SiteSolutions Combined

Contaminated Land
FURTHER ACTION

Flooding
PASSED ✔

Argyll's Overview

Contaminated Land : Plausible contaminant linkages have been identified and soil and groundwater liabilities could occur. Accordingly, potential Liabilities have been identified under the relevant contaminated land legislation.

Flood Risk : The Site is not considered to be at a significant risk of flooding and buildings and contents insurance should be available and affordable.

Environmental Hazards : No other Environmental Hazards have been identified in the immediate vicinity of the Site.

Operational Permits : No authorisations, licences, consents or enforcements have been identified at or within 25m of the Site.

Report on:

Sample Site, Sample Street, Anytown, UK

Report prepared for:
Sample

Report Reference:
Sample_Combined

Report date:
9th January 2017

Client Reference:
Sample

National Grid Reference:
123456, 789123

Site Location

Report prepared on

Sample Site, Sample Street, Anytown, UK

Site Area (m^2)

31822.

Current Use

Assumed Light Industrial

Proposed Use

Assumed Light Industrial

Report Author

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Additional Information Provided

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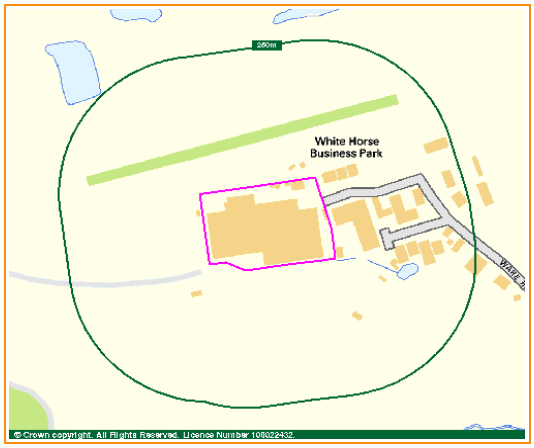


Executive Summary

Risk	Evaluation
Contaminated Land	Further action

Liability Assessment

Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.

What is the overall on-site risk?	Moderate
What is the overall off-site risk?	Moderate
What is the environmental sensitivity rating?	Moderate to High

Recommendations

We recommend undertaking an environmental audit at the Site, including a site inspection, staff interviews and regulatory consultation with appropriate third parties to clarify the risk presented by current and historical operations. The assessment will consider the standard of environmental management and identify potential risks associated with ground contamination in the context of the transaction at hand. An upgrade to a Site Solutions Inspect is available priced from £1255 plus VAT and including all disbursements. A report can normally be prepared in draft format within 10 working days or to your specific requirements. A finalised report can be provided following receipt of regulatory responses, which may take up to 25 working days. We would be happy to provide a detailed proposal on request. Please contact us on 0845 458 5250 if you would like further assistance.

As a minimum we would recommend regulatory consultation with the Local Authority Environmental Health and Planning Departments as outlined above to include a review of planning records for the Site, details of any past Site investigations/remediation work and relevant information concerning the Authorities strategy under Part 2A of the Environmental Protection Act 1990. An upgrade to a Site Solutions Consult is available for this Site for £405 plus VAT (includes all disbursements). This report can usually be prepared within 10-15 working days but may take up to 25 working days depending on response times.

Risk	Evaluation
Flooding	Passed

Consultant's Comment

The site is not considered to be at significant risk of flooding. No further action is considered necessary. However, it would be prudent to consider the measures outlined in the Recommendations section.

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

Insurance

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

Recommendations

1. You should speak to the seller to confirm whether the property or the surrounding area has flooded before. If it has, please contact us for advice.

2. Prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

Contaminated Land Risk Analysis

Investigation	Commentary
On-site sources	A review of historical maps indicates the Site remained undeveloped from prior to 1878 until the 1960 map edition when it formed part of a wider disused airfield with associated units. No significant changes were noted until the 1994 map edition when an unspecified works as part of White Horse Business Park was developed. An electrical sub station and potential tanks were also noted at this time. The Site has remained in light industrial use, with an alteration to the footprint of the building noted in the 2006 and 2016 map editions. Recent aerial imagery indicates that the Site is in use as a timber merchants. We have not been informed of the current Site use and have therefore assumed that it is in light industrial use and will continue in this use without redevelopment.
Argyll's Comment	As a result of the historical and current use of the Site, there is a **moderate risk** of contaminants being present.
Off-site sources	A review of historical maps has revealed a number of historical or current potentially contaminative uses in proximity to the Site. These include: the wider disused airfield mentioned above c.1960-1991 and light industrial units as part of White Horse business Park from adjacent east c.1999-2016. According to trade directories, current or recent operations in proximity to the Site include sheet metal work (24m north east). Furthermore, a Licensed Waste Management Facility categorised as an inert landfill was identified 68m north operational on 29th June 2004 which may be able to impact upon the Site.
Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a **moderate risk** of affecting the Site.
Pathways and receptors	With reference to Environment Agency data, the bedrock hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability). In terms of the overlying soils, these are given a H1 (class H1) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There is one abstraction licence located within 1000m. It is a groundwater abstraction (432m north) for sand and gravel washing use. The nearest water feature (a drain) is located 6m south east. The general area appears to be largely in light industrial use. The following designated eco-receptor was identified within 1000m: Shellingford Crossroads Quarry (Site of Special Scientific Interest) located 826m north.
Argyll's Comment	Overall, the Site is therefore considered to have a **moderate to high environmental sensitivity**.
Additional Sources of Information	No additional materials have been used in this assessment.

Argyll's Conclusion

Considering the information reviewed during this assessment, a number of plausible contaminant linkages have been identified. Soil and groundwater liabilities could arise whether or not redevelopment is considered.

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

Current Operations

Environmental Damage Regulations 2009 (EDR)

Potential for owner/operation to incur a Liability under the EDR

Argyll's Comment

The Site is in close proximity to a potentially sensitive receptor as set out in the EDR. It would therefore be prudent to ensure that operations on the site are audited on a regular basis to minimise the risk of causing environmental damage that could result in liability under the EDR. In addition, the presence of such receptors should be considered as part of any future development or activity.

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

Additional Considerations

Item	Summary	Suggested Action
Operational Compliance	Such liabilities may arise if the Site is in commercial/industrial use and both the Site and the business are being purchased, or the Site is to be purchased as an investment with an operational business as a tenant.	Compliance audit
Asbestos	If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms.	Check the Asbestos Register and Management Plan
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Oil Storage	Any oil storage facility of greater than 200 litres capacity may fall within the Oil Storage Regulations 2001.	Check tanks for secondary containment
Electrical Equipment	Prior to 1986 Polychlorinated Biphenyls (PCBs) were used as a fire retardant in cooling oils for electrical equipment. Under the Environmental Protection (Disposal of PCB and other Dangerous Substances) Regulations 2000, PCB containing equipment has been banned.	Confirm removal of PCBs or test equipment
Air Conditioning/ Refrigeration Equipment	Air conditioning and refrigeration equipment contains heat transfer fluid. This fluid may be an ozone depleting substance (ODS). Any fluid in a halon fire-extinguishing system is also a ODS.	Inspect maintenance records
Military Land	Due to its former military use, if redevelopment of the Site were proposed, a desktop threat assessment would be prudent to assess the risk from unexploded ordnance.	Consider desktop threat assessment
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant

Argyll's Comment

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Contaminated Land Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

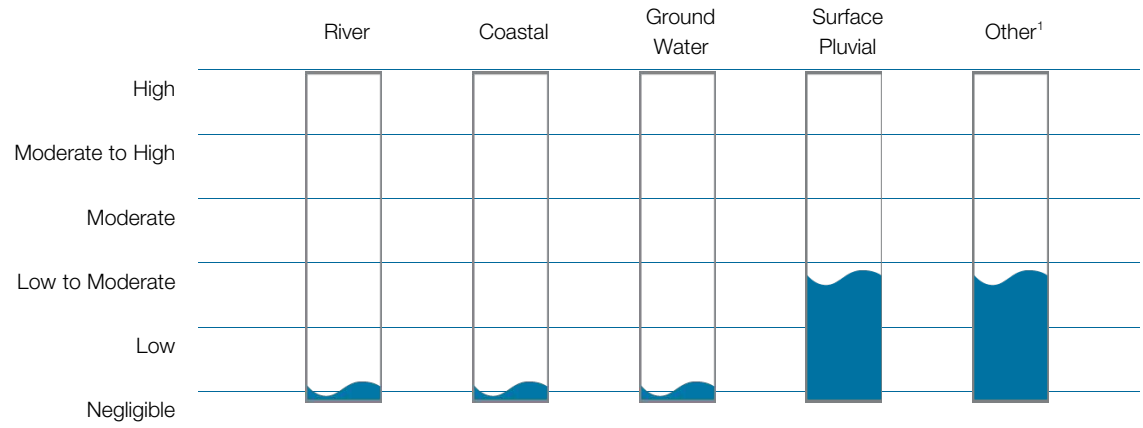
Flood Risk Screening

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

Insurance

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

Flood Analysis



Argyll's Comment

Although a drainage channel is located 6m south east, having considered the size and nature of this channel, the presence of defences and that no flooding has been recorded, we do not consider the risk of flooding from this source to be significant.

Additionally, an area in the north west of the Site is at a moderate risk of surface water flooding, however this corresponds to less than 3% of the total Site area. As a result, this is not considered to be representative of the surface water risk at the Site, which is reflected in our risk rating.

Recommendations

1. You should speak to the seller to confirm whether the property or the surrounding area has flooded before. If it has, please contact us for advice.

2. Prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

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

Current Flood Risk

Flood and Groundwater Risk

Client Site

Area at risk of flooding from one source

Area at risk of flooding from more than one source

Area at risk of groundwater flooding

metres
0 50 100 200

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

Nominal scale at A4 paper size - 1:4,750

Additional Flooding Considerations

Riparian Ownership	Is there a Main River located within or adjacent to the Site? **No** Is there any other watercourse located within or adjacent to the Site? **No**
Argyll's Comment	A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property. Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action. A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency. There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map. The Environment Agency has published useful guidance “Living on the edge” for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.
Development Control	Is there a Main River or canal located within 250m of the Site? **No**
Argyll's Comment	Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency are normally consulted regarding any development within 20m of a Main River and Internal Drainage Boards should be similarly contacted regarding developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. The Environment Agency should also be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.

