

SiteSolutions Commercial



Overall Opinion

PASSED ✓



Argyll's Overview

Considering the information reviewed during this assessment, no significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. However, your attention is drawn to prudent measures suggested on page 3.

The following other Environmental Hazards have been identified in the immediate vicinity of the Site: Ground Instability Hazard, and Infilled Land.



Report on:

Sample Site, Sample Town, Sample County, United Kingdom

Report prepared for:

Sample

Report Reference:

Sample

Report date:

12th February 2020

Client Reference:

Sample

National Grid Reference:

616549,309707



Site Location

Report prepared on

Sample Site, Sample Town, Sample County, United Kingdom

Site Area (m²)

403173

Current Use

Farm Land

Proposed Use

Housing

Report Author

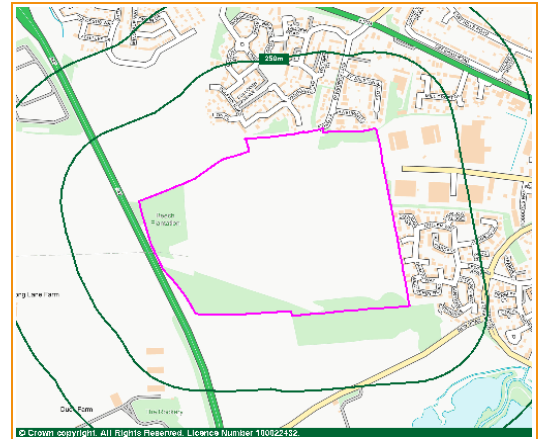
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Additional Information Provided

-





Summary of Contamination Risk and Liabilities

Liability Assessment




Passed

Read recommendations



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent measures suggested below.

Risk	Issue	Evaluation
 Contaminated Land	What is the overall on-site risk?	Low to Moderate
	What is the overall off-site risk?	Low to Moderate
	What is the environmental sensitivity rating?	High



Recommendations

The Site is occupied by a sewage pumping station and is in close proximity to a warehouse. While this may have caused some contamination, the risk of liability is not high. As the Site is being redeveloped, it will need to be suitable for the proposed use. Based on the Site context, a Phase 1 Environmental Assessment is the most appropriate next step. This will involve a visual inspection to assess the risk of contamination in the context of the development. Please note, it may highlight a requirement for further investigation.

We would be happy to confirm with the Planning Authority that this approach is acceptable and provide a quote for the work. Please contact your report writer on 03300 366 115 to discuss any aspect of our recommendation.

Upgrade to a Phase 1 Environmental Audit: from £950 + VAT including third-party costs



Contaminated Land Risk Analysis

Investigation		Commentary
	On-site sources	<p>A review of historical maps shows the Site existed as open agricultural land from the earliest mapping dated 1882, with a gravel pit present in the east and a residential property in the south east from this time. Footprint changes were observed as additional properties were noted c.1907. The Site continued in this use, and the pit appeared to be overgrown c.1966, before being cleared completely c.1991, at which point a sewage pumping station was noted in the north. The residential properties had been cleared c.1992. No further changes were observed in subsequent mapping.</p> <p>We understand the Site is currently in agricultural use and will be redeveloped for residential use.</p>
	Argyll's Comment	As a result of the historical and current use of the Site, there is a low to moderate risk of contaminants being present.
	Off-site sources	<p>A review of historical maps dating from 1882 shows the following potentially contaminative uses within 100m of the Site: light industrial units adjacent east c.1991, later identified as a warehouse with associated tanks and electrical sub-stations c.2020.</p>
	Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.
	Pathways and receptors	<p>The general area appears to be in mixed commercial/residential use, with residential properties proposed on Site.</p> <p>The superficial hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability) and the bedrock hydrogeology is classified as a Principal Aquifer (highly permeable formations).</p> <p>The Site lies within a Zone II Source Protection Zone (SPZ). An SPZ is a protection zone placed around a well or borehole that supplies groundwater of potable quality. There are nine abstraction licences located within 500m. The closest of these is a well and borehole abstraction (on Site) for agriculture (general) use.</p> <p>A pond is located 7m north east. Finally no designated eco-receptors were identified within a 500m radius of the Site.</p>
	Argyll's Comment	Overall, the Site is therefore considered to have a 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, plausible contaminant linkages have been identified associated with the proposed redevelopment. However, we do not consider these likely to be significant. We would draw your attention to the recommendation on Page 3.

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



Other Environmental Hazards

	Risk	Recommendation
	Ground Instability Hazard	As a potential ground instability hazard was identified, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys.
	Infilled Land	As the Site lies on or within 25m of potentially infilled land, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council and the local Building Regulations Officer. British Geological Survey GeoHazard reports (www.bgs.ac.uk/georeports) may also provide more detailed information.
	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.



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
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
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 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.

Contents of the Data Section

Section	Description
Tabular Summary	<p>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.</p> <p>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.</p>
Current Land Use Mapping	<p>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.</p>
Statutory Information	<p>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.</p> <p>If no data is identified then the section will be omitted.</p>
Waste	<p>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.</p> <p>If no data is identified then the section will be omitted.</p>
Current Industrial Land Use	<p>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.</p> <p>If no data is identified then the section will be omitted.</p>
Historical Land Use Mapping	<p>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.</p>
Historical Land Use	<p>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.</p> <p>If no data is identified then the section will be omitted.</p>
Aquifer Designations and Geology	<p>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.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p>
Environmental Sensitivity	<p>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.</p> <p>If no data is identified then the section will be omitted.</p>
Natural and Mining Related Hazards	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	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	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	3	1
Water Industry Act Referrals	0	0	1
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
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0 (0) *
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	1

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	7	30
Fuel Station Entries	0	0	1
Other Features	On-site	1-250m	251-500m
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	1	8
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	1	2	1
Potentially Infilled Land (Water)	0	0	0

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
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Groundwater Vulnerability

Superficial Aquifer Designations	2	0	0
Bedrock Aquifer Designations	2	0	0
Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	2	0	0
BGS 1:50,000 Superficial Deposits	1	0	2
BGS 1:50,000 Geological Mapping Coverage	1	0	0
BGS 1:625,000 Solid Geology	2	N/A	N/A
BGS Borehole Logs	1	3	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	1
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	2	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 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	1	0	8 (22)*
Source Protection Zones	2	0	0

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 ¹	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	1	N/A
Landslide Ground Stability Hazards	1	1	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	0	N/A
Non-Coal Mining Hazards	1	1	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	1	2	3

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.

¹Ground stability hazards are only searched to a radius of 50m from the Site boundary.

