive Southampton Hampshire SO16 0AS	<b>T:</b> 03456 05 05 05 <b>E:</b> customerservices@ordnancesurvey.co.uk <b>W:</b> www.ordnancesurvey.gov.uk
3	<b>Environment Agency, National Customer Contact Centre (NCCC)</b>	PO Box 544 Templeborough Rotherham S60 1BY	<b>T:</b> 03708 506 506 <b>E:</b> enquiries@environment-agency.gov.uk
4	<b>Amber Valley Borough Council</b>	PO Box 18 Town Hall Ripley Derbyshire DE5 3SZ	<b>T:</b> 01773 570222 <b>W:</b> www.ambervalley.gov.uk



## Useful Contacts

Contact	Name	Address	Contact Details
5	<b>Environment Agency, Head Office</b>	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	<b>T:</b> 01454 624400
6	<b>British Geological Survey, Enquiry Service</b>	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	<b>T:</b> 0115 936 3143 <b>E:</b> enquiries@bgs.ac.uk <b>W:</b> www.bgs.ac.uk
7	<b>The Coal Authority, Property Searches</b>	200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	<b>T:</b> 0345 762 6848 <b>E:</b> groundstability@coal.gov.uk <b>W:</b> www2.groundstability.com
8	<b>Ove Arup &amp; Partners</b>	Central Square Forth Street Newcastle upon Tyne Tyne and Wear NE1 3PL	<b>T:</b> 0191 261 6080
9	<b>Landmark Information Group Limited</b>	Imperium Imperial Way Reading Berkshire RG2 0TD	<b>T:</b> 0844 844 9960 <b>E:</b> customerservice@promap.co.uk <b>W:</b> www.landmarkinfo.co.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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**British Geological Survey**



**Environment Agency**





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

Tel: 03300 366 115

Email: [orders@argyllenviro.com](mailto:orders@argyllenviro.com)

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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 £25,000 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](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto: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  
1<sup>st</sup> Floor  
98 - 99 Queens Road  
Brighton  
BN1 3XF

Tel: 03300 366 115

Email: [orders@argyllenviro.com](mailto: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](mailto:admin@tpos.co.uk)

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