Sewer Flooding	In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat's 'DG5 - At Risk Registers' record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded.
Dam and Reservoir Failure	Could the Site be affected by dam or reservoir failure? **No**
Argyll's Comment	The answer is based on detailed models provided by JBA Risk Management. These predict the areas liable to flood around approximately 1700 key dams and reservoirs across England and Wales (if that dam or reservoir were to fail).

Flood Risk Management Options

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

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

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

Guideline Costs for Resistance Measure

Building Feature	Cost Estimate for Baffles (+ VAT)
Standard (900mm) single door	£750
Standard (1800mm) double entrance door	£950
Large roller shutter door (up to 2,745mm span)	£1,420 (inc channel)
Standard garage door	£1,400 - £1,575
Standard window (up to 1,240mm span)	£750
Large window (1,240mm to 2,150mm span)	£550 - £700
Single air brick	£60 / £90
Double air brick	£80 - £230
Building Feature	**Cost Estimate for Tanking (+ VAT)**
Tanking (of basement, walls or floors)	£25 - £50 per metre^2
System Component	**Cost Estimate for Plumbing (+ VAT)**
Simple non-return valve	£35 / £170
Sophisticated non-return valve	£670 / £900

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

If you require a property specific assessment of which measures are suitable, and a more accurate cost appraisal, Argyll will need to complete a FLOODSOLUTIONS Consult Report. Using the highest detail topographical data available and Environment Agency flood levels, the report will specify the expected flood depths at the property. This can be used to increase your understanding of the risk and the potential significance of a flood event, and to inform a flood survey. This report can usually be prepared within 10-20 working days, although may take up to 25 depending upon regulatory response times. Please contact us on 0845 458 5250 if you would like further assistance.

Environmental Hazards

Risk	Recommendation
Natural or Mining Related Hazards	No natural or mining related hazards have been identified in the immediate vicinity of the Site.
Telecommunication Base Stations	No telecommunication base stations are located within 100m of the Site.
COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Argyll's Comment

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

Contents of the Data Section

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

Tabular Summary

Statutory Information

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

Waste

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

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	19	6
Fuel Station Entries	0	0	0
Other Features	**On-site**	**1-250m**	**251-500m**
Telecommunication Base Stations	0	0[2]	N/A
Overhead Transmission Lines	0	0	0
Gas Pipelines	0	0	0
Gas Feeders	0	0	0

Historical Land Use

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

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

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	0	1	0
Bedrock Aquifer Designations	1	1	0
Groundwater Vulnerability	1	1	1
Geology	**On-site**	**1-250m**	**251-500m**
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:50,000 Bedrock Geology	1	2	1
BGS 1:50,000 Superficial Deposits	0	1	0
BGS 1:50,000 Geological Mapping Coverage	1	0	0
Detailed River Network Lines	0	0	3
Detailed River Network Offline Drainage	0	2	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

Environmental Sensitivity

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

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	1[3]	N/A
Compressible Ground Stability Hazards	1	1	N/A
Ground Dissolution Stability Hazards	1	1	N/A
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon	**On-site**	**1-250m**	**251-500m**
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	**On-site**	**1-250m**	**251-500m**
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	4

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

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	0	0	1
Flooding From Rivers or Sea (in an Extreme Flood)	0	0	1
Areas Benefiting from Flood Defences	0	0	0
Flood Storage Areas	0	0	0
Flood Defences	0	0	0
Risk of Flooding from Rivers and Sea	0	0	5
Groundwater Flood Risk	0	0	1
Surface Water Flooding (1:75 year rainfall event)	2	0	0
Surface Water Flooding (1:200 year rainfall event)	2	0	0
Surface Water Flooding (1:1,000 year rainfall event)	2	1	0
Historical Flooding	**On-site**	**1-250m**	**251-500m**
Historical Flood Events	0	0	0
Geological Indicators of Flooding	0	1	0
Other Flood Information	**On-site**	**1-250m**	**251-500m**
Detailed River Network	0	0	2
Surface Water Features	0	2	7
Dam or Reservoir Failure	0	0	0
Site Information	**Response**		
Height of Site Above Sea Level	79.47m		
Distance of Site Boundary to Nearest Water Feature	93.0m		

Tabular Summary Explanation

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

Landfill Site Information

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

Subsidence Hazards

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

Current Land Use within 250m
General
Site Boundary
Search Radius
Bearing Reference Point
Grid Lines
Reference Number
Waste/Landfill Sites
BGS Recorded Landfill Site
Point Location of Registered Landfill Site
Ea Historic Landfill (Polygon)
Point Location of BGS Recorded Landfill Site
Ea Historic Landfill (pt/Area Point)
Licensed Waste Management Facility (Location)
Licensed Waste Management Facilities (Landfill)
Point Location of Local Authority Recorded Landfill Site
Local Authority Recorded Landfill Site
Point Location of Registered Waste Transfer Site
Registered Waste Transfer Site
Point Location of Registered Waste Treatment or Disposal Site
Registered Waste Treatment or Disposal Site
Registered Landfill Site
Potential Landfill Buffer
Statutory Authorisations
Local Authority Pollution Prevention and Control
Consents issued and Register Entry or Notice
Point Location of Consents issued and Register Entry or Notice
Registered Radioactive Substance
Discharge Consents
Discharge Consent
Water Industry Act Referral
Industrial Processes
Integrated Pollution Control
Registered Waste Site
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Storage of Hazardous Substances
COMAH
Explosive Site
Planning Hazardous Substance Consent
NIHS
Contraventions
Local Authority Pollution Prevention and Control Enforcement
Enforcement and Prohibition Notices
Planning Hazardous Substance Enforcement
Substantiated Pollution Incident Register
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Potentially Contaminative Use
Potentially Contaminative Use
Gas Pipeline
Fuel Station Entry
Gas Site
Miscellaneous
BGS Recorded Mineral Site
BGS Borehole
Telecommunication Base Station
White Horse Business Park
250m
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Current Land Use within 500m
General
Site Boundary
Search Buffer
Bearing Reference Point
Grid Lines
Reference Number
Waste/Landfill Sites
BGS Recorded Landfill Site
Point Location of Registered Landfill Site
EA Historic Landfill
EA Historic Landfill (Polygon)
Point Location of BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
Licensed Waste Management Facilities (Location)
Licensed Waste Management Facilities (Site)
Point Location of Local Authority Recorded Landfill Site
Local Authority Recorded Landfill Site
Point Location of Registered Waste Transfer Site
Registered Waste Transfer Site
Point Location of Registered Waste Treatment or Disposal Site
Registered Waste Treatment or Disposal Site
Registered Landfill Site
Registered Landfill Site (Historic)
Potential Landfill Site
Statutory Authorisations
Local Authority Pollution Prevention and Control
Contaminated Land Register Entry or Notice
Point Location of Contaminated Land Register Entry or Notice
Registered Radioactive Substances
Discharge Consents
Discharge Consent
Water Industry Act Referral
Industrial Processes
Integrated Pollution Control
Integrated Pollution Control Registered Waste Site
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Storage of Hazardous Substances
COMAH
Explosive Site
Planning Hazardous Substance Consent
NIHHS
Contraventions
Local Authority Pollution Prevention and Control Enforcement
Enforcement and Prohibition Notice
Planning Hazardous Substance Enforcement
Substances Pollution Incident Register
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Potentially Contaminative Use
Potentially Contaminative Use
Gas Pipeline
Fuel Station Entry
Gas Site
Miscellaneous
BGS Recorded Mineral Site
BGS Borehole
Telecommunication Base Station
Pav
Football Ground
Quarry
White Horse Business Park
Holywell Brook
500m
250m
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Statutory Information

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction
1	Name: Springfield Cps Ltd, Location: Unit 8 White Horse Business Park, Stanford-In-The-Vale, Sn7 8ny, Authority: Vale of White Horse District Council, Environmental Health Department, Permit Ref: 76/2006, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/34 Respraying of road vehicles, Status: Permitted, Positional Accuracy: Manually positioned within the geographical locality.	105m	E

Registered Radioactive Substances

Map ID	Details	Distance	Direction
2	Name: Reviss Services Uk Ltd, Location: Vale Of White Horse Business Park, Stanford-In-The-Vale, WANTAGE, Oxfordshire, SN7 8NY, Authority: Environment Agency, Thames Region, Permit Ref: BJ4523, Dated: Not Supplied, Description: Authorisation under RSA, Status: Application has met the requirements for authorisation (but not yet authorised), Positional Accuracy: Manually positioned within the geographical locality.	167m	E

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
3	Operator: Oxfordshire County Council, Property Type: MINERAL/GRAVEL EXTRACTION/QUARRYING, Location: Stanford Quarry, A417 By Shellingford Crossroad, Stanford In The Vale, Oxo, Authority: Environment Agency, Thames Region, Catchment Area: Not Supplied, Permit Ref: Cntw.0944, Permit Version: 1, Effective Date: 18th February 1991, Issued Date: 18th February 1991, Revocation Date: 6th May 1992, Discharge Type: Unknown, Discharge Environment: Freshwater Stream/River, Receiving Water: Trib Of The Frogmore Brook, Status: Transferred from Water Act 1989, Positional Accuracy: Manually corrected supplier location.	156m	W
4	Operator: Earthline Limited, Property Type: MINERAL/GRAVEL EXTRACTION/QUARRYING, Location: Shellingford Quarry Stanford Road Stanford In The Vale Farringdon Berkshire Sn7 8he, Authority: Environment Agency, Thames Region, Catchment Area: Ock Catchment, Permit Ref: Npswqd002821, Permit Version: 1, Effective Date: 10th October 2008, Issued Date: 10th October 2008, Revocation Date: Not Supplied, Discharge Type: Trade Discharge - Process Water, Discharge Environment: Freshwater Stream/River, Receiving Water: The Hollywell Brook, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m.	369m	S

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

Vale of White Horse District Council - Has no landfill data to supply
Oxfordshire County Council - Has supplied landfill data