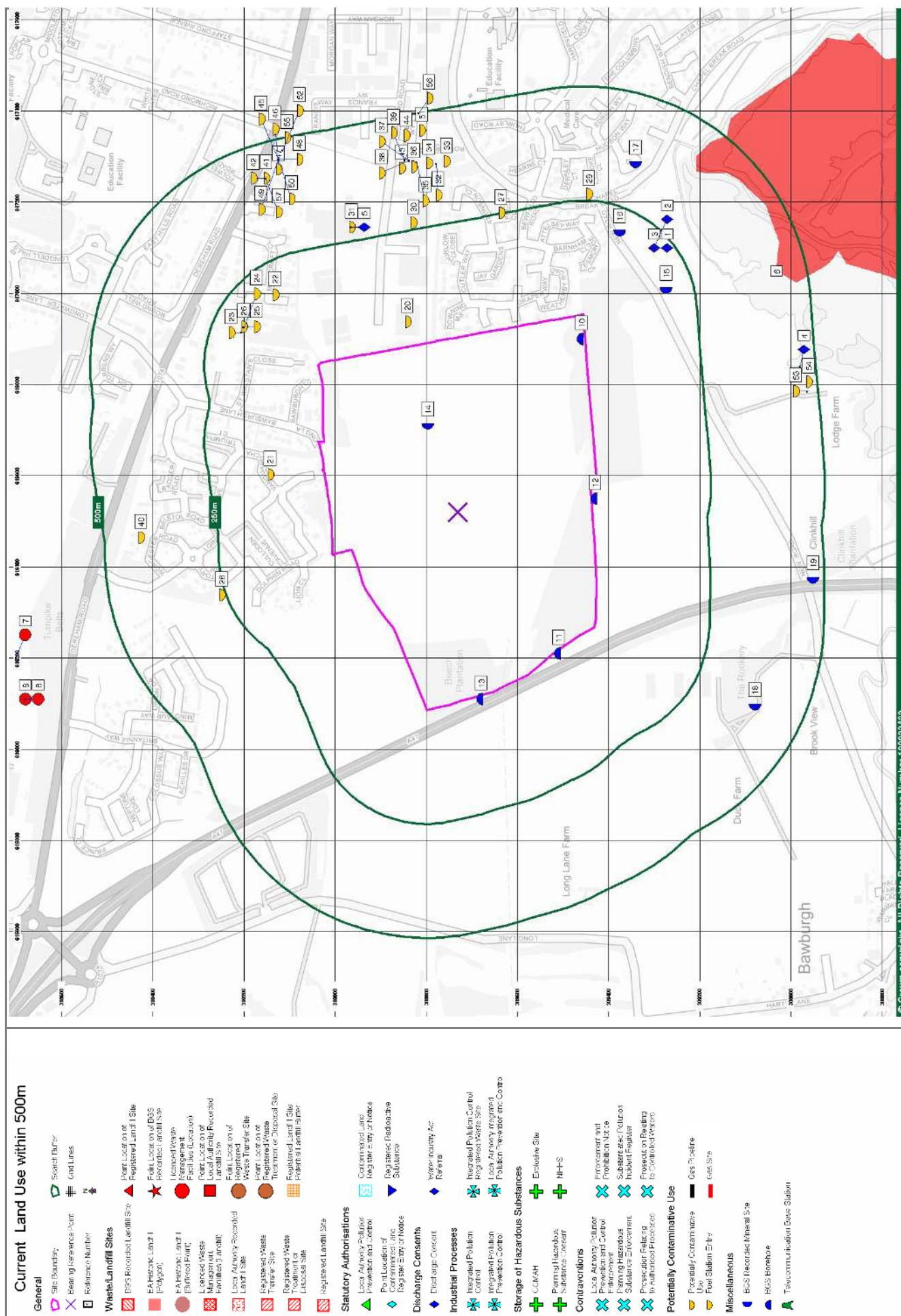
Landfill Site Information

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.



Statutory Information

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
1	Operator: Anglian Water Services Limited, Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY), Location: Costessey Sewage Works, Norwich, Nr5, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Aw4nf58x, Permit Version: 1, Effective Date: 11th November 1955, Issued Date: 11th November 1955, Revocation Date: 14th October 1992, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Yare, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m.	214m	SE
2	Operator: Anglian Water Services Limited, Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY), Location: Costessey Sewage Works, Norwich, Nr5, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Aw4nf489x, Permit Version: 1, Effective Date: 22nd January 1965, Issued Date: 22nd January 1965, Revocation Date: 14th October 1992, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Yare, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m.	214m	SE
3	Operator: Anglian Water Services Limited, Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY), Location: Costessey Sewage Works, Norwich, Nr5, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Aw4nf255x, Permit Version: 1, Effective Date: 23rd June 1961, Issued Date: 23rd June 1961, Revocation Date: 14th October 1992, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Yare, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m.	214m	SE
4	Operator: George Darling, Susan M Darling, Stuart G Darling, Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES), Location: Lodge Farm Barns New Road, Bawburgh, Norwich, Norfolk, Nr9 3Lz, Authority: Environment Agency, Anglian Region, Catchment Area: Upper River Yare / River Tiffey, Permit Ref: Prenf19668, Permit Version: 1, Effective Date: 3rd November 2005, Issued Date: 3rd December 2005, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: A Tributary Of The River Yare, 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.	466m	SE

Water Industry Act Referrals

Map ID	Details	Distance	Direction
5	Name: Kettle Foods Ltd, Location: KETTLE FOODS LTD, 38 BARNARD ROAD, 38 BARNARD ROAD, NORWICH, NORFOLK, NR5 9JP, Authority: Environment Agency, Anglian Region, Permit Ref: CD6535, Date: 4th November 2008, Process Type: Permissions or amendments to discharge under the Water Industry Act 1991, Description: Processes which result in the discharge of Special Category effluents under The Trade Effluents (Prescribed Processes and Substances) Regulations, Status: Application received by the EA but is not yet authorised, Positional Accuracy: Automatically positioned to the address.	281m	E

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

Norwich City Council - Has supplied landfill data

Norfolk County Council - Has supplied landfill data

South Norfolk District Council - Has no landfill data to supply

Licensed Waste Management Facilities (Locations)

Map ID	Details	Distance	Direction
7	Licence Number: 70438, Location: Land/premises At, Longwater Lane, Costessey, Norwich, Norfolk, NR5 0TL, Operator: Norfolk County Council, Operator Location: Not Supplied, Authority: Environment Agency - Anglian Region, Eastern Area, Site Category: Household, Commercial And Industrial Waste Landfills, Licence Status: Transferred, Issued Date: 9th December 1992, Last Modified: 12th September 2007, 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 100m.	731m	N
8	Licence Number: 220004, Location: Mayton Wood Landfill Site, Little Hautbois, Norwich, Norfolk, NR12 1JX, Operator: Novera Energy Generation No 2 Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Anglian Region, Eastern Area, Site Category: Landfill Gas Engine (<3 mW), Licence Status: Modified, Issued Date: 20th October 2006, Last Modified: 5th September 2017, 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.	746m	NW
9	Licence Number: 220003, Location: Costessey Landfill Site, Longwater Business Park, Costessey, Norwich, Norfolk, NR5 0TL, Operator: Novera Energy Generation No 2 Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Anglian Region, Eastern Area, Site Category: Landfill Gas Engine (<3 mW), Licence Status: Modified, Issued Date: 20th October 2006, Last Modified: 13th November 2017, 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.	746m	NW

