


EstateSolutions Farm

 **Contaminated Land**
PASSED ✓

 **Flooding**
PASSED ✓

 **Argyll's Overview**

Contaminated Land :

The property poses an acceptably low contamination risk. No further environmental investigation is recommended.

Flood Risk :

Moderate - The Site is susceptible to flooding from one or more sources. A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance. You may also want to carry out further assessment and explore options for managing flood risk (see pages 3 & 4).

Environmental Hazards :

The following other Environmental Hazards have been identified in the immediate vicinity of the Site: Radon 1 to 3%, and Ground Instability Hazard Overhead transmission lines are located within 50m of the Site.



Report on:

White House Farm, Preston Cross, Ledbury, HR8 2LH

Report prepared for:

INDEX PI WEST MIDLANDS

Client Reference:

SDR/E02515/0002 -
1737120_ESF

Report Reference:

AEL-0016-LSF-967250

National Grid Reference:

368067,234972

Report date:

21st March 2019



Site Location

Report prepared on

White House Farm, Preston Cross, Ledbury, HR8 2LH

Site Area (hectares)

13.2797

Current Use

Arable

Proposed Use

Arable

Report Prepared For

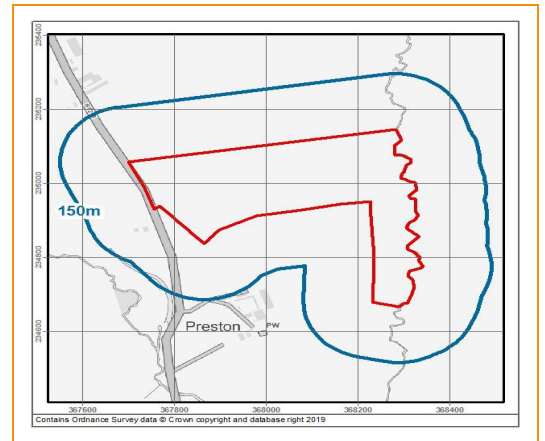
Assumed purchase

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Summary of Liabilities and Risk

Issue

Evaluation



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Contaminated Land Liability Assessment

What is the pollution risk from within the property?	Low
What is the pollution risk from the surrounding area?	Low to Moderate
What is the sensitivity of this area to pollution?	Moderate to High
What is the overall liability risk of this property?	Low to Moderate

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



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Flood Risk Summary

What is the overall risk of flooding at the farm, assuming flood defences are operational?	Moderate (see recommendations below)
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Additional Considerations Summary

Asbestos		Ground Instability		Mining Hazard	
Radon		Coal Mining		Nitrate Vulnerability	
Brine Compensation		Historic Rights of Way		Sensitive Land Uses	
Water Abstractions		Sewage Discharges		Stewardship Schemes	
Unexploded Ordnance		Soil Chemistry		Telecommunication Base Stations / Transmission Lines	
COMAH Sites		Listed Buildings			

Please refer to the Additional Considerations section for further details for those considerations that have been flagged by the report.



Conclusions and Recommendations



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Contaminated Land Conclusion

There does not appear to have been anything on or neighbouring the farm that is likely to have caused significant pollution, other than standard agricultural practices. As a result we do not consider there to be an environmental liability for the farm.

Recommendations

No further environmental investigation is recommended.



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Flood Risk Recommendations

1. Although areas of the Site have been identified as at an increased risk of flooding, owing to the limited extent and location of this risk in relation to the main operational areas, further detailed assessment is not deemed necessary. However, it would be prudent to check with the current vendor to confirm whether or not historical flooding has significantly impacted upon farm operations, facilities and general farming practices.
2. If this risk relates to areas where buildings are present, you may wish to consider further assessment to establish anticipated flood depths which will aid a cost appraisal and installation of flood resistance and/or resilience protection measures (Please contact Argyll for more details).
3. You may wish to consider obtaining insurance terms prior to the completion of this transaction if the main buildings on Site are at risk.



Contaminated Land Risk Analysis

Investigation		Risk Commentary
	Farm description	The farm is approximately 13 hectares and is mostly formed of arable land, with Ludstock Brook lining the eastern boundary. No redevelopment is proposed.
	Farm History	The farm was extremely similar in 1884 and there have been no significant, observable changes to the farm since that time.
	Argyll's Comment	As a result of the historical and current use of the Site, there is a low risk of contaminants being present.
	Surrounding area description	The farm is almost entirely surrounded by arable land with Ludstock Brook adjacent east and the B4215 adjacent west. Preston priory is located 47m south west.
	History of Surrounding Area	The area was extremely similar in the late 1800s and apart from a drainage channel 28m north east filled around 1954, there have been no activities or alterations since that time that are likely to significantly affect the farm.
	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.
	Water resources and sensitive habitats	<p>With reference to Environment Agency data, 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 Secondary (A) Aquifer (deposits with moderate permeability).</p> <p>According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There is one abstraction licence located within 500m. It is a surface water abstraction (255m north east) for general agriculture: spray irrigation - direct use.</p> <p>A residential property is located 55m west. The general area appears to be largely in agricultural use. The nearest water feature is located on Site. 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 moderate to high environmental sensitivity .
	Additional Sources of Information	<p>The following additional historical map packs were used to produce this report.</p> <ul style="list-style-type: none"> Envirocheck Ref: 198062439 centred on 368067, 234972.



Flood Risk Screening

Flood Analysis of Whole Farm

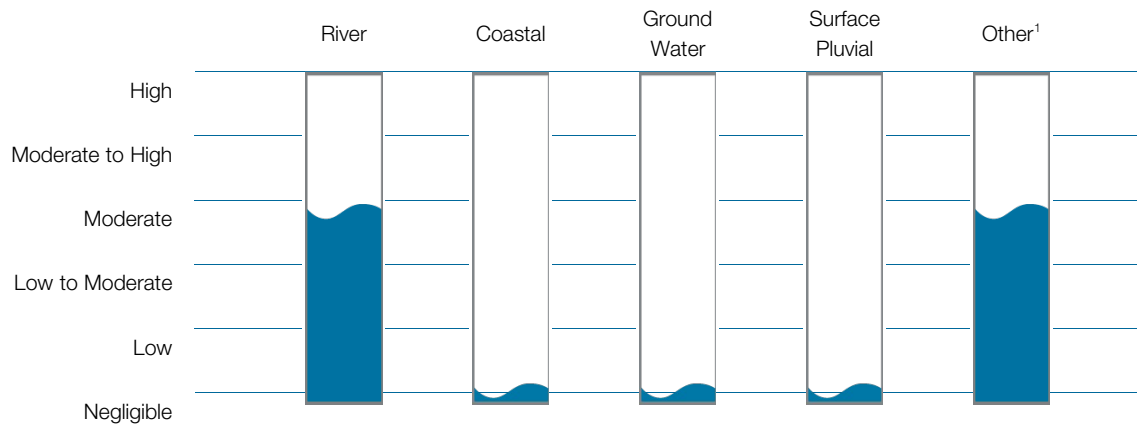
What is the overall risk of flooding at the farm, assuming defences fail or are absent or over-topped?

Moderate

Flood Defences

Are there existing flood defences that might benefit the Site?

No



Flood Analysis of Buildings

Are the main farm buildings at significant risk of flooding?

No

Riparian Ownership

Is there a water feature located within or adjacent to the Site?

Yes

Argyll's Comment



A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property.

Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action.

A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency.

There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map.

The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.

Development Control

Is there a water feature located within 250m of the Site?

Yes

Argyll's Comment



Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency and Internal Drainage Boards are normally consulted regarding any development within 50m of a Main River or drainage channel. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. Please see The Environment Agency website to check if there is a Main River within 20m of your property.

Dam and

Could the Site be affected by dam or reservoir failure?

No

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

Reservoir Failure

Argyll's
Comment



The answer is based on detailed models provided by JBA Risk Management. These predict the areas liable to flood around approximately 1700 key dams and reservoirs across England and Wales (if that dam or reservoir were to fail).



Recommendations

1. Although areas of the Site have been identified as at an increased risk of flooding, owing to the limited extent and location of this risk in relation to the main operational areas, further detailed assessment is not deemed necessary. However, it would be prudent to check with the current vendor to confirm whether or not historical flooding has significantly impacted upon farm operations, facilities and general farming practices.
2. If this risk relates to areas where buildings are present, you may wish to consider further assessment to establish anticipated flood depths which will aid a cost appraisal and installation of flood resistance and/or resilience protection measures (Please contact Argyll for more details).
3. You may wish to consider obtaining insurance terms prior to the completion of this transaction if the main buildings on Site are at risk.



Additional Considerations

Item	Summary	Suggested Action
Nitrate Vulnerable Zones	The farm is located within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated areas of land draining into waters assessed to be polluted by nitrates. As the farm lies within a designated zone the land owner will need to comply with the requirements of the Nitrates Action Programme regulated by DEFRA and the Environment Agency.	Contact the Environment Agency for further information
Soils	BGS soil chemistry data for the Site indicates <15 mg/kg of arsenic, <1.8 mg/kg of cadmium, 60 - 90 mg/kg of chromium, <100 mg/kg of lead, 30 - 45 mg/kg of nickel.	None required
Agricultural Land Classifications	The farm is located within a Grade 2 classification (very good). The classification system forms part of the planning system in England and Wales. Agricultural land is classified into five categories according to versatility and suitability for growing crops. The top three grades 1, 2 and 3a are considered the best and most versatile land, 3b – 5 are considered moderate to very poor.	Contact Natural England for further information
Radon 1 to 3%	Employers are required by the Management of Health and Safety at Work Regulations 1999 to assess risks from radon in workplaces. You may therefore wish to contact the Health Protection Agency for further information regarding radon monitoring.	Contact the Public Health England for further information regarding radon monitoring.
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.	Contact RICS accredited Surveyor for further guidance
Overhead Transmission Lines	Overhead transmission lines are located within 50m of the Site (please refer to the Current Land Use maps to determine specific locations).	Contact the Public Health England for further information

Generic Guidance

Item	Summary	Suggested Action
Tree Preservation Orders / Hedgerows	The objective of a TPO is to protect trees that make a significant impact on their surroundings (important feature within the local landscape or an historical association within the local area). If a tree has an associated TPO then it is an offence to cut down, prune, uproot, wilfully damage or destroy it. Under The Town and Country Planning (Tree Preservation) (England) Regulations 2012, the existing regulations have continued for England and Wales. Farms situated in Wales will follow guidance regulated by the Welsh Assembly Government.	Contact the Local Planning Authority for further information
Hedgerow Regulations 1997	The Hedgerow Regulations came into force in 1997 to protect the most important hedges in the countryside from being removed. The regulations apply to hedges which are more than 20 metres long or which meet another hedgerow at either end. If you remove a hedgerow without permission you are liable to an unlimited fine and may have to replace the hedgerow.	Contact the Local Planning Authority for further information
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

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> <p>If no data is identified then the section will be omitted.</p>

