



Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode

**Report prepared for:** Law Firm LLP

**Client Reference:**

**Report Reference:** 280422733

**Date:** 18 October 2021



## Contaminated Land **PASSED – PRUDENT ACTION**

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## Flood Risk **PASSED – PRUDENT ACTION**

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# Executive Summary



## Contaminated Land

SEE PAGE 5 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

#### Prudent enquiries

**Risk:** There appear to have been storage tanks on the farm, likely to contain fuel or agrochemicals. Spills or leaks could have contaminated the surrounding soils to some degree. This will be more of a problem if the tanks were not located on hardstanding, but overall is not likely to result in environmental liability for the farm.

**Action:** Ask the vendor to supply any relevant information they have. This could include ground conditions and signs of pollution or reduced productivity.

Inspect the area of interest for obstructions, discoloured soil, distressed vegetation and poor soil quality.



## Flood Risk

SEE PAGE 6 OR [CLICK HERE](#)

**PASSED – PRUDENT ACTION**



### Consultant's Summary

The Site may be susceptible to flooding, particularly during an extreme flooding event. It would be prudent to consider our recommendations below.



### Insurance

In most cases insurance should be available at standard terms.



### Recommendations

While no immediate action is required, as a moderate risk exists we recommend preparing

**Risk:** The Site is at risk of river flooding during storm events.

**Action:** Sign up to national or local flood warning services,

Prepare a flood plan with actions to reduce disruption, protect your property and help with recovery.

#### 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.



## Agricultural Considerations

SEE PAGE 45 OR [CLICK HERE](#)

**IDENTIFIED**



### Professional Opinion and Recommendations

We have identified agricultural considerations that may be of relevance to the Site.

#### Nitrate Vulnerable Zones

The farm lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are areas designated as being at risk from agricultural nitrate pollution. There are certain requirements that should be followed when you use fertilisers and store organic manure.

For further guidance, please see the following link <https://www.gov.uk/government/collections/nitrate-vulnerable-zones>

#### Agricultural Land Classifications

The farm is located within Grade 2, Grade 3a, Grade 3b, Grade 4 and Non-Agricultural. The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.

Make enquiries with the land owner or Natural England for further information.

#### Historical rights of way

There may be historic rights of way on the farm. The Countryside and Rights of Way Act 2000 made provisions to complete the legal record of rights of way on a definitive map by 2026. Historic rights of way (those existing prior to 1949), that are not recorded on the definitive maps by 2026 will be lost. Projects are underway to re-instate historic rights of way.

Contact the Local Authority for further information.



## Ground Hazards & Coal Mining

SEE PAGE 55 OR [CLICK HERE](#)

**IDENTIFIED**



### Professional Opinion and Recommendations

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

#### Insurance Claims

Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded. As such, no action is required.

#### 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.

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.



# Executive Summary

## Mining

Our search indicates that the Site is not within a Coalfield Consultation Area.

Historical maps indicate that the Site formed part of a mine or quarry. The Site is located on land that was used as Extraction.

As such, no action is required.

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.

## Radon

The Site is in an intermediate probability radon area as 5 to 10% of homes are estimated to be at or above the action level. As such, the Site has the potential to be affected by Radon. However, this does not necessarily mean that the Site is located on an area of high radon or that there is cause for concern.

As such, basic radon protective measures are necessary in the construction of new dwellings or extensions. Basic protective measures comprise a radon barrier laid across the footprint of the building.

We recommend you follow Public Health England advice that homes in affected areas should be tested. For further information please contact the Public Health England (see Contacts section) or go to [www.ukradon.org](http://www.ukradon.org)



## Energy & Infrastructure

SEE PAGE 64 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: **Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode**

Current Use: **Assumed agricultural**

Proposed Use: **Assumed agricultural**

Transaction Type: **Assumed purchase**

Site Area (m<sup>2</sup>): **450003.80**

National Grid Reference: **193130 198210**



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# Contaminated Land Consultant Commentary



## On-site Sources

**LOW TO MODERATE**

A review of historical maps dating from 1865 shows that the Site was in agricultural use from this time, with an old quarry labelled in the centre. No significant changes were noted until c.1972, when two tanks were labelled; one along the south eastern boundary and another along the southern boundary. The tanks appeared to be cleared c.1994 and c.2006. The quarry did not appear to be filled over subsequent mapping.

According to current mapping and aerial photography the farm comprises of arable land and an area of woodland in the west. No farm yard or buildings are noted.

## Off-site Sources

**LOW TO MODERATE**

A review of historical maps dating from 1865 show the following potentially contaminative uses within 100m of the farm: a tank 10m north c.1972-1994 and a pumping station 50m north c.1972-2021.

According to current mapping and aerial photography the farm is surrounded by arable land and woodland.

## Pathways and Receptors

**MODERATE TO HIGH**

The general area appears to be in agricultural use, with residential properties located adjacent south.

The superficial hydrogeology underlying the Site is classified as a Secondary Aquifer - A. The bedrock hydrogeology is classified as a Secondary Aquifer - A and a Secondary Aquifer - B.

The Site does not lie within a groundwater Source Protection Zone (SPZ). There are four non-potable abstraction licences located within 100m. They are agricultural abstractions from 59m north.

There are no potable abstraction licences within 500m.

The nearest watercourses are located on-site.

One designated eco-receptor was identified within 500m of the Site. This is a National Park 6m south.

## Additional Sources of Information

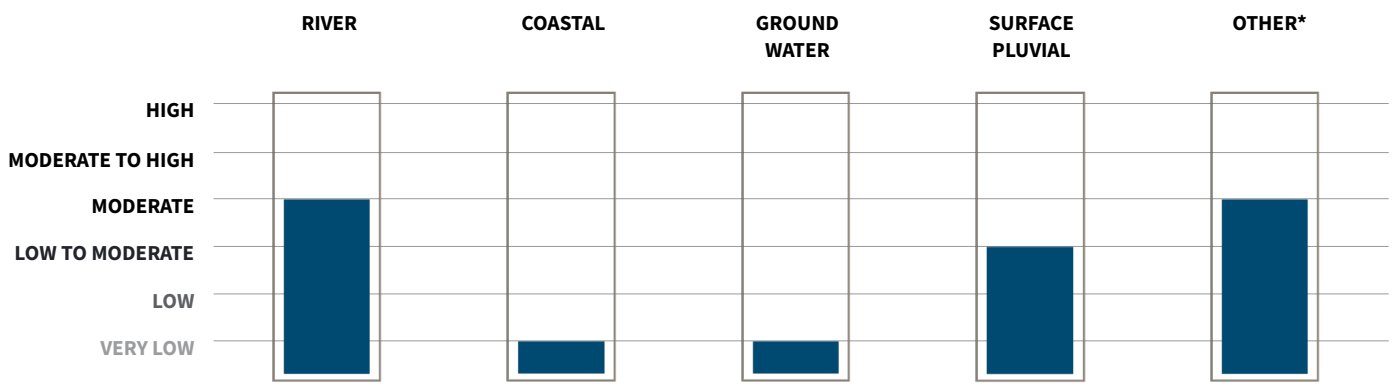
No additional sources of information have been used.

# Flood Risk Consultant Commentary



## Flood Analysis

Would a Flood Risk Assessment be required if development is proposed?	<b>YES (Full)</b>
What is the risk of flooding in an undefended scenario or assuming defences fail?	<b>HIGH</b>
Are there existing flood defences within 500m of the Site?	<b>YES</b>
What is the risk of flooding when these defences are operational?	<b>MODERATE</b>



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

### Argyll's Comment

<b>River</b>	As a watercourse is located adjacent north, the Site was identified as being within a Flood Zone 3, and modelled at high risk of flooding taking into account defences. However, this risk is restricted to the banks of the watercourse in the north, where no buildings are located. As a result, we have revised the risk to moderate.
<b>Coastal</b>	No commentary required.
<b>Groundwater</b>	No commentary required.
<b>Surface Water</b>	Surface water risk is restricted to a watercourse running along the northern boundary of the Site and a pond in the south. As such, the risk is not considered significant from this source and we have revised the risk rating.
<b>Other Factors</b>	Watercourses are located across the Site. These do not present an immediate risk, however they could pose a risk during extreme storm events or in the event of a blockage.

# 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	1	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	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	0	N/A

## Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	2	1	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



# Contaminated Land: Tabular Summary

## Environmental Sensitivity

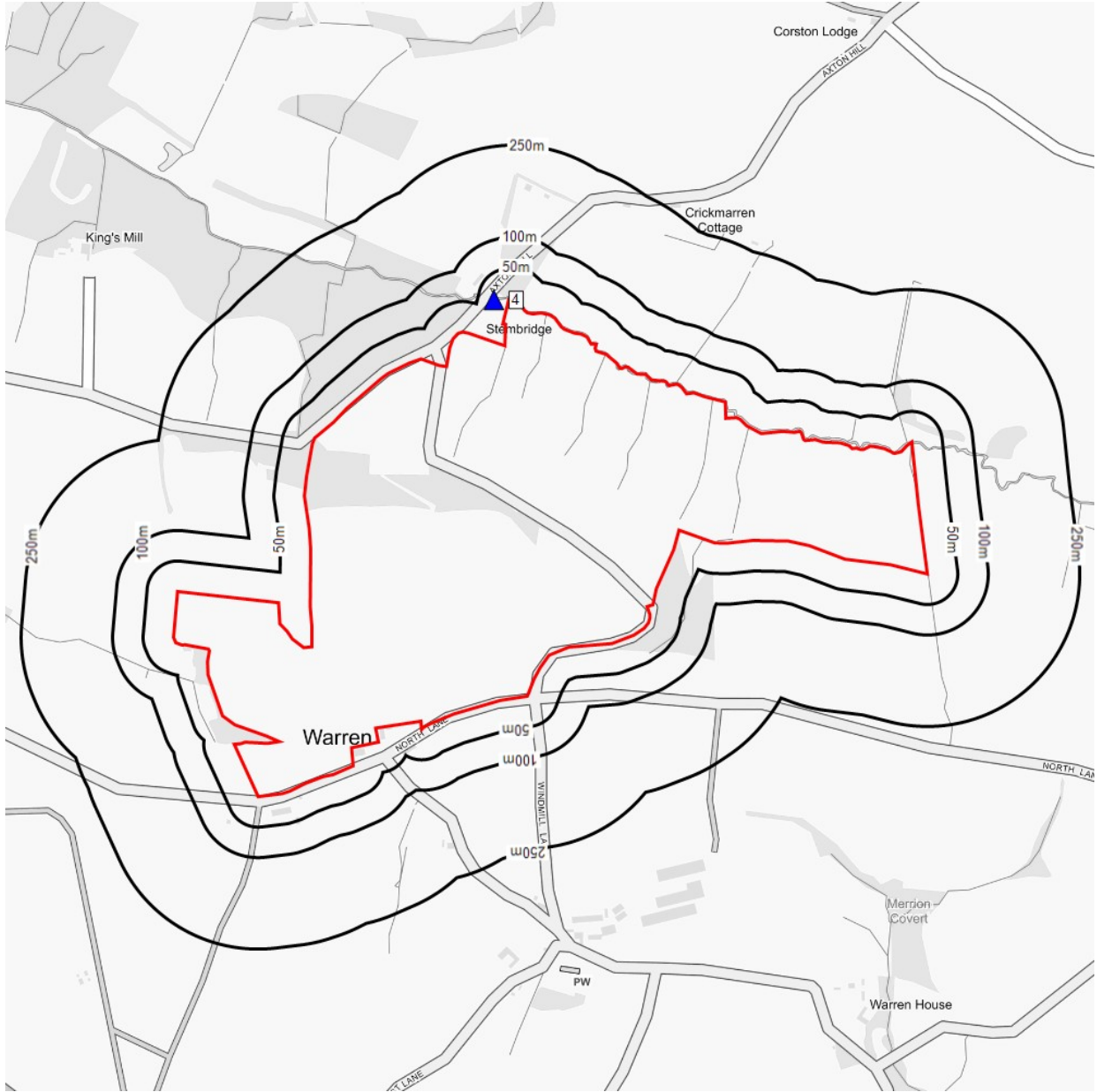
Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	1	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	4	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

Map ID	Details	Distance	Direction	Contact
4	<p><b>Summary:</b> Sewage Discharge <b>Date of Issue:</b> 8th August 2008 <b>Name:</b> Andrew Iles <b>Location:</b> Stembridge, Axton Hill, Castlemartin, Pembroke, Pembrokeshire, Sa71 5hd <b>Discharge Type:</b> Sewage Discharges - Final/Treated Effluent - Not Water Company <b>Property Type:</b> Domestic Property (Single) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Castlemartin Brook <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</p>	24m	N	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)**

