

119 OLD FARLEIGH ROAD, SOUTH CROYDON, CR2 8QD

**Report Prepared for:** Search Acumen

**Report Reference:** 291441980

**Client Reference:** 355809-0001-8\_SSCo

**Date:** 18 February 2022



## Contaminated Land

**PASSED**

Executive Summary | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 3

[CLICK HERE](#)

On-site

LOW TO MODERATE

Off-site

LOW TO MODERATE

Environmental sensitivity

HIGH



Contains Ordnance Survey data © Crown copyright and database right 2022.

## Operational Compliance

**NOT IDENTIFIED** | SEE PAGE 1

Operations at the Site are unlikely to require a permit or present a risk.

[CLICK HERE](#)

## Natural and Mining Related Hazards

**NOT IDENTIFIED** | SEE PAGE 4

We have not identified coal, ground stability or radon issues.

[CLICK HERE](#)



**Authored by:**

**Yohlanda Day** MSC

**t:** 0330 036 6115 **e:** Yohlanda.Day@landmark.co.uk



## Contaminated Land

**PASSED**



### Liability Assessment

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

What is the overall risk of contaminants from on Site activities?

**LOW TO MODERATE**

What is the risk of contaminants from off-site activities impacting the Site?

**LOW TO MODERATE**

What is the environmental sensitivity (pathways and receptors) rating?

**HIGH**



### Argyll's Recommendations

**No Action Required**

## Operational Compliance



### Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.



# Report Scope

Report Prepared on: **119 OLD FARLEIGH ROAD, SOUTH CROYDON, CR2 8QD**  
Current Use: **Residential**  
Proposed Use: **Residential**  
Transaction Type: **Assumed purchase**  
Site Area (m<sup>2</sup>): **809.35**  
National Grid Reference: **535600 161570**



© Copyright Getmapping plc 2022.

# Contaminated Land Consultant Commentary



## On-site Sources

**LOW TO MODERATE**

A review of historical maps shows the Site existed as undeveloped land with a pond in the centre from the first map edition, dated 1869. By 1912 the pond appeared to have been infilled and the south was occupied by infrastructure associated with a wider pheasantry. By 1933 the aforementioned buildings had been cleared and the Site remained vacant until c.1980 when the Site was occupied by a residential building. No further significant changes were noted throughout subsequent available mapping.

## Off-site Sources

**LOW TO MODERATE**

A review of historical maps dating from c.1869 shows the potentially contaminative uses within 100m of the Site: the wider filled pond c.1912 (partially) and c.1933.

## Pathways and Receptors

**HIGH**

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

No superficial deposits have been identified underlying the Site. The bedrock hydrogeology is classified as a Principal Aquifer.

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

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

There are no surface water features within 100m.

One designated eco-receptor was identified within 500m of the Site. This is a Local Nature Reserve 83m east.

## Additional Sources of Information

No additional sources of information have been used.

# Natural and Mining Related Hazards



**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. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

## Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	Our search indicates that the Site is not within a Coalfield Consultation Area.	As such, no action is required.
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.	As such, no action is required.

## Radon

No Risk Identified.

# Contaminated Land

## Data Section



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

# contents

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



# Contaminated Land: Tabular Summary

## Authorised Industrial Processes

<b>Authorisations</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
<b>Discharges</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
<b>Hazardous Sites</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

## Incidents and Enforcements

<b>Contraventions</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

## Landfill and Waste Sites

<b>Landfill and Waste</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	0



# Contaminated Land: Tabular Summary

## Current Land Use

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

## Historical Land Use

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

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

## Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	No	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

## Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	No	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A





# Contaminated Land: Tabular Summary

## Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Local Nature Reserves	0	1	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	2