Farm Specific Issues	<p>This section firstly presents data relating to designated features and areas that may be present on or in proximity to a farm and could affect or restrict farming operations (e.g. listed buildings, heritage sites etc.).</p> <p>If no data is identified then the section will be omitted.</p>
Soil Chemistry	<p>This section is preceded by five maps that present information relating to the concentrations of Arsenic, Cadmium, Chromium, Lead and Nickel within soils beneath the farm and surrounding area. The maps are immediately followed by the detailed data.</p> <p>If no data is identified then the section will be omitted.</p>
Flooding Risk Information	<p>This section presents information relating to the four main types of flooding – River flooding, Coastal/tidal flooding, surface water flooding and groundwater flooding. Some of this data will be preceded by an associated map.</p>

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention and Controls	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Integrated Pollution Prevention And Control	0	0	N/A
Registered Radioactive Substances	0	0	N/A
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	0	N/A
Water Industry Act Referrals	0	0	N/A
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	N/A
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	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	N/A
Prosecutions Relating to Controlled Waters	0	0	N/A

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	N/A
Licenced Waste Management Facilities (Landfill Boundaries)	0	0	N/A
Licenced Waste Management Facilities (Locations)	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
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	0	N/A
Fuel Station Entries	0	0	N/A
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	0 ²	N/A
Overhead Transmission Lines	1	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
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²Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A
Historical Tanks And Energy Facilities	0	0	N/A
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	2	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	2	0	0
Bedrock Aquifer Designations	2	0	0
Geology	On-site	1-250m	251-500m
BGS 1:625,000 Solid Geology	1	N/A	N/A

Environmental Sensitivity

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

Natural and Mining Related Hazards

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

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

Natural and Mining Related Hazards

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	N/A
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	N/A

Farm Specific Issues

Farm Specific Issues	On-site	1-250m	251-500m
Listed Buildings	0	2	2
World Heritage Sites	0	0	0
Scheduled Monuments	0	0	0
Historic Battlefields	0	0	0
Historic Landscapes	0	0	0
Country Parks	0	0	0
Ancient Woodlands	0	0	0
Soils	On-site	1-250m	251-500m
BGS Soil Chemistry Arsenic	1	0	0
BGS Soil Chemistry Cadmium	1	0	0
BGS Soil Chemistry Chromium	1	0	0
BGS Soil Chemistry Lead	1	0	0
BGS Soil Chemistry Nickel	1	0	0

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	1	0	0
Flooding From Rivers or Sea (in an Extreme Event)	1	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
Risk of Flooding from Rivers and Sea	3	0	0
Groundwater Flood Risk	0	0	1
Surface Water Flooding (1:75 year rainfall event)	0	2	0
Surface Water Flooding (1:200 year rainfall event)	0	2	0
Surface Water Flooding (1:1,000 year rainfall event)	0	2	1
Dam or Reservoir Failure	0	0	0
Historical Flooding	On-site	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	2	0	0
Other Flood Information	On-site	1-250m	251-500m
Surface Water Feature	1	2	2
MasterMap Water Network	1	4	15

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the

Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

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

Current Land Use

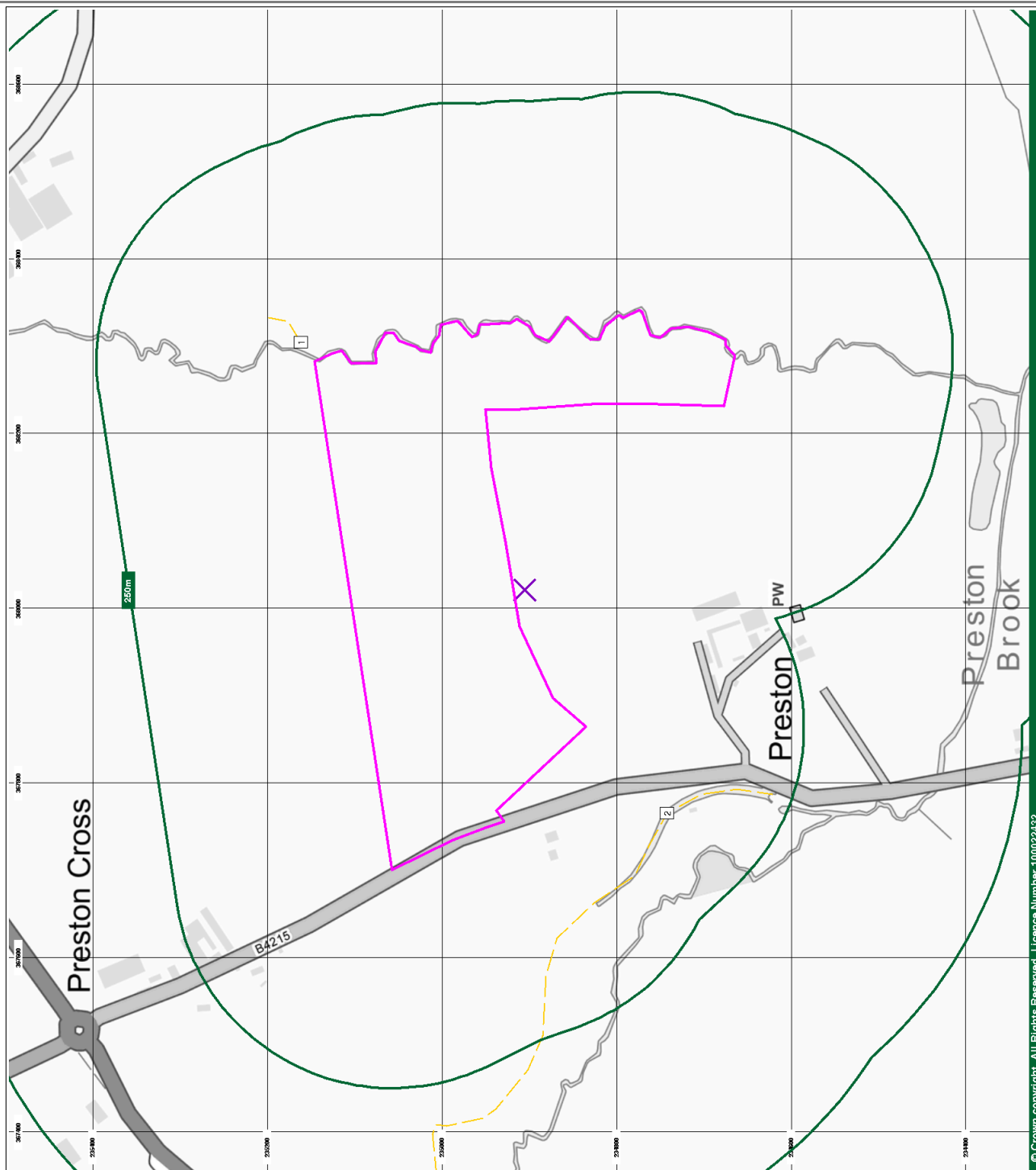
Other Features

Overhead Transmission Lines

Map ID	Details	Distance	Direction
1	Feature location.	On Site	SE

Historical Land Uses within 250m

- General**
- Site Boundary
 - Search Buffer
 - Bearing Reference Point
 - Grid Lines
 - Reference Number
- Potentially Contaminative Uses**
- Point Feature
 - Area Feature
 - Line Feature
- Potentially Infilled Land**
- Point Feature
 - Area Feature
 - Line Feature
- Former Marshes**
- Point Feature
 - Area Feature
 - Line Feature
- Historical Tanks and Energy Facilities**
- Point Feature



