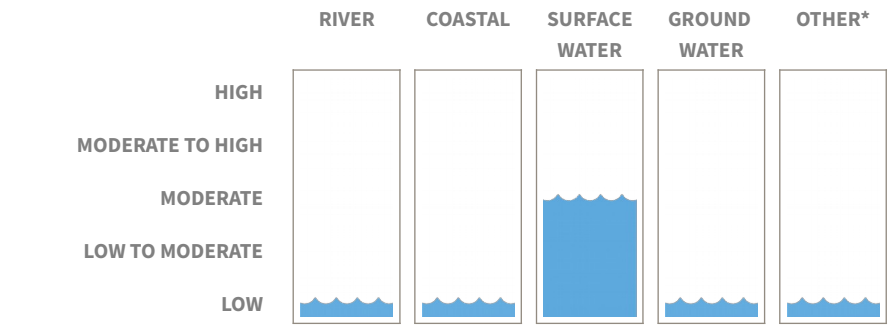
Sitecheck Combined

Contaminated Land — FURTHER ACTION

Plausible contaminant linkages have been identified at the site. As such, potential liabilities have been identified under the relevant contaminated land legislation. Please refer to the next section for further information.

Flood — PASSED MODERATE

Although the property is in an area that is at some risk of flooding, considering the frequency and/or severity of the risk, we are able to issue a 'Passed'. However, it would be prudent for the buyer to review the Professional Opinion and Recommendations section of this report and to use the flood section to explore the risks further.



* Includes historic flood events, proximity to surface water features and elevation above sea level

Radon — NONE IDENTIFIED

The property is not considered to be within a radon affected area. No further action is considered necessary.

Environmental Constraints — NONE IDENTIFIED

No Environmental Constraints have been identified within 250 metres of your property.

This report is issued for the property described as:
Site B Daedalus Park
Daedalus Drive
LEE-ON-THE-SOLENT
PO13 9FX

Report Reference:
194459577

National Grid Reference:
456170 101480

Customer Reference:
RPP/106195.0004_SAF

Report Date:
18 February 2019

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.

Section 1: Contaminated Land — FURTHER ACTION

Professional Opinion

In the professional opinion of Landmark Information, potential liabilities have been identified under Part 2A of the Environmental Protection Act 1990. To quantify these, you may decide to undertake a more detailed assessment following the recommendation(s) set out below.

You should be aware of the following:

A review of historical mapping has revealed the following historical or current potentially contaminative uses on site: land associated with an airfield (1963), tanks (1982).

A review of the available historical mapping has identified that the site is on Military Land shown on 1963-1991 edition maps and Military Land shown on 1963-1991 edition maps.

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Recommendations

Landmark Information may be able to revise the risk assessment by reviewing additional information. To take advantage of the free re-review service, please forward relevant information to: helpdesk@landmarkinfo.co.uk

This should include:

A written comment from the Environmental Health Department (Local Authority) including the following:

A comment on the Property's potential to be investigated under Part 2A of the Environmental Protection Act, 1990. The comment needs to include whether or not the Property is likely to be investigated under this legislation, if so what priority it has been given, and a reason for this priority status. Please note that Local Authorities can take up to 20 working days to provide this information.

Or, if the Site has recently been redeveloped, planning information may be available from the Planning Department (Local Authority):

Planning permission for the Property including contaminated land conditions, with written confirmation from the Local Authority that these have been fully discharged. Please note, planning permission without contaminated land conditions will not be accepted.

Alternatively, we can collect and review this additional information on your behalf at a cost of £450 + VAT.

If the Property is operational, you should consider undertaking an Environmental Audit in order to investigate current operational environmental liabilities, compliance issues and any historical legacy that the Property owner may be exposed to. We can offer a contaminated land, compliance and other environmental audits from £950 + VAT.

A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer risk identified in the context of the report, subject to its validity, wording and terms.

Please call 0845 4585250 for further information.

Professional Opinion and Recommendations

Section 2: Flood

PASSED MODERATE

Professional Opinion

Landmark Information Group have identified the property to be within an area that is at a moderate risk of flooding. This means that although some indication of potential flooding has been identified, it is not considered significant or frequent enough for a Further Action to be issued. The property purchaser should be aware of Landmark's findings and recommendations below:

1) Surface Water Flooding

During a surface water flood event, depths of surface water at the property are anticipated to be between 0.1-0.3 metres.

Recommendations

1) While the frequency and/or severity of the risk does not warrant installing flood protection measures, we suggest that the purchaser/owner of the property creates a Flood Plan to ensure that they are prepared in the event of a flood occurring. The plan should clearly list actions to carry out if a flood warning was issued. Appropriate steps should include:

• Sign up to the Environment Agency's (EA's) Flood Warning and Flood Alert Service in order to receive updates on impending floods in your area;

• Find out whether a local Flood Risk Community Group exists in your area who can provide a better localised account of where flooding has occurred;

• Design a flood evacuation plan supplemented by flood training for all employees to ensure readiness in the event of a flood; and

• Prepare a business continuity plan comprising a list of actions to reduce disruption, protect your property, stock and important documentation and assist with the recovery.