Historical Landfill Sites

Map ID	Details	Distance	Direction
6	Licence Holder: Not Supplied, Location: Watton Road, Colney, Name: Colney Quarry, North West of Colney Hall, Operator Location: 5 Guardian Road, Norwich, Norfolk, Boundary Accuracy: As Supplied, Provider Reference: EAHLD02927, First Input Date: 31st December 1977, Last Input Date: 31st December 1993, Specified Waste Type: Deposited Waste included Inert Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: Not Supplied, Other Ref: NFK/LS/041/0, WR 794	401m	SE

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
20	Packaging Materials Manufacturers & Suppliers, Name: Redpack, Status: Active, Location: Walstan House, 39, Barnard Road, Bowthorpe Employment Area, Norwich, NR5 9JB, Positional Accuracy: Automatically positioned to the address.	55m	E
21	Scaffolding & Work Platforms, Name: Torque Scaffolding, Status: Inactive, Location: 37, Vanguard Chase, Norwich, NR5 0UG, Positional Accuracy: Automatically positioned to the address.	117m	N

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
22	Commercial Cleaning Services, Name: Jca, Status: Inactive, Location: 37, Mill Croft Close, New Costessey, Norwich, Norfolk, NR5 0ST, Positional Accuracy: Automatically positioned to the address.	181m	NE
23	Wrought Ironwork, Name: Drayton Wrought, Status: Active, Location: Roundwell Works, Dereham Road, New Costessey, Norwich, NR5 0SQ, Positional Accuracy: Automatically positioned to the address.	184m	NE
24	Sheet Metal Work, Name: Cruz Yardy Engineering, Status: Inactive, Location: Dereham Rd, New Costessey, Norwich, Norfolk, NR5 0SE, Positional Accuracy: Manually positioned to the address or location.	184m	NE
25	Storage & Shelving Systems Manufacturers, Name: Coseco Ltd, Status: Inactive, Location: Roundwell Works, Dereham Road, New Costessey, Norwich, NR5 0SQ, Positional Accuracy: Automatically positioned to the address.	185m	NE
26	Metal Products - Fabricated, Name: Cruz Yardy, Status: Inactive, Location: Roundwell Works, Dereham Road, New Costessey, Norwich, Norfolk, NR5 0SQ, Positional Accuracy: Automatically positioned to the address.	185m	NE
27	Catering Equipment - Servicing & Repairs, Name: Ivan Dawson Catering Engineer, Status: Inactive, Location: 2, Peck Close, Norwich, NR5 9NF, Positional Accuracy: Automatically positioned to the address.	252m	E
28	Waste Disposal Services, Name: Best Self Help Books, Status: Inactive, Location: 13, Victory Grove, Norwich, NR5 0US, Positional Accuracy: Automatically positioned to the address.	261m	N
29	Cleaning Services - Domestic, Name: The Pursuit Of Excellence, Status: Active, Location: 13 Cooke cl, Norwich, Norfolk, NR5 9NT, Positional Accuracy: Manually positioned within the geographical locality.	265m	E
30	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Bennetts Retail Ltd, Status: Inactive, Location: 35, Barnard Road, Bowthorpe Employment Area, Norwich, NR5 9JB, Positional Accuracy: Automatically positioned to the address.	265m	E
31	Food Products - Manufacturers, Name: Kettle Foods Ltd, Status: Inactive, Location: 38, Barnard Road, Bowthorpe Employment Area, Norwich, NR5 9JP, Positional Accuracy: Automatically positioned to the address.	281m	E
32	Fork Lift Trucks, Name: East Anglian Forklifts, Status: Active, Location: 9, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	385m	E
33	Boxes & Cartons, Name: Thompson Packaging Ltd, Status: Active, Location: 20-24, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	385m	E
34	Garage Services, Name: W F C Service Centre Ltd, Status: Active, Location: 7, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	389m	E
35	Computer Recycling & Disposal, Name: Norfolk It Ltd, Status: Inactive, Location: 5-7, Robberds Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	396m	E
36	Sheet Metal Work, Name: C H R Components Ltd, Status: Active, Location: 4, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	399m	E
37	Catering Equipment, Name: Catershop, Status: Inactive, Location: 3, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	402m	E
38	Toiletries, Name: Floraline, Status: Inactive, Location: 3, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	402m	E
39	Road Haulage Services, Name: A & P Transport (Norwich) Ltd, Status: Inactive, Location: 2, Robberds Way, Bowthorpe Employment Area, Norwich, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	404m	E
40	Commercial Cleaning Services, Name: Crystal Clear, Status: Inactive, Location: 39, Worcester Road, Norwich, NR5 0UJ, Positional Accuracy: Automatically positioned to the address.	420m	N
41	Petrol Filling Stations, Name: Co-Operative Filling Station, Status: Active, Location: 401-403, Dereham Road, New Costessey, Norwich, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	424m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
42	Petrol Filling Stations, Name: Fuelforce Ltd, Status: Inactive, Location: 401-403, Dereham Road, New Costessey, Norwich, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	424m	NE
43	Cleaning Materials & Equipment, Name: R C P (Norwich) Ltd, Status: Inactive, Location: 1-2 Robberds Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JF, Positional Accuracy: Manually positioned to the road within the address or location.	430m	E
44	Frozen Food Processors & Distributors, Name: G & T Frozen Foods, Status: Inactive, Location: 1, Robberds Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JF, Positional Accuracy: Automatically positioned to the address.	457m	E
45	Car Body Repairs, Name: Painted That, Status: Active, Location: Horizon Works, 397-399, Dereham Road, New Costessey, NORWICH, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	457m	NE
46	Car Dealers, Name: G F E Motor Company, Status: Active, Location: Horizon Works, 397-399, Dereham Road, New Costessey, Norwich, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	457m	NE
47	Car Dealers - Used, Name: David Richmond, Status: Inactive, Location: Horizon Works, 397-399, Dereham Road, New Costessey, Norwich, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	457m	NE
48	Car Body Repairs, Name: Performance Motor Services, Status: Inactive, Location: 3, Horizon Works, 397-399, Dereham Road, New Costessey, Norwich, Norfolk, NR5 0SE, Positional Accuracy: Manually positioned to the address or location.	457m	NE
49	Furniture - Reproduction, Name: Earlwood Furniture, Status: Inactive, Location: Horizon Works, 397-399, Dereham Road, New Costessey, Norwich, Norfolk, NR5 0SE, Positional Accuracy: Manually positioned to the address or location.	457m	NE
50	Motor Cycle Repairs, Name: A B C Motorcycles, Status: Active, Location: Unit 5 Horizon Works, 397-399 Dereham Road, New Costessey, Norwich, Norfolk, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	457m	NE
51	China & Glassware Manufacturers & Repairs, Name: G B, Status: Inactive, Location: 1, Baines Way, Bowthorpe Employment Area, Norwich, NR5 9JR, Positional Accuracy: Automatically positioned to the address.	462m	E
52	Garage Services, Name: Autohouse, Status: Active, Location: Horizon Works 397-399, Dereham Road, New Costessey, Norwich, NR5 0SE, Positional Accuracy: Automatically positioned to the address.	474m	NE
53	Photographic Equipment & Supplies - Manufacturers, Name: Atik Cameras Ltd, Status: Active, Location: Unit 8, Lodge Farm Barns, New Road, Bawburgh, Norwich, NR9 3LZ, Positional Accuracy: Automatically positioned to the address.	477m	S
54	Temperature Monitoring Systems Manufacturers, Name: Ellab Uk Ltd, Status: Active, Location: Unit 3, Lodge Farm Barns, New Road, Bawburgh, Norwich, NR9 3LZ, Positional Accuracy: Automatically positioned to the address.	481m	S
55	Mot Testing Centres, Name: Autohouse, Status: Inactive, Location: 397 Dereham Rd, New Costessey, Norwich, Norfolk, NR5 0SE, Positional Accuracy: Manually positioned to the address or location.	500m	NE
56	Distribution Services, Name: 021 Network (Norwich), Status: Inactive, Location: Unit 4, Baines Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JR, Positional Accuracy: Manually positioned to the address or location.	500m	E