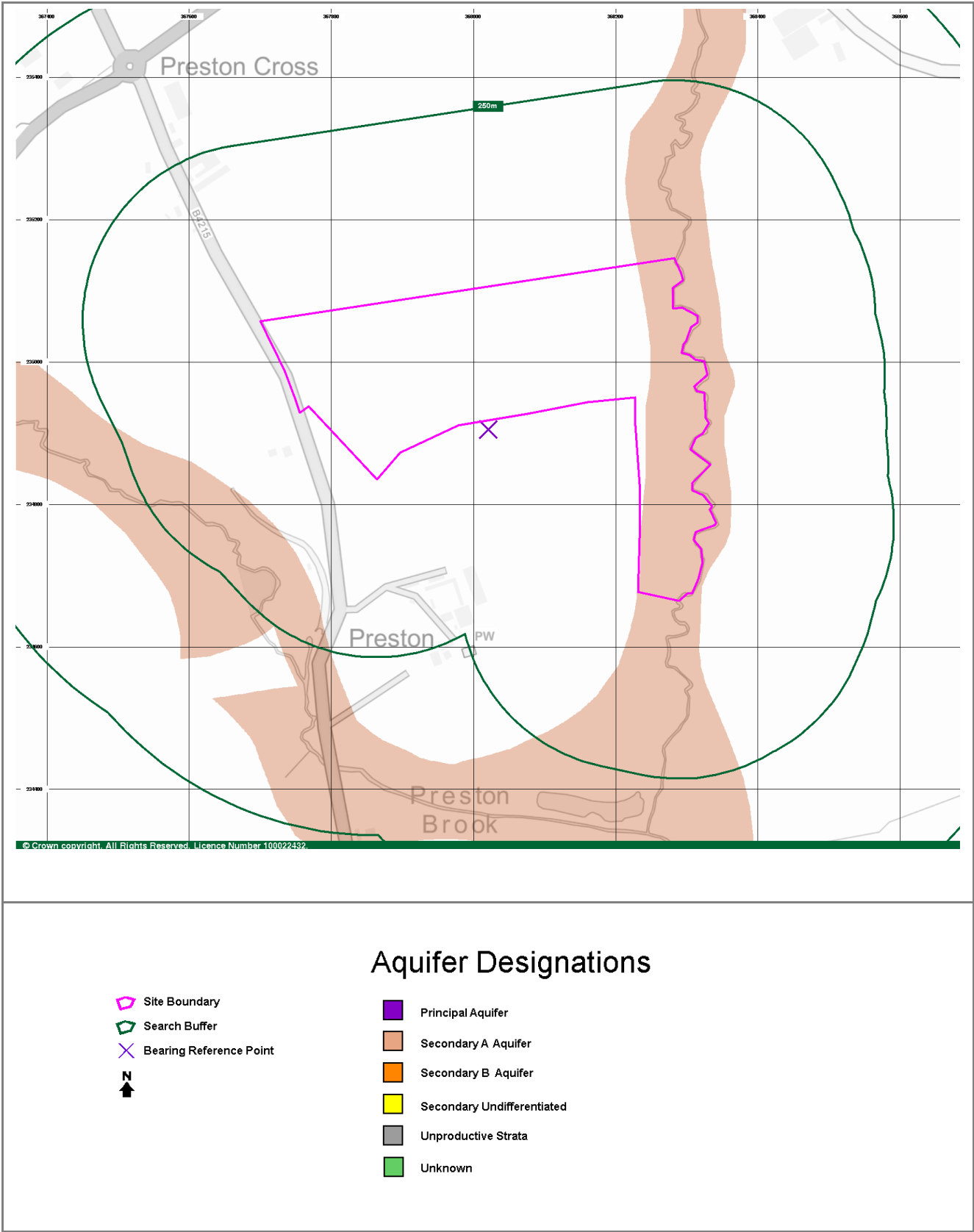
Historical Land Use

Potentially Infilled Land

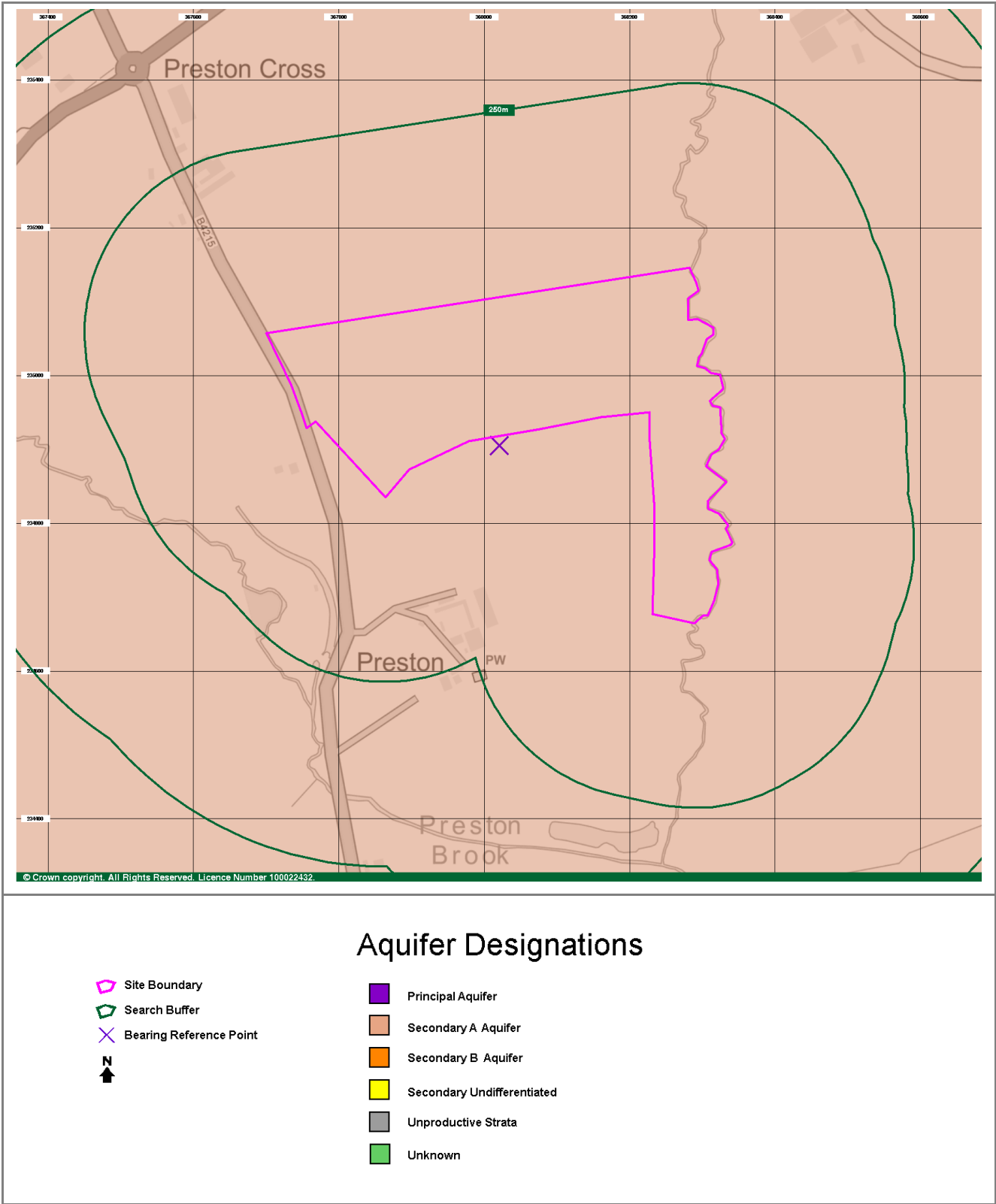
Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction
1	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954.	28m	NE
2	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954.	136m	SW

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	NE
	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	E

Bedrock Aquifer Designations

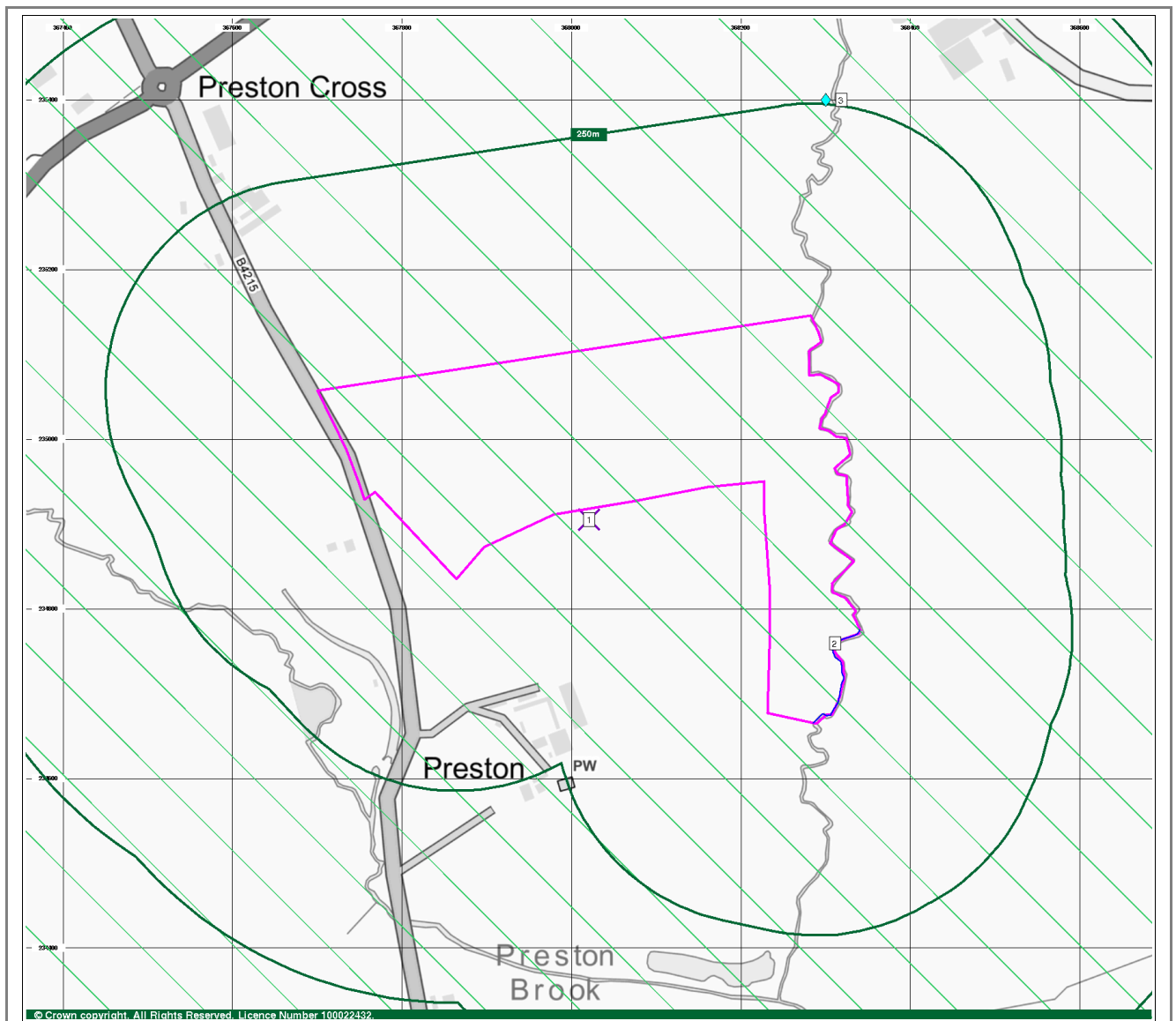
Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	-
	Secondary Aquifer - A These aquifers are formed of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

Geology

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Pridoli Rocks (Undifferentiated).	On Site	-

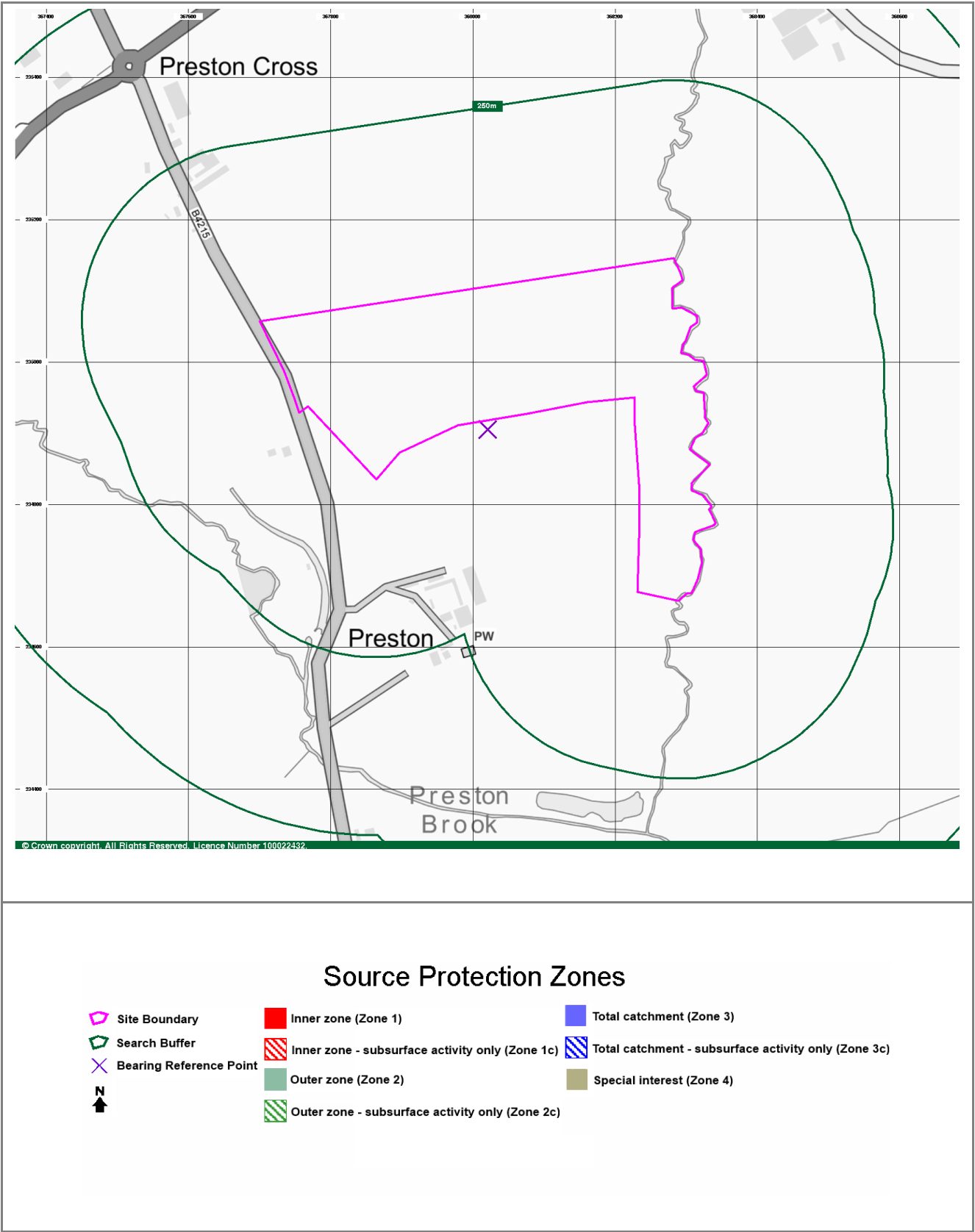
Sensitive Land Uses



Sensitive Land Uses

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

Source Protection Zones



Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: R Leadon - Glynch Bk To Conf R Severn (W Channel) Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
2	Surface water feature identified in proximity.	On Site	SE