## Natural and Mining Related Hazards

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



# Contaminated Land: Tabular Summary

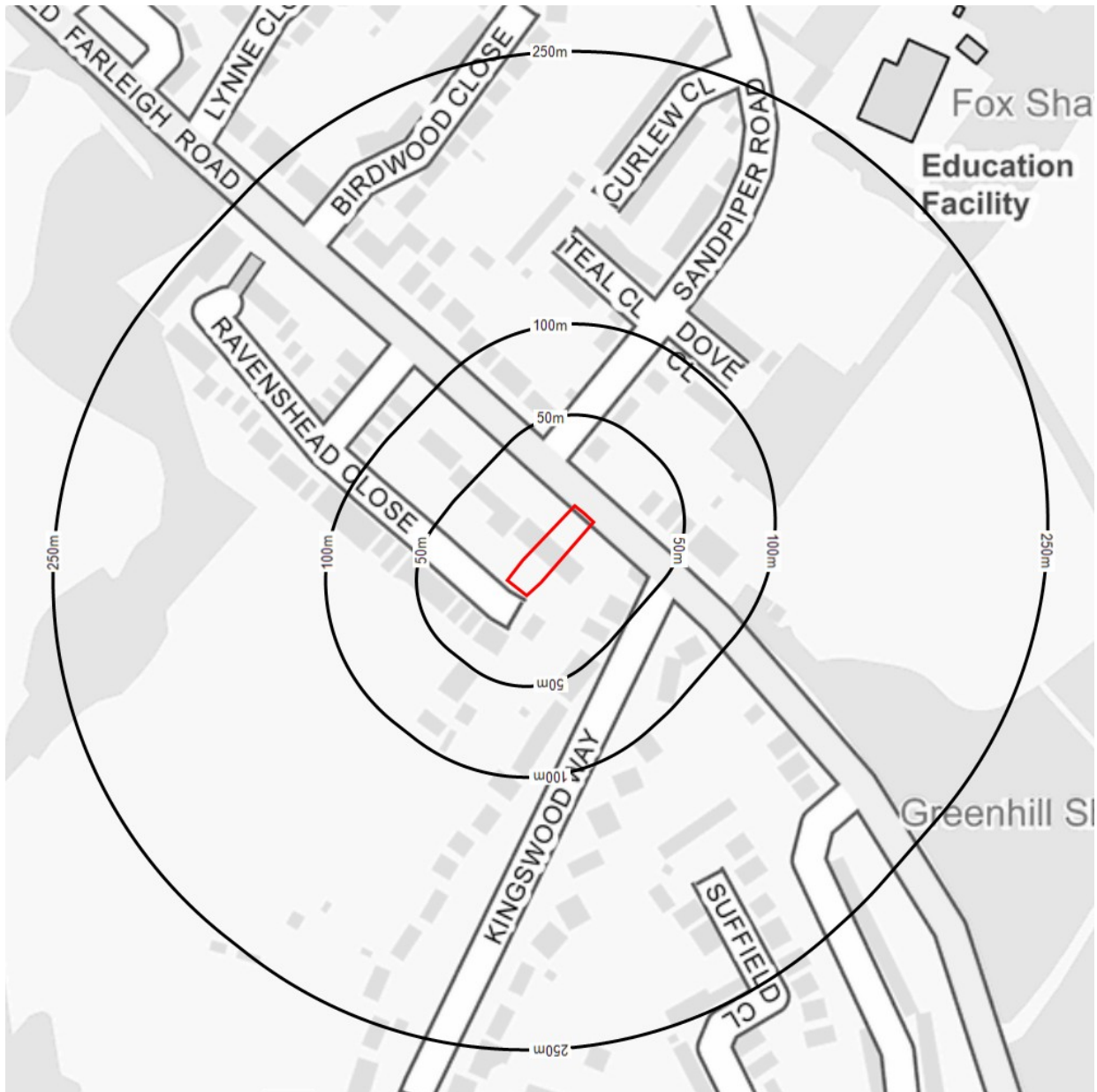
<b>Landfill Sites and Infilled Land</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
<b>Natural Ground Instability</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
<b>Coal Mining Subsidence Damage Claims</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Coal Mining Subsidence Damage Claims*	0	0	N/A
<b>Insurance Claims from Subsidence</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A
<b>Radon</b>	<b>On-site</b>	<b>1-100m</b>	<b>101-250m</b>
Radon Potential	0	N/A	N/A

\*\*dataset searched to 25m

\*dataset searched to 50m



# Contaminated Land: Authorised Industrial Processes



Contains Ordnance Survey data © Crown copyright and database right 2022.

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



## Authorisations

### **Local Authority Pollution Prevention and Controls**

No features identified.

### **Local Authority Integrated Pollution Prevention And Control**

No features identified.

### **Integrated Pollution Controls**

No features identified.

### **Environmental Permitting Regulations - Industry**

No features identified.

### **Radioactive Substances Register**

No features identified.



## Discharges

### **Consented Discharges to Controlled Waters**

No features identified.

### **Referrals of Red List Discharges to Sewers (Corporate Entities)**

No features identified.



## Hazardous Sites

### **Control of Major Accident Hazards Sites (COMAH)**

No features identified.

### **Explosive Sites**

No features identified.