BGS Recorded Landfill Sites

Map ID	Details	Distance	Direction
5	Name: Faringdon Road, Location: STANFORD IN THE VALE, Berks, Authority: British Geological Survey, National Geoscience Information Service, Ground Water: Information not available, Surface Water: Information not available, Geology: N/A, Positional Accuracy: Positioned by the supplier, Boundary Accuracy: Good.	548m	N

Licenced Waste Management Facilities (Landfill Boundaries)

Map ID	Details	Distance	Direction
8	Name: Shellingford Quarry Landfill, Licence Number: 86298, Location: Shellingford Quarry, Stanford Road, Stanford-in-the Vale, Faringdon, Oxon, SN7 8HE, Licence Holder: Multi - Agg Ltd, Authority: Environment Agency - South East Region, West Thames Area, Site Category: Inert LF, Maximum Input Rate: Not Supplied, Licence Status: Modified, Issued Date: 29th June 2004, Last Modified: Not Supplied, Expiry Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, Positional Accuracy: Positioned by the supplier, Boundary Accuracy: As Supplied.	68m	N

Licenced Waste Management Facilities (Locations)

Map ID	Details	Distance	Direction
9	Licence Number: 103858, Location: Shellingford Quarry, Standford Road, Stanford In The Vale, Faringdon, Oxfordshire, SN7 8HE, Operator: Multi - Agg Ltd, Operator Location: Not Supplied, Authority: Environment Agency - South East Region, West Thames Area, Site Category: Physical Treatment Facilities, Licence Status: Issued, Issued Date: 17th July 2012, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	537m	N

Local Authority Recorded Landfill Sites

Map ID	Details	Distance	Direction
10	Location: Stanford Landfill, Reference: Not Supplied, Authority: Oxfordshire County Council, Last Reported Status: Unknown, Types of Waste: Household, Commercial And Industrial, Asbestos And Very Low Level Radioactive, Date of Closure: Not Supplied, Boundary Quality: Good, Positional Accuracy: Positioned by the supplier.	528m	N

Historical Landfill Sites

Map ID	Details	Distance	Direction
6	Licence Holder: Not Supplied, Location: Stanford In The Vale, Berkshire, Name: Faringdon Road, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD32315, First Input Date: 31st October 1958, Last Input Date: Not Supplied, Specified Waste Type: Deposited Waste included Commercial Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: 1407, Other Ref: Not Supplied	548m	N
7	Licence Holder: Oxfordshire County Council, Location: A417, Stanford-in-the-Vale, Oxfordshire, Name: Stanford-In-The-Vale, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD13478, First Input Date: 1st January 1977, Last Input Date: 31st December 1996, Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste, and Liquid Sludge, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 3100/0137, BGS Ref: Not Supplied, Other Ref: OCC/013, TP0273, 13.6.3393	563m	N

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
15	Sheet Metal Work, Name: Pritchard Sheet Metal, Status: Active, Location: Unit 15, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	24m	NE
16	Refrigeration Equipment - Commercial, Name: Vale Refrigeration Services, Status: Active, Location: Unit 17, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	67m	NE
17	Aluminium Fabricators, Name: Aluminium Manufacturing Ltd, Status: Active, Location: Unit 14c, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	93m	E
18	Chemical Manufacturers, Name: N A P Ltd, Status: Active, Location: Unit 14a, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	94m	E
19	Plastics - Injection Moulding, Name: Injection Moulding Tools, Status: Active, Location: Unit 11, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	132m	E
20	Crane Hire, Sales & Service, Name: Biwater Treatment Ltd, Status: Inactive, Location: The Compound, 1, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	132m	E
21	Distilleries, Name: Independent Distillers, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	132m	E
22	Refrigeration Equipment - Commercial, Name: Ecoquip Ltd, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Manually positioned to the address or location.	140m	E
23	Plastics - Injection Moulding, Name: White Horse Plastics, Status: Active, Location: Unit 6, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	141m	E
24	Garage Services, Name: Foxtail Garage, Status: Active, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	145m	E
25	Commercial Vehicle Bodybuilders & Repairers, Name: Springfield Cps, Status: Inactive, Location: White Horse Business Pk, Ware Rd, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	145m	E
26	Control Panel Manufacturers, Name: Viking Engineering & Automation, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	184m	E
27	Road Haulage Services, Name: J Godfrey & Son, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	184m	E
28	Brewers, Name: White Horse Brewery, Status: Active, Location: Unit 3, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	207m	E
29	Lighting Manufacturers, Name: Steen Powered Services Ltd, Status: Inactive, Location: Unit 1b, White Horse Business Pk, Ware Rd, Stanford In The Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Manually positioned within the geographical locality.	208m	E
30	Car Manufacturers, Name: The Light Car Co Ltd, Status: Inactive, Location: Unit 1, White Horse Business Park, Faringdon Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NN, Positional Accuracy: Automatically positioned to the address.	219m	E
31	Pumps - Sales, Servicing & Repairs, Name: Cobra Concrete Pumps, Status: Active, Location: White Horse Business Park, Ware Road, Stanford in the Vale, FARINGDON, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	222m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
32	Concrete Pumping Services, Name: Pump Parts Ltd, Status: Active, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	222m	NE
33	Metal Products - Fabricated, Name: A M R Sheet Metal Fabrication Ltd, Status: Active, Location: White Horse Business Park, Ware Road, Stanford in the Vale, FARINGDON, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	236m	E
34	Garage Services, Name: Shorten Vehicle Solutions, Status: Inactive, Location: Unit 1c, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	299m	E
35	Road Haulage Services, Name: J Godfrey & Son Ltd, Status: Inactive, Location: Unit 1c, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	299m	E
36	Road Haulage Services, Name: Godfrey & Son Ltd, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, Oxfordshire, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	299m	E
37	Garage Services, Name: Stanford Vehicle Services Ltd, Status: Active, Location: Unit 1c, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	310m	E
38	Car Dealers - Used, Name: Faringdon Car Centre, Status: Active, Location: Unit 1c, White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	310m	E
39	Crane Hire, Sales & Service, Name: M W H Treatment Ltd, Status: Inactive, Location: White Horse Business Park, Ware Road, Stanford in the Vale, Faringdon, SN7 8NY, Positional Accuracy: Automatically positioned to the address.	332m	E

Other Features

Telecommunication Base Stations

Map ID	Details	Distance	Direction
40	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	296m	E
41	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	387m	E

Historical Land Use

Historical Potentially Contaminative Uses

Potentially Contaminative Industrial Uses (Past Land Use)

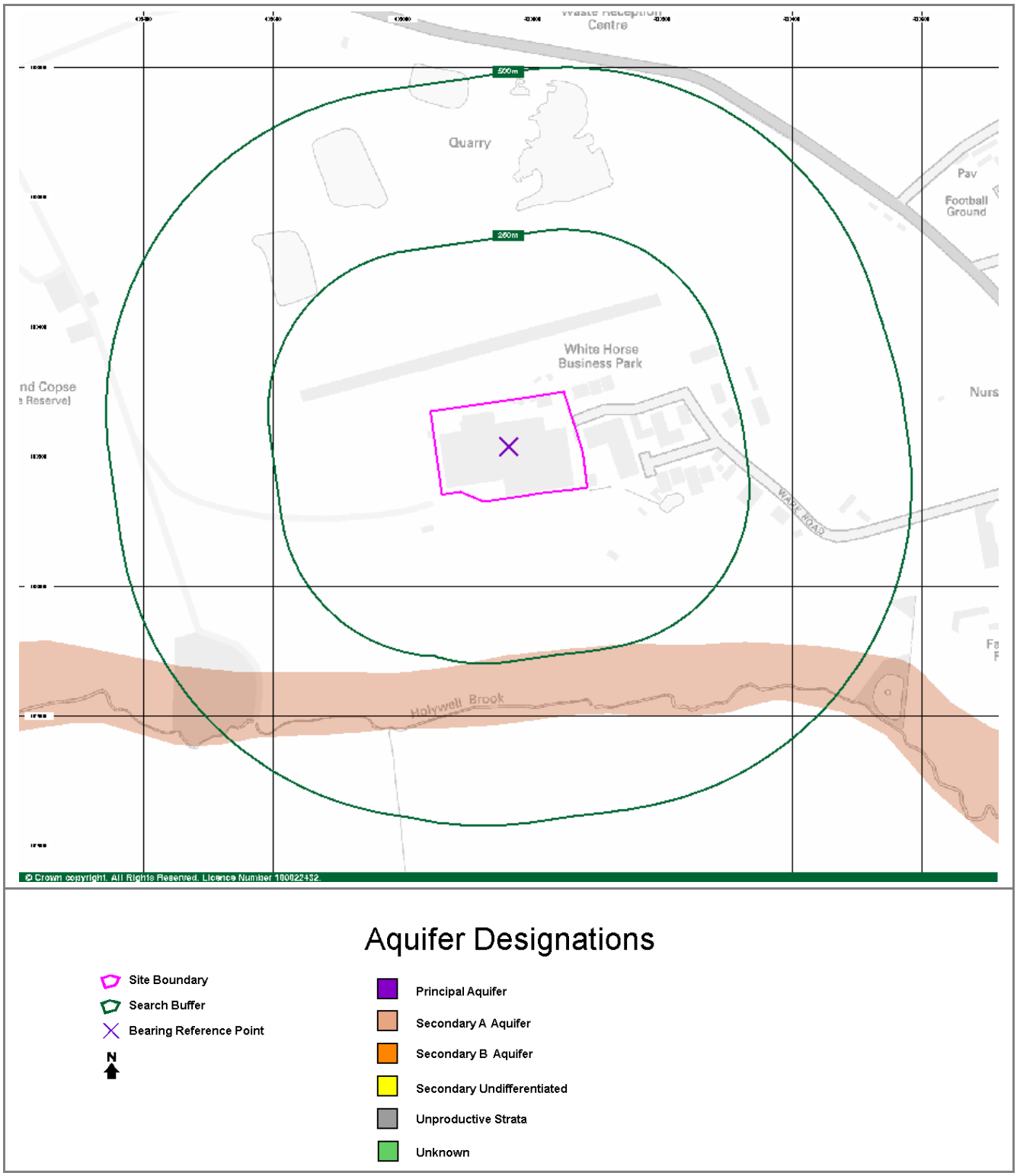
Map ID	Details	Distance	Direction
	Military Land, Date of Mapping: 1960.	On Site	-
	General quarrying, Date of Mapping: 1883-1900.	436m	E