Fuel Station Entries

Map ID	Details	Distance	Direction
57	Name: Co-Op Wayside, Location: 403, Dereham Road , New Costessey , Norwich, Norfolk, NR5 0SE, Brand: Co-Op, Premises Type: Petrol Station, Status: Open, Positional Accuracy: Automatically positioned to the address.	424m	NE

Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Map ID	Details	Distance	Direction
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	170m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	332m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976 - 1988.	395m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	424m	E
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1965.	435m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963 - 1976.	436m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	445m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	448m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976 - 1988.	486m	NE

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	Factory or works - use not specified, Date of Mapping: 1995.	On Site	NE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1891.	On Site	E
	Sewage, Date of Mapping: 1995.	163m	SE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1891.	187m	SE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1888.	195m	SE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1888.	348m	SE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1891.	391m	SW
	Factory or works - use not specified, Date of Mapping: 1995.	406m	E
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1995.	446m	SE
	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1891.	477m	S
	Cemetery or Graveyard, Date of Mapping: 1995.	491m	N

Potentially Infilled Land

Potentially Infilled Land (Non-Water)

Map ID	Details	Distance	Direction
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995.	On Site	E
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995.	187m	SE
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995.	195m	SE
	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995.	477m	S

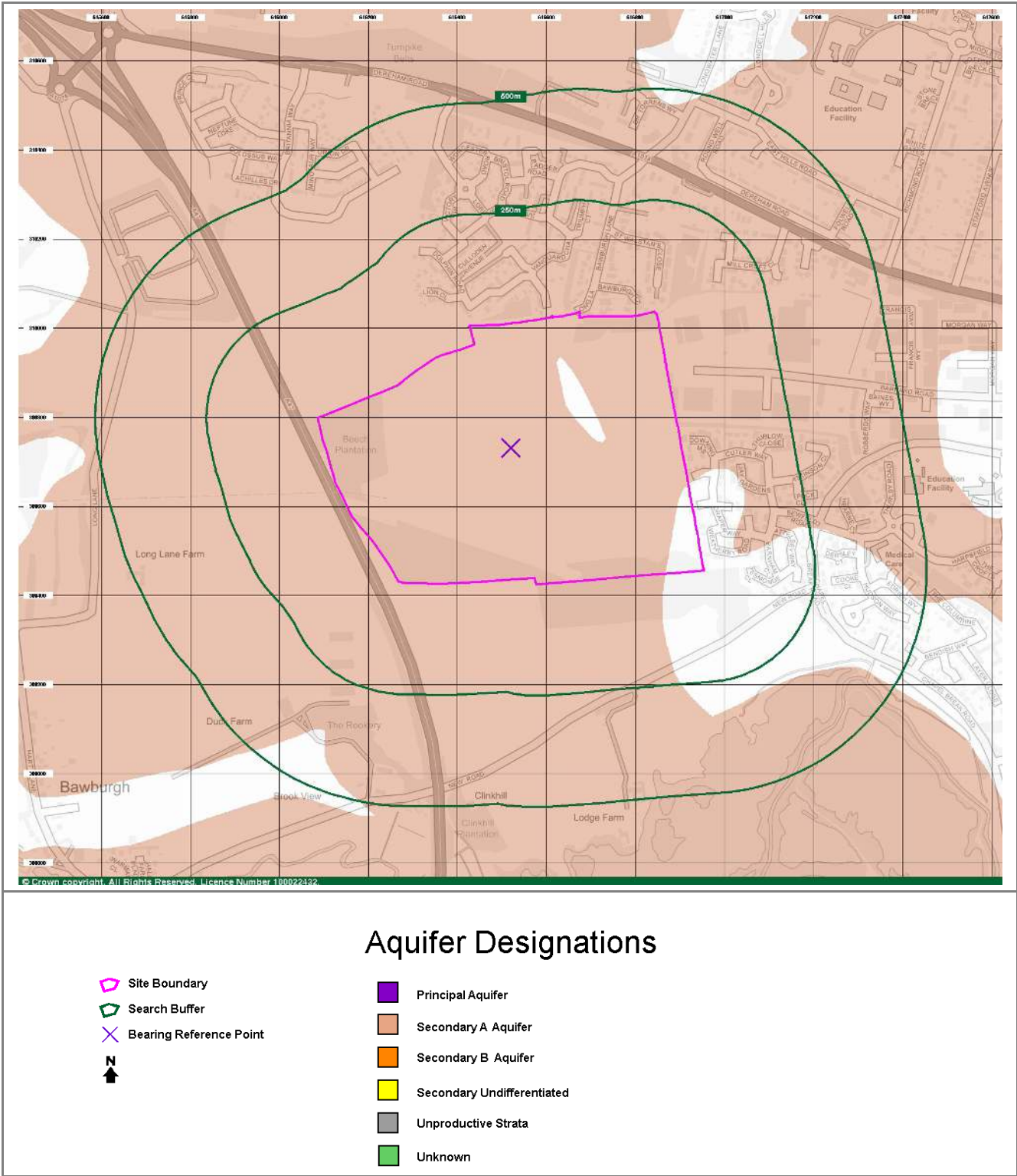
Historical Maps

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

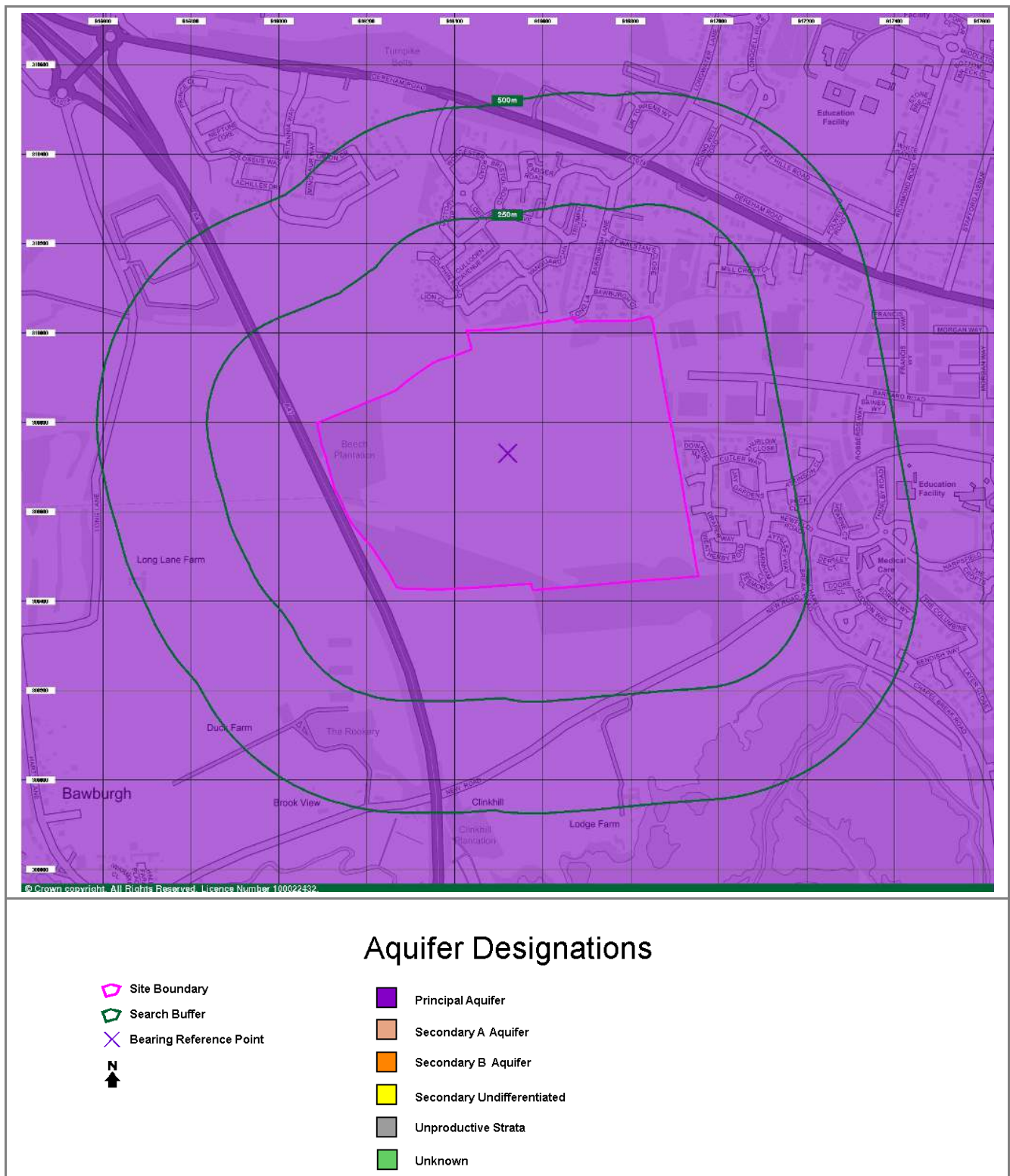
Scale	Map Sheet	Published Date
1:2,500	Norfolk 062_08	1882
1:2,500	Norfolk 062_12	1882
1:2,500	Norfolk 063_05	1884
1:2,500	Norfolk 063_09	1886
1:2,500	Norfolk 062_08	1906
1:2,500	Norfolk 062_12	1907
1:2,500	Norfolk 063_05	1907
1:2,500	Norfolk 063_09	1907
1:2,500	Norfolk 063_05	1928

Scale	Map Sheet	Published Date
1:2,500	Norfolk 063_09	1928
1:2,500	Norfolk 063_05	1938
1:2,500	Norfolk 063_09	1938
1:2,500	National Grid TG1610	1965
1:2,500	National Grid TG1710	1965
1:2,500	National Grid TG1609	1966
1:2,500	National Grid TG1709	1966
1:2,500	National Grid TG1509	1970