### **Notification of Installations Handling Hazardous Substances (NIHHS)**

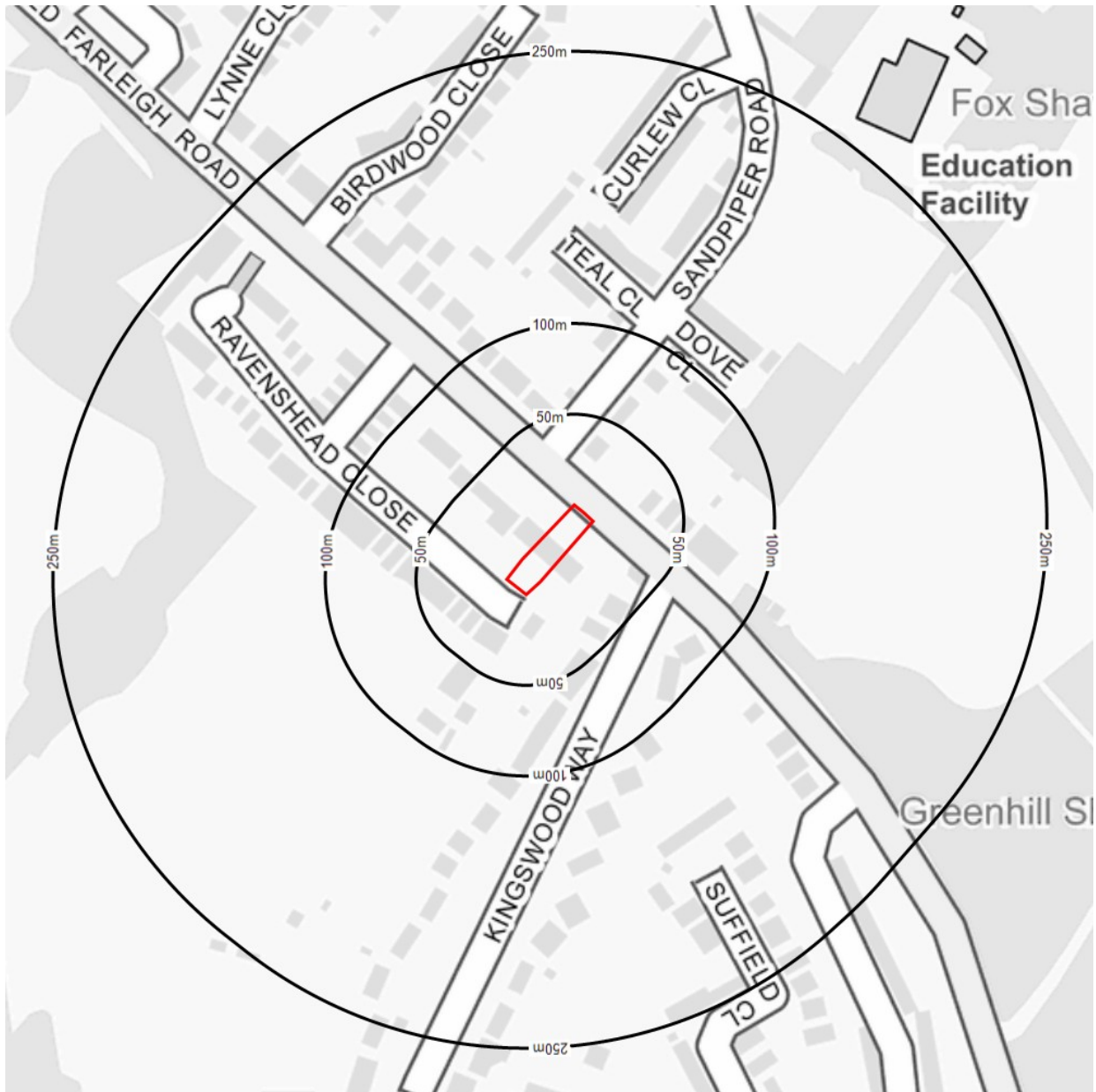
No features identified.

### **Planning Hazardous Substance Consents**

No features identified.



# Contaminated Land: Incidents and Enforcements



Contains Ordnance Survey data © Crown copyright and database right 2022.

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



# Contaminated Land: Incidents and Enforcements

---

## Contraventions

### **Contaminated Land Register Entries and Notices**

No features identified.

### **Local Authority Pollution Prevention and Control Enforcements**

No features identified.

### **Enforcement and Prohibition Notices**

No features identified.

### **Planning Hazardous Substance Enforcements**

No features identified.

### **Environmental Pollution Incidents**

No features identified.