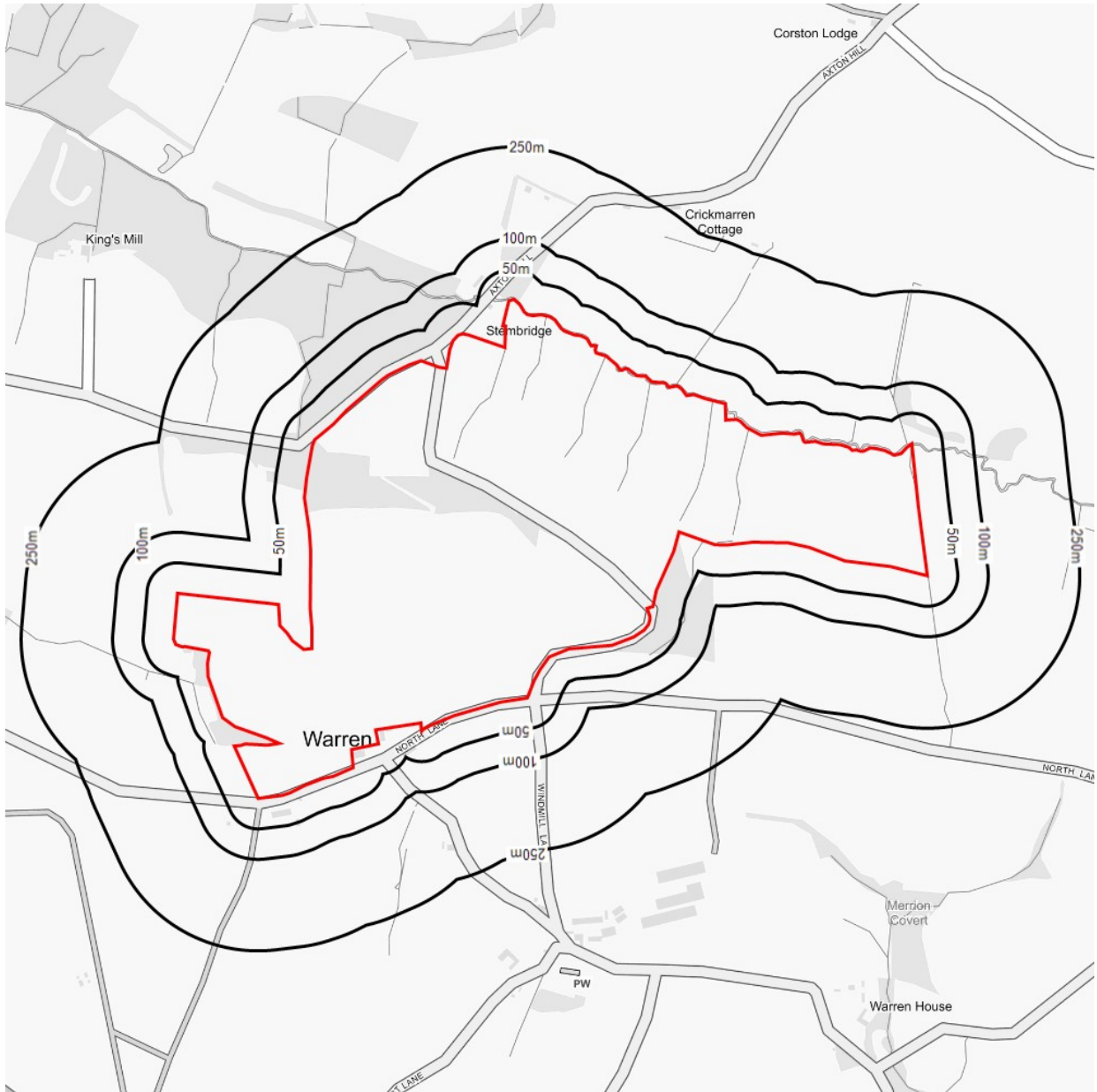
No features identified.

### **Planning Hazardous Substance Consents**

No features identified.



# 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**

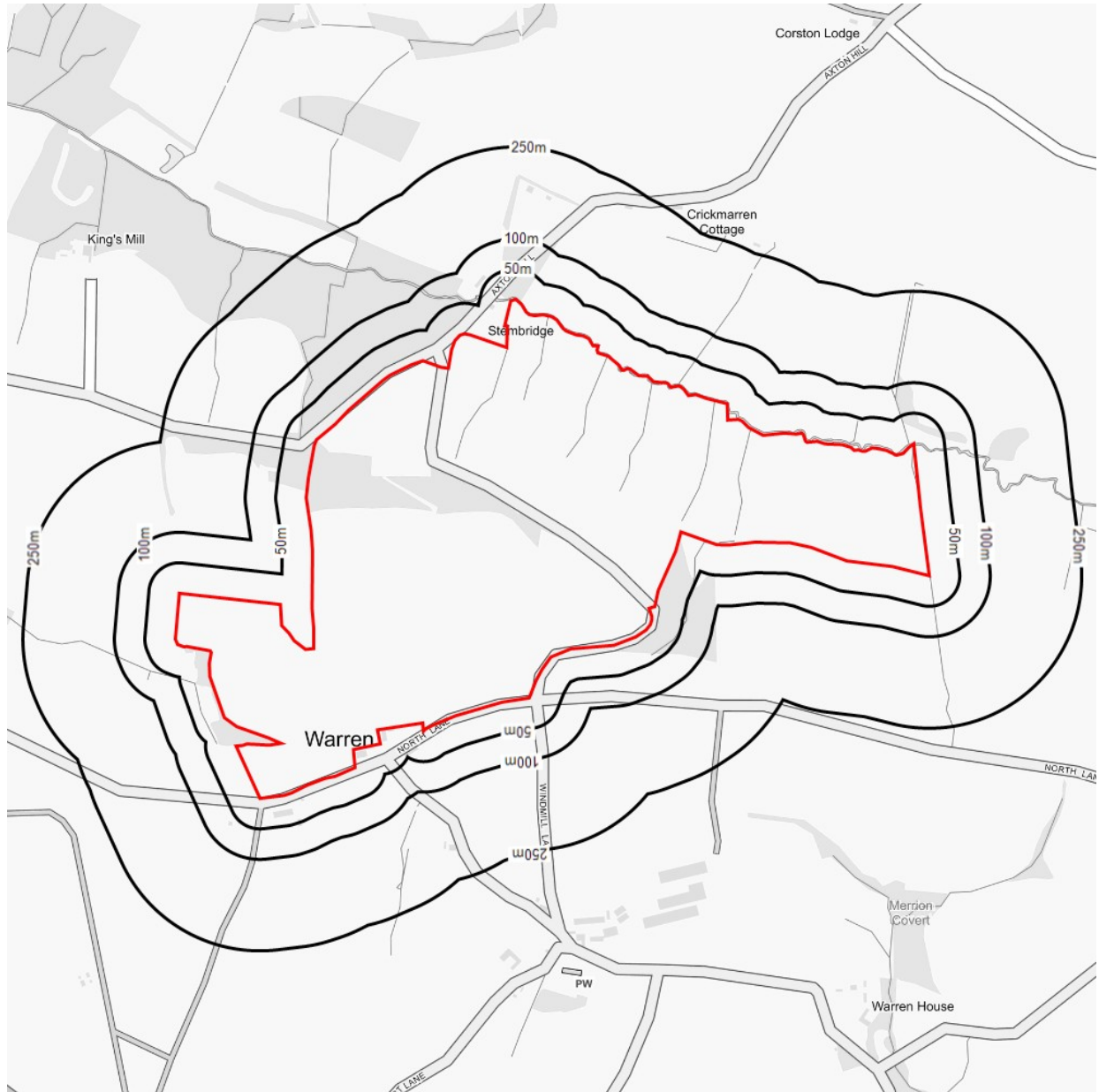
No features identified.

### **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                            |
|  |                           |  |  |  |
- Environmental Permitting Regulations - Waste Sites





# 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**

No features identified.

### **Registered Landfill Sites**

No features identified.

### **Registered Waste Transfer Sites**

No features identified.

### **Registered Waste Treatment or Disposal Sites**

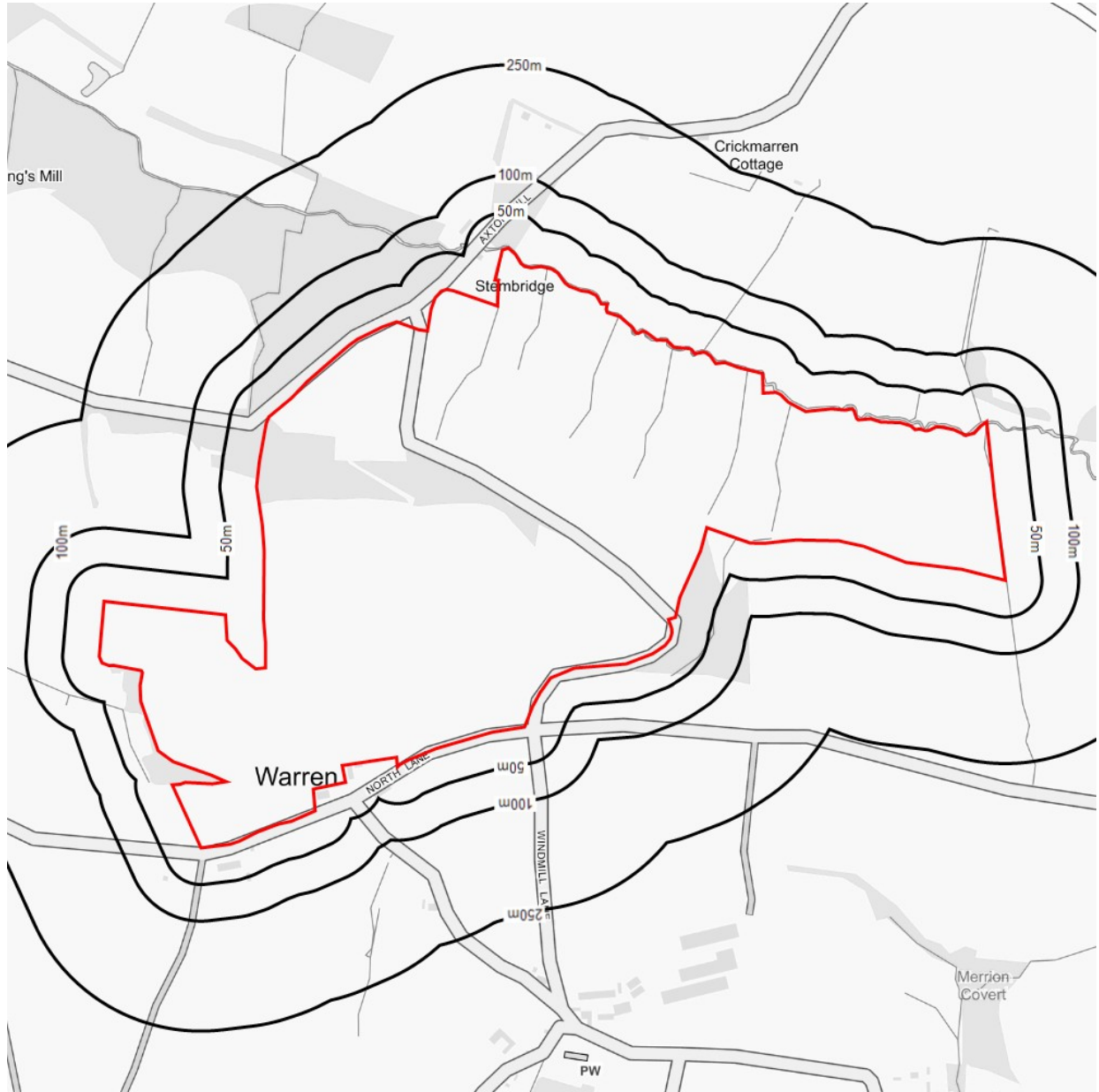
No features identified.

### **Historic Landfill**

No features identified.



# Contaminated Land: Current Land Uses



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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

Map ID	Details	Distance	Direction	Contact
1	Type: Tanks Date of Mapping: 1972	0m	E	1
2	Type: Tanks Date of Mapping: 1972	0m	SW	1
3	Type: Tanks Date of Mapping: 1972	17m	N	1

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

No features identified.





# Contaminated Land: Historical Land Uses

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## Potentially Infilled Land

### **Former Marshes**

No features identified.

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

No features identified.