Water Abstractions

Map ID	Details	Distance	Direction
3	Operator: Messrs M F Thomas And Co, Licence Number: 18/54/21/0043, Permit Version: 100, Location: Preston, Herefordshire - Ludstock Brook, Authority: Environment Agency, Midlands 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, Preston, Herefordshire, Authorised Start: 01 May, Authorised End: 31 August, Permit Start Date: 11th February 1975, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	255m	NE

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	8m	E

Compressible Ground Stability Hazards

Details	Distance	Direction
Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	On Site	E
Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	8m	E

Ground Dissolution Stability Hazards

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

Landslide Ground Stability Hazards

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

Running Sand Ground Stability Hazards

Details	Distance	Direction
Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	E
Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	8m	E

Shrinking or Swelling Clay Subsidence Hazards

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

Non-Coal Mining Hazards

Details	Distance	Direction
Risk: Highly Unlikely, Source: British Geological Survey, National Geoscience Information Service.	On Site	N

Radon

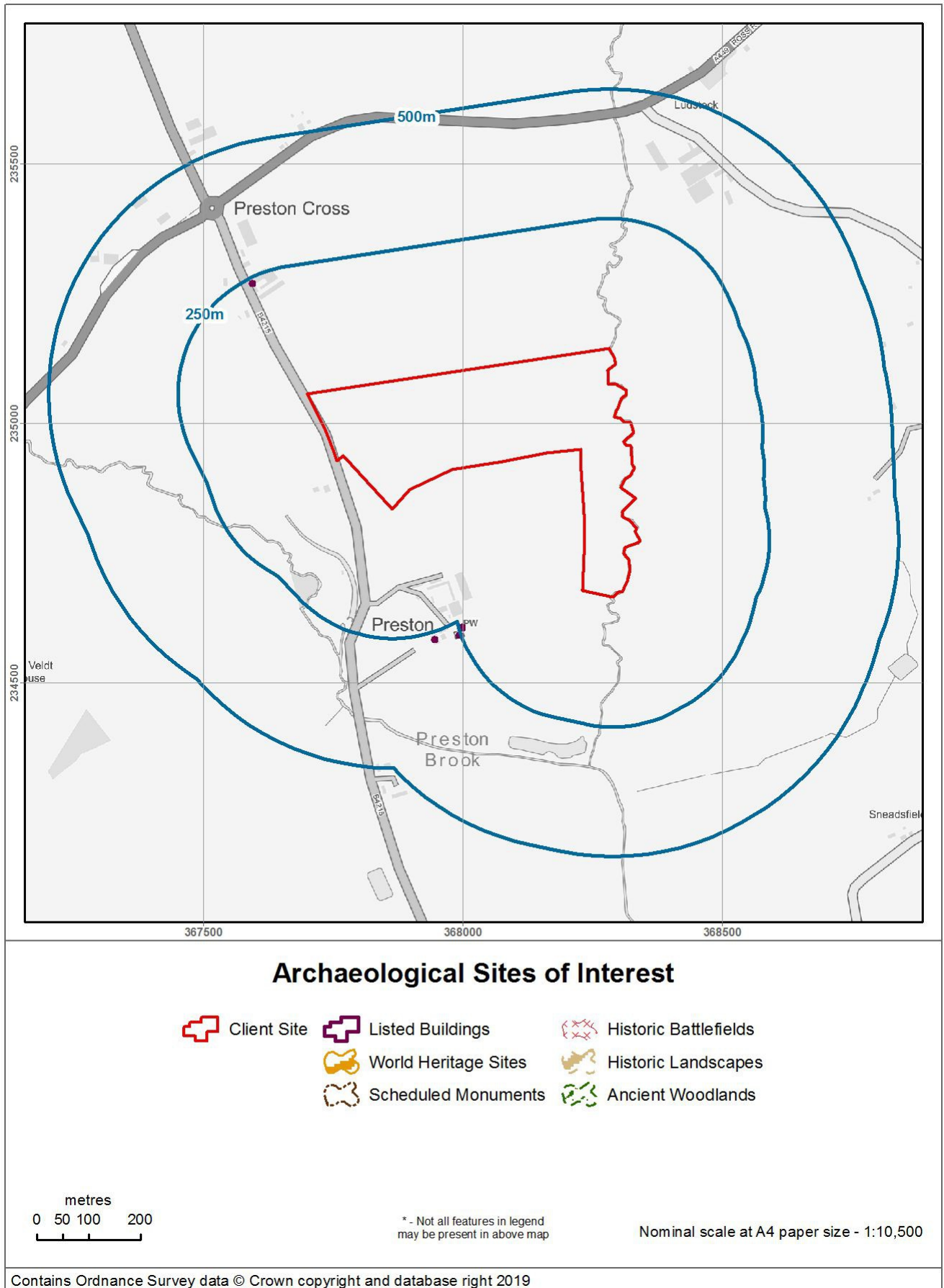
Radon Potential

Details	Distance	Direction
The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	E