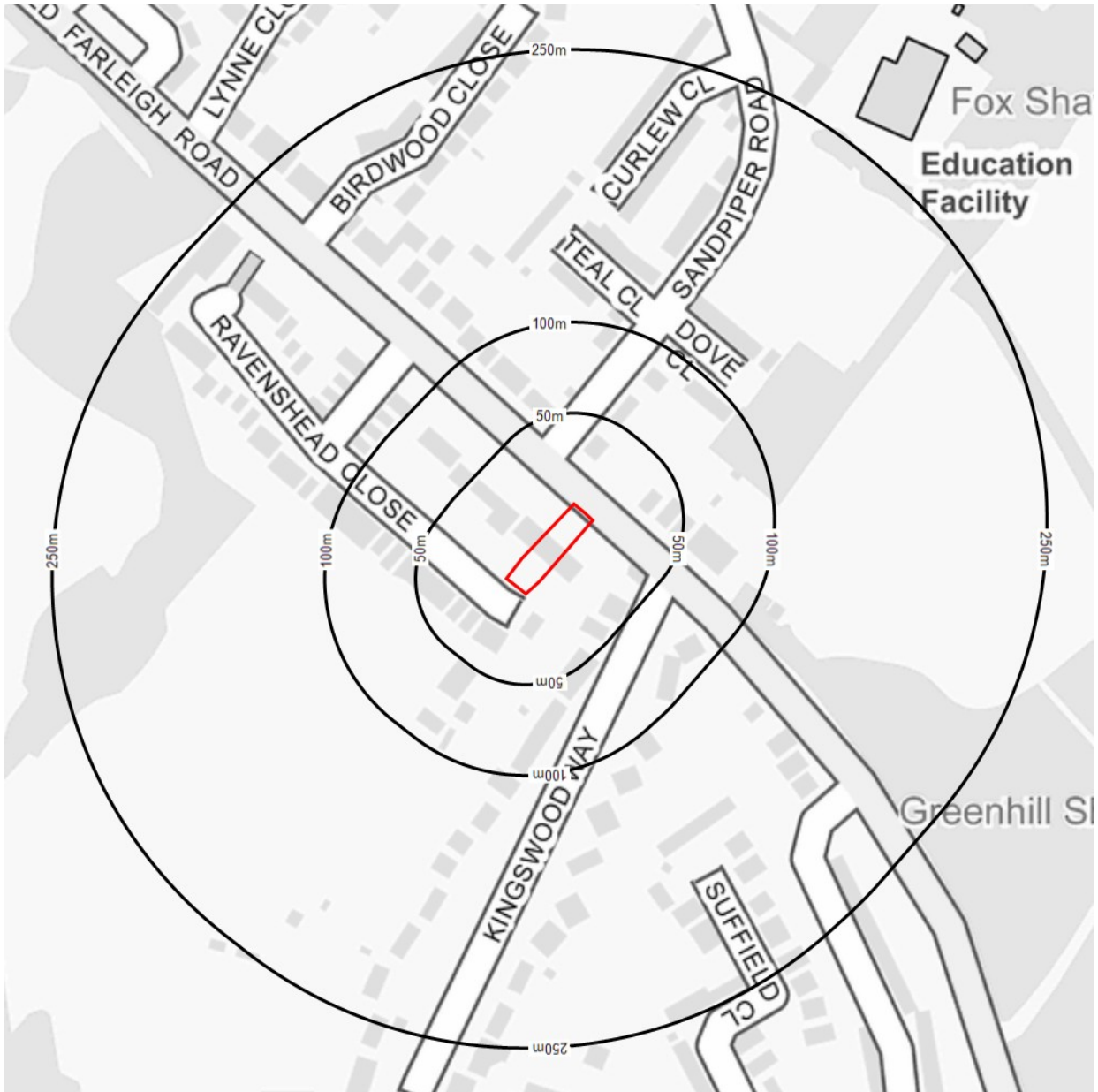
### **Prosecutions (Post 2000)**

No features identified.





# Contaminated Land: Landfill and Waste



Contains Ordnance Survey data © Crown copyright and database right 2022.

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



## Landfill and Waste

### **BGS Recorded Landfill Sites**

No features identified.

### **Integrated Pollution Control Registered Waste Sites**

No features identified.

### **Permitted Waste Sites - Authorised Landfill Site Boundaries**

No features identified.

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

No features identified.

### **Local Authority Recorded Landfill Sites**

No features identified.

### **Registered Landfill Sites**

No features identified.

### **Registered Waste Transfer Sites**

No features identified.