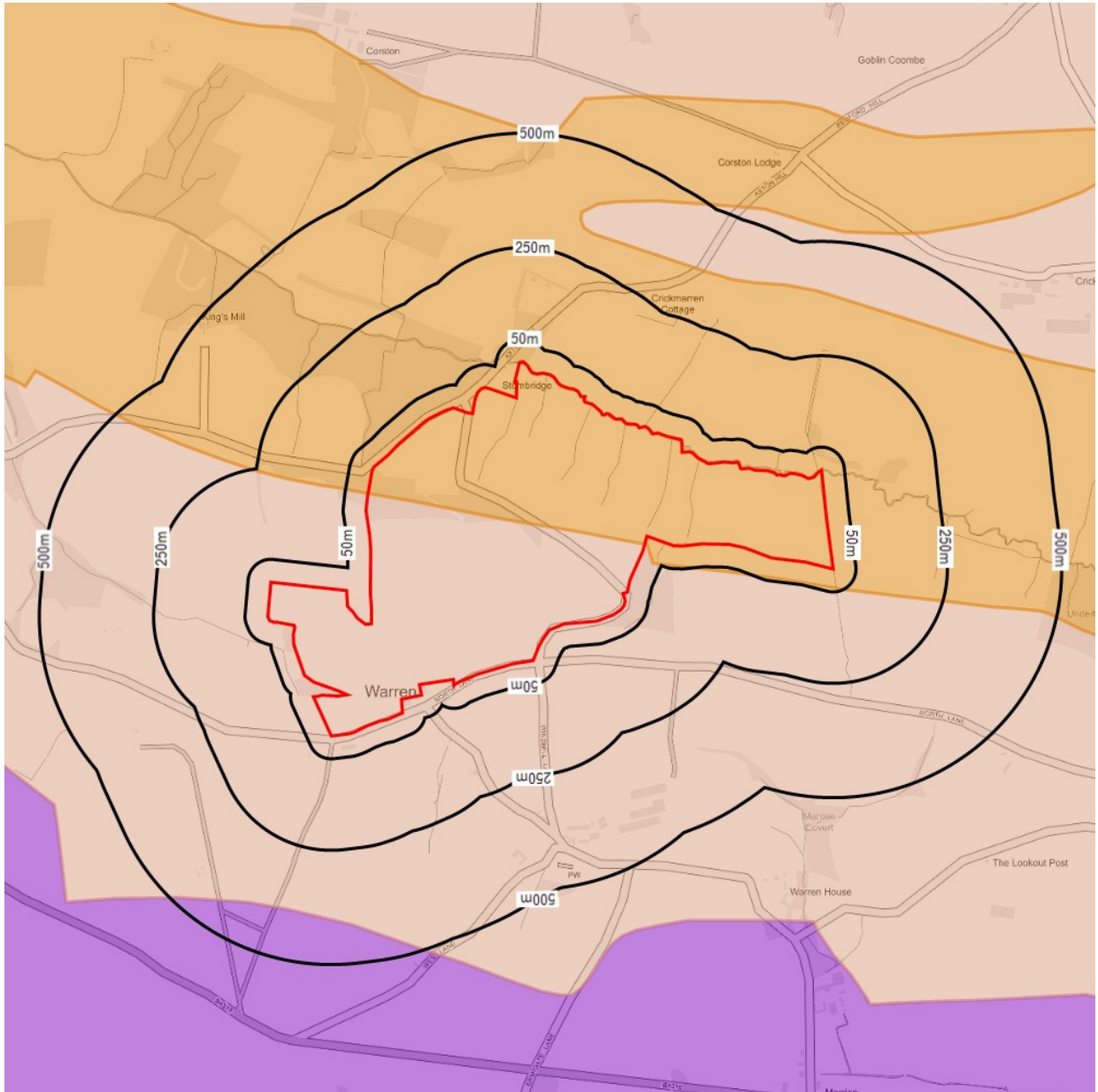
### **Potentially Infilled Land (Water)**

No features identified.



# Contaminated Land: Groundwater Vulnerability

## Bedrock



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Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata

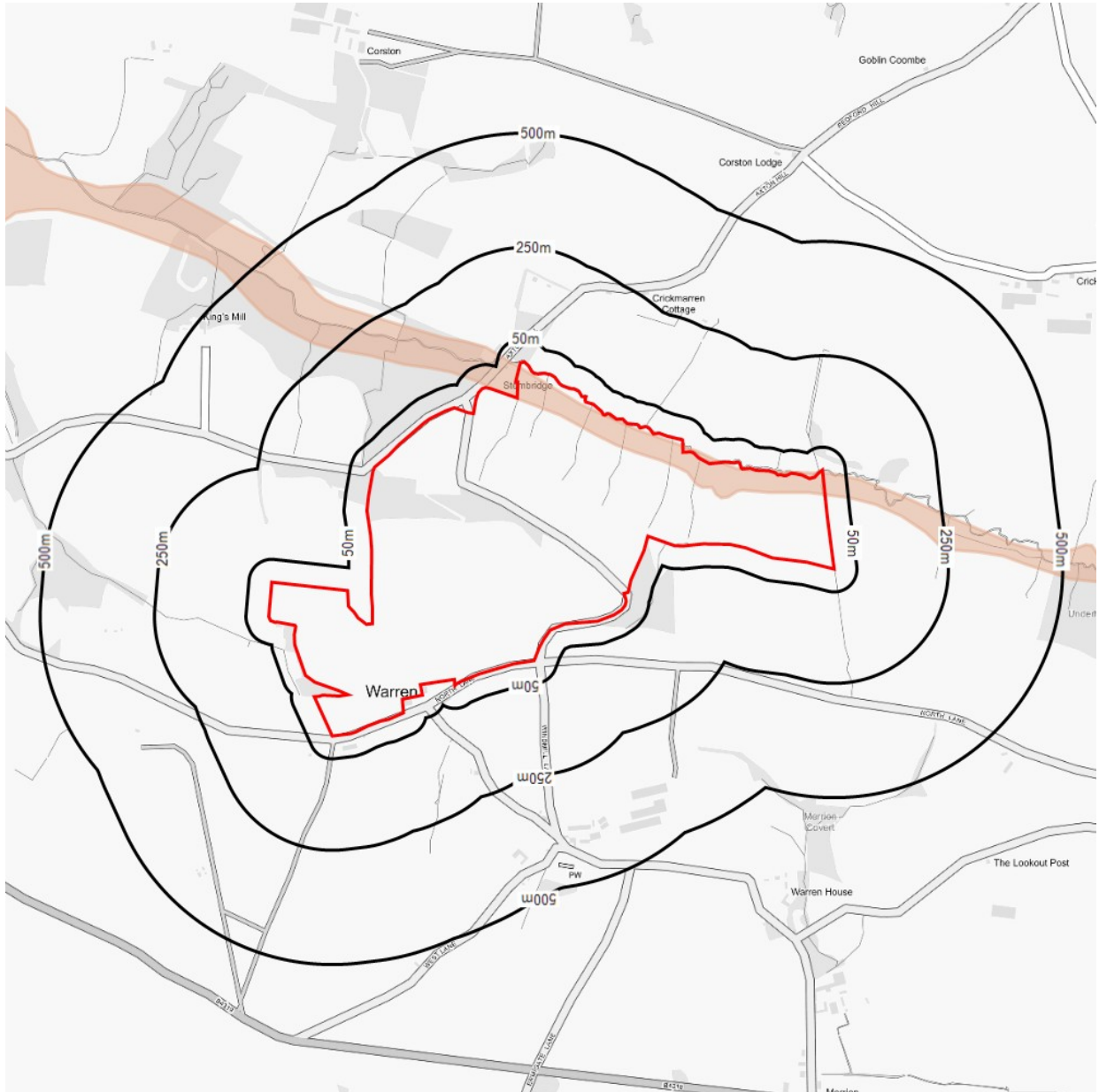


Unknown



# 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)



## Hydrogeology

### Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - B	0m	N	3
Aquifer Designation: Secondary Aquifer - A	0m	N	3

### Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	NE	3



## Geology

### BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: ABM Rock Name: Aber Mawr Shale Formation Rock Type: Mudstone Min Age: Not Supplied Max Age: Arenig	0m	N	4
Lex Code: MIH Rock Name: Milford Haven Group Rock Type: Argillaceous Rocks and [Subequal/Subordinate] Sandstone, Interbedded Min Age: Not Supplied Max Age: Ludlow	0m	N	4
Lex Code: SES Rock Name: Skrinkle Sandstone Formation Rock Type: Sandstone Min Age: Not Supplied Max Age: Famennian	0m	S	4
Lex Code: LUDL Rock Name: Ludlow Rocks (Undifferentiated) Rock Type: Sandstone Min Age: Not Supplied Max Age: Ludlow	0m	E	4
Lex Code: LUDL Rock Name: Ludlow Rocks (Undifferentiated) Rock Type: Sandstone Min Age: Not Supplied Max Age: Ludlow	0m	N	4

### BGS 1:50,000 Superficial Deposits

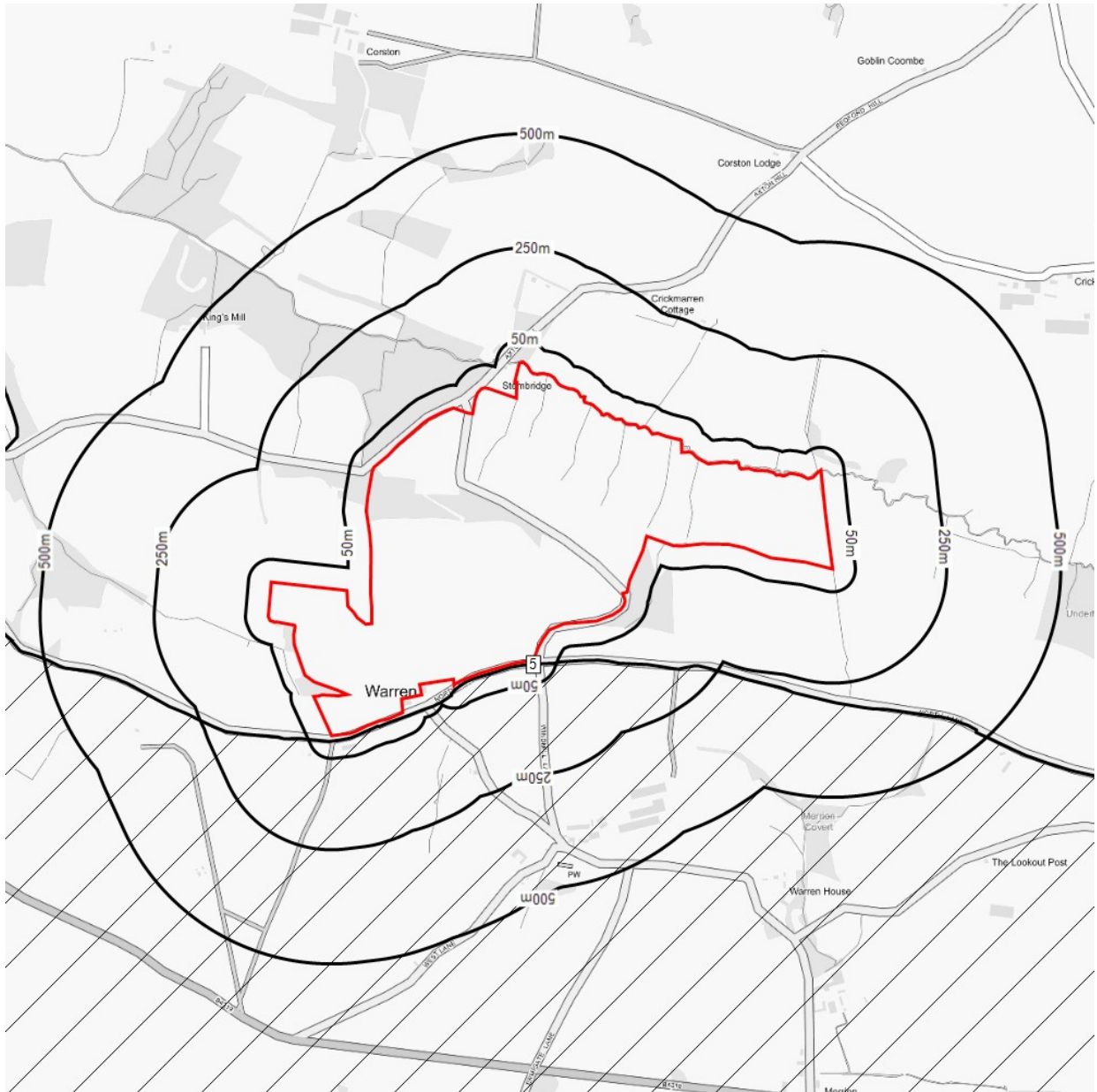
Details	Distance	Direction	Contact
Lex Code: ALV Rock Name: Alluvium Rock Type: Clay, Silt, Sand and Gravel Min Age: Not Supplied Max Age: Holocene	0m	NE	4

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

Details	Distance	Direction	Contact
Map Sheet No: 245 Map Name: Pembroke and Linney Head Bedrock Geology: Available Superficial Geology: Available	0m	N	4