Radon Protective Measures

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

Farm Specific Issues

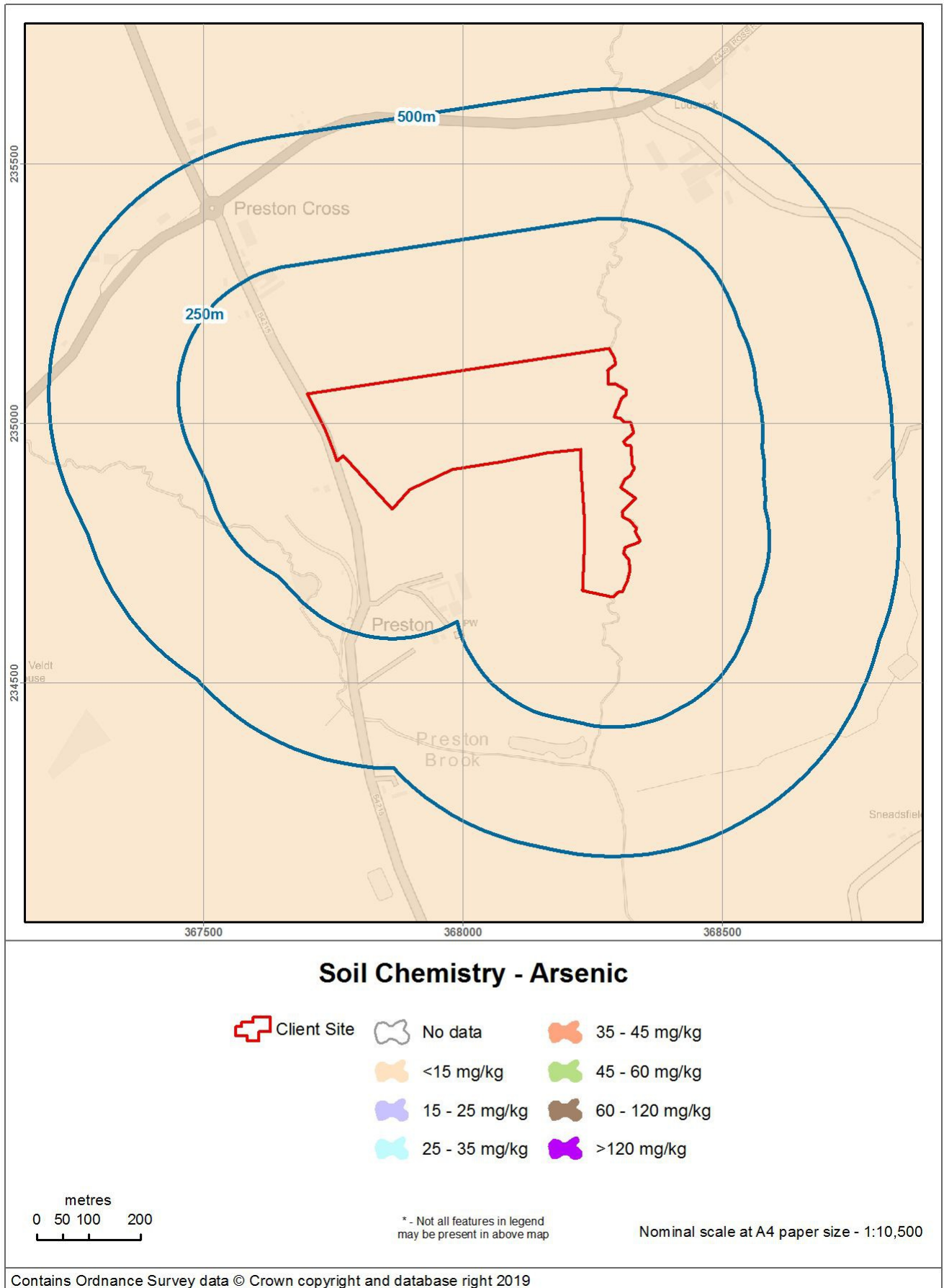


Farm Specific Issues

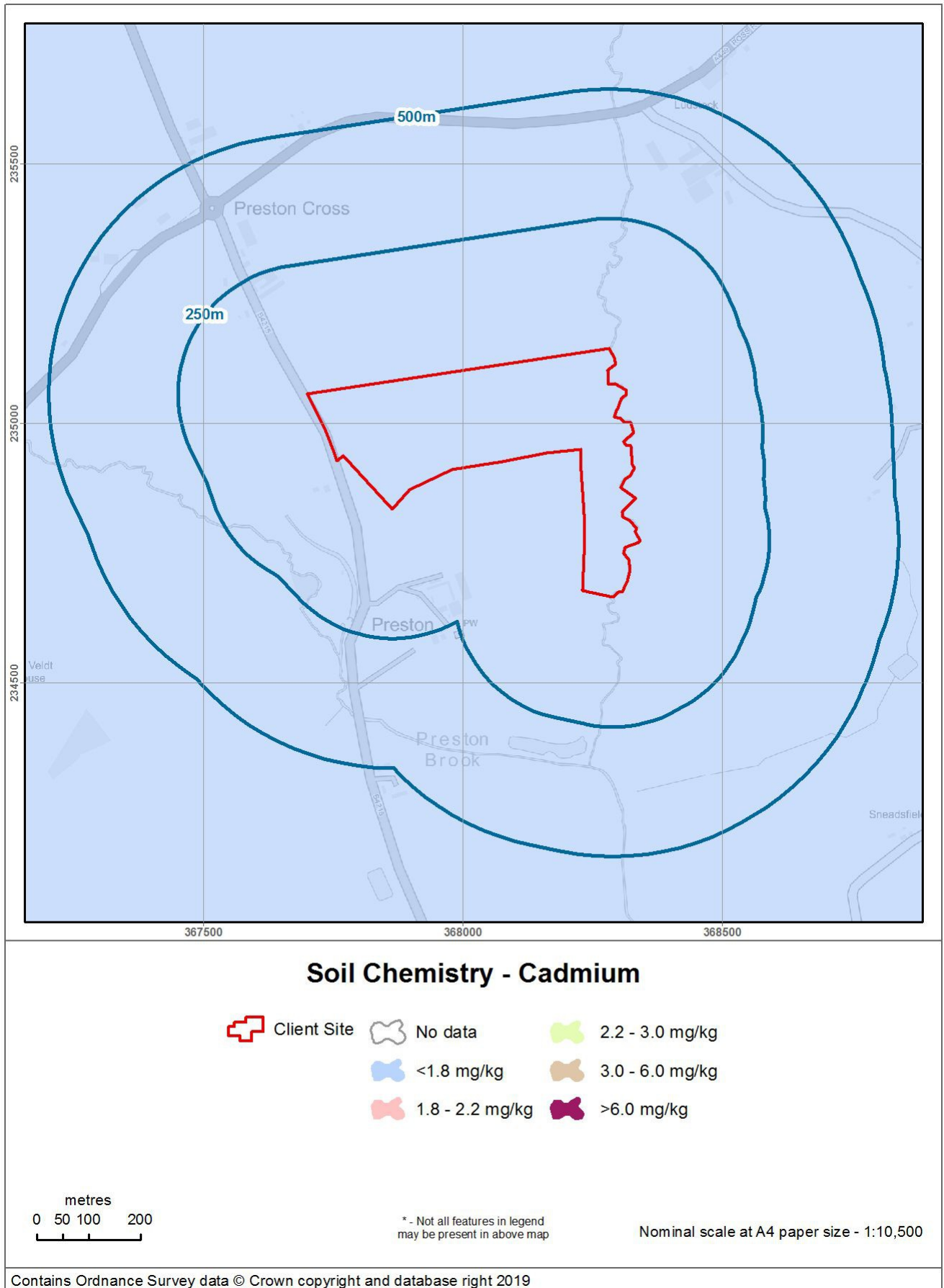
Listed Buildings

Details	Distance	Direction
List Entry: 1341947, Name: BARN, WHITE HOUSE FARM, Grade: II, List Date: 17/03/1987, Amend Date: , NGR: SO 67594 35270, Capture Scale: 1:2500, Easting: 367594, Northing: 235270, Area (hectares): 0	236.4m	NW
List Entry: 1078547, Name: TWO MONUMENTS IN THE CHURCHYARD, ABOUT 12 METRES NORTH OF EAST END OF CHANCEL, CHURCH OF ST JOHN THE BAPTIST, Grade: II, List Date: 17/03/1987, Amend Date: , NGR: SO 67999 34606, Capture Scale: 1:2500, Easting: 367999, Northing: 234606, Area (hectares): 0	240.8m	W
List Entry: 1341946, Name: CHURCH OF ST JOHN THE BAPTIST, Grade: I, List Date: 02/10/1954, Amend Date: , NGR: SO 67993 34591, Capture Scale: 1:2500, Easting: 367993, Northing: 234591, Area (hectares): 0	251.3m	W
List Entry: 1303085, Name: PRESTON COURT, Grade: II*, List Date: 02/10/1954, Amend Date: , NGR: SO 67946 34583, Capture Scale: 1:2500, Easting: 367946, Northing: 234583, Area (hectares): 0	263.1m	S