Historical Maps

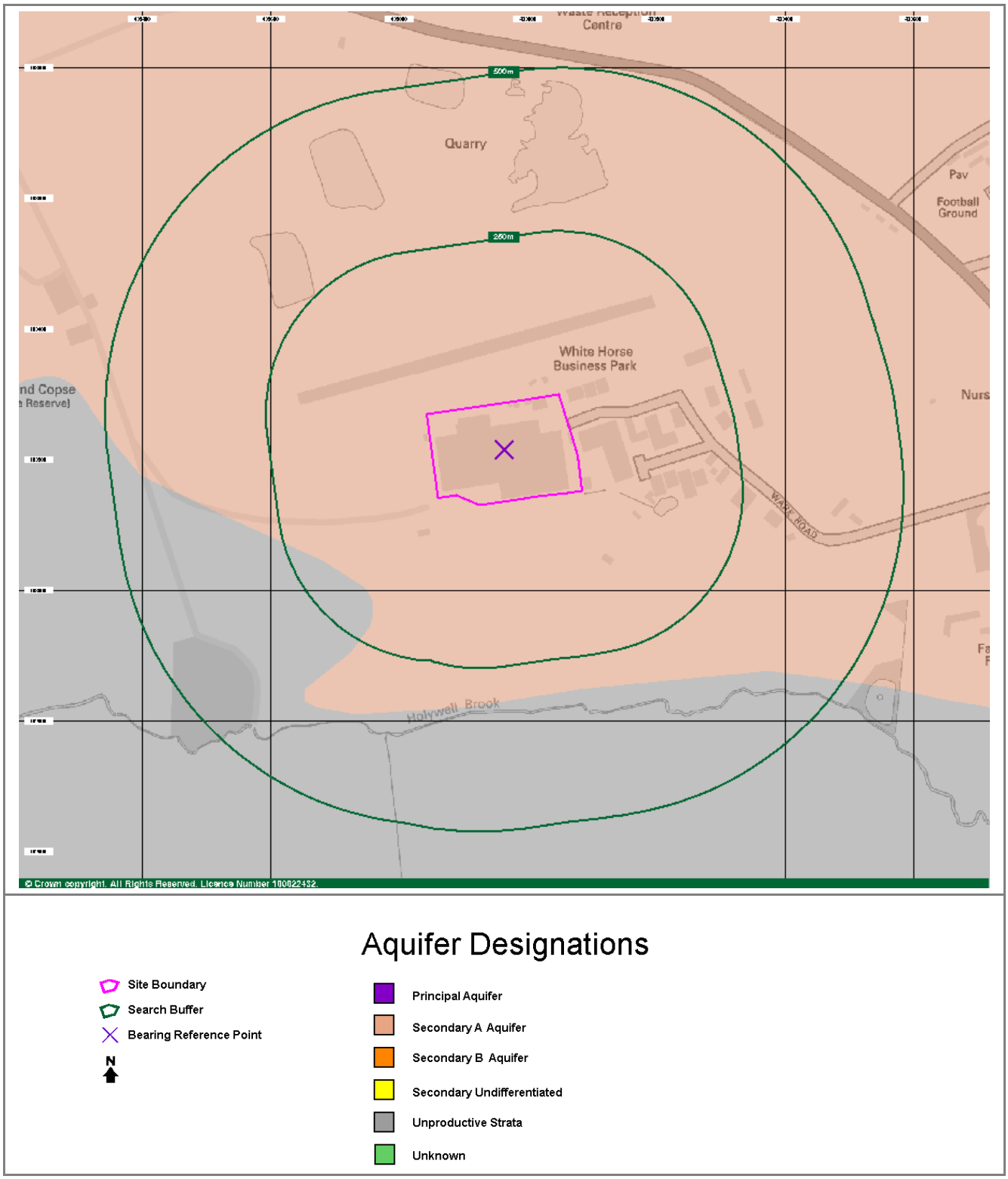
The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:

Scale	Map Sheet	Published Date
1:2,500	Berkshire 008_15	1878
1:2,500	Berkshire 013_03	1878
1:2,500	Berkshire 008_15	1899
1:2,500	Berkshire 013_03	1899
1:2,500	Berkshire 008_15	1912
1:2,500	Berkshire 013_03	1912
1:2,500	National Grid SU3292	1973
1:2,500	National Grid SU3293	1973
1:2,500	National Grid SU3392	1973
1:2,500	National Grid SU3393	1973
1:2,500	National Grid SU3393	1975
1:2,500	National Grid SU3292	1994
1:2,500	National Grid SU3293	1994
1:2,500	National Grid SU3392	1994
1:2,500	National Grid SU3393	1994
1:2,500	National Grid SU3393	1989
1:2,500	National Grid SU3393	1991
1:10,560	Berkshire 008_00	1883
1:10,560	Berkshire 013_00	1883
1:10,560	Berkshire 008_SE	1900
1:10,560	Berkshire 013_NE	1900
1:10,560	Berkshire 008_SE	1914
1:10,560	Berkshire 013_NE	1914
1:10,560	National Grid SU39SW	1960
1:10,000	National Grid SU39SW	1977
1:10,000	National Grid SU39SW	1977
1:10,000	National Grid SU39SW	2014

Aquifer Designation (Superficial)



Aquifer Designation (Bedrock)



Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	241m	S

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	180m	SW

Groundwater Vulnerability

Map ID	Details	Distance	Direction
	Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 38 Upper Thames & Bedfordshire.	On Site	-
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 38 Upper Thames & Bedfordshire.	159m	SW
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 38 Upper Thames & Bedfordshire.	383m	S

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: STFD, Rock Name: Stanford Formation, Rock Type: Limestone, Min Age: Oxfordian, Max Age: Oxfordian.	On Site	-
	LEX Code: KTON, Rock Name: Kingston Formation, Rock Type: Sandstone, Min Age: Oxfordian, Max Age: Oxfordian.	107m	N
	LEX Code: AMKC, Rock Name: Ampthill Clay Formation and Kimmeridge Clay Formation (Undifferentiated), Rock Type: Mudstone, Min Age: Kimmeridgian, Max Age: Oxfordian.	180m	SW
	LEX Code: KTON, Rock Name: Kingston Formation, Rock Type: Sandstone, Min Age: Oxfordian, Max Age: Oxfordian.	459m	E

BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: ALV, Rock Name: Alluvium, Rock Type: Clay, Silt, Sand and Gravel, Min Age: Flandrian, Max Age: Flandrian.	241m	S

BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 253, Map Name: Abingdon, Map Date: 1971, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-

Detailed River Network Lines

Map ID	Details	Distance	Direction
	Secondary River, River Name: Holywell Brook Hydrographic Area: B06, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Other Rivers, Water Course Name: Not Supplied, Water Course Reference: Not Supplied.	318m	S
	Secondary River, River Name: Holywell Brook Hydrographic Area: B06, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Other Rivers, Water Course Name: Not Supplied, Water Course Reference: Not Supplied.	365m	SW
	Tertiary River, River Name: Drain Hydrographic Area: B06, River Flow Type: Secondary Flow Path, River Surface Level: Surface, Drain Feature: Drain (ditch, Reen, Rhyne, Drain), Flood Risk Management Status: Other Rivers, Water Course Name: Not Supplied, Water Course Reference: Not Supplied.	369m	SW

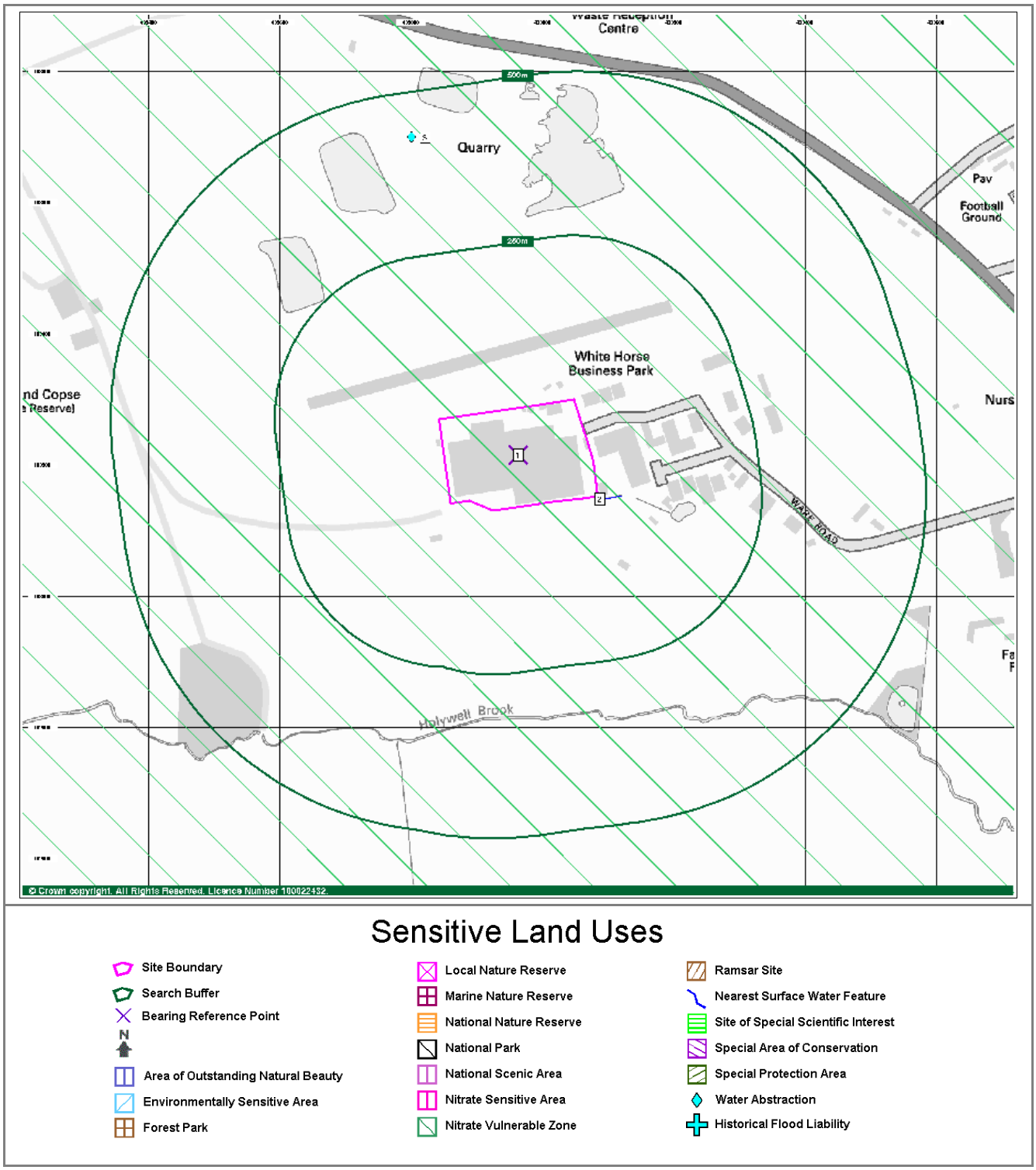
Detailed River Network Offline Drainage

Map ID	Details	Distance	Direction
	River Type: Tertiary River	6m	SE
	River Type: Tertiary River	59m	E