# Contaminated Land: Environmental Sensitivity



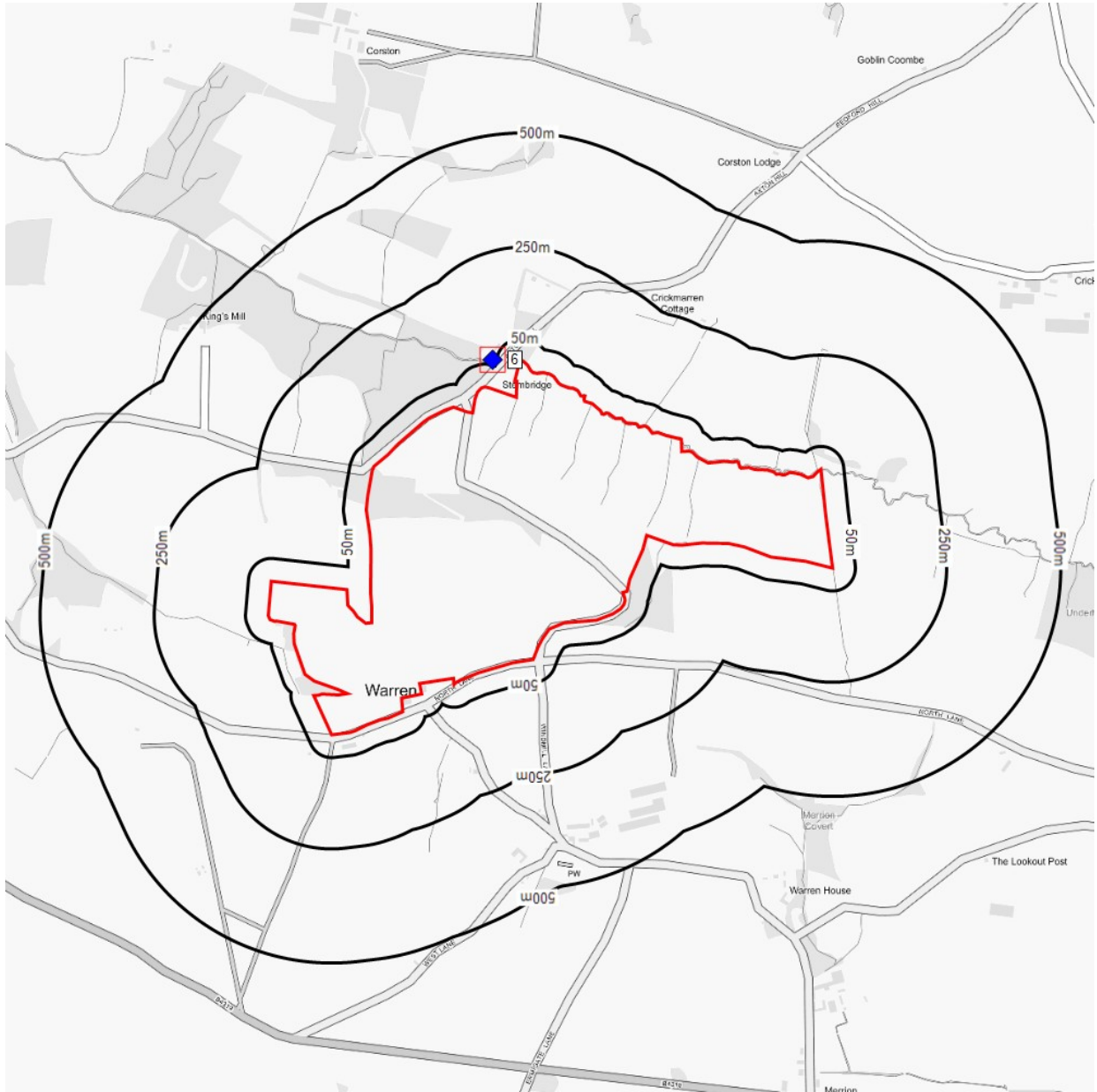
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- |                                     |                          |                                      |
|-------------------------------------|--------------------------|--------------------------------------|
| Site                           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

Map ID	Details	Distance	Direction	Contact
5	Name: Pembrokeshire Coast Reference: Not Given Status: Fully Designated - designated as a National Park Designation Date: 31st December 1951 Total Area: 116527029,52m <sup>2</sup>	6m	S	3

### 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

Map ID	Details	Distance	Direction	Contact
6	Abstraction Source: River Abstraction Type: Abstractions Public Water Supply Reference:	59m	N	5
6	Abstraction Source: Surface Abstraction Type: Abstractions Agricultural Reference:	77m	N	3



# Contaminated Land: Environmental Sensitivity

Map ID	Details	Distance	Direction	Contact
6	Abstraction Source: Surface Abstraction Type: Abstractions Agricultural Reference:	77m	N	3
6	Abstraction Source: Surface Abstraction Type: Abstractions Agricultural Reference:	77m	N	3

## 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

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

<b>Surface Water Flooding</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
JBA Pluvial 75 Depths	Yes	Yes	Yes
JBA Pluvial 200 Depths	Yes	Yes	Yes
JBA Pluvial 1000 Depths	Yes	Yes	Yes

<b>Groundwater Flooding</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Groundwater Flood Risk 5m	Yes	No	No

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



# Flood Risk: River and Coastal (map 1)



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◇ Site

▭ Flood Zone 3

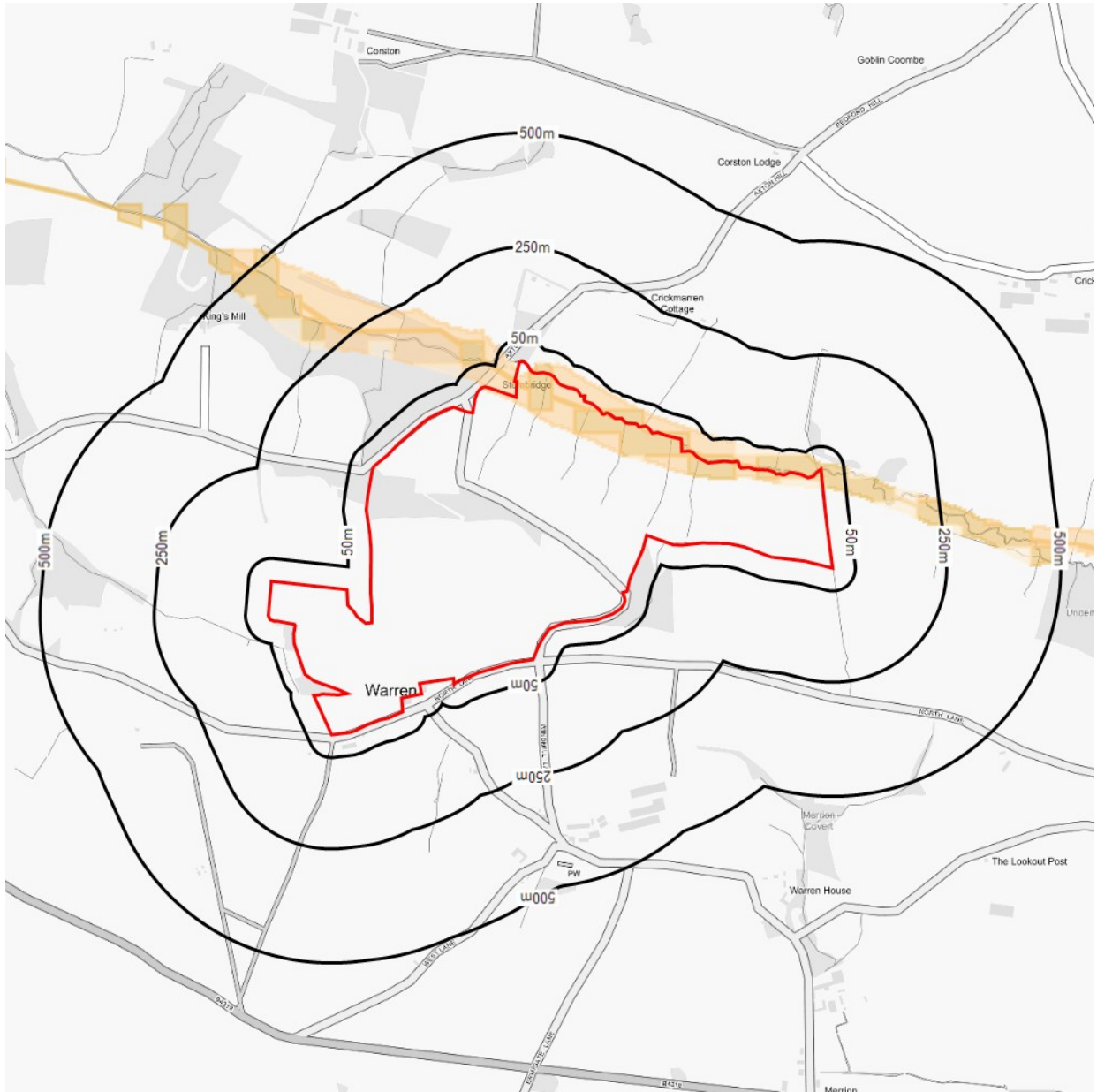
▬ Flood Defences

▨ Flood Zone 2

▭ Areas Benefiting from Flood Defences



# Flood Risk: River and Coastal (map 2)



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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
Natural Resources Wales	0m	N	3

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

Details	Distance	Direction	Contact
Natural Resources Wales	0m	N	3

## Areas Benefitting from Flood Defences

No features identified.

## Spatial Flood Defences (with attributes)

Details	Distance	Direction	Contact
Natural Resources Wales	25m	N	3

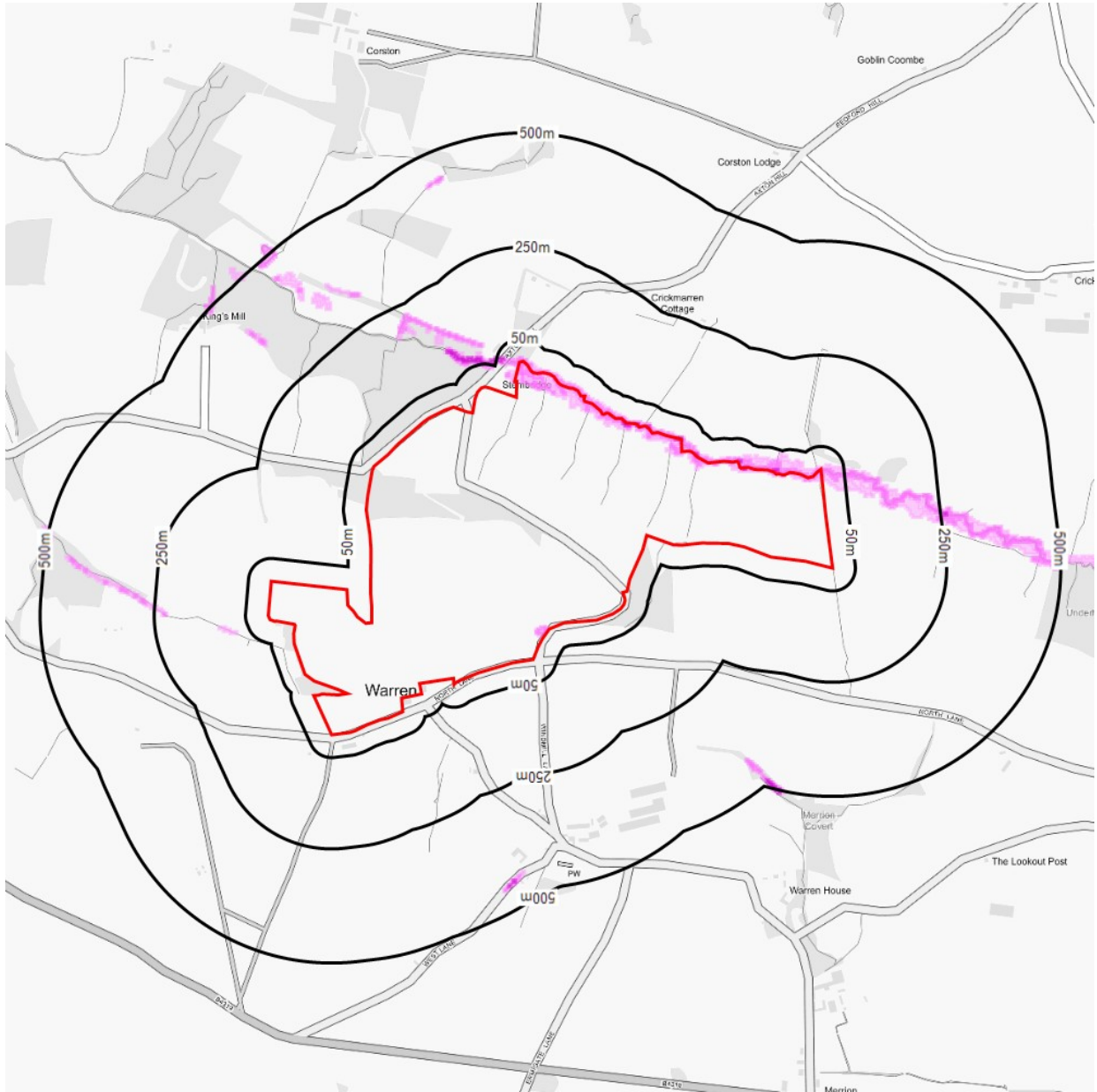
## Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Medium	0m	N	3
Risk: Low	0m	NE	3
Risk: High	0m	NE	3