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

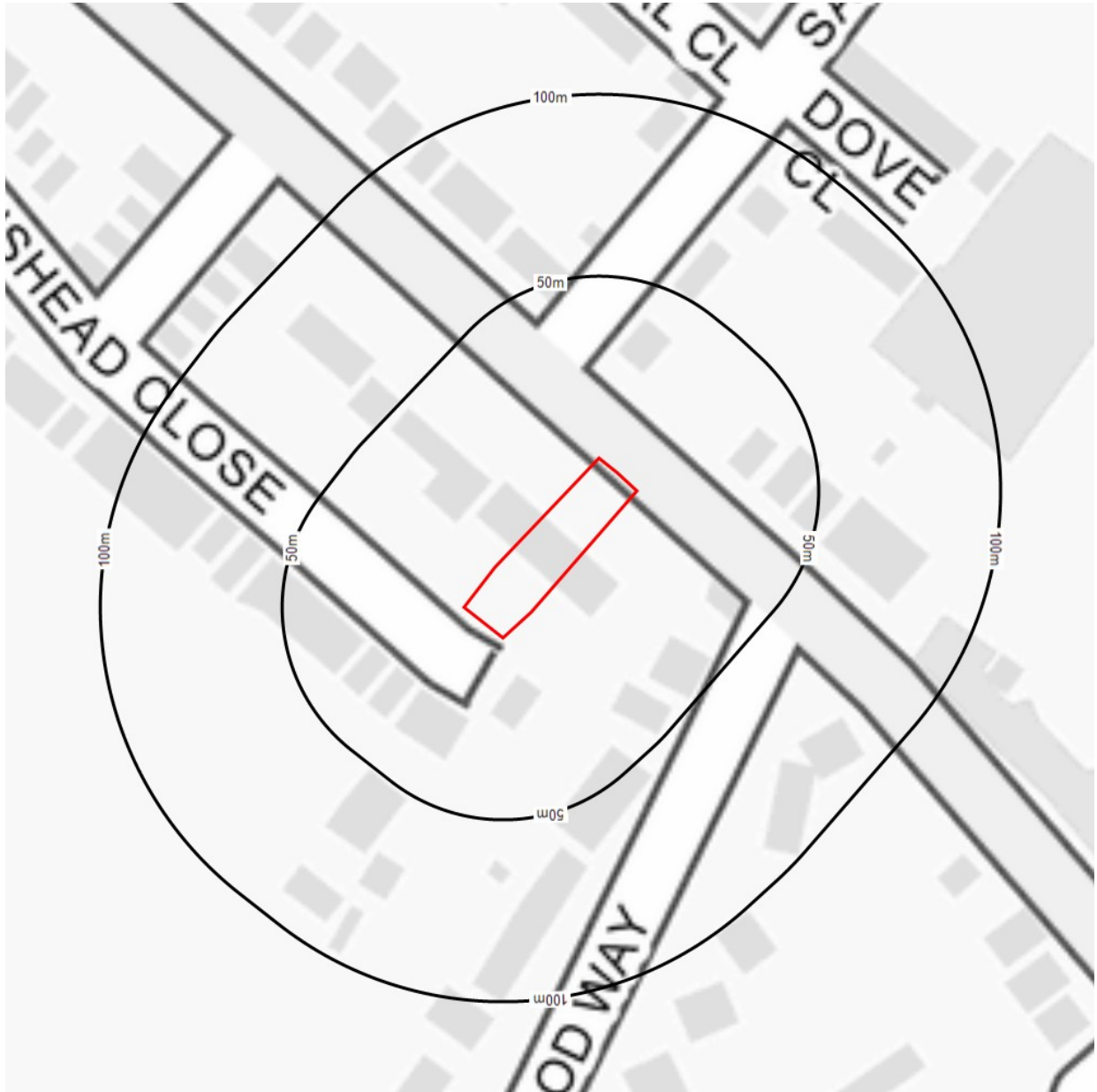
No features identified.

### **Historic Landfill**

No features identified.



# Contaminated Land: Current Land Uses



Contains Ordnance Survey data © Crown copyright and database right 2022.



Site



Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



# Contaminated Land: Current Land Uses

---

## Current Potentially Contaminative Uses

### **Contemporary Trade Directory Entries**

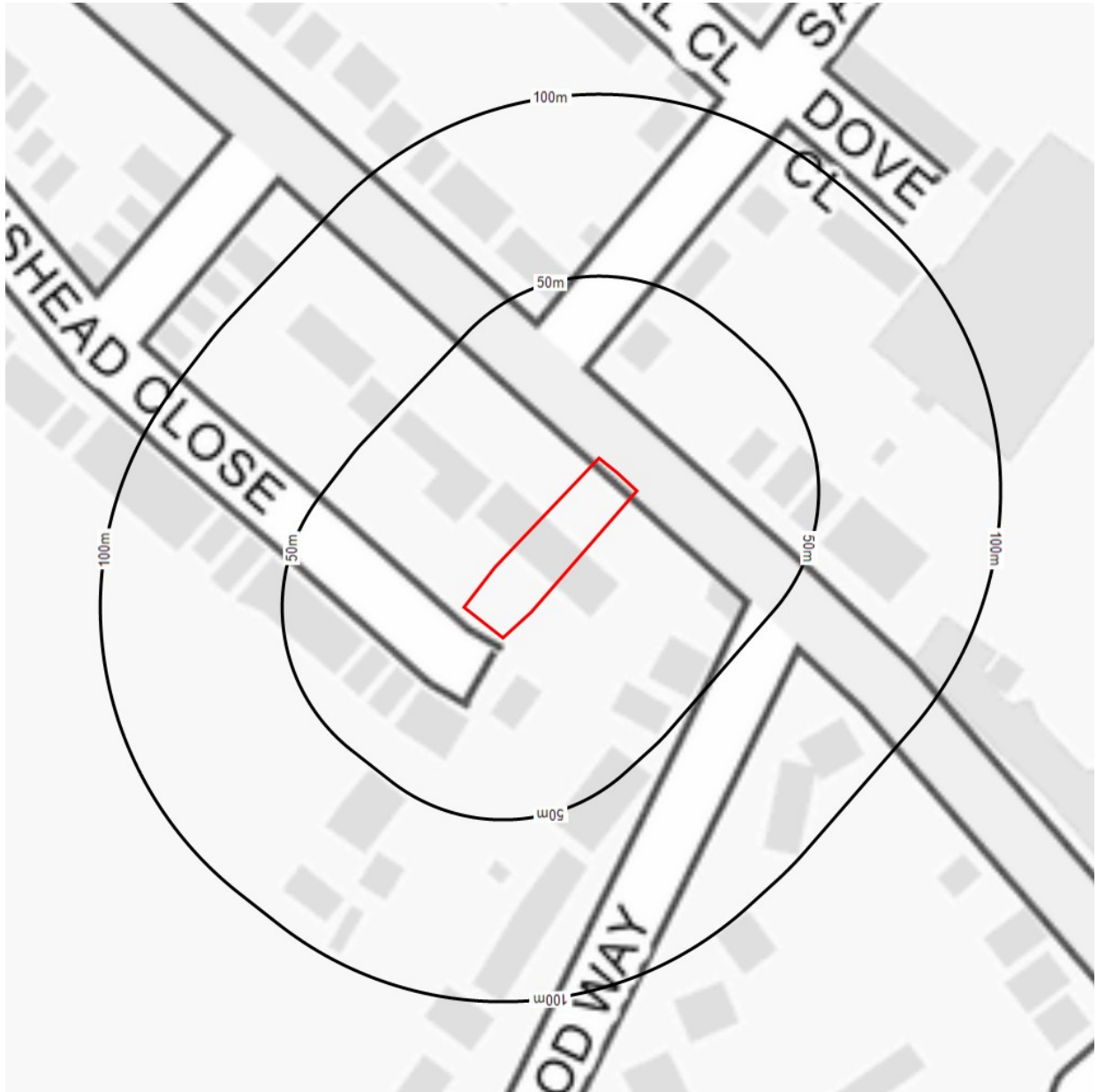
No features identified.