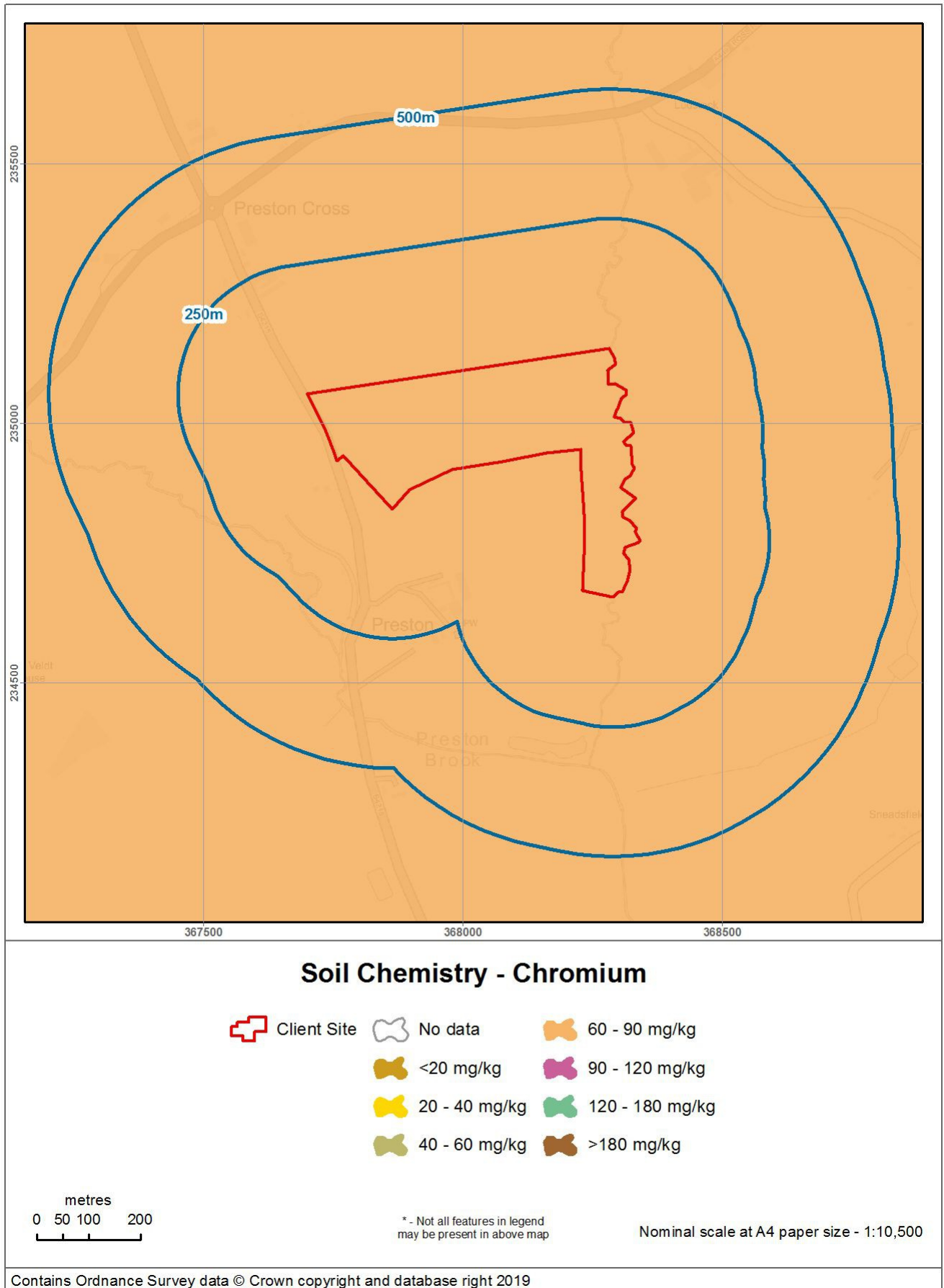
BGS Soil Chemistry – Arsenic



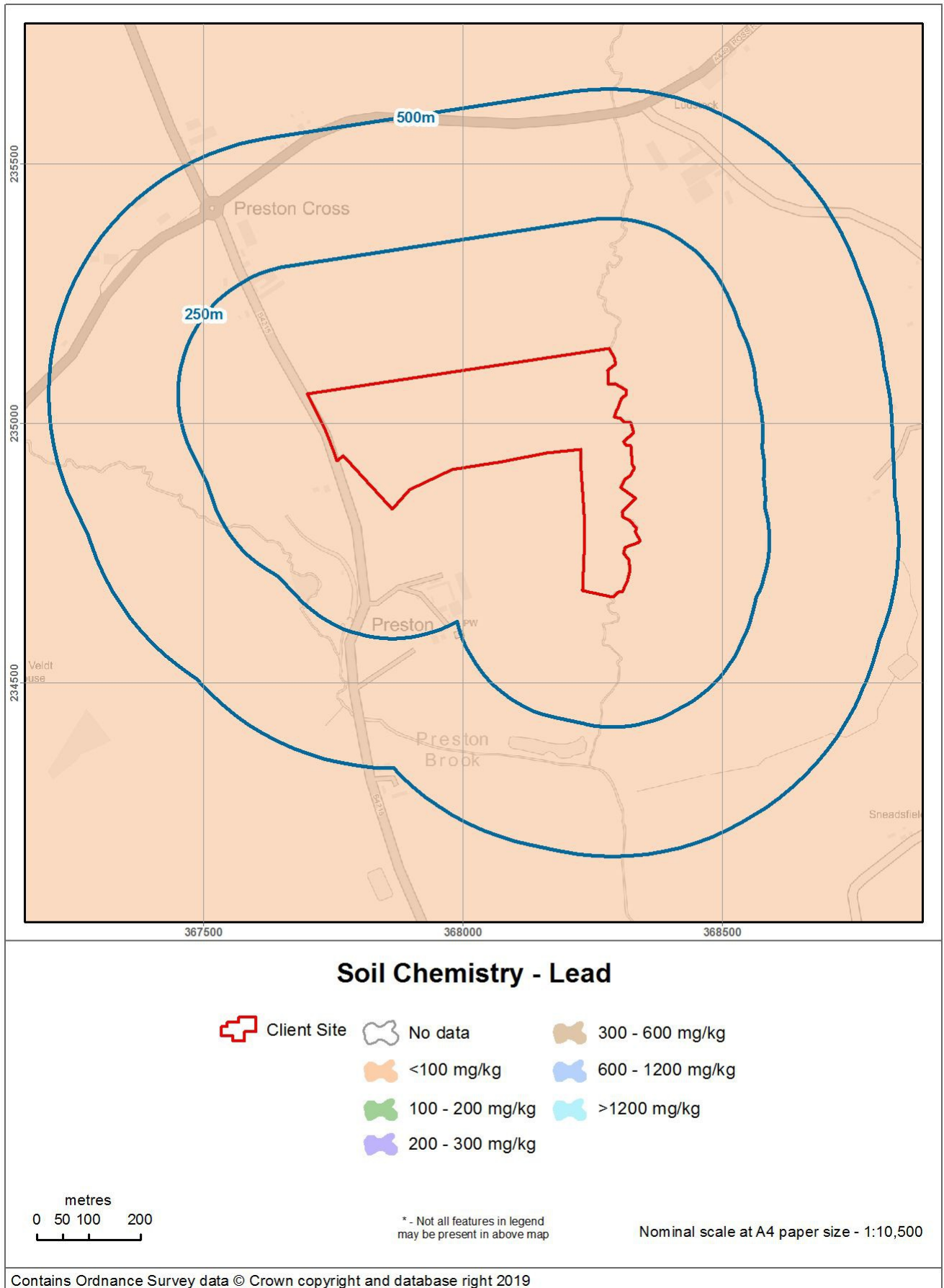
BGS Soil Chemistry – Cadmium



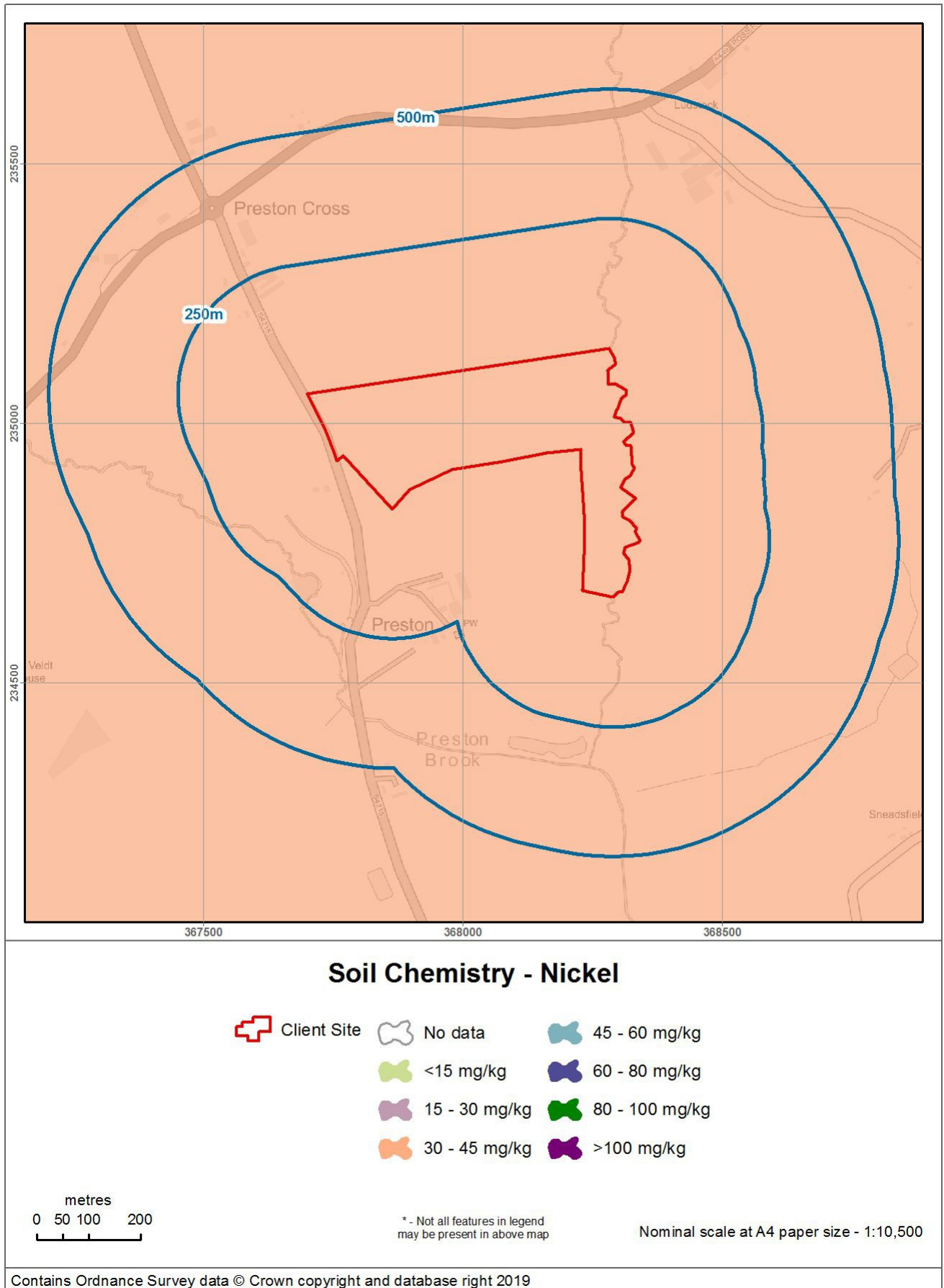
BGS Soil Chemistry – Chromium



BGS Soil Chemistry – Lead



BGS Soil Chemistry – Nickel



Soil Chemistry

BGS Soil Chemistry Arsenic

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <15 mg/kg	On Site	-

BGS Soil Chemistry Cadmium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <1.8 mg/kg	On Site	-

BGS Soil Chemistry Chromium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: 60 - 90 mg/kg	On Site	-

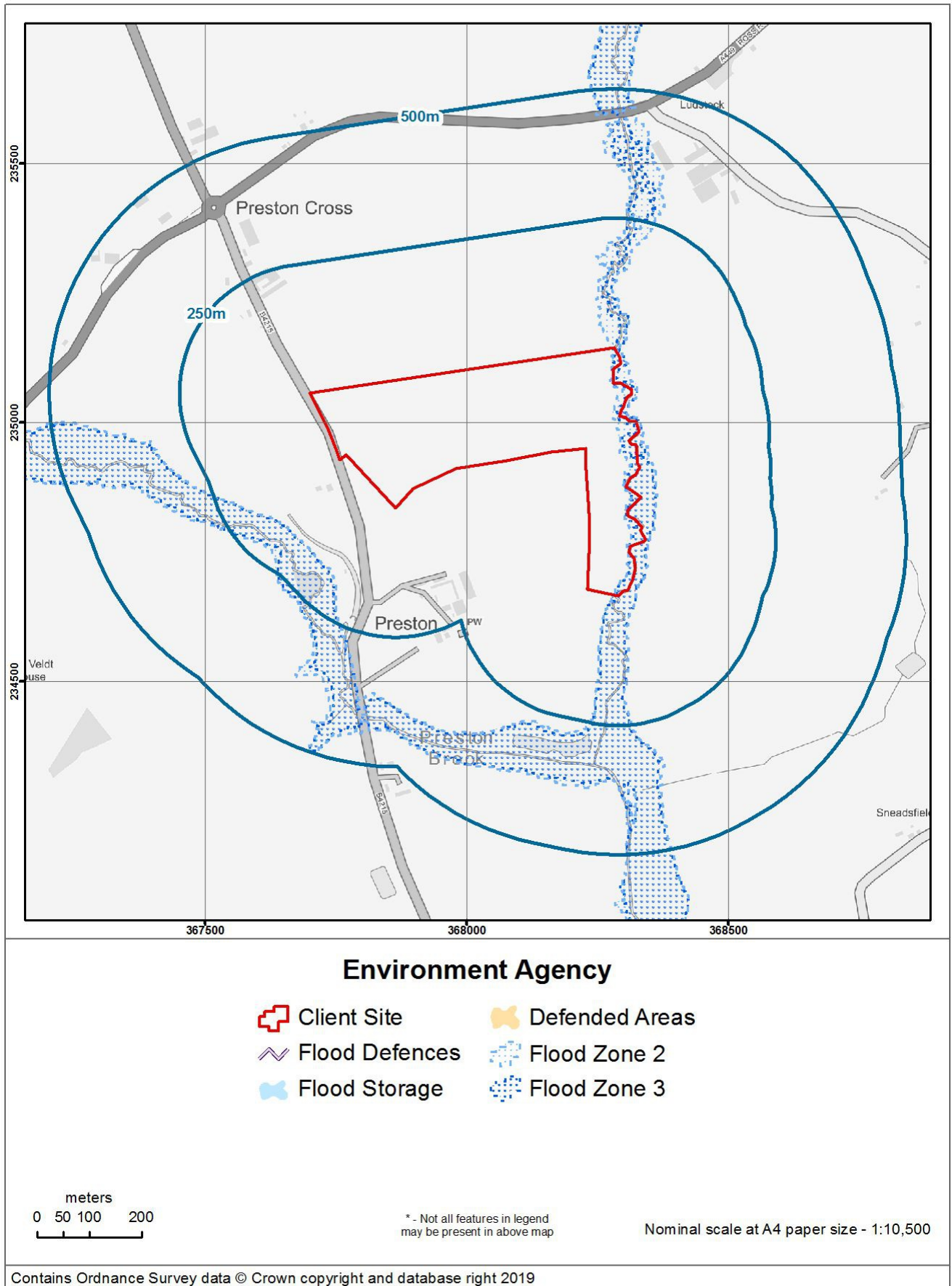
BGS Soil Chemistry Lead

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <100 mg/kg	On Site	-

BGS Soil Chemistry Nickel

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: 30 - 45 mg/kg	On Site	-

Flooding from Rivers or Sea



Flooding from Rivers or Sea

Flooding from River or Sea (Flood Zone 3)

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	On Site	-

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

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains (extreme events) within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	On Site	-