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



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◇ Site

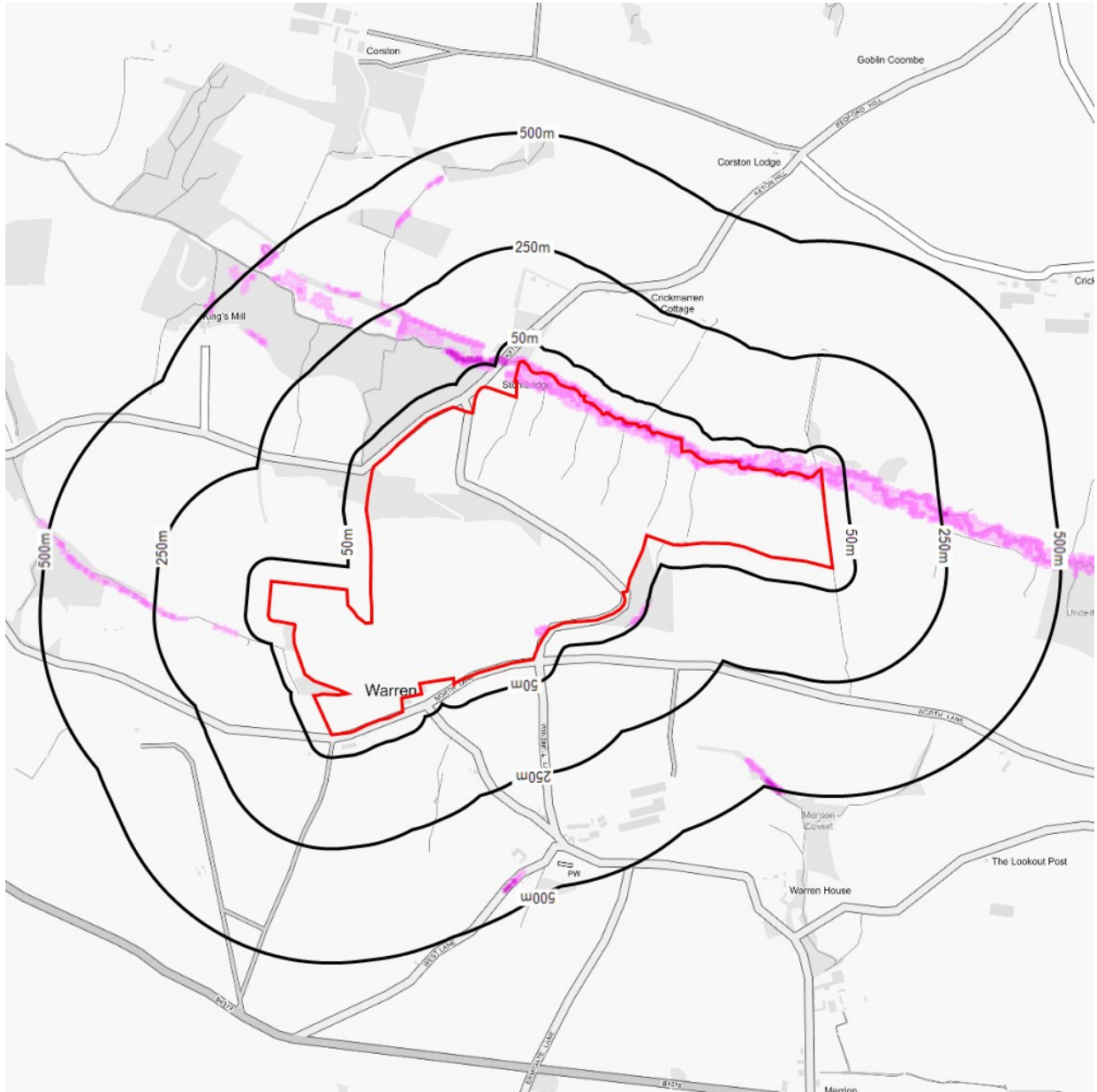
10cm - 30cm depth

30cm - 1m depth

1m + depth



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



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◇ Site

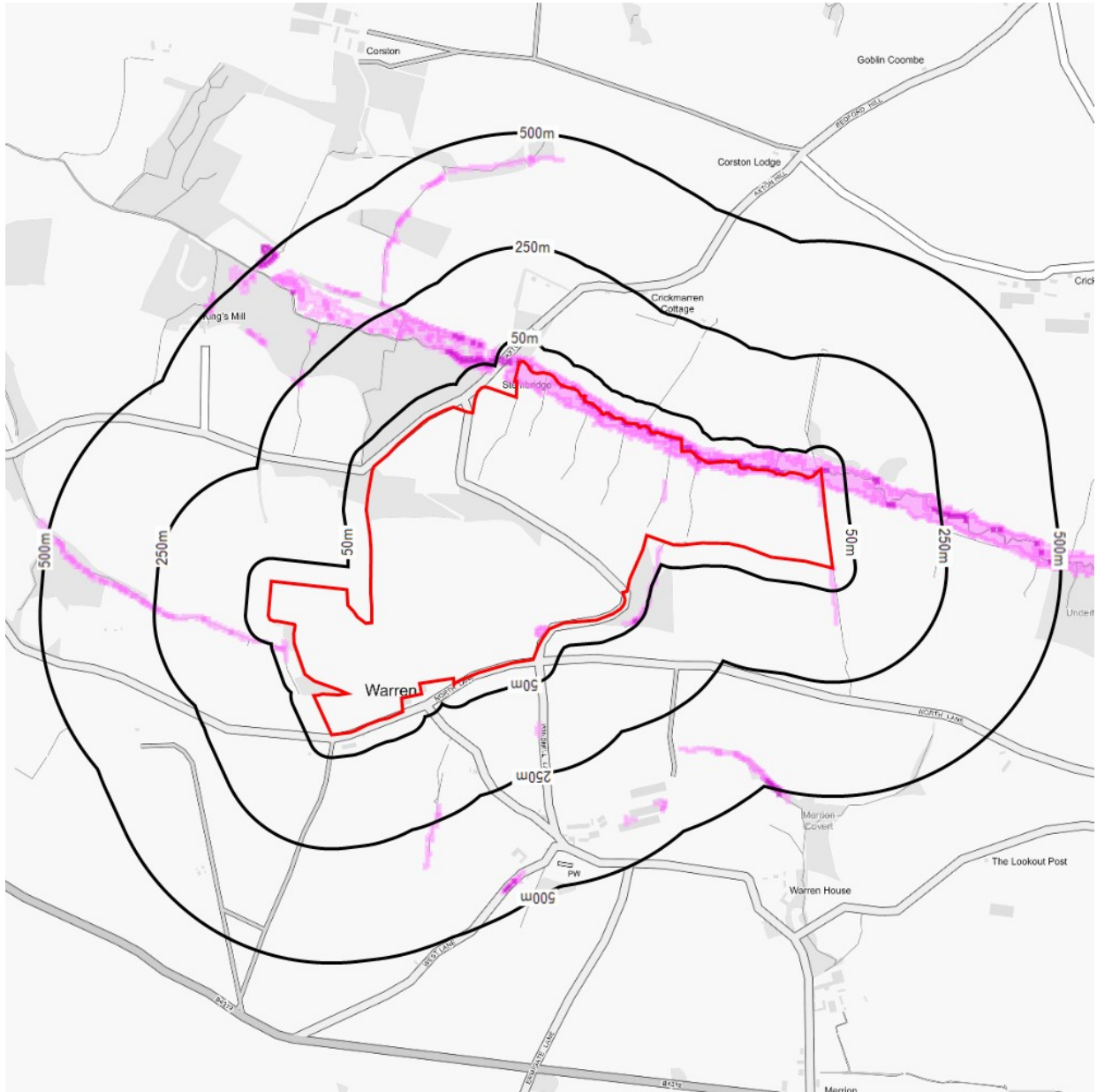
10cm - 30cm depth

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 0.3m and Less than or equal to 1.0m	0m	N	1
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	N	1
Type: Greater than 1.0m	0m	NE	1
Type: Equal to 0.1m	4m	NE	1

## JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	E	1
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	E	1
Type: Greater than 1.0m	0m	E	1
Type: Equal to 0.1m	0m	E	1

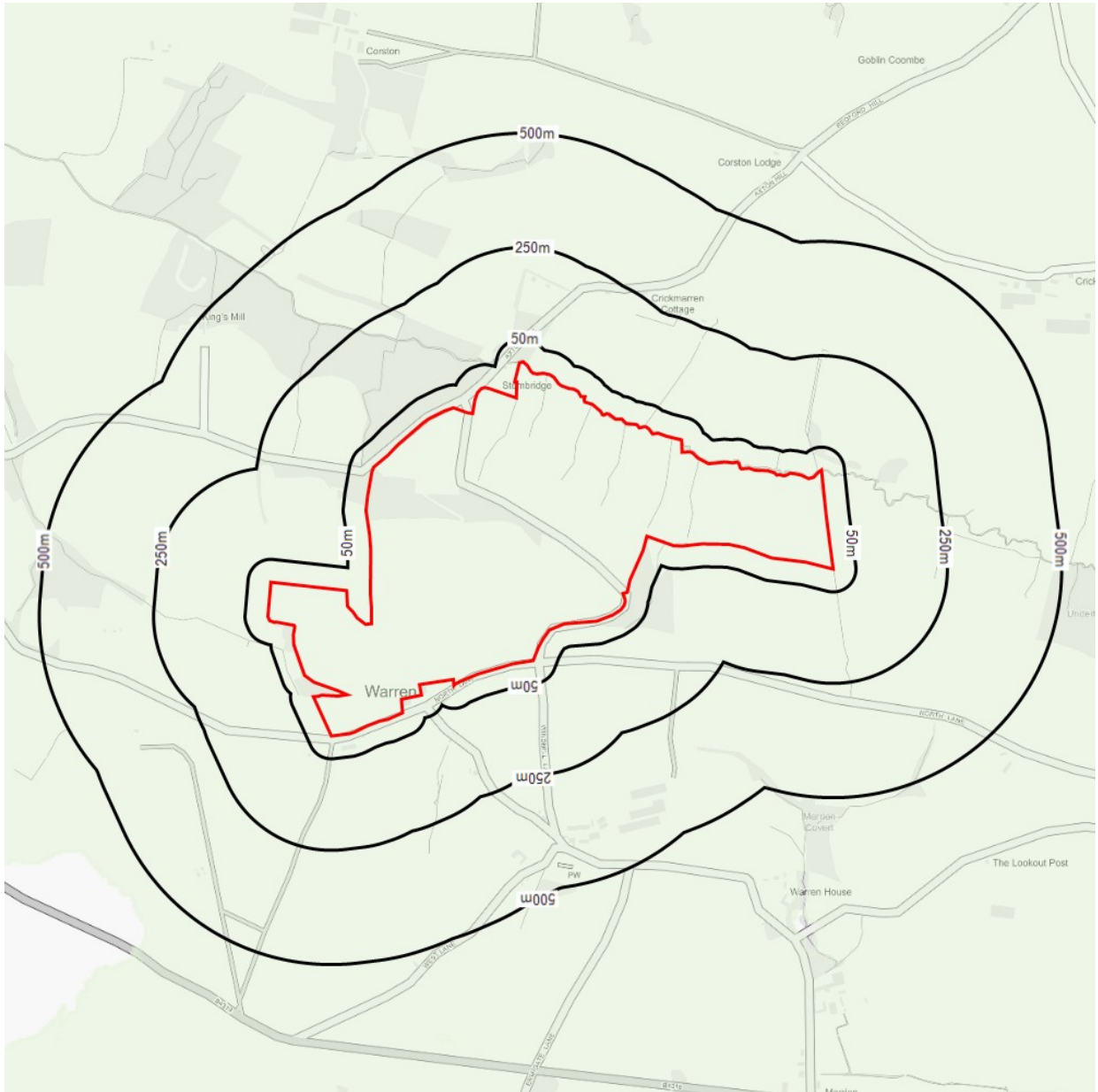
## JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	E	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	NE	1
Type: Greater than 1.0m	0m	N	1
Type: Equal to 0.1m	258m	S	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