### **Fuel Station Entries**

No features identified.



# Contaminated Land: Historical Land Uses



Contains Ordnance Survey data © Crown copyright and database right 2022.

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



## Historical Potentially Contaminative Uses

### **Historical Tanks And Energy Facilities**

No features identified.

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

No features identified.



## Potentially Infilled Land

### **Former Marshes**

No features identified.

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

No features identified.

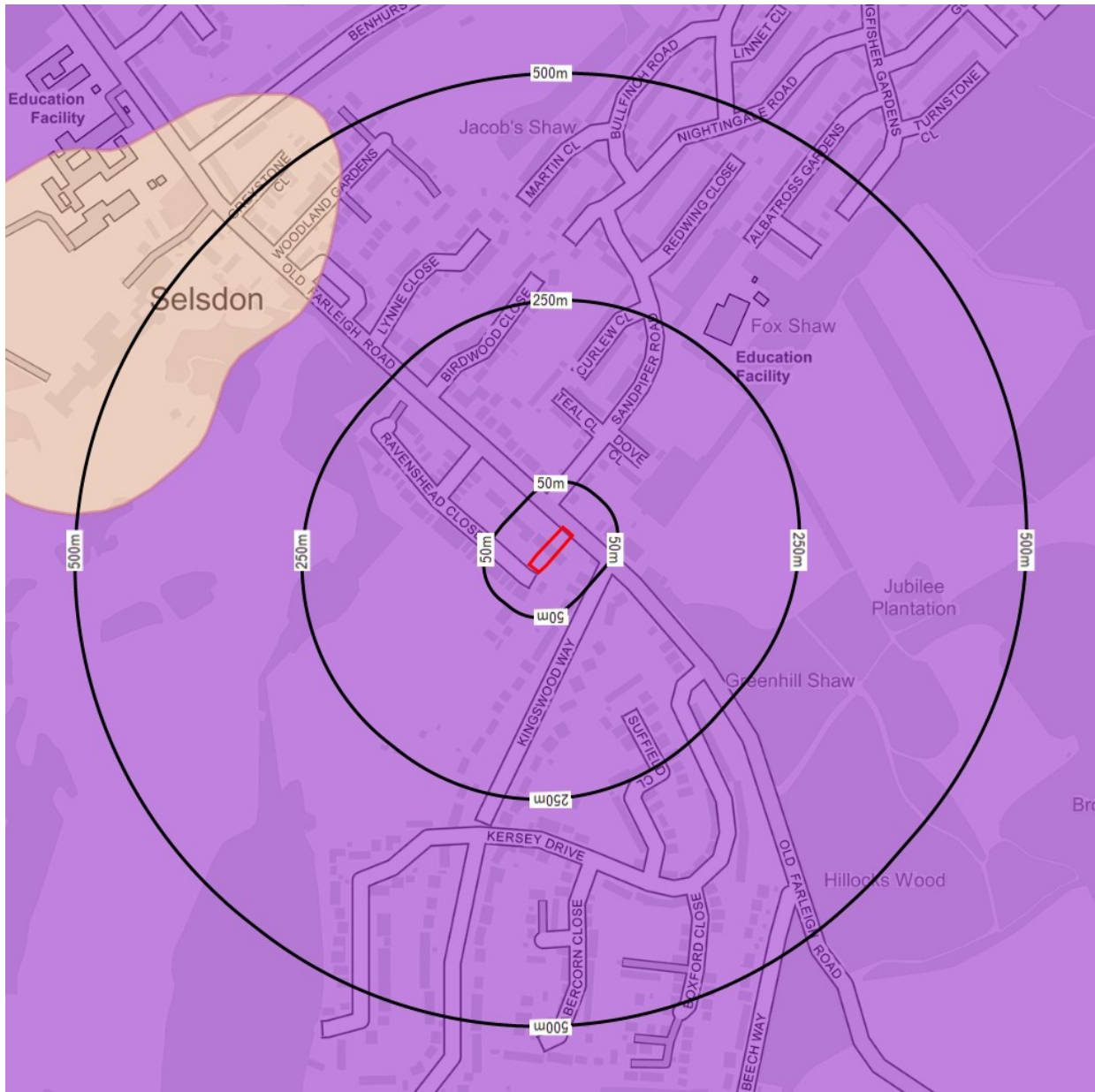
### **Potentially Infilled Land (Water)**

No features identified.