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

Areas Benefiting from Flood Defences

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



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

Flood Water Storage Areas

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



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

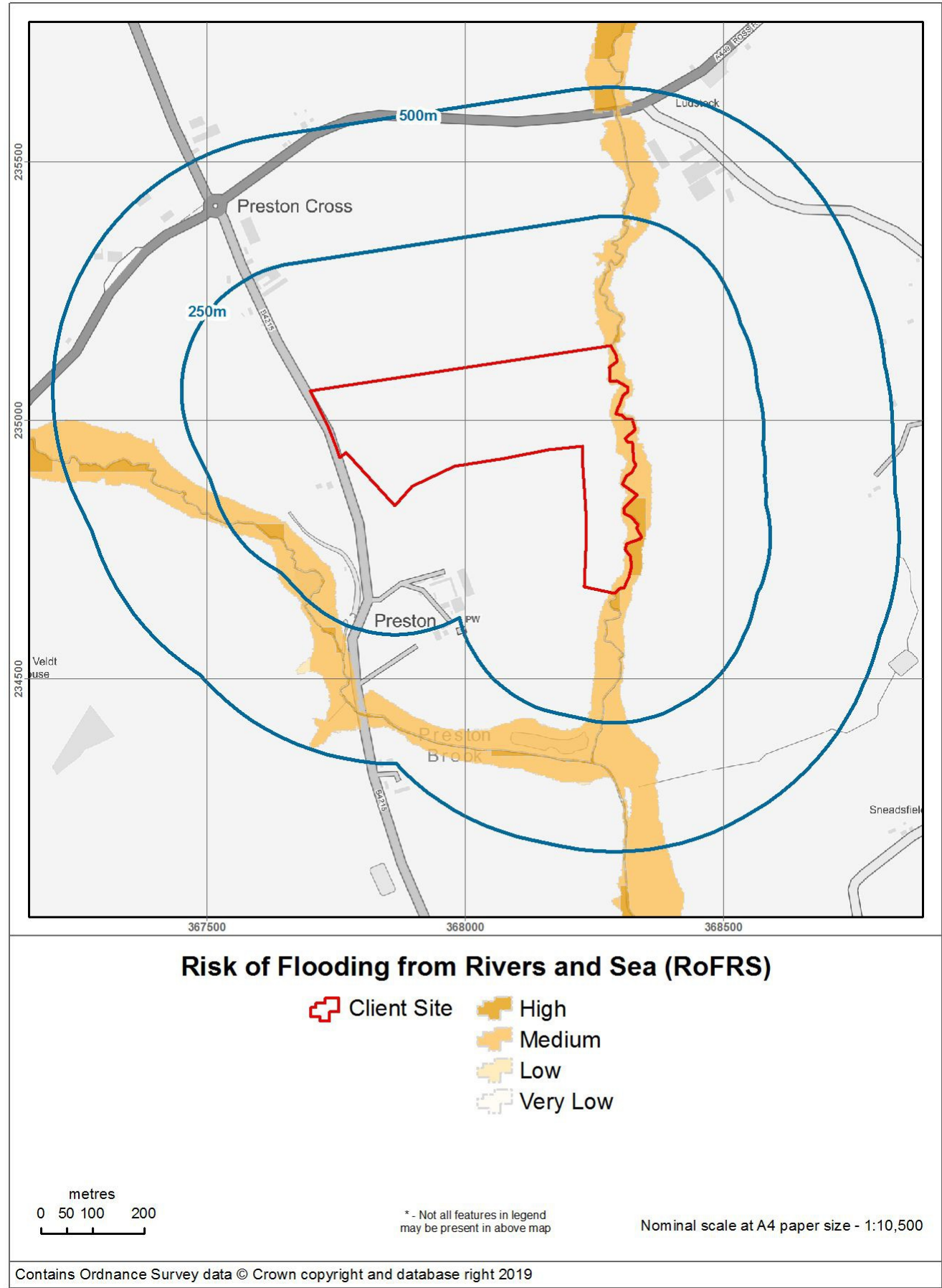
Flood Defences

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



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

The Environment Agency Risk of Flooding from Rivers and Sea



The Environment Agency Risk of Flooding from Rivers and Sea

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



The Site (or part of it) has been defined as being at Significant Flood Risk within the regulatory body's risk assessment. This classification relates to the locality as a whole, rather than the individual site and relates only to the risk of coastal or river flooding. It is recommended that a FLOODSOLUTIONS Consult Report is undertaken to further define the flood risk to the Site.

The Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from The Environment Agency's National Property Dataset (NPD2). The information provided includes the flood likelihood category low, moderate, or significant according to the flood risk analysis.

Groundwater Flooding Risk

Groundwater Flooding Risk

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



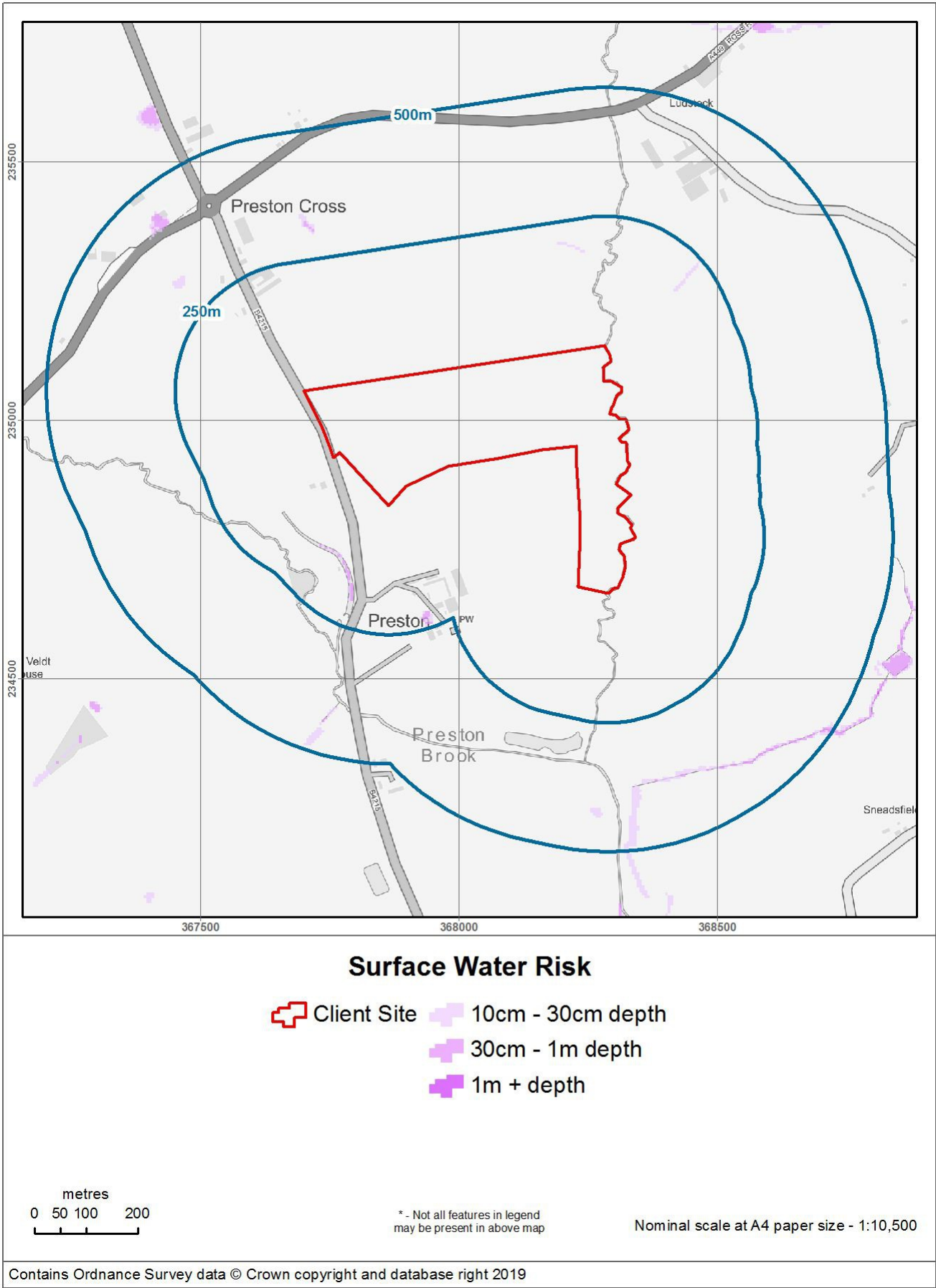
Information from GeoSmart Information Ltd indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence will be less frequent than 1 in 100 years return period. No further investigation of risk is deemed necessary unless the proposed site use is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

GeoSmart Information Ltd Data

GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 5x5m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

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

Surface Water Flooding (1:200 year rainfall event)



Surface Water Flooding

Surface Water Flooding

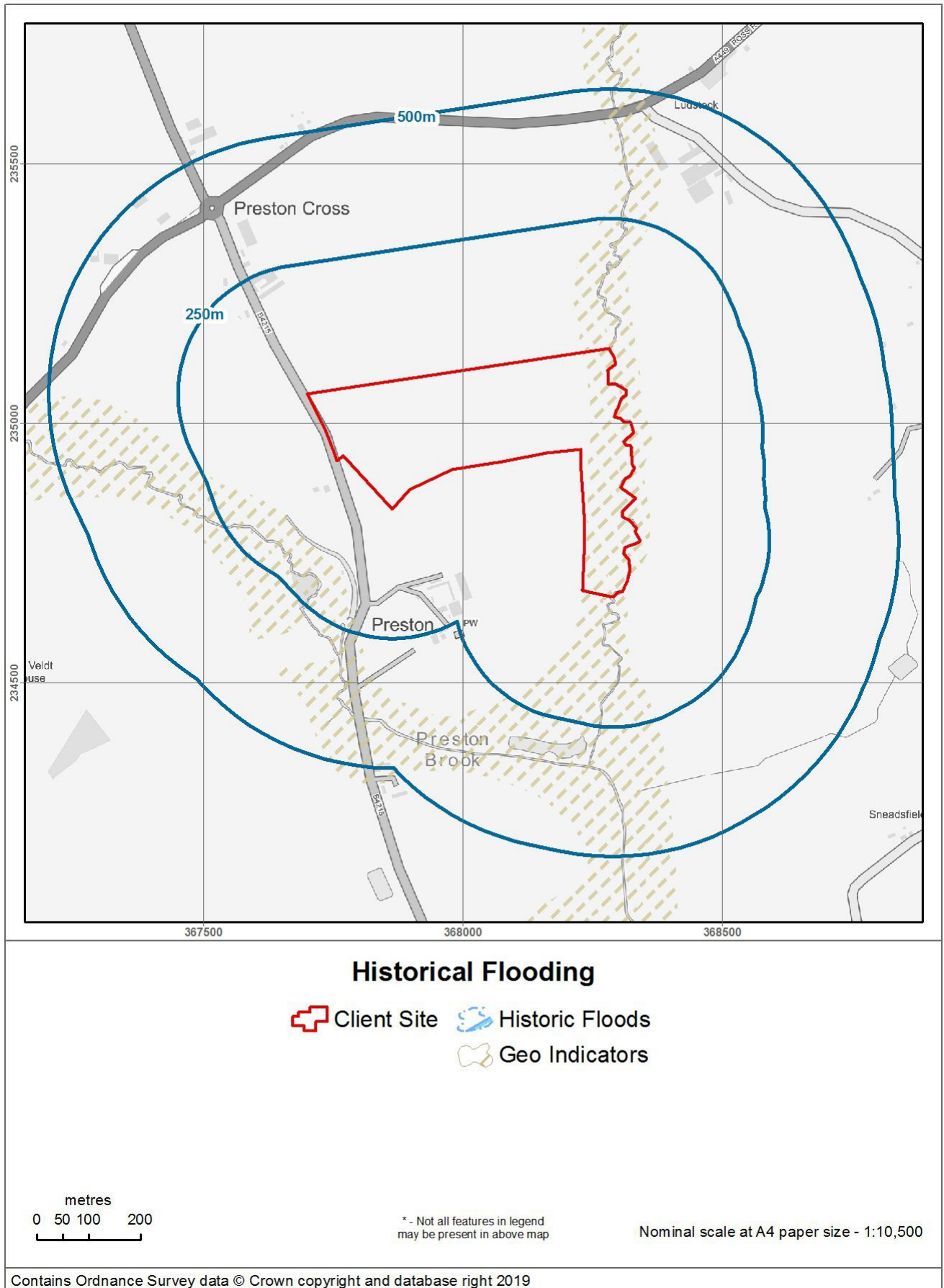
Details	Distance	Reply or Direction
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	negligible
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	negligible
What is the risk of surface water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



JBA Risk Management Data

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, low (equal to 10cm), low to medium (more than 10cm), medium (more than 30cm) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year, and 1:1000 year.