1:2,500	National Grid TG1510	1970
1:2,500	National Grid TG1509	1994
1:2,500	National Grid TG1510	1994
1:2,500	National Grid TG1609	1994
1:2,500	National Grid TG1610	1994
1:2,500	National Grid TG1510	1987
1:2,500	National Grid TG1610	1988
1:2,500	National Grid TG1609	1991
1:2,500	National Grid TG1610	1991
1:2,500	National Grid TG1609	1992
1:2,500	National Grid TG1510	1993
1:2,500	National Grid TG1609	1993
1:10,560	Norfolk 063_NW	1888
1:10,560	Norfolk 063_SW	1888
1:10,560	Norfolk 062_NE	1891
1:10,560	Norfolk 062_SE	1891
1:10,560	Norfolk 062_NE	1908
1:10,560	Norfolk 062_SE	1908
1:10,560	Norfolk 063_NW	1908
1:10,560	Norfolk 063_SW	1908
1:10,560	Norfolk 063_SW	1919
1:10,560	Norfolk 063_NW	1929
1:10,560	Norfolk 062_NE	1938
1:10,560	Norfolk 062_SE	1938
1:10,560	Norfolk 063_NW	1938
1:10,560	Norfolk 063_SW	1938
1:10,560	National Grid TG10NE	1957
1:10,560	National Grid TG11SE	1957
1:10,560	National Grid TG10NE	1971
1:10,000	National Grid TG11SE	1973
1:10,000	National Grid TG10NE	1982
1:10,000	National Grid TG11SE	1982
1:10,000	National Grid TG10NE	1995
1:10,000	National Grid TG11SE	1995
1:10,000	National Grid TG10NE	2014
1:10,000	National Grid TG11SE	2014
1:1,250	National Grid TG1710SW	1963
1:1,250	National Grid TG1709NW	1991
1:1,250	National Grid TG1709SW	1992
1:1,250	National Grid TG1710SW	1976
1:1,250	National Grid TG1710SW	1988
1:1,250	National Grid TG1709NW	1994
1:1,250	National Grid TG1709SW	1994
1:1,250	National Grid TG1710SW	1994
1:1,250	National Grid TG1710SW	1985
1:1,250	National Grid TG1709SW	1992
1:1,250	National Grid TG1710SW	1990

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.	On Site	-
	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	N

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	On Site	N
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	On Site	-

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: LPCK, Rock Name: Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (Undifferentiated), Rock Type: Chalk, Min Age: Not Supplied, Max Age: Turonian.	On Site	-
	LEX Code: CRAG, Rock Name: Crag Group, Rock Type: Sand and Gravel, Min Age: Not Supplied, Max Age: Pliocene.	On Site	E

BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: SMCL, Rock Name: Sheringham Cliffs Formation, Rock Type: Sand and Gravel, Min Age: Not Supplied, Max Age: Pleistocene.	On Site	-
	LEX Code: ALV, Rock Name: Alluvium, Rock Type: Clay, Silt, Sand and Gravel, Min Age: Not Supplied, Max Age: Holocene.	302m	SE
	LEX Code: RTD1, Rock Name: River Terrace Deposits, 1, Rock Type: Sand and Gravel, Min Age: Not Supplied, Max Age: Quaternary.	311m	SE

BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 161, Map Name: Norwich, Map Date: 1975, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Not Available, Rock Segments: Not Supplied.	On Site	-