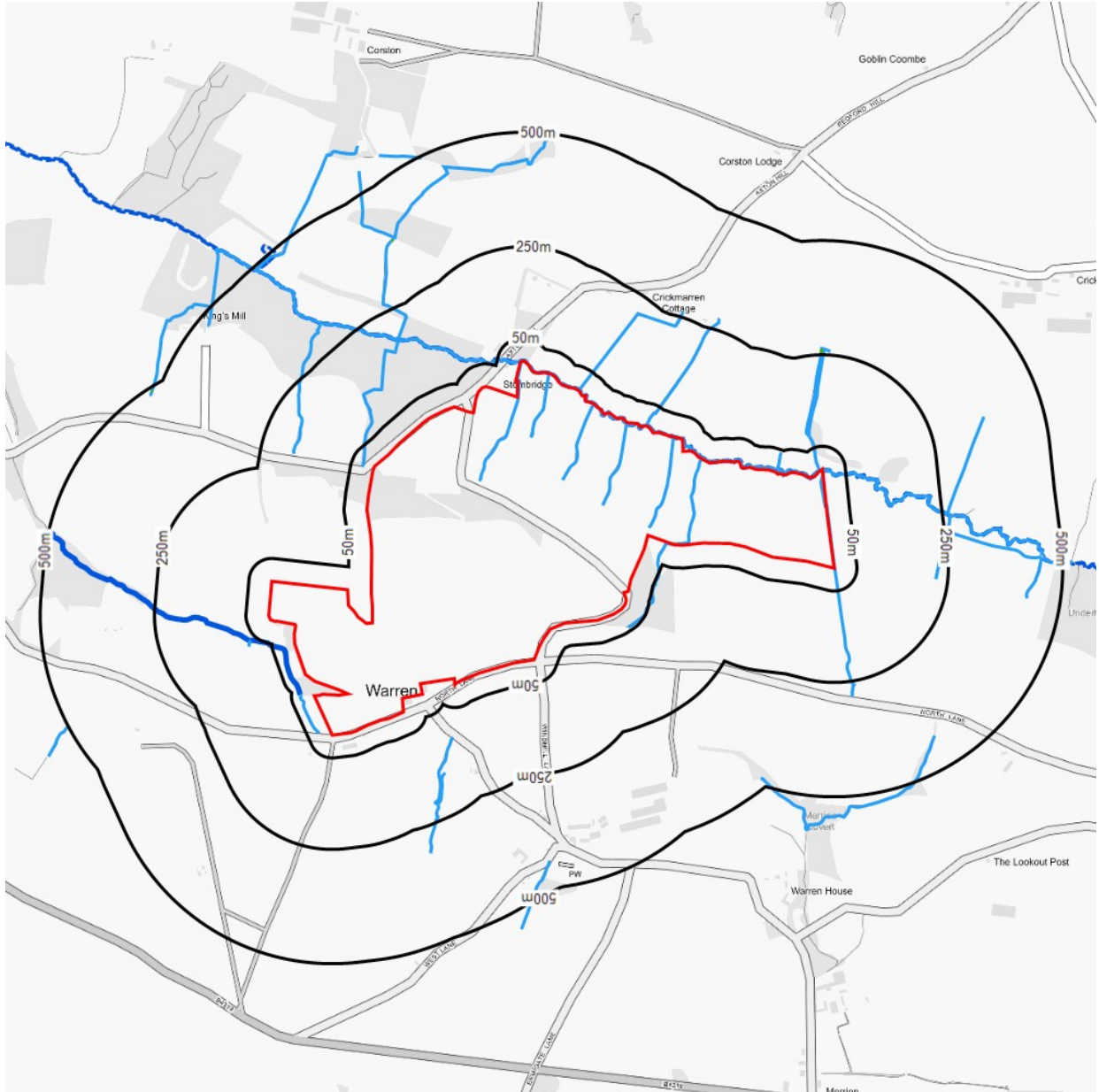
## Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1





# Flood Risk: Other



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





# Flood Risk: Other

## Flood Storage Areas

No features identified.

## Recorded Flood Outlines

No features identified.

## OS VectorMap District - Water Features

Details	Distance	Direction	Contact
Ordnance Survey	0m	NE	2

## OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: Type: Primary Flow (un-named)	0m	SE	2
Name: Type: Underground River	0m	E	2
Name: Brownslade Lake Type: Primary Flow (named)	26m	SW	2
Name: Type: Secondary Flow	456m	E	2

# Agricultural Considerations

## Data Section



**Agricultural Data:** This section presents data relating to designated features and land classifications that could be of relevance to the Site.

# 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 to a maximum of 100m. 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>Land classifications</b>	<ul style="list-style-type: none"><li>• <b>Agricultural Land Classifications:</b> The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.</li><li>• <b>Open access land:</b> Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land'.</li></ul>
<b>Sites of interest</b>	<ul style="list-style-type: none"><li>• <b>Listed buildings:</b> Listed buildings are considered to be of special architectural or historic interest and require planning consideration.</li><li>• <b>Ancient woodland:</b> Ancient woodland is defined as an area that has been wooded continuously since at least 1600 AD and require planning consideration.</li><li>• <b>Scheduled monuments:</b> Scheduled monuments are considered to be of national importance and require planning consideration.</li></ul>



# Agricultural Considerations: Tabular Summary

## Land Classifications

<b>Agricultural Land Classifications</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Nitrate Vulnerable Zones*	1	0	N/A
Provisional Agricultural Land Classifications*	29	9	N/A
Post 1988 Agricultural Land Classifications *	0	0	N/A
<b>Open access land</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Open Access Land*	0	0	N/A

## Sites of interest

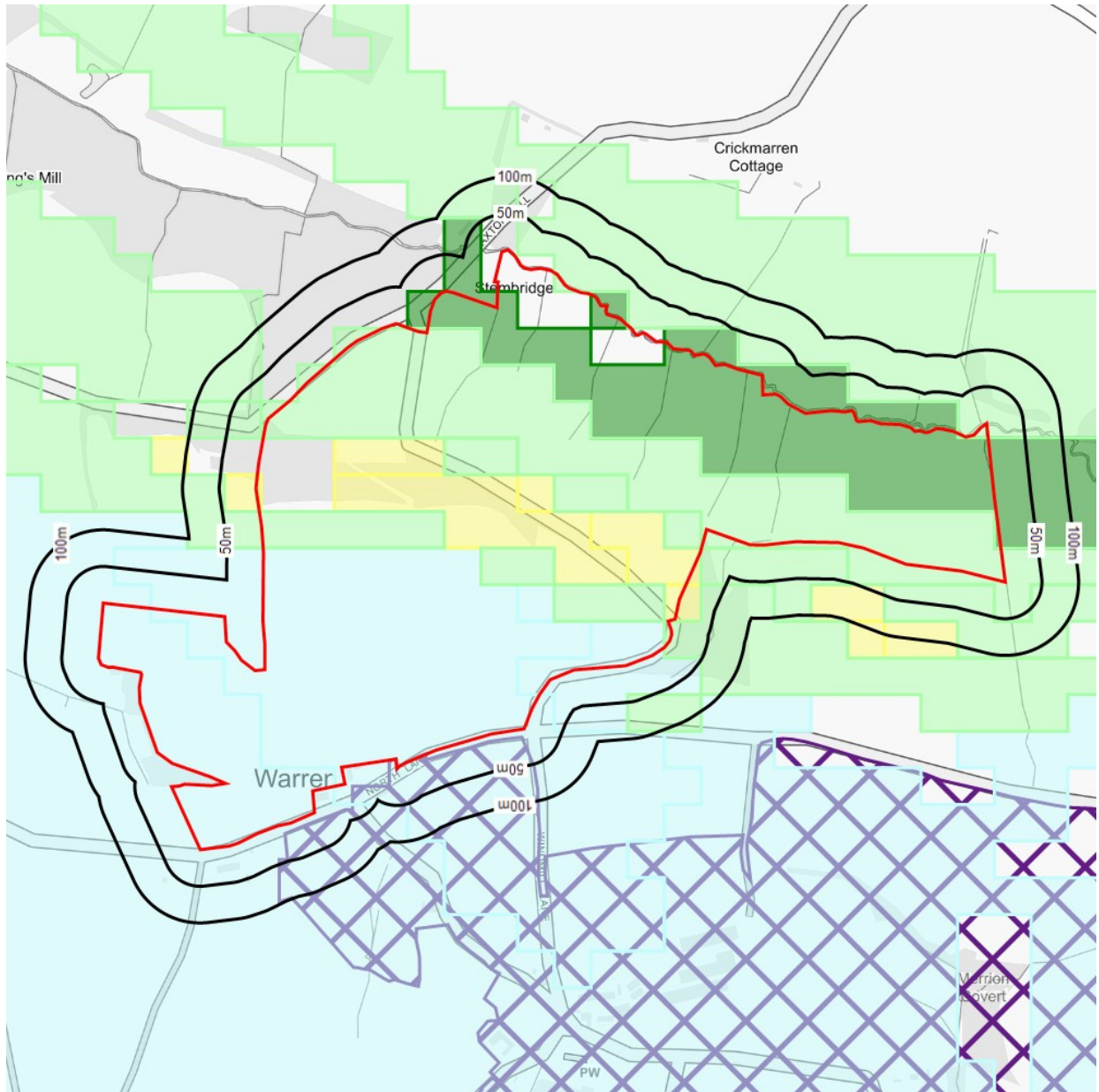
<b>Listed buildings</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Listed Buildings*	0	1	N/A
<b>Ancient woodland</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Ancient Woodland*	0	1	N/A
<b>Scheduled monuments</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Scheduled Monuments*	0	0	N/A

\*dataset searched to 100m

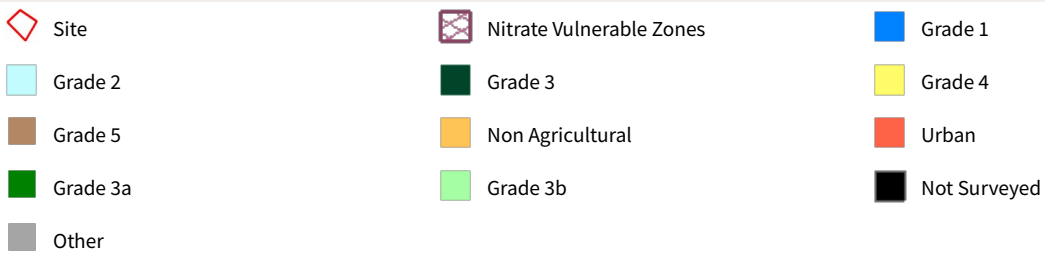


# Agricultural Considerations: Land Classifications Map

## Agricultural Land Classifications



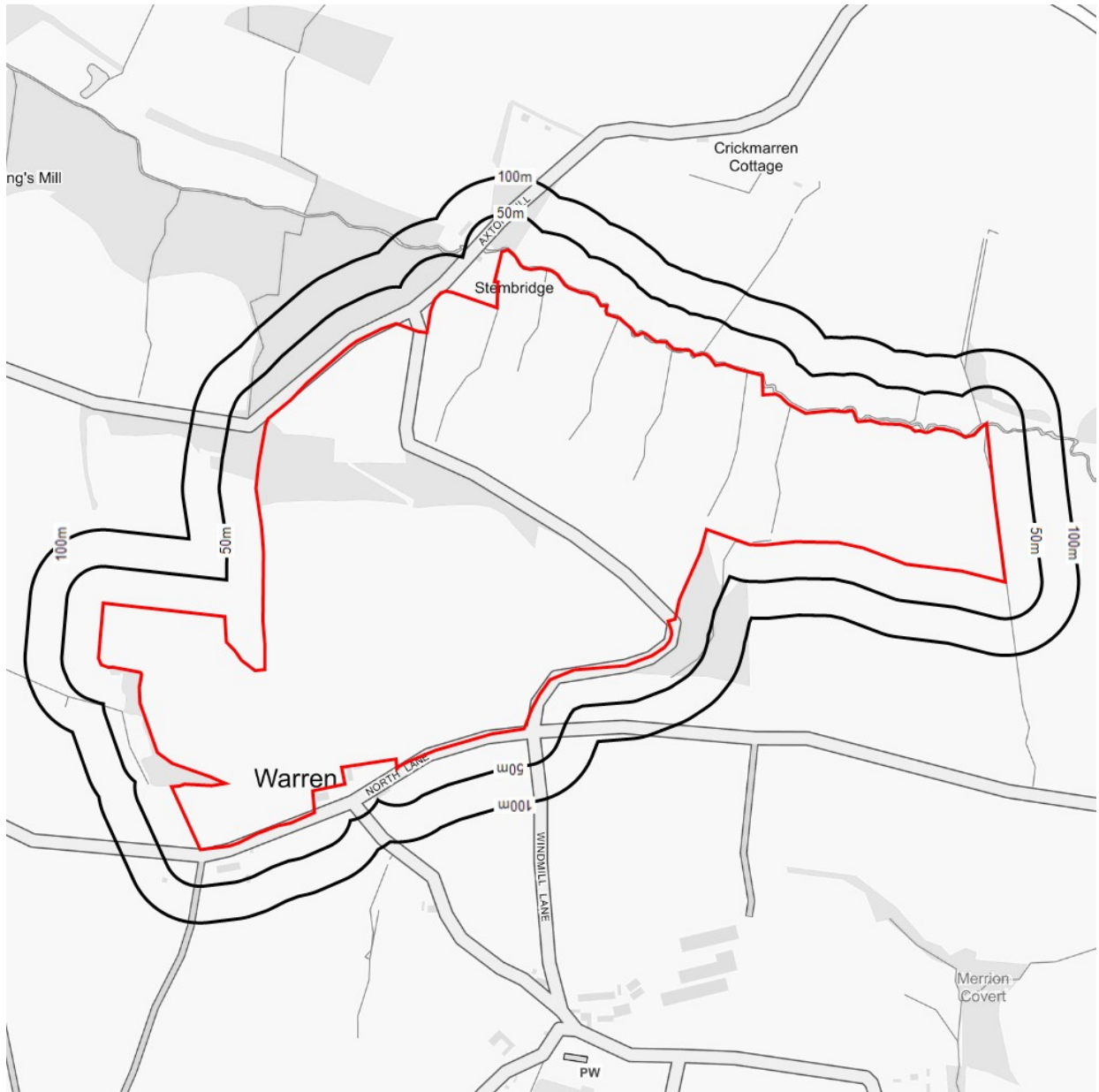
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# Agricultural Considerations: Land Classifications Map