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Corallian Group.	On Site	-

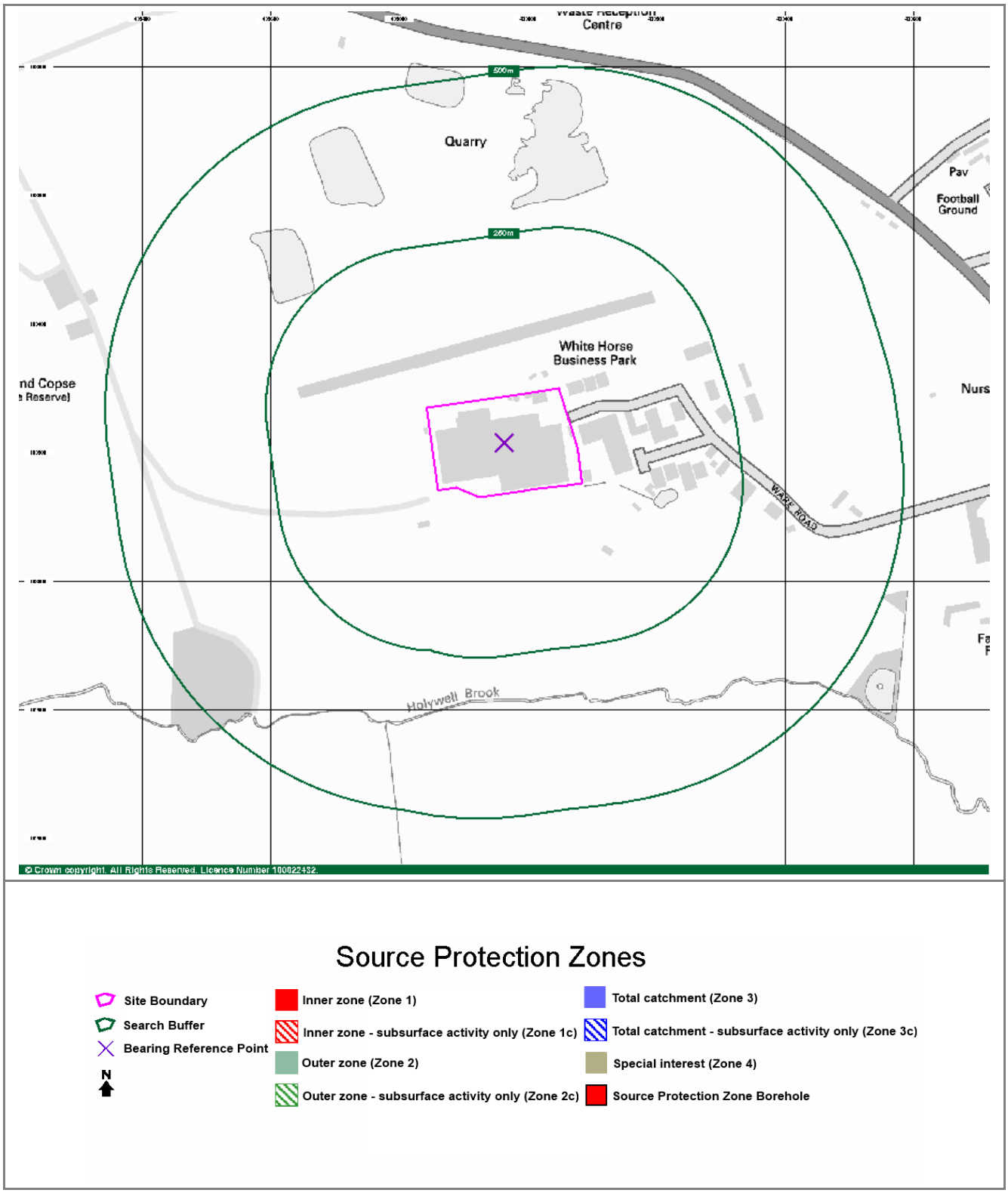
Environmentally Sensitive Features



Sensitive Land Uses

- Site Boundary
- Search Buffer
- Bearing Reference Point
- N
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- National Scenic Area
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Nearest Surface Water Feature
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Water Abstraction
- Historical Flood Liability

Source Protection Zones



Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: , Description: Surface Water, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
2	Surface water feature identified in proximity.	6m	SE

Sites of Special Scientific Interest

Map ID	Details	Distance	Direction
	Name: Shellingford Crossroads Quarry, Multiple Area: N, Area (m^2): 26397.52, Source: Natural England, Reference: 1000297, Designation Date: 21st May 1986, Date Type: Notified, Designation Details: Geological Conservation Review.	826m	N

Water Abstractions

Map ID	Details	Distance	Direction
3	Operator: Multi-Agg Ltd, Licence Number: 28/39/17/0130, Permit Version: Not Supplied, Location: Shellingford Quarry, SHELLINGFORD, Authority: Environment Agency, Thames Region, Abstraction: Sand And Gravel Washing, Abstraction Type: Not Supplied, Source: Groundwater, Daily Rate(m^3): 2182, Yearly Rate (m^3): 545530, Corallian; Status: Revoked; Lapsed Or Cancelled, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	432m	N

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	241m	S

Compressible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	241m	S

Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	241m	S

Landslide Ground Stability Hazards

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

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	241m	S

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	180m	SW

Radon

Radon Potential

Map ID	Details	Distance	Direction
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

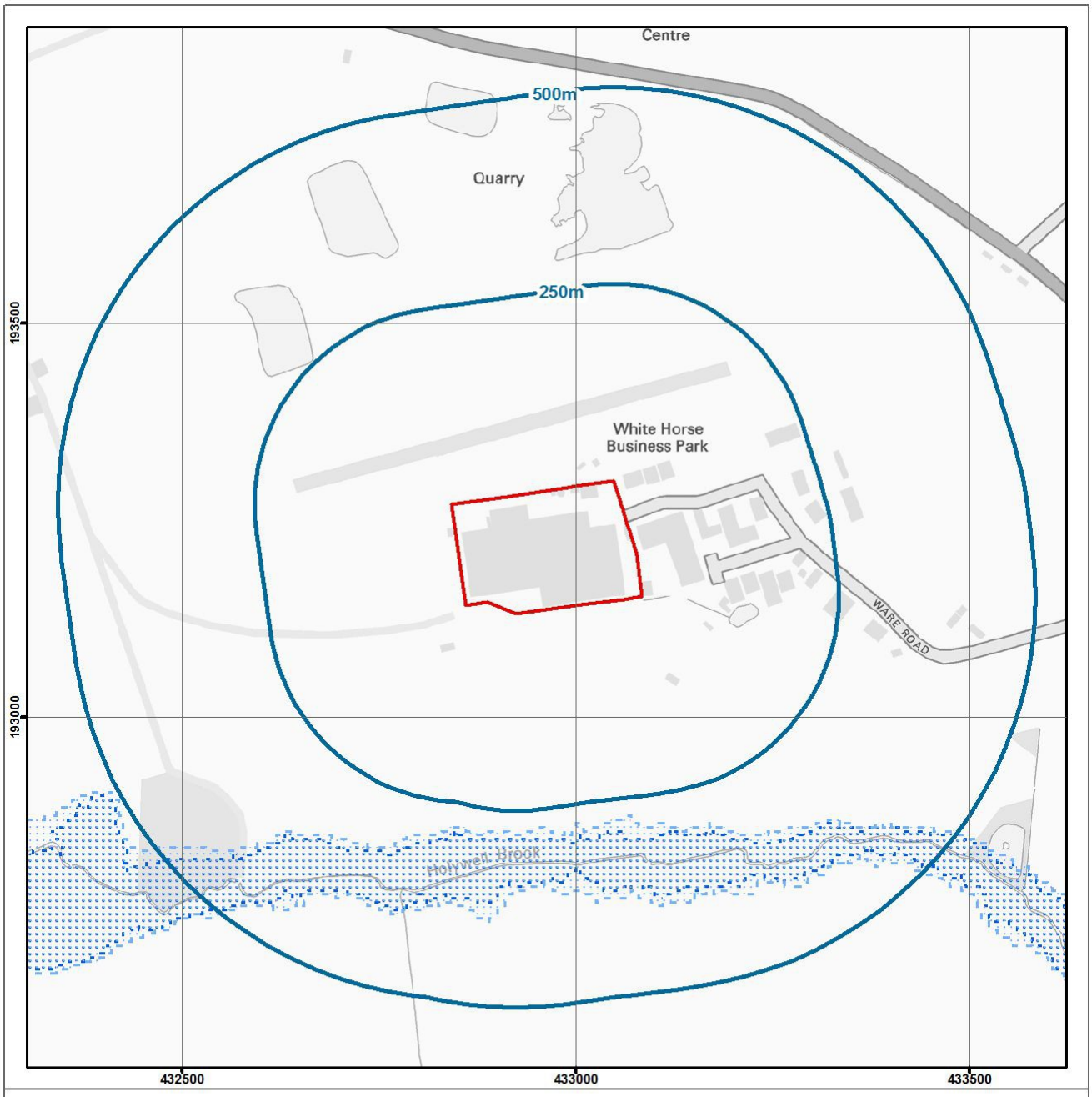
Map ID	Details	Distance	Direction
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Mining

BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
11	Site Name: Shellingford Quarry, Site Location: Stanford Road, Stanford In The Vale, Faringdon, Oxfordshire, Sn7 8ne, Source: British Geological Survey, National Geoscience Information Service, Reference: 226077, Type: Opencast, Status: Dormant, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Stanford Formation, Commodity: Limestone, Positional Accuracy: Located by supplier to within 10m.	324m	N
12	Site Name: Shellingford Quarry, Site Location: Stanford Road, Stanford In The Vale, Faringdon, Oxfordshire, Sn7 8ne, Source: British Geological Survey, National Geoscience Information Service, Reference: 226077, Type: Opencast, Status: Dormant, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Highworth Grit Member, Commodity: Sand, Positional Accuracy: Located by supplier to within 10m.	324m	N
13	Site Name: Shellingford Quarry, Site Location: Stanford Road, Stanford In The Vale, Faringdon, Oxfordshire, Sn7 8ne, Source: British Geological Survey, National Geoscience Information Service, Reference: 3637, Type: Opencast, Status: Active, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Highworth Grit Member, Commodity: Sand, Positional Accuracy: Located by supplier to within 10m.	471m	NW
14	Site Name: Shellingford Quarry, Site Location: Stanford Road, Stanford In The Vale, Faringdon, Oxfordshire, Sn7 8ne, Source: British Geological Survey, National Geoscience Information Service, Reference: 3637, Type: Opencast, Status: Active, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Jurassic, Geology: Stanford Formation, Commodity: Limestone, Positional Accuracy: Located by supplier to within 10m.	471m	NW

Flooding from Rivers or Sea



Environment Agency

Client Site	Defended Areas
Flood Defences	Flood Zone 2
Flood Storage	Flood Zone 3

meters
0 50 100 200

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

Nominal scale at A4 paper size - 1:8,000

Current Flood Risk

Flooding from River or Sea (Flood Zone 3)

	Details	Distance	Reply or Direction
	Are there any flood plains within 500m?	<501m	YES
	Type: Fluvial Models, Source: The Environment Agency, Boundary Accuracy: As Supplied.	285.7m	S

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

	Details	Distance	Reply or Direction
	Are there any flood plains (extreme floods) within 500m?	<501m	YES
	Type: Fluvial Models, Source: The Environment Agency, Boundary Accuracy: As Supplied.	272.7m	S

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

Flood Defences

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

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

Areas Benefiting from Flood Defences

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

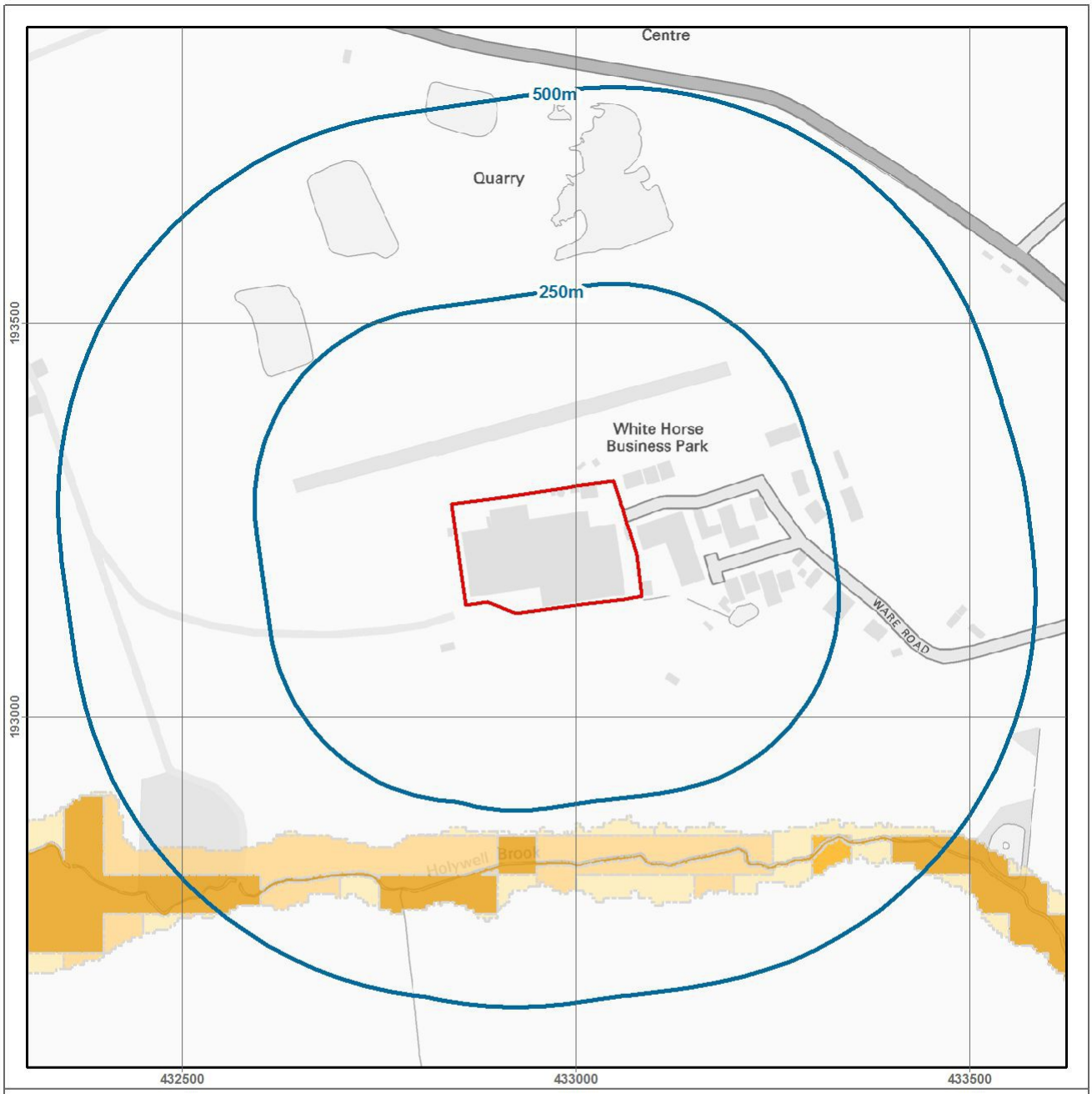
The Site is over 500m from an Area Benefiting from a Flood Defence, as defined by the regulatory body. The residual risk that the Site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

Flood Storage Areas

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

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

The Environment Agency Risk of Flooding from Rivers and Sea



Risk of Flooding from Rivers and Sea (RoFRS)

Client Site
High
Medium High
Medium
Low
Very Low

metres
0 50 100 200

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

Nominal scale at A4 paper size - 1:8,000

Risk of Flooding from Rivers and Sea

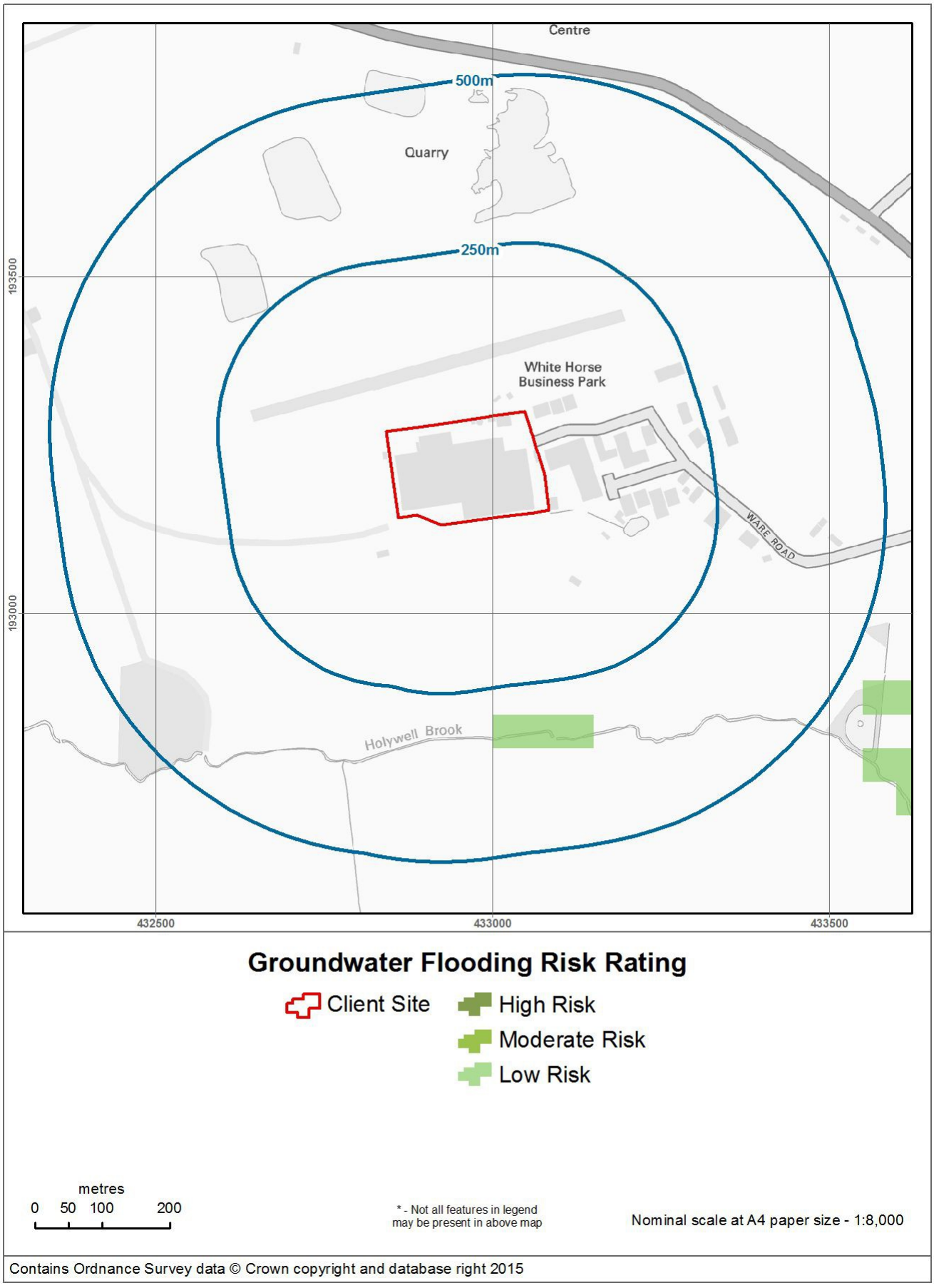
	Details	Distance	Reply or Direction
	What is the flood likelihood category for the Site?	On Site	-