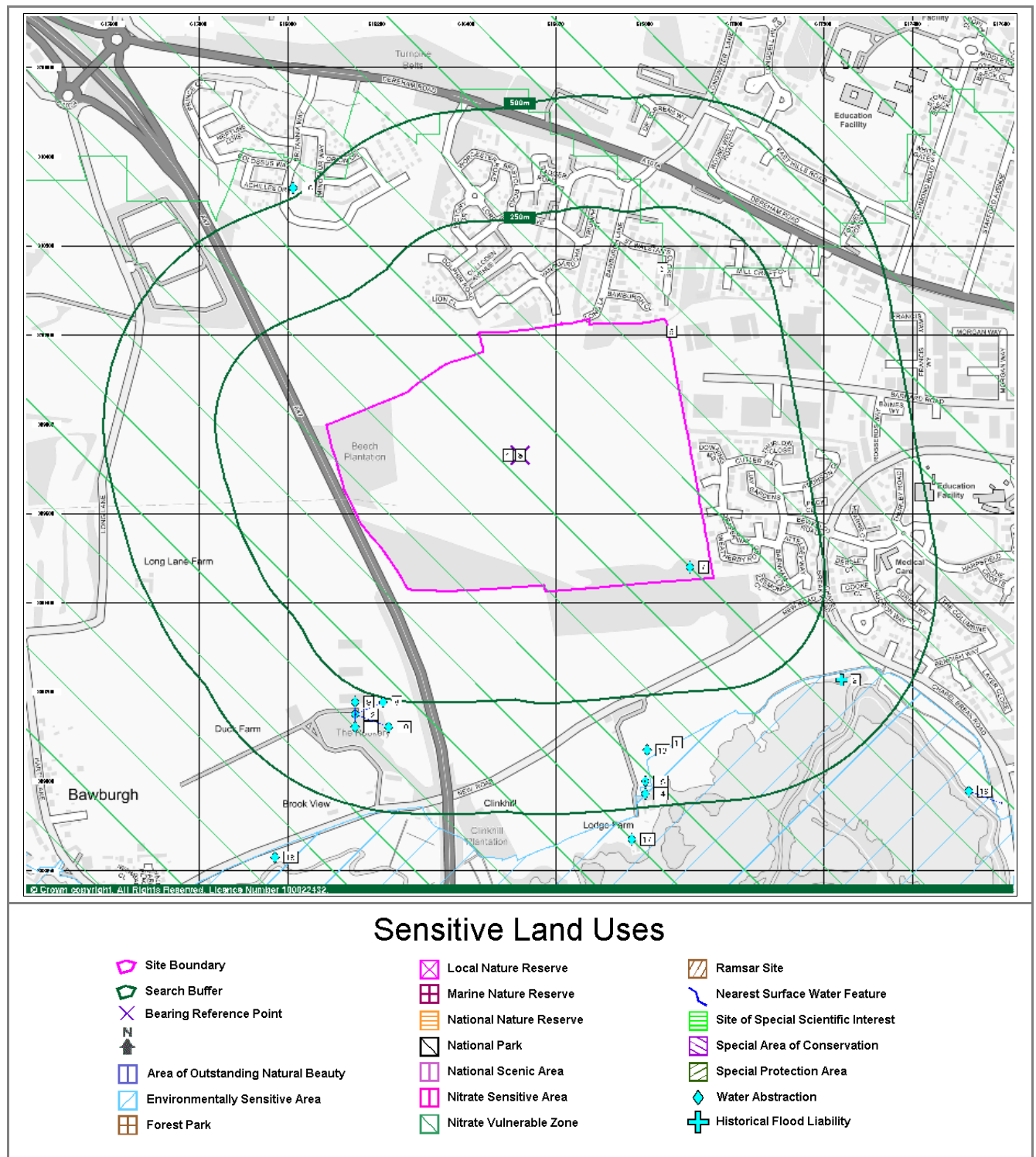
BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	White Chalk Subgroup.	On Site	-
	Neogene To Quaternary Rocks (Undifferentiated).	On Site	E

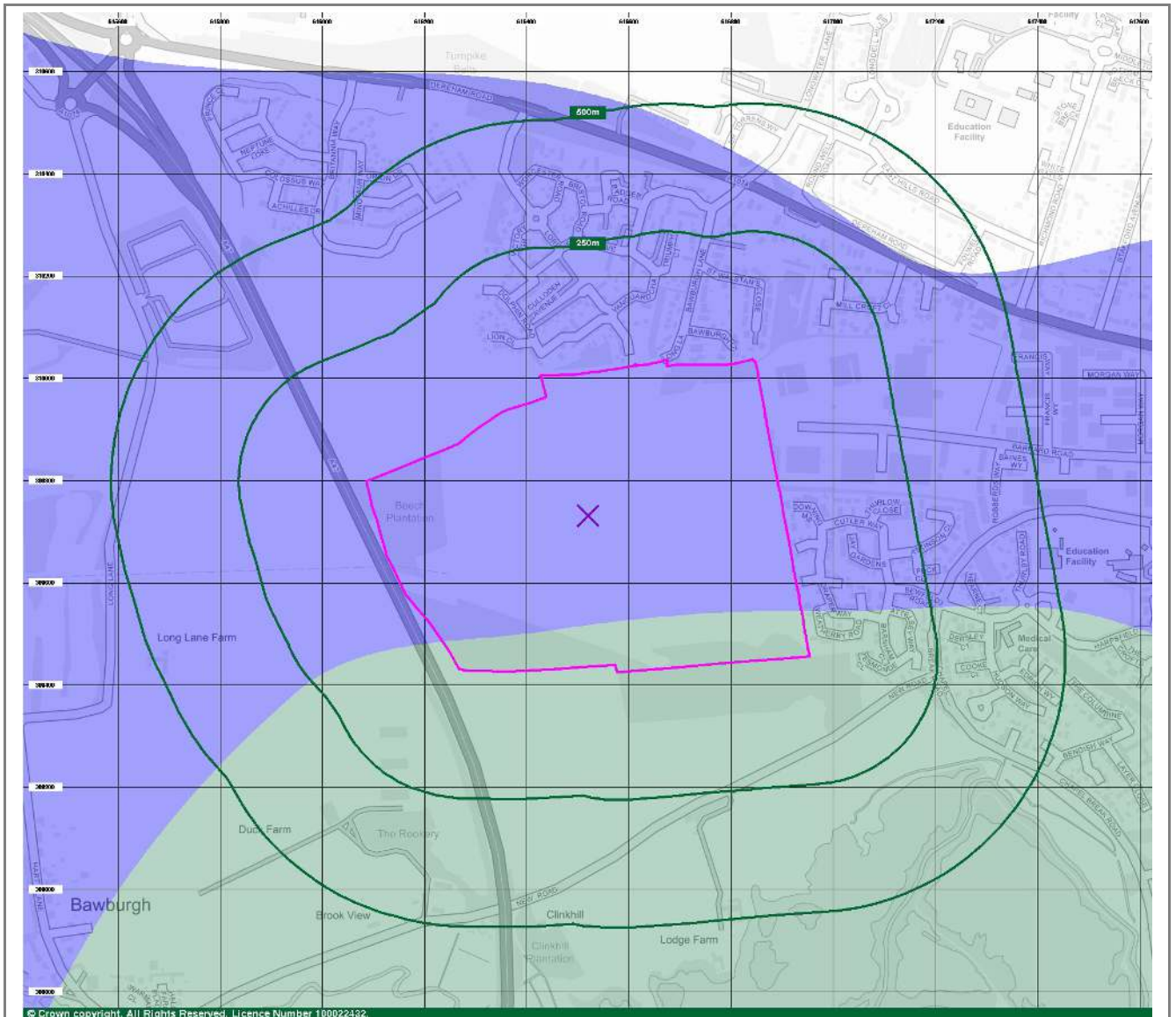
BGS Boreholes

Map ID	Details	Distance	Direction
10	BGS Reference: Tg10ne90, Drilled Length (m): 45.71, Borehole Name: Bowthorpe Hall Farm Bowthorpe Costessey.	On Site	SE
11	BGS Reference: Tg10ne154, Drilled Length (m): 4.5, Borehole Name: A47 Norwich Southern By Pass 48 (T).	7m	SW
12	BGS Reference: Tg10ne45, Drilled Length (m): 24.38, Borehole Name: North East Of Bawburgh.	8m	S
13	BGS Reference: Tg10ne153, Drilled Length (m): 15.5, Borehole Name: A47 Norwich Southern By Pass 46.	8m	W