# Contaminated Land: Groundwater Vulnerability

## Bedrock



Contains Ordnance Survey data © Crown copyright and database right 2022.



Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata



Unknown



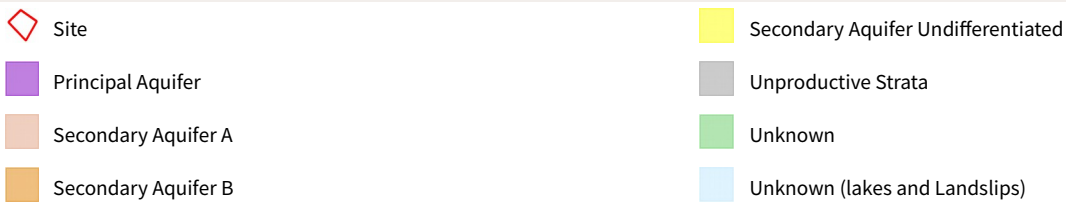


# Contaminated Land: Groundwater Vulnerability

## Superficial



Contains Ordnance Survey data © Crown copyright and database right 2022.





## Hydrogeology

### Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Principal Aquifer	0m	N	1

### Superficial Aquifer Designations

No features identified.



## Geology

### BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: LSNCK	0m	N	2
Rock Name: Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)			
Rock Type: Chalk			
Min Age: Not Supplied			
Max Age: Turonian			

### BGS 1:50,000 Superficial Deposits

No features identified.

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

Details	Distance	Direction	Contact
Map Sheet No: 270	0m	N	2
Map Name: South London			
Bedrock Geology: Available			
Superficial Geology: Available			



# Contaminated Land: Environmental Sensitivity



Contains Ordnance Survey data © Crown copyright and database right 2022.

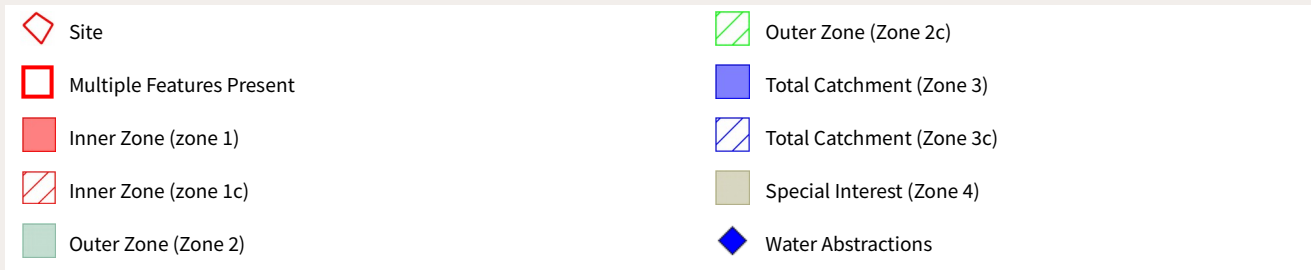
- |                           |                          |                                      |
|---------------------------|--------------------------|--------------------------------------|
| Site                      | National Nature Reserves | Sites of Special Scientific Interest |
| Multiple Features Present | National Parks           | Special Areas of Conservation        |
| Local Nature Reserves     | National Scenic Areas    | Special Protection Areas             |
| Marine Nature Reserves    | RAMSAR Sites             |                                      |



# Contaminated Land: Source Protection Zones



Contains Ordnance Survey data © Crown copyright and database right 2022.





## Environmental Sensitivity

### Local Nature Reserves

Map ID	Details	Distance	Direction	Contact
1	<b>Name:</b> Selsdon Wood <b>Reference:</b> 1009131 <b>Designation Date:</b> 1st January 1993	83m	E	3

### Marine Conservation Zones

No features identified.

### National Nature Reserves

No features identified.

### National Parks

No features identified.

### Ramsar Sites

No features identified.

### Sites of Special Scientific Interest

No features identified.

### Special Areas of Conservation

No features identified.

### Special Protection Areas

No features identified.

### Water Abstractions

No features identified.

### Source Protection Zones

Map ID	Details	Distance	Direction	Contact
2	<b>Name:</b> Not Supplied <b>Reference:</b> Not Supplied <b>Type:</b> Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.	333m	SW	4
3	<b>Name:</b> Not Supplied <b>Reference:</b> Not Supplied <b>Type:</b> Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	336m	SW	4



## Former Mining

### **Coalfield Consultation Areas**

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

### **Man-Made Mining Cavities**

No features identified.