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

The Environment Agency Data

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

Groundwater Flooding Risk



Groundwater Flooding Risk

	Details	Distance	Reply or Direction
	What is the risk of groundwater flooding at the Site?	On Site	-

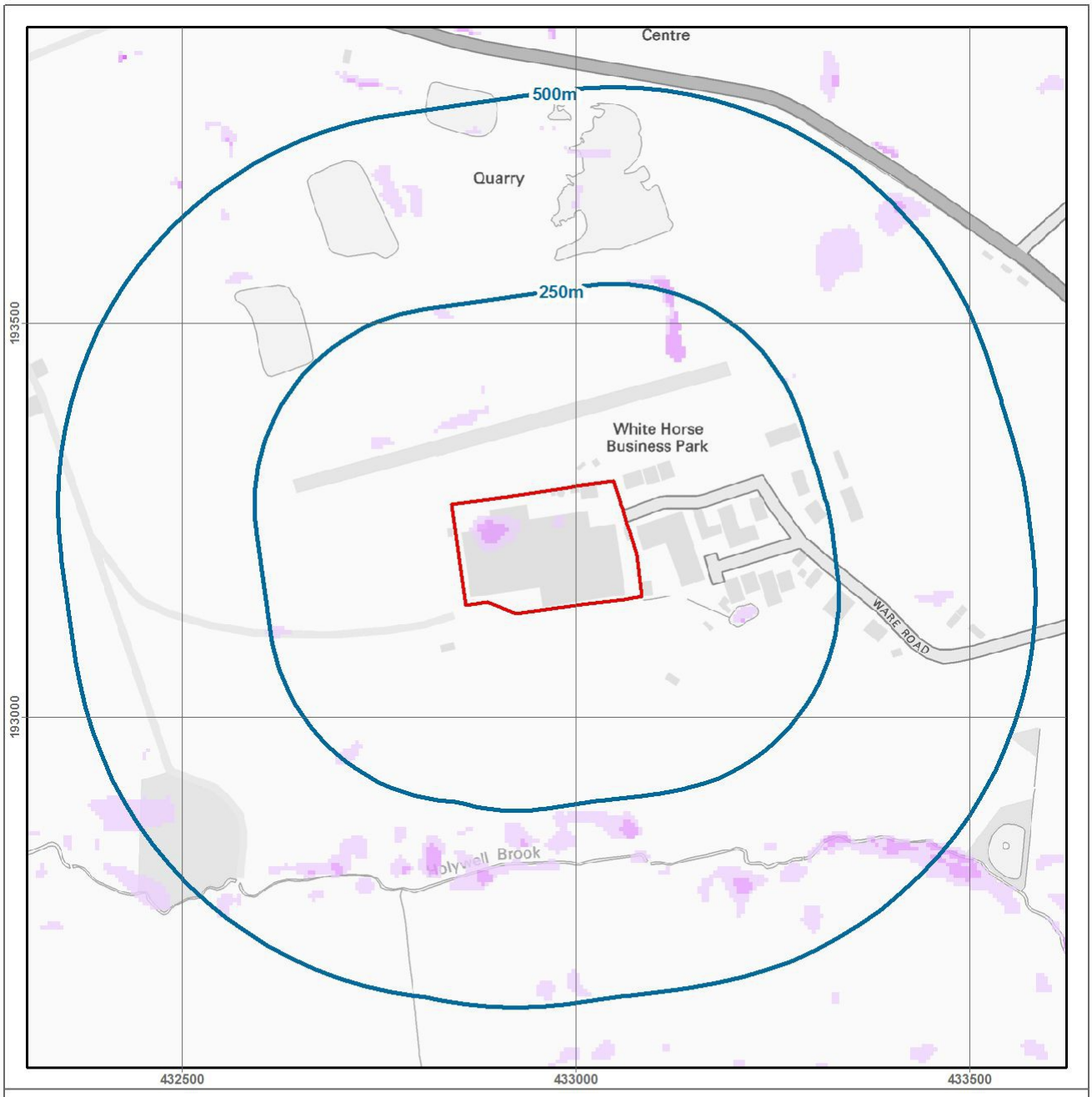
Information from GeoSmart Information Ltd indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence will be less frequent than 1 in 100 years return period.No further investigation of risk is deemed necessary unless the proposed site use is unusually sensitive. However, data may be lacking in some areas, so assessment as 'negligible risk' on the basis of the map does not rule out local flooding due to features not currently represented in the national datasets used to generate this version of the map.

GeoSmart Information Ltd Data

GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for The Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

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

Surface Water Flooding (1:200 year rainfall event)



Surface Water Risk

- Client Site
- 10cm - 30cm depth
- 30cm - 1m depth
- 1m + depth

metres
0 50 100 200

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

Nominal scale at A4 paper size - 1:8,000

Surface Water Flooding

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

JBA Risk Management Data

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

Historical Flooding

Historical Flooding

Client Site
Historic Floods
Geo Indicators

metres
0 50 100 200

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

Nominal scale at A4 paper size - 1:8,000

Historical Flood Events

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

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

The Environment Agency Data

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

Geological Indicators of Flooding

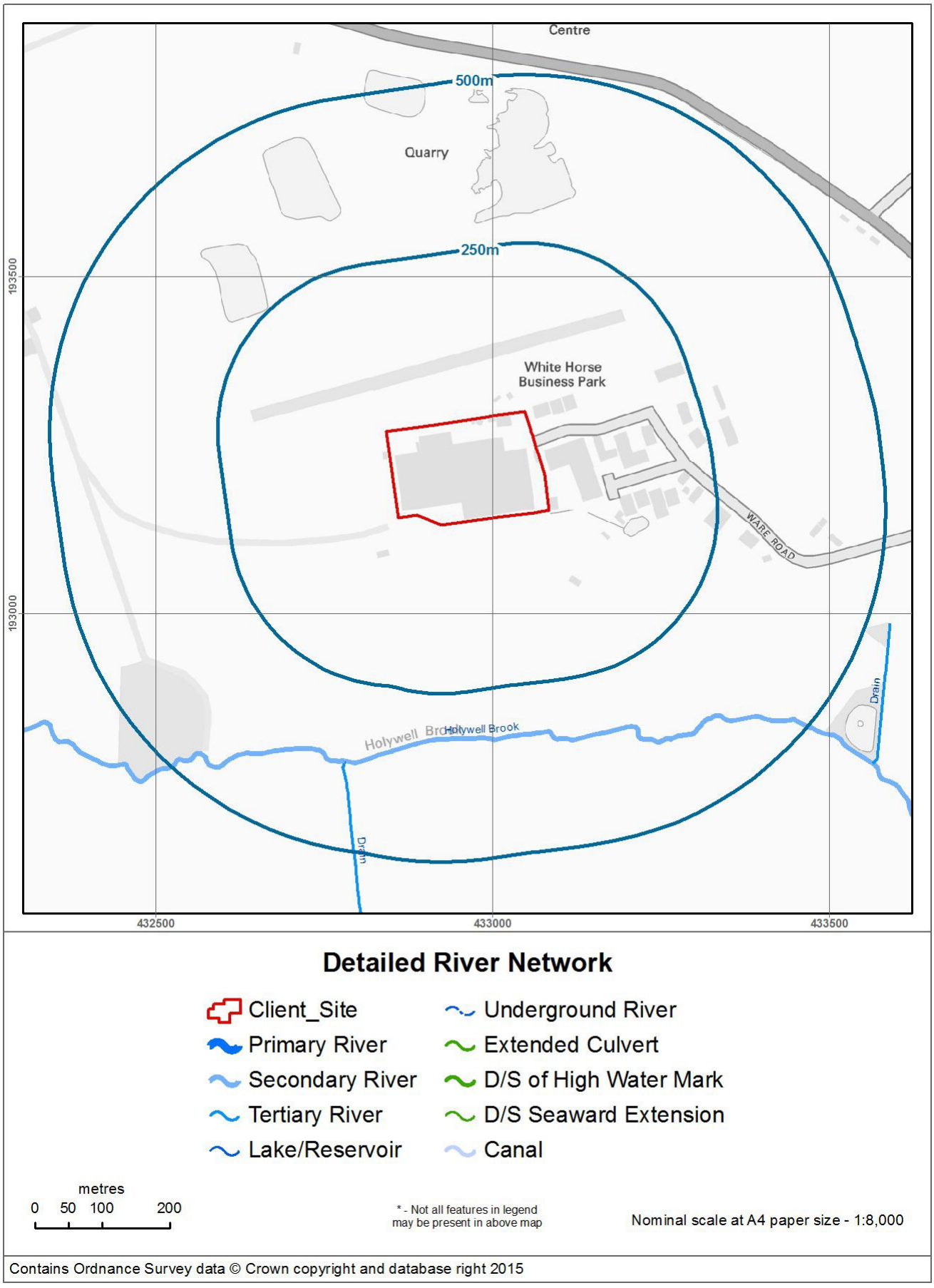
	Details	Distance	Reply or Direction
	Are there any geological deposits which indicate the Site may have been flooded in the past?	<26m	NO

Data from the British Geological Survey (BGS) indicates that the type of deposits in the locality of the Site are not of the type normally associated with floodplains. However, this data should only be considered as complementary to the regulatory body's Flood Map. This BGS data does not indicate the likelihood of flooding, since such deposits may be due to flood events which occurred thousands of years ago. Refer to the other assessments in this report for an overall assessment of flood risk.