Environmentally Sensitive Features



Source Protection Zones



Source Protection Zones

- | | | |
|-------------------------|---|--|
| Site Boundary | Inner zone (Zone 1) | Total catchment (Zone 3) |
| Search Buffer | Inner zone - subsurface activity only (Zone 1c) | Total catchment - subsurface activity only (Zone 3c) |
| Bearing Reference Point | Outer zone (Zone 2) | Special interest (Zone 4) |
| N | Outer zone - subsurface activity only (Zone 2c) | |

Environmentally Sensitive Features

Environmentally Sensitive Areas

Map ID	Details	Distance	Direction
1	Name: Broads (decommissioned), Multiple Area: Y, Area (m ²): 382941888.19, Source: Natural England.	296m	SE

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
3	Name: Norwich Crag And Gravels, Description: Groundwater, Source: Environment Agency, Head Office.	On Site	-
4	Name: Yare Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	-
5	Name: Tud Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	114m	NE

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
6	Surface water feature identified in proximity.	7m	NE

Water Abstractions

Map ID	Details	Distance	Direction
7	Operator: P T Dawson & Son, Licence Number: 7/34/13/**/143, Permit Version: Not Supplied, Location: Bore At Bowthorpe Hall Estate, COSTESSEY, Authority: Environment Agency, Anglian Region, Abstraction: Agriculture (General), Abstraction Type: Not Supplied, Source: Well And Borehole, Daily Rate(m ³): 1, Yearly Rate (m ³): 2000, E chalk; Status: Revoked, 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.	On Site	SE
10	Operator: Green Label Poultry Limited, Licence Number: 7/34/13/*G/0207, Permit Version: 103, Location: Bore Adjacent To The Rookery At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st July 2014, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	305m	SW
11	Operator: Kerry Foods (Norwich) Ltd, Licence Number: 7/34/13/*G/0207, Permit Version: 100, Location: Bore Adj The Rookery, Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, E chalk; Status: Perpetuity, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st August 1992, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	305m	SW
12	Operator: Green Label Farms Llp, Licence Number: 7/34/13/*G/0207, Permit Version: 102, Location: Bore Adjacent To The Rookery At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 10th November 2009, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	305m	SW
8	Operator: Gressingham Farms, Licence Number: 7/34/13/*G/0207, Permit Version: 101, Location: Bore Adjacent To The Rookery At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st April 2008, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	305m	SW

Water Abstractions

Map ID	Details	Distance	Direction
9	Operator: Green Label Poultry Limited, Licence Number: 7/34/13/*G/0207, Permit Version: 104, Location: Bore Adjacent To The Rookery At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 28th September 2017, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	305m	SW
13	Operator: Honingham Thorpe Farms, Licence Number: 7/34/13/*G/0284, Permit Version: 1, Location: Gravel Pit Bawburgh Norfolk, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 31 October, Permit Start Date: 18th February 2004, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	374m	SE
14	Operator: Honingham Thorpe Farms, Licence Number: 7/34/13/*G/0231, Permit Version: 100, Location: Gravel Pit - Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Glacial Sand and Gravel; Status: Temporary, Authorised Start: 01 April, Authorised End: 31 October, Permit Start Date: 1st May 1994, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	443m	S
15	Operator: M P Kemp Ltd, Licence Number: 7/34/13/*G/0144, Permit Version: 100, Location: Gravel Pit - Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, E chalk; Status: Time Limit, Authorised Start: 01 May, Authorised End: 31 August, Permit Start Date: 1st June 1998, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	443m	S
16	Operator: J Couch, Licence Number: 7/34/13/*g/058, Permit Version: Not Supplied, Location: Bore, Lodge Farm, COSTESSEY, Authority: Environment Agency, Anglian Region, Abstraction: Domestic & Agriculture, Abstraction Type: Not Supplied, Source: Well And Borehole, Daily Rate(m³): 0, Yearly Rate (m³): 2000, E chalk; Status: Revoked, 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.	520m	NW
17	Operator: Rmc Aggregates (Eastern Counties) Ltd, Licence Number: 7/34/13/*G/0095, Permit Version: 101, Location: Bore At Lodge Fm, Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Lodge Farm Bawburgh, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st January 1999, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	570m	S
18	Operator: S B & D M Vincent, Licence Number: 7/34/13/**/135, Permit Version: Not Supplied, Location: River Yare, BAWBURGH, Authority: Environment Agency, Anglian Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Stream, Daily Rate(m³): 23, Yearly Rate (m³): 455000, Status: Perpetuity, 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 10m.	671m	SW
	Operator: M P Kemp Ltd, Licence Number: 7/34/13/*S/0144, Permit Version: 101, Location: River Yare At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Surface, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Not Supplied, Authorised Start: 01 May, Authorised End: 31 August, Permit Start Date: 26th March 2007, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	727m	S

Water Abstractions

Map ID	Details	Distance	Direction
	Operator: M P Kemp Ltd, Licence Number: 7/34/13/*S/0144, Permit Version: 100, Location: R Yare At Colney, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Surface, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Status: Time Limit, Authorised Start: 01 May, Authorised End: 31 August, Permit Start Date: 1st June 1998, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	727m	S
	Operator: M P Kemp Ltd, Licence Number: 7/34/13/*S/0144, Permit Version: 102, Location: River Yare At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Surface, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Status: Time Limit, Authorised Start: 01 May, Authorised End: 31 August, Permit Start Date: 25th July 2017, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	755m	S
19	Operator: P T Dawson & Son, Licence Number: 7/34/13/**/143, Permit Version: Not Supplied, Location: Bore At Bowthorpe Hall Estate, COSTESSEY, Authority: Environment Agency, Anglian Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Stream, Daily Rate(m³): 37, Yearly Rate (m³): 764000, Status: Revoked, 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.	821m	SE
	Operator: Glen Lodge Bawburgh Ltd, Licence Number: 7/34/12/*G/0104, Permit Version: 104, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Glen Lodge Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 1st April 2013, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W
	Operator: Glen Lodge Bawburgh Ltd, Licence Number: 7/34/12/*G/0104, Permit Version: 103, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 1st November 2005, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W
	Operator: Glen Lodge Bawburgh Ltd, Licence Number: 7/34/12/*G/0104, Permit Version: 104, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Glen Lodge Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 1st October 2008, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W
	Operator: Glen Lodge (Bawburgh Golf Club), Licence Number: 7/34/12/*G/0104, Permit Version: 102, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 25th May 2004, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W
	Operator: Glen Lodge (Bawburgh Golf Club), Licence Number: 7/34/12/*G/0104, Permit Version: 101, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 24th July 2001, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W