## Open access land



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 Site

 Open access land



# Agricultural Considerations: Land Classifications

## Agricultural Land Classifications

### Nitrate Vulnerable Zones

Details	Distance	Direction	Contact
Reserve Name: Not Supplied Area size: 15604288.649021221 Designation code: Eutrophic Water Designation date: Provider: Natural Resources Wales Provider reference: 207	0m	S	3

### Provisional Agricultural Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 2 Area size: 273025000 Provider: The Welsh Government Provider reference: 193	0m	SE	1
Land Classification: Grade 3a Area size: 350702500 Provider: The Welsh Government Provider reference: 1054	0m	N	1
Land Classification: Non-Agricultural Area size: 16870000 Provider: The Welsh Government Provider reference: 25093	0m	N	1
Land Classification: Non-Agricultural Area size: 16870000 Provider: The Welsh Government Provider reference: 25093	0m	NE	1
Land Classification: Grade 4 Area size: 2880000 Provider: The Welsh Government Provider reference: 7835	0m	NW	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	0m	N	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	0m	NE	1
Land Classification: Grade 3b Area size: 300890000 Provider: The Welsh Government Provider reference: 2533	0m	NE	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	0m	E	1



# Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 12002500 Provider: The Welsh Government Provider reference: 7615	0m	N	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	0m	E	1
Land Classification: Grade 4 Area size: 12002500 Provider: The Welsh Government Provider reference: 7615	0m	E	1
Land Classification: Grade 3b Area size: 300890000 Provider: The Welsh Government Provider reference: 2533	0m	N	1
Land Classification: Grade 2 Area size: 273025000 Provider: The Welsh Government Provider reference: 193	0m	SE	1
Land Classification: Grade 2 Area size: 317612500 Provider: The Welsh Government Provider reference: 605	0m	SW	1
Land Classification: Non-Agricultural Area size: 16870000 Provider: The Welsh Government Provider reference: 25093	0m	NW	1
Land Classification: Grade 4 Area size: 12002500 Provider: The Welsh Government Provider reference: 7615	0m	W	1
Land Classification: Grade 2 Area size: 273025000 Provider: The Welsh Government Provider reference: 193	0m	S	1
Land Classification: Non-Agricultural Area size: 12702500 Provider: The Welsh Government Provider reference: 25255	0m	N	1
Land Classification: Non-Agricultural Area size: 12702500 Provider: The Welsh Government Provider reference: 25255	0m	NW	1
Land Classification: Non-Agricultural Area size: 2225000 Provider: The Welsh Government Provider reference: 26718	0m	W	1
Land Classification: Non-Agricultural Area size: 5692500 Provider: The Welsh Government Provider reference: 26514	0m	W	1





# Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 3b Area size: 25220000 Provider: The Welsh Government Provider reference: 2965	0m	W	1
Land Classification: Grade 3b Area size: 25220000 Provider: The Welsh Government Provider reference: 2965	0m	S	1
Land Classification: Grade 3b Area size: 25220000 Provider: The Welsh Government Provider reference: 2965	0m	SE	1
Land Classification: Grade 3b Area size: 25220000 Provider: The Welsh Government Provider reference: 2965	0m	SE	1
Land Classification: Grade 4 Area size: 2880000 Provider: The Welsh Government Provider reference: 7835	0m	E	1
Land Classification: Grade 4 Area size: 2880000 Provider: The Welsh Government Provider reference: 7835	0m	NE	1
Land Classification: Grade 3a Area size: 350702500 Provider: The Welsh Government Provider reference: 1054	0m	NE	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	4m	W	1
Land Classification: Grade 3b Area size: 10170000 Provider: The Welsh Government Provider reference: 3256	8m	E	1
Land Classification: Grade 3b Area size: 300890000 Provider: The Welsh Government Provider reference: 2533	25m	NW	1
Land Classification: Grade 4 Area size: 2880000 Provider: The Welsh Government Provider reference: 7835	37m	E	1
Land Classification: Grade 3b Area size: 25220000 Provider: The Welsh Government Provider reference: 2965	40m	SE	1
Land Classification: Non-Agricultural Area size: 12702500 Provider: The Welsh Government Provider reference: 25255	46m	N	1



# Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 2880000 Provider: The Welsh Government Provider reference: 7835	68m	E	1
Land Classification: Grade 4 Area size: 12002500 Provider: The Welsh Government Provider reference: 7615	84m	E	1
Land Classification: Grade 4 Area size: 12002500 Provider: The Welsh Government Provider reference: 7615	95m	W	1

## Post 1988 Agricultural Land Classifications

No features identified.

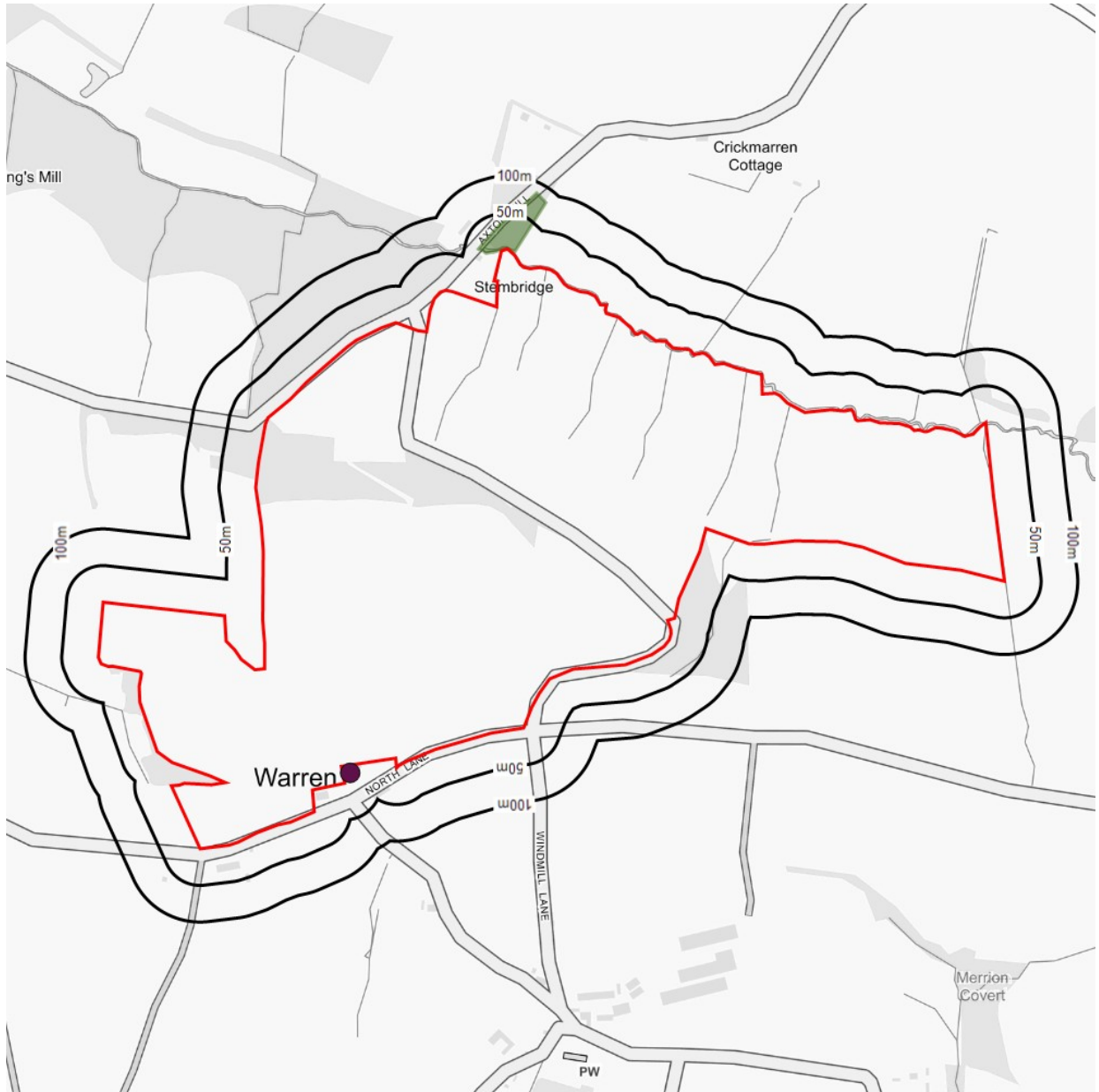
## Open access land

### Open Access Land

No features identified.



# Agricultural Considerations: Sites of interest Map



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Site



Ancient woodland

● Listed Buildings

● Scheduled monuments



# Agricultural Considerations: Sites of interest

## Listed buildings

### Listed Buildings

Details	Distance	Direction	Contact
Type: Grade II Listed Building Name: Cold Comfort Registered Date: 14th May 1970 Location: Location Accuracy: 26 Provider: Welsh Historic Environment Service (Cadw) Provider reference: 5953	11m	SW	1

## Ancient woodland

### Ancient Woodland

Details	Distance	Direction	Contact
Woodland Type: Ancient and Semi-Natural Woodland Name: Not Supplied Area Size: 2943.06 Provider: Natural Resources Wales Provider reference: 101	1m	N	3

## Scheduled monuments

### Scheduled Monuments

No features identified.

# 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	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*	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	1	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



# 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)	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

<b>Radon</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Radon Potential	2	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                                  |
|  | CBCSB 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**

No features identified.