Historical Flooding



Historical Flooding

Historical Flood Events

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



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

Environment Agency Data

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

Geological Indicators of Flooding

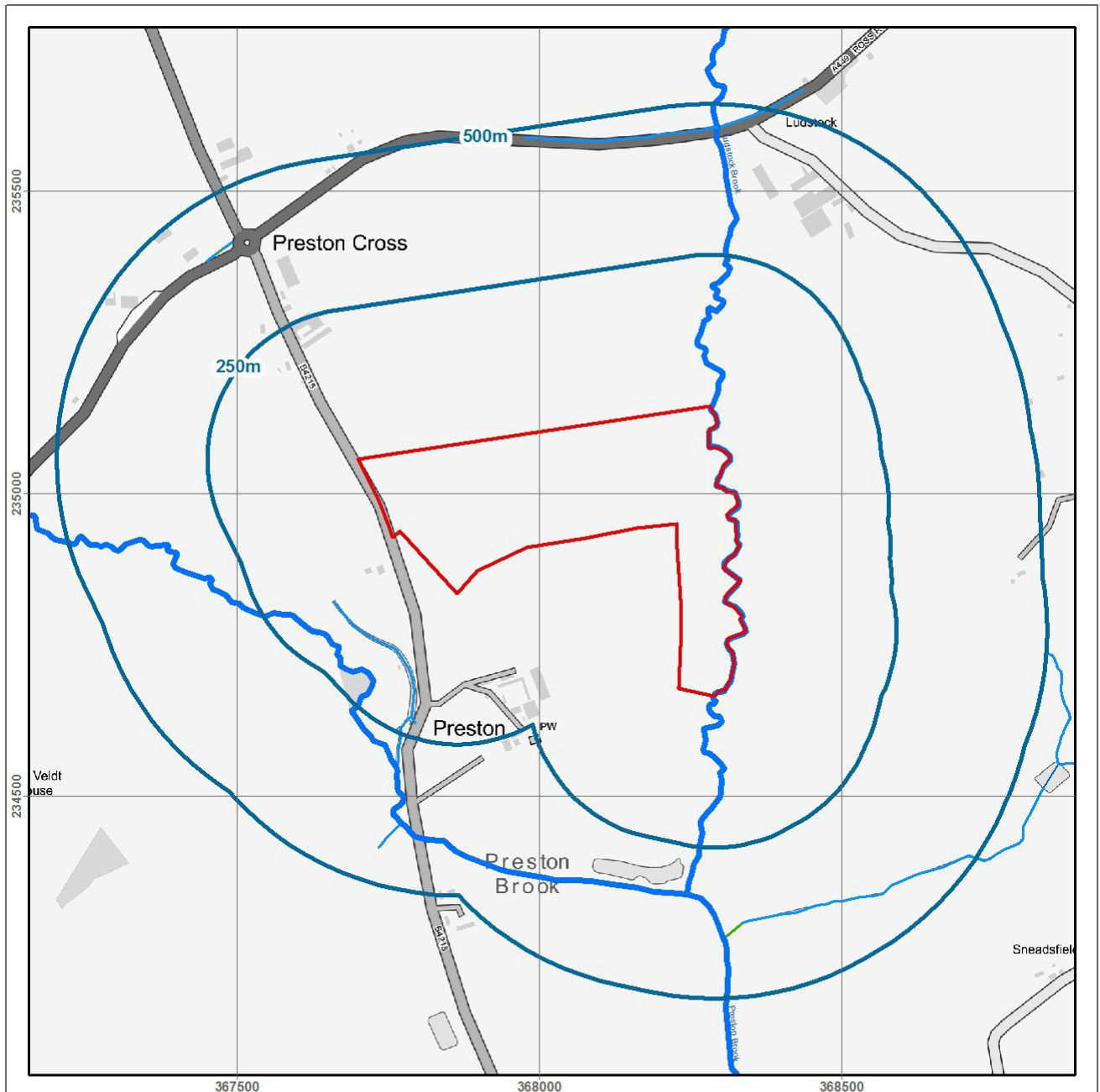
Details	Distance	Reply or Direction
Are there any geological deposits which indicate the Site may have been flooded in the past?	<26m	YES
Fluvial flooding indicators, Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.	On Site	-
Fluvial flooding indicators, Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	On Site	-



British Geological Survey Data

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

OS MasterMap Water Network



OS MasterMap Water Network

- | | |
|-------------------------|-------------------------|
| Client Site | Lake or Reservoir |
| Primary Flow (named) | Foreshore and Sea |
| Primary Flow (un-named) | Underground River |
| Secondary Flow | Marsh |
| Tidal River | Canal, Lock or Transfer |

metres
0 50 100 200

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

Nominal scale at A4 paper size - 1:10,500

Contains Ordnance Survey data © Crown copyright and database right 2019

OS MasterMap Water Network

OS MasterMap Water Network

Map ID	Details	Distance	Reply or Direction
	Is there any information from the OS's MasterMap Water Network within 500m?	<501m	YES
	Ludstock Brook Watercourse Type: Primary Flow (named)	On Site	-
	Watercourse Type: Primary Flow (un-named)	138.0m	SW
	Preston Brook Watercourse Type: Primary Flow (named)	194.7m	SW
	Watercourse Type: Primary Flow (un-named)	217.7m	S
	Watercourse Type: Primary Flow (un-named)	217.7m	S
	Preston Brook Watercourse Type: Primary Flow (named)	302.4m	S
	Ludstock Brook Watercourse Type: Primary Flow (named)	329.7m	S
	Preston Brook Watercourse Type: Primary Flow (named)	330.7m	S
	Preston Brook Watercourse Type: Primary Flow (named)	330.7m	S
	Watercourse Type: Primary Flow (un-named)	375.2m	S
	Watercourse Type: Underground River	378.2m	S
	Watercourse Type: Primary Flow (un-named)	391.3m	S
	Preston Brook Watercourse Type: Primary Flow (named)	401.1m	S
	Watercourse Type: Primary Flow (un-named)	413.0m	NW
	Watercourse Type: Underground River	413.5m	NW
	Watercourse Type: Primary Flow (un-named)	414.0m	NW
	Ludstock Brook Watercourse Type: Primary Flow (named)	445.3m	N
	Watercourse Type: Primary Flow (un-named)	454.8m	N
	Watercourse Type: Primary Flow (un-named)	460.1m	N
	Ludstock Brook Watercourse Type: Primary Flow (named)	460.1m	N



A water feature has been identified at the property. This does not present an immediate risk, however it may require frequent upkeep and maintenance.

OS Data

OS MasterMap Water Network is a three-dimensional digital representation of the watercourses in Great Britain. It includes rivers, streams, lakes, lochs and canals as a series of watercourse network lines. The network lines (links) are attributed to provide a range of information about the section of watercourse they depict. The OS MasterMap Water Network will significantly enhance systems used to manage waterways, river and the flood risk they pose.

Other Information

Height Above Sea Level

Map ID	Details	Distance	Reply or Direction
	Maximum height of the Site above sea level	On Site	53.40m
	Minimum height of the Site above sea level	On Site	40.30m
	Average height of the Site above sea level	On Site	47.86m



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

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	YES
Surface water feature	On Site	-
Surface water feature	134.1m	SW
Surface water feature	192.7m	SW
Surface water feature	275.3m	S
Surface water feature	455.3m	N



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

Dam or Reservoir Failure

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



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

JBA Risk Management Data

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

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0845 458 5250 orders@argyllenviro.com
Ensura Limited (for Environmental Insurance) 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Gloucestershire County Council Shire Hall www.gloscc.gov.uk	Telephone 01452 425000
Forest of Dean District Council Environmental Health Department Council Offices www.fdean.gov.uk	Telephone 01594 810000 Fax: 01594 836751
Herefordshire Council Brockington www.herefordshire.gov.uk	Telephone 01432 260000
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
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 National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Defra Nobel House 17 Smith Square London SW1P 3JR	Telephone 08459 335577 defra.helpline@defra.gsi.gov.uk
ALA (Agricultural Law Association)	Telephone 01206 383521 Enquiries@aka.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.	

Contaminated Land Risk Analysis Methodology

The Estate 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 1991⁴. (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 (EDR) 2009.

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 were introduced on 1 March 2009 to implement the provisions of the European Commission's Environmental Liability Directive into law in England ⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater or to land. 'Environmental damage' has a specific meaning in the Regulations, and covers only the most severe cases. Existing legislation with provisions for environmental 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 in the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll does not consider the standard of current operations, but reports the potential for environmental damage based on the location of EDR Receptors around the Site.

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




⁵ Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Damage (Prevention and Remediation) (Scotland) Regulations where appropriate.

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

Liability Assessment

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

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION 	Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁶. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below. This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

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

Limitations of the Report

The Estate 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 0845 458 5250. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.Flood Risk Screening Methodology

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

The EstateSolutions Farm includes a desktop flood risk assessment designed to enable property professionals to assess the risk of flooding at agricultural sites. It examines the overall risk of flooding at a site (not taking into account any flood defences that may be present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between the Association of British Insurers and Defra known as the Statement of Principles. The report has been produced and quality-checked by a qualified consultant using the data contained in this report.

Flood Risk Rating

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

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

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

Questions 1 are answered by one of six standard responses:

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

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. The flood analysis within the report is automated taking into account the percentage of identified flood risk from the individual datasets to assess their significance in the context of the wider farm. This includes an assessment of whether the assumed main buildings within the Site boundary fall within an area of flood risk. For further information on each of these types of flooding, please refer to the Argyll FloodSolutions User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report

which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

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

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

Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

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

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

This report is provided under The Argyll Environmental Terms and Conditions for Flood Solutions Reports, a copy of which is available on our website, www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250



Important Consumer Protection Information

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

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- display the Search Code logo prominently on their search reports
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- monitor their compliance with the Code

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

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

TPOs Contact Details:

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

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

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



Complaints procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Telephone: 0845 458 5250

Email: orders@argyllenviro.com

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

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