Water Abstractions

Map ID	Details	Distance	Direction
	Operator: Norwich Golf Centre, Licence Number: 7/34/12/*G/0104, Permit Version: 100, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, E chalk; Status: Perpetuity, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 1st July 1991, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	857m	W
	Operator: Glen Lodge Bawburgh Ltd, Licence Number: 7/34/12/*G/0104, Permit Version: 106, Location: U/S Chalk At Bawburgh Norwich, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Glen Lodge Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 19th October 2017, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	859m	W
	Operator: Glen Lodge Bawburgh Ltd, Licence Number: 7/34/12/*G/0104, Permit Version: 105, Location: Borehole At Bawburgh, Authority: Environment Agency, Anglian Region, Abstraction: Golf Courses: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Glen Lodge Bawburgh Norfolk, Authorised Start: 01 April, Authorised End: 30 September, Permit Start Date: 18th January 2016, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	859m	W
	Operator: Atlas Aggregates Ltd, Licence Number: 7/34/13/*g/170, Permit Version: Not Supplied, Location: Gravel Pit, Lodge Farm, BAWBURGH, Authority: Environment Agency, Anglian Region, Abstraction: Sand And Gravel Washing, Abstraction Type: Not Supplied, Source: Catchpit, Catchment Tank or Collecting Tank, Daily Rate(m³): 118, Yearly Rate (m³): 509000, Glacial Sand and Gravel; Status: Revoked, 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 10m.	891m	S
	Operator: Honingham Thorpe Farms, Licence Number: 7/34/13/*s/213, Permit Version: Not Supplied, Location: Gravel Pits & Drain, BAWBURGH, Authority: Environment Agency, Anglian Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Stream, Daily Rate(m³): 12, Yearly Rate (m³): 455000, Status: Revoked, 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 10m.	926m	S
	Operator: P J Hart, Licence Number: 7/34/11/*G/0001, Permit Version: 100, Location: Bore, Longwater Ln, Costessey, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st April 1976, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	928m	NE
	Operator: P T Dawson & Son, Licence Number: 7/34/13/**/143, Permit Version: Not Supplied, Location: River Yare At Bowthorpe Hall Estate, COSTESSEY, Authority: Environment Agency, Anglian Region, Abstraction: Agriculture (General), Abstraction Type: Not Supplied, Source: Well And Borehole, Daily Rate(m³): 4, Yearly Rate (m³): 14000, E chalk; Status: Revoked, 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.	933m	SE
	Operator: P J Hart, Licence Number: 7/34/11/*G/0001, Permit Version: 100, Location: Bore, Longwater Ln, Costessey, Authority: Environment Agency, Anglian Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Not Supplied, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 1st April 1976, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	933m	NE

Water Abstractions

Map ID	Details	Distance	Direction
	Operator: Atlas Aggregates Ltd, Licence Number: 7/34/13/**/103, Permit Version: Not Supplied, Location: Colney Gravel Pit, COLNEY, Authority: Environment Agency, Anglian Region, Abstraction: Sand And Gravel Washing, Abstraction Type: Not Supplied, Source: Catchpit, Catchment Tank or Collecting Tank, Daily Rate(m³): 910, Yearly Rate (m³): 272700, Not Supplied, 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.	966m	SE
	Operator: Bell School Of Languages, Licence Number: 7/34/13/*g/190, Permit Version: Not Supplied, Location: Bore At Bowthorpe Hall, COSTESSEY, Authority: Environment Agency, Anglian Region, Abstraction: Private Water Undertaking, Abstraction Type: Not Supplied, Source: Well And Borehole, Daily Rate(m³): 2, Yearly Rate (m³): 5000, E chalk; Status: Revoked, 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.	979m	SE

Source Protection Zones

Map ID	Details	Distance	Direction
	Name: , Source: Environment Agency, Head Office, Reference: Not Supplied, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	On Site	S
	Name: , Source: Environment Agency, Head Office, Reference: Not Supplied, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	On Site	-

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	-

Compressible Ground Stability Hazards

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

Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: High, Source: British Geological Survey, National Geoscience Information Service.	On Site	NE
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	190m	SE

Landslide 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.	140m	SE

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	N
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	140m	SE

Shrinking or Swelling Clay Subsidence Hazards

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

Non-Coal Mining Hazards

Map ID	Details	Distance	Direction
	Risk: Highly Unlikely, Source: British Geological Survey, National Geoscience Information Service.	On Site	NE
	Risk: Unlikely, Source: British Geological Survey, National Geoscience Information Service.	241m	SE

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
14	Site Name: Bawburgh Gravel Pit, Site Location: Bawburgh, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 195697, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	On Site	E
15	Site Name: Bawburgh Gravel Pit, Site Location: Bawburgh, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 195698, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	191m	SE
16	Site Name: Bowthorpe Gravel Pit, Site Location: Bowthorpe, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 196783, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	198m	SE
17	Site Name: Bowthorpe Gravel Pit, Site Location: Bowthorpe, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 196784, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	351m	SE
18	Site Name: The Rookery Gravel Pit, Site Location: Bawburgh, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 195696, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand and Gravel, Positional Accuracy: Located by supplier to within 10m.	393m	SW
19	Site Name: Clinkhill Plantation Sand Pit, Site Location: Bawburgh, Norwich, Norfolk, Source: British Geological Survey, National Geoscience Information Service, Reference: 195699, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Geology: Sheringham Cliffs Formation, Commodity: Sand, Positional Accuracy: Located by supplier to within 10m.	475m	S

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0330 036 6115 orders@argyllenviro.com
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Norwich City Council City Hall www.norwich.gov.uk	Telephone 01603212212 Fax: 01603 213000
Norfolk County Council Planning & Transportation - Minerals & Waste County Hall www.norfolk.gov.uk	Telephone 0844 800 8020 Fax: 0844 800 8012 information@norfolk.gov.uk
South Norfolk District Council Environmental Health Department South Norfolk House www.south-norfolk.gov.uk	Telephone 01508 533722 Fax: 01508 533626
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
Natural England County Hall www.naturalengland.org.uk	Telephone 0300 060 3900 enquiries@naturalengland.org.uk
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.	

Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. 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 1991². (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 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 England³. 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

² Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

³Environmental 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.

Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009, Environmental Damage (Prevention and Remediation) (Northern Ireland) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

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 1991⁴. 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.

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

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 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 0330 036 6115. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

Consumer Protection

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF.
Tel: 0330 036 6115, Email: orders@argyllenviro.com.

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

The Standards:

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

Complaints

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

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

TPOs Contact Details:

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

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

Argyll Environmental Complaints Procedure

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

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

Complaints should be sent to:

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

Tel: 0330 036 6115

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

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