### **BGS Recorded Mineral Sites**

No features identified.

### **Mining Instability**

No features identified.

### **Non Coal Mining Areas of Great Britain**

No features identified.

### **Potential Mining Areas**

No features identified.

## Salt and Brine

### **Brine Compensation Area**

No features identified.

### **Brine Pumping Related Features**

No features identified.



## Brine Subsidence Solution Area

No features identified.

## Salt Mining Related Features

No features identified.

## Landfill Sites and Infilled Land

### Former Marshes

No features identified.

### Potentially Infilled Land (Non-Water)

No features identified.

### Potentially Infilled Land (Water)

No features identified.

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

No features identified.

### BGS Recorded Landfill Sites

No features identified.

### Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

### Registered Landfill Sites

No features identified.

### Local Authority Recorded Landfill Sites

No features identified.

### Historic Landfill

No features identified.

## Natural Ground Instability

### Natural Cavities

No features identified.

### Potential for Landslide Ground Stability Hazards

No features identified.

### Potential for Ground Dissolution Stability Hazards

No features identified.





# Contaminated Land: Natural and Mining Related Hazards

---

## **Potential for Compressible Ground Stability Hazards**

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

## Coal Mining Subsidence Claims

### **Coal Mining Subsidence Damage Claims**

No features identified.

## Insurance Claims

### **Postcode Unit Insurance Claims Rating - Subsidence**

No features identified.

## Radon

### **Radon Potential**

No features identified.

# Site Solutions Commercial

## About this report



### Site Solutions Commercial Limitations

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

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

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, [www.landmark.co.uk/product-terms-conditions](http://www.landmark.co.uk/product-terms-conditions). If you need any further information please contact us on 0330 036 6115.




### Contaminated Land Risk Analysis Methodology

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

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

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

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

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



# Useful Contacts

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

**Landmark Information Group Limited**  
1<sup>st</sup> Floor  
98-99 Queens Road  
Brighton  
BN1 3XF

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

**0330 036 6115**

Or by email at:

**orders@argyllenviro.com**

Contact	Name	Address	Contact Details
	<b>Public Health England</b>	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	<b>T:</b> 01235 822622 <b>F:</b> 01235 833891 <b>E:</b> radon@phe.gov.uk <b>W:</b> www.ukradon.org
1	<b>Environment Agency, Head Office</b>	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	<b>T:</b> 01454 624400
2	<b>British Geological Survey, Enquiry Service</b>	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	<b>T:</b> 0115 936 3143 <b>E:</b> enquiries@bgs.ac.uk <b>W:</b> www.bgs.ac.uk
3	<b>Natural England</b>	County Hall Spetchley Road Worcester WR5 2NP	<b>T:</b> 0300 060 3900 <b>E:</b> enquiries@naturalengland.org.uk <b>W:</b> www.naturalengland.org.uk
4	<b>Environment Agency, National Customer Contact Centre (NCCC)</b>	PO Box 544 Templeborough Rotherham S60 1BY	<b>T:</b> 03708 506 506 <b>E:</b> enquiries@environment-agency.gov.uk

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



## Copyright Statement

The data supplied for this Site Solutions Commercial report falls under the following copyrights: Ordnance Survey © Crown copyright and/or Database Right. All rights reserved. Licence 100022432 ; © Environment Agency and database right 2022 ; Contains public sector information licensed under the Open Government Licence v3.0; ©Landmark Information Group and/or its Data Suppliers 2022; © Thomson Directories Ltd 2022; © Experian Ltd 2022; © Crown Copyright and Landmark Information Group Limited 2022. All rights reserved; Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law; © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022; © Environment Agency & United Kingdom Research and Innovation 2022; © The Coal Authority 2022. All rights reserved; © Stantec UK Limited 2022; The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data; © Cheshire Brine Subsidence Compensation Board 2022; The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact [enquiries@jpb.co.uk](mailto:enquiries@jpb.co.uk). JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data; © Crown copyright 2022 Ordnance Survey Licence number 100020315; © Crawford and Company Limited.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Landmark Information Group Limited, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Landmark Information Group Limited prior to any re-use.

Argyll works in association with:



**British Geological Survey**





## Important Consumer Protection Information

This search has been produced by Landmark Information Group Limited, 1<sup>st</sup> Floor, 98 - 99 Queens Road, Brighton, BN1 3XF.

Tel: 03300 366 115

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

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

### The Standards:

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

## Complaints

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

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

### TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

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



## Argyll Environmental Complaints Procedure

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

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

## Complaints should be sent to:

Legal Director  
Landmark Information Group Limited  
1<sup>st</sup> Floor  
98 - 99 Queens Road  
Brighton  
BN1 3XF

Tel: 03300 366 115

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

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

Tel: 01722 333306,

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

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