British Geological Survey Data

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

Detailed River Network



Other Information

Detailed River Network

	Details	Distance	Reply or Direction
	Is there any information from the EA's Detailed River Network within 500m?	<501m	YES
	River Name: Holywell Brook, Watercourse Name: , Is The Feature a Main River?: NO, Is The Feature a Drain?: NO.	317.1m	S
	River Name: Drain, Watercourse Name: , Is The Feature a Main River?: NO, Is The Feature a Drain?: YES.	368.5m	S

There is a river, canal, or drainage channel identified by the regulatory body's detailed river network within 500m of the Site however this is not currently classified as a Main River by the regulatory body. This does not represent a flood risk in itself, but its presence has been taken into account in the overall risk assessment in this Report.

The Environment Agency Data

This data was derived from Ordnance Survey Mastermap (the UK's most detailed digital mapping) and shows the centre-lines of the river network (rivers, drains and streams) in England and Wales. Where relevant, it assigns attributes such as river type and designation (i.e. Main River status). It can be important to know this because certain statutory bodies must be consulted about development proposals near to a Main River, canal or drainage channel.

Height Above Sea Level

	Details	Distance	Reply or Direction
	Maximum height of the Site above sea level	On Site	81.30m
	Minimum height of the Site above sea level	On Site	77.40m
	Average height of the Site above sea level	On Site	79.47m

The Site is at a relatively high elevation above sea level. However, this is not in itself indicative of the absence of flood risk and reference should be made to other assessments within this report.

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	YES
Nearest water feature	93.0m	N
Nearest water feature	99.0m	N
Nearest water feature	315.9m	S
Nearest water feature	335.6m	S
Nearest water feature	378.0m	NW
Nearest water feature	386.9m	SE
Nearest water feature	407.7m	N
Nearest water feature	453.9m	SW
Nearest water feature	457.2m	N

There is a water feature shown on the Ordnance Survey within 250m of the Site. This does not represent a flood risk in itself, but its presence has been taken into account in the overall risk assessment in this Report.

Dam or Reservoir Failure

	Details	Distance	Reply or Direction
	Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?	On Site	NO

Neither the Site nor areas near to it will be likely to flood if a dam or reservoir in the surrounding area failed.

JBA Risk Management Data

Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risks to people and property. These models are able to predict the areas likely to flood on all sides of a feature, should an element of it fail e.g. a wall, dam or earth bund.

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	General enquiries 0845 458 5250 orders@argyllenviro.com
Ensura Limited (for Environmental Insurance) 1st Floor 98 – 99 Queens Road Brighton BN1 3XF www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Vale of White Horse District Council Environmental Health Department The Abbey House www.whitehorsedc.gov.uk	Telephone 01235 520202 Fax: 01235 540396
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Oxfordshire County Council County Hall www.oxfordshire.gov.uk	Telephone 01865 792422 Fax: 01865 810106 environmental.services@oxfordshire.gov.uk
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings	Telephone 0113 2613333 Fax: 0113 230 0879
Natural England County Hall www.naturalengland.org.uk	Telephone 0300 060 3900 enquiries@naturalengland.org.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544 Templeborough Rotherham S60 1BY www.environment-agency.gov.uk	General enquiries 08708 506 506 Floodline 0845 988 1188 enquiries@environment-agency.gov.uk
British Geological Survey Enquiry Service British Geological Survey Kingsley Dunham Centre Keyworth Nottingham NG12 5GG www.bgs.ac.uk	General enquiries 0115 936 3143 Fax 0115 936 3276
(For advice on flood insurance) British Insurance Brokers' Association 8th Floor John Stow House 8 Bevis Marks London EC3A 7JB	Consumer helpline 0870 950 1790
JBA Risk Management - Head Office South Barn Broughton Hall Skipton North Yorkshire BD23 3AE	General enquiries 01756 799 919 Fax 01756 799 449 info@jbarisk.com

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

Contamination Land Risk Analysis Methodology

The SITESOLUTIONS reports have been designed to assist in making informed decisions during property transactions. This section of the Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991[4]. (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

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

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

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

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

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

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

1. The Contaminated Land Regime; and
2. The Environmental Damage Regulations 2009, as amended (EDR).

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England[5]. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

[4] Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.
[5] Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters out to the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll will apply due consideration to the nature of any activities likely to be occurring on Site and review EDR Receptors surrounding the Site. However, Argyll are unable to consider the standard of current operations or instances where environmental damage arises either intentionally or as a result of negligence on behalf of the Site operator.

The assessment excludes the identification of potential liabilities arising as a result of genetically modified organisms and the transportation or delivery of polluting goods which may occur at locations off Site. In addition, not all EDR Receptors can be identified in this assessment including protected species/natural habitats such as nesting bats, nesting birds or migratory bird routes which are not officially designated.

When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Liability Assessment

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

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	**Within the scope of this assessment no Liabilities have been identified. No further action is required.** This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED 	**Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.** This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION 	**Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991[6]. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.** This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

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

Limitations of the Report

The **SITE**SOLUTIONS reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only

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

information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

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

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Limited Conditions of Contract for **SITE**SOLUTIONS and **FLOOD**SOLUTIONS Reports (May 2011), a copy of which is available on our website.

Flood Risk Screening Methodology

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

Executive Summary and Consultants Comment

In this section Argyll will summarise in a statement whether any significant flood risks have been identified and whether insurance is likely to be available at Standard Terms.

There will be one of the following three responses:

Assessment	Risk Statement
PASSED 	Low and Low to Moderate - The site is not considered to be at significant risk of flooding. No further action is considered necessary.
PASSED 	Moderate - Data suggest that there are features which may present a flood risk to the site and its occupants during an extreme flood event. However, buildings and contents insurance should easily be available in most cases.
FURTHER ACTION 	Moderate to High and High - This report reveals significant flood risk issues which should be addressed. Further assessment is recommended in order to clarify the risk of flooding at the site and to determine appropriate flood protection measures.

Insurance Availability

Argyll provides an indication of whether the Site is likely to be insurable for flood risk at standard terms. The answer to Question1 (on page 3) is based on consideration of Risk of Flooding from Rivers and Sea data supplied by The Environment Agency and surface water flooding data supplied by JBA Risk Management. This data is used by a significant proportion of the insurance industry to help determine the suitability of a Site for insurance, although they may access additional information which could affect their assessment.

Under the Association of British Insurers' Revised Statement of Principles on the Provision of Flooding Insurance (July 2008), the general policy of member companies is that flood insurance for domestic properties and small businesses should continue to be available for as many customers as possible until 1st July 2013, by which time a

longer term solution should be implemented. The premiums charged and other terms will reflect the risk of flooding but insurance will be available:

1. for properties where the flood risk is not significant (generally defined as no worse than 1.33% or 1–in-75 years annual probability of flooding); and
2. to existing domestic property and small business customers at significant risk, providing the Environment Agency has announced plans to reduce that risk within five years, such as improving flood defences. (The commitment to offer cover will extend to the new owner of any applicable property subject to satisfactory information about the new owner).

However, for significant risk areas where no improvements in flood defences are planned, and in all cases other than domestic properties and small businesses, insurers cannot guarantee to provide cover, but will examine the risks on a case-by-case basis. The implementation of the revised Statement of Principles depends on action from the Government and is continually reviewed by insurers. In addition, the revised Statement of Principles does not apply to properties built after 1st January 2009. Different guidance applies to these (see Climate Change – Guidance on Insurance Issues for New Developments from www.abi.org.uk).

The responses to the question 'Is the Site likely to be insurable at standard terms?' assume the Site is an existing domestic property or small business and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence.

Response	Meaning
Yes	The Site is likely to be considered acceptable by insurance companies at standard terms and flood insurance should not be difficult to obtain. No further action required.
No	The Site is not likely to be considered acceptable by insurance companies at standard terms, on the basis of current information. Further work may be required in order to obtain acceptable insurance terms for the flood risk. This could include a more detailed risk assessment or the use of accredited products, flood resilient materials and temporary defences to defend the property.

Development Risk

Argyll comments on whether a full or partial Flood Risk Assessment (FRA) would be required in accordance with National Planning Policy Framework (NPPF). The answer to Question 1 is indicative only and is based on the size of the Site (as supplied by the client) and the information in the data section of this report.

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

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

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

Flood Risk Rating

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

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

The answer to Question 2 provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

3. Are there existing flood defences which might benefit the Site?

The answer to Question 3 is based on the presence of any flood defences in the dataset provided by the Environment Agency within 500m of the Site. It should be noted that a residual risk of flooding may be present if

such defences failed. Flood defences do not generally protect the Site against groundwater and surface water flooding.

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

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

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

Questions 2 and 3 are answered by one of six standard responses:

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

Flood Analysis

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

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

Limitations of the Report

The report has been designed to satisfy basic flood-related environmental due-diligence enquiries for commercial properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

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

the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

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

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

The data used in this report may have inherent limitations and qualifications. Further details are set out in the FloodSolutions User Guide which is available free of charge from our website www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250.

This report is provided under The Argyll Environmental Limited Conditions of Contract for SITESOLUTIONS and FLOODSOLUTIONS Reports (July 2013), a copy of which is available on our website, www.argyllenvironmental.com or by calling one of our technical team on 0845 458 5250

Flood Glossary

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

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

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

Flood Resistance Measures
These measures are designed to prevent flood water from entering the buildings on Site.

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

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

Flood Zone 1
An area of low probability of flooding as defined by the Environment Agency – a flood return period of 1 in 1,000 or more.

Flood Zone 2
An area of medium probability of flooding as defined by the Environment Agency – a flood return period between 1 in 100 to 1 in 1,000 for river flooding and 1 in 200 to 1 in 1,000 for coastal flooding.

Flood Zone 3a
An area of high probability of flooding as defined by the Environment Agency – a flood return period between 1 in 20 to 1 in 100 for river flooding and 1 in 200 for coastal flooding.

Flood Zone 3b
This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

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

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

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

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

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

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF. Telephone: 0845 458 5250, e-mail: orders@argyllenviro.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

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

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

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

Complaints procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Telephone: 0845 458 5250
Email: orders@argyllenviro.com

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

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