# Ground Hazards & Coal Mining: Subsidence

## 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	NE	4

### 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

Details	Distance	Direction	Contact
Industry Type: Extraction Description: Unspecified Quarry Map Published Date: 1972	0m	N	1

### 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.



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

## **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.



# Ground Hazards & Coal Mining: Radon

## Radon

### Radon Potential

Details	Distance	Direction	Contact
<p>Radon Affected Area: Yes Radon Protection Measure Required: Basic The property is in an Intermediate probability radon area (5 to 10% of homes are estimated to be at or above the Action Level).</p>	0m	N	4
<p>Radon Affected Area: Yes Radon Protection Measure Required: None The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).</p>	0m	S	4

# 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.





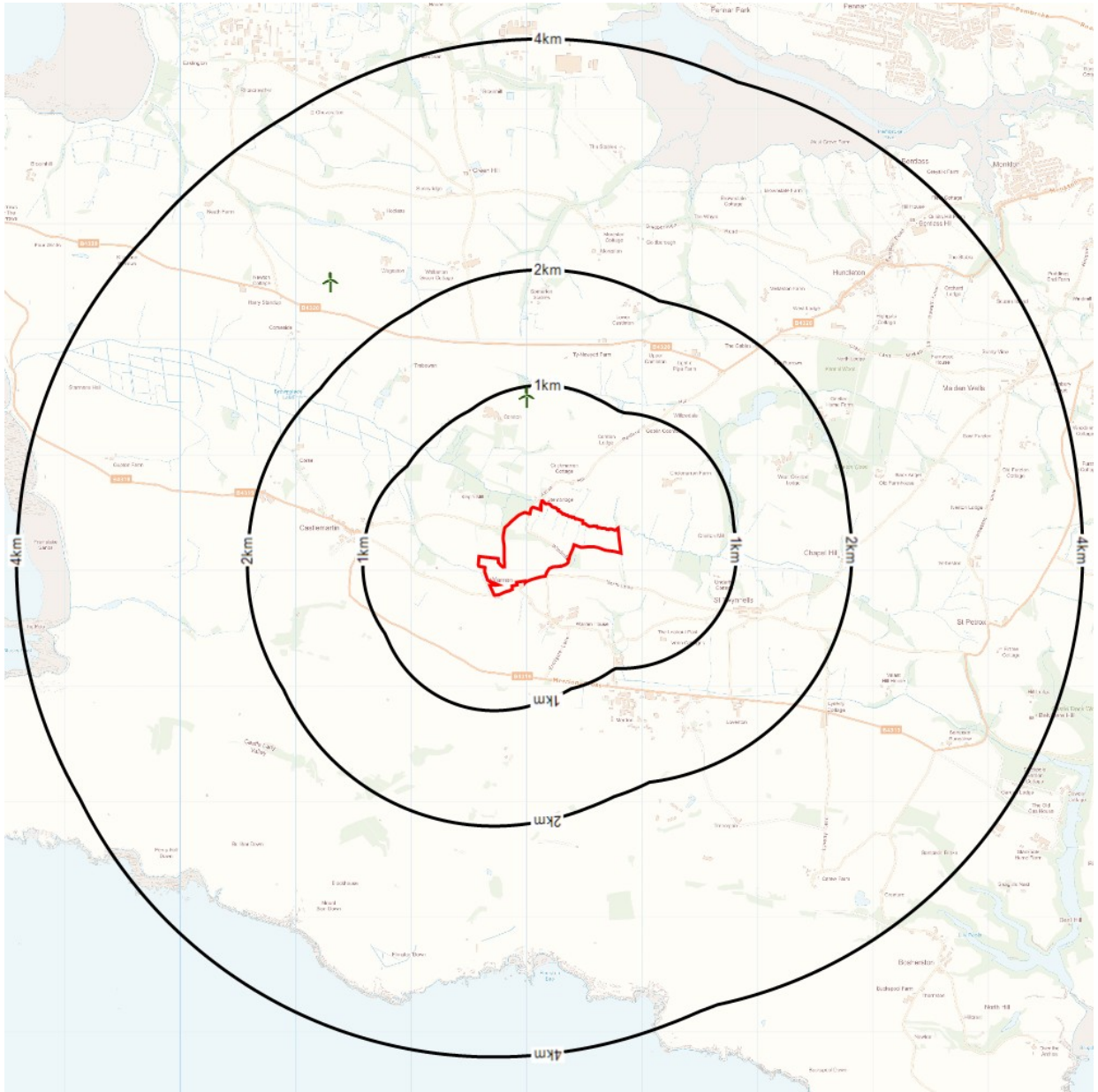
# Energy & Infrastructure: Tabular Summary

## 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	0	N/A
Railed Transport - Stations and Stops	0	0	N/A







# Energy & Infrastructure: Energy



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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



## 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

No features identified.

### Wind Turbines

No features identified.

### Renewable Energy Planning Database

Details	Distance	Direction	Contact
Reference: Name: Corston Windfarm Operator: NOVERA / Renewable Energy Systems (RES) Type: Wind Onshore Turbine Capacity (MW): 0 Total Installed Capacity (MW): 7.9 Local Planning Authority: Pembrokeshire County Council Address: Corston Windfarm, Castlemartin, Pembrokeshire Planning Application Submitted: 5th October 1995 Planning Permission Refused: 5th March 1996	904m	N	1
Reference: Name: Rhoscrowther Wind Cluster Operator: THREE WAY WIND LTD/ TXU Europower Ltd Type: Wind Onshore Turbine Capacity (MW): 0 Total Installed Capacity (MW): 2.2 Local Planning Authority: Pembrokeshire County Council Address: Angle, Pembroke, Dyfed Planning Application Submitted: 30th November 1999 Planning Permission Refused: 12th April 2001	2594m	NW	1

## Solar Energy Facilities

### Renewable Energy Planning Database

No features identified.

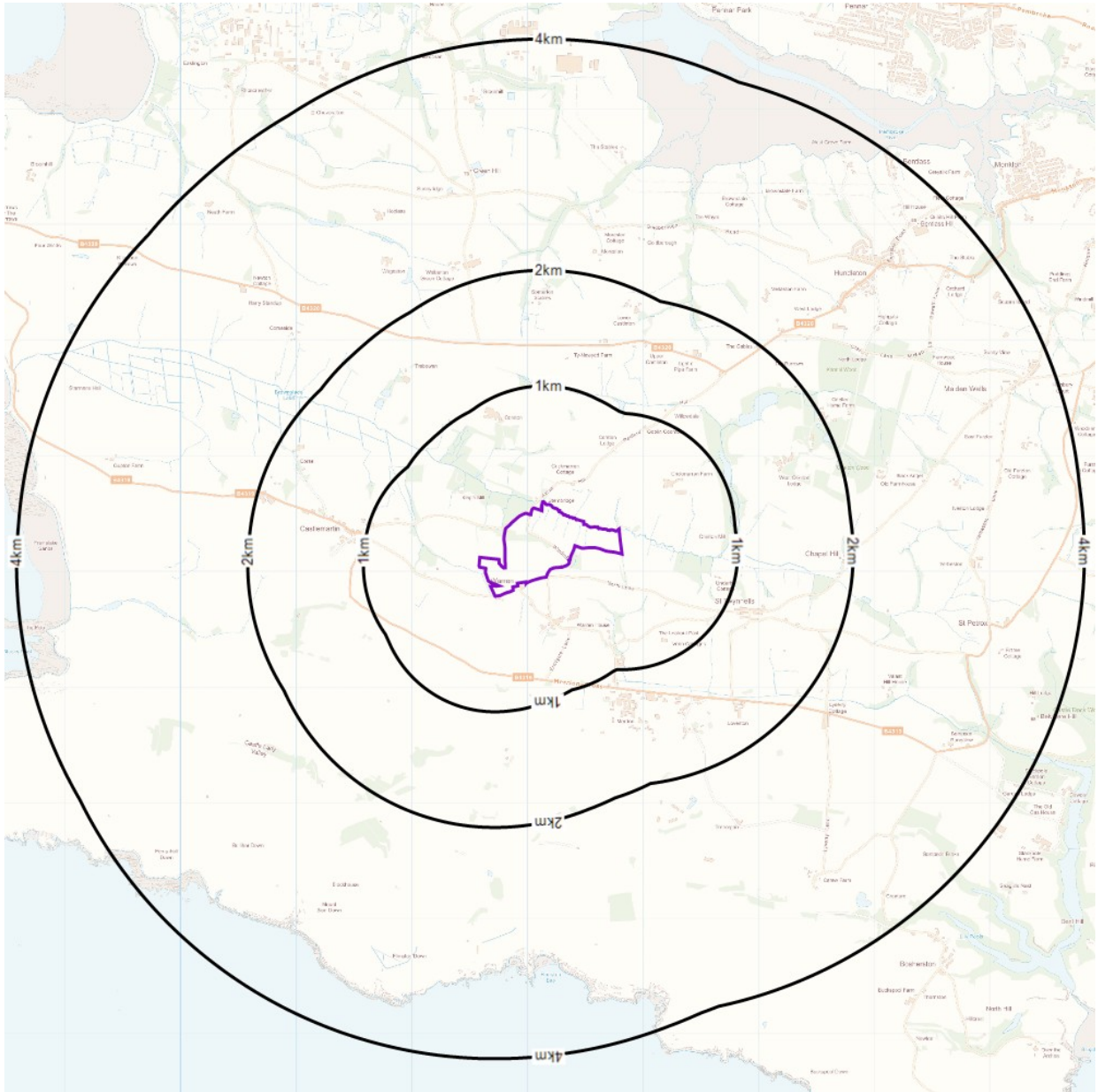
## Other Renewable Energy

### Renewable Energy Planning Database

No features identified.



# Energy & Infrastructure: Infrastructure 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.

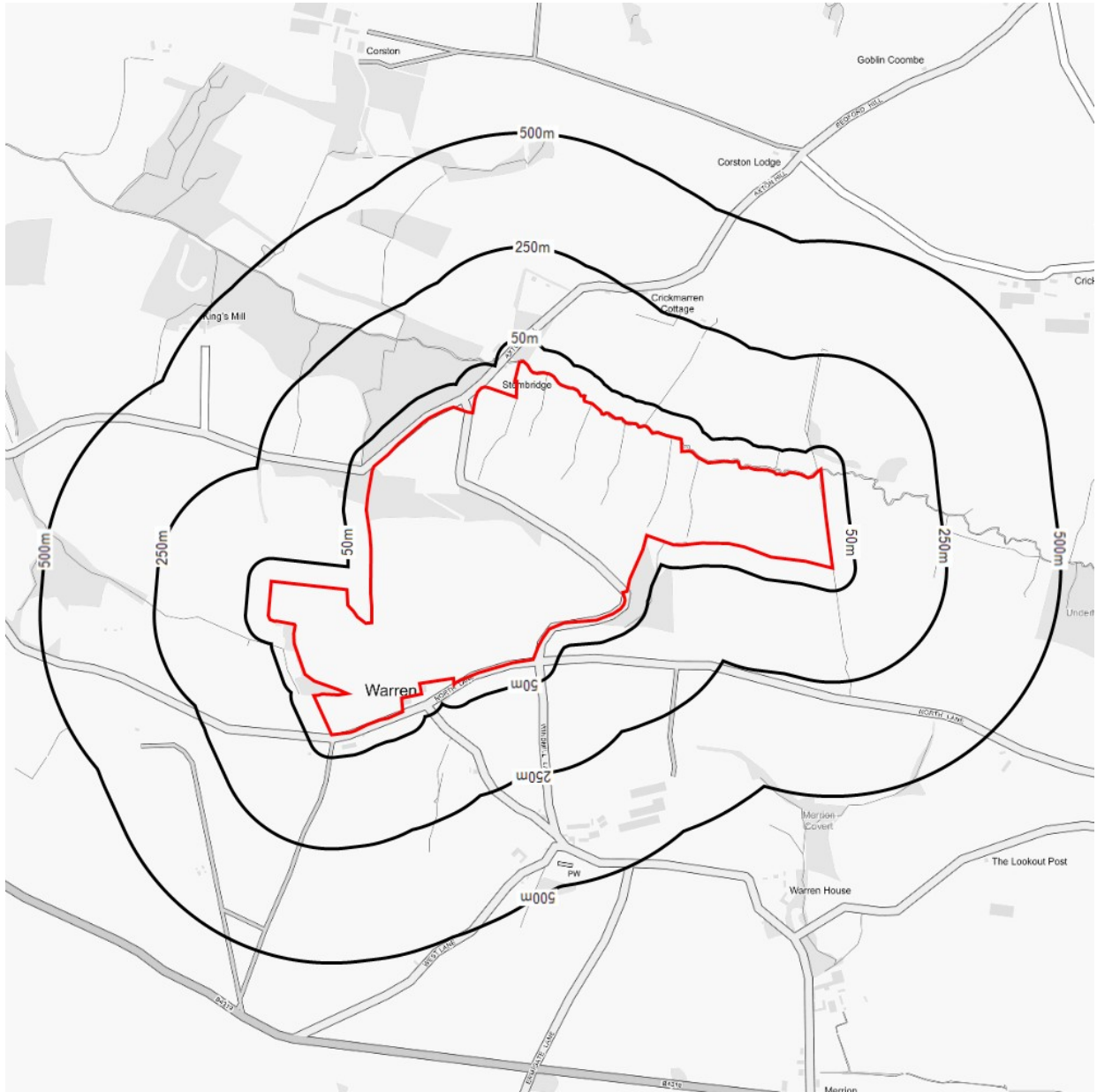
### **Crossrail 2 - Safeguarding Limits**

No features identified.





# Energy & Infrastructure: Infrastructure 2



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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 Farm

## About this report



### Site Solutions Farm Limitations

**Site Solutions** Farm 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
 PASSED	<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.
 PASSED – PRUDENT ACTION	<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.
 FURTHER ACTION	<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>Natural Resources Wales</b>	Ty Cambria 29 Newport Road Cardiff CF24 0TP	<b>T:</b> 0300 065 3000 <b>E:</b> enquiries@naturalresourceswales.gov.uk
4	<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



## Useful Contacts

Contact	Name	Address	Contact Details
5	<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

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



Johnson Poole & Bloomer Consultants  
GEO-ENVIRONMENTAL & MINERALS





## Useful Information

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## Important Consumer Protection Information

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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- 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>

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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 £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](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.