More information can be found on the 'Know Your Flood Risk Website' http://www.knowyourfloodrisk.co.uk/.

2) As a moderate risk of flooding has been identified, Landmark recommend the property purchaser/owner explores the flood section of this report to understand the risks further.

Insurance

We recommend you obtain buildings and contents insurance terms before exchange of contracts.

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the 'Know Your Flood Risk' website at: www.knowyourfloodrisk.co.uk.

Section 3: Radon

NONE IDENTIFIED

Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Professional Opinion and Recommendations

Section 4: Environmental Constraints — NONE IDENTIFIED

Landmark Information have not identified any environmental constraints within 250m of the property.

Next Steps

If you require any assistance, please contact our Customer Services Team on:
0844 844 9966 or helpdesk@landmark.co.uk

Property Location

Location Plan

The map below shows the location of the property.



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Site

Search Radii

Property Purchaser Guide

Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990, and meet the needs of the Law Society Flood Risk Practice note.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action' and we will include our recommendations and next steps.

For flood, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk of flooding at the property and 'Further Action' if a significant risk is identified. 'Passed Moderate' means that while potential flood risks have been found, these are not considered significant or frequent enough for a Further Action to be issued. We will also display flood gauges which are broken down by flood risk type to help visualise the potential risks. An indication of the availability of insurance, recommendations for next steps and further details of any risk requiring further action will be included in the 'Professional Opinion and Recommendations' section.

The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property. For these, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood

Within this section, we consider River, Coastal, Surface Water, Groundwater and other flood risks at the property or within 500m. Where an indication of potential flood risk has been identified, we will display this on a map and include further details in the tables below. The presence of flood risk data does not necessarily mean your property is at significant risk so please see the front page for our overall opinion.

Section 3: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 4: Environmental Constraints

In this section, we identify factors that may have an influence on the property or surrounding area, such as national parks or conservation areas.

Next Steps

If you require any assistance, please contact our customer service team on:
0844 844 9966 or **helpdesk@landmark.co.uk**

Contaminated Land

Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.



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- 4 Map ID
- Multiple Features Present
- Historical Tanks And Energy Facilities
- Potentially Contaminative Industrial Uses (Past Land Use)
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)

Contaminated Land

Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Question	Response
Have any historical potentially contaminative land uses been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)			
1	**Class:** Military Land **Map Published Date:** 1963-1991	On Site	1
3	**Class:** Military Land **Map Published Date:** 1963-1991	5m	1
Historical Tanks And Energy Facilities			
2	**Type:** Tanks **Date Of Mapping:** 1985	On Site	1
2	**Type:** Tanks **Date Of Mapping:** 1982	On Site	1
4	**Type:** Electrical Sub Station Facilities **Date Of Mapping:** 1985	129m	1
4	**Type:** Electrical Sub Station Facilities **Date Of Mapping:** 1982	127m	1
5	**Type:** Tanks **Date Of Mapping:** 1985	137m	1
5	**Type:** Tanks **Date Of Mapping:** 1982	135m	1
6	**Type:** Tanks **Date Of Mapping:** 1965	219m	1
7	**Type:** Tanks **Date Of Mapping:** 1964	244m	1
Potentially Infilled Land (Non-Water) No features identified for this property.			
Potentially Infilled Land (Water) No features identified for this property.			

Contaminated Land

Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Question	Response
Have any incidents or enforcements been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
Contaminated Land Register Entries and Notices			
No features identified for this property.			
Environmental Pollution Incidents			
No features identified for this property.			
Prosecutions Relating to Controlled Waters			
No features identified for this property.			
Prosecutions Relating to Authorised Processes			
No features identified for this property.			
Enforcement and Prohibition Notices			
No features identified for this property.			
Planning Hazardous Substance Enforcements			
No features identified for this property.			
Local Authority Pollution Prevention and Control Enforcements			
No features identified for this property.			

Section 1c: Landfill and Waste Sites

The information in this section identifies active and historical landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Question	Response
Have any landfill and waste sites been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
Historic Landfill	No features identified for this property.		
Registered Landfill Sites	No features identified for this property.		
Local Authority Recorded Landfill Sites	No features identified for this property.		
BGS Recorded Landfill Sites	No features identified for this property.		
Permitted Waste Sites - Authorised Landfill Site Boundaries	No features identified for this property.		
Integrated Pollution Control Registered Waste Sites	No features identified for this property.		
Registered Waste Treatment or Disposal Sites	No features identified for this property.		
Environmental Permitting Regulations - Waste Sites	No features identified for this property.		
Registered Waste Transfer Sites	No features identified for this property.		

Contaminated Land

Section 1d: Authorised Industrial Processes

The map below shows the location of any current or recent land uses that could have the potential to cause contamination. Further details are shown on the following pages.



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4 Map ID	Fuel Station Entries	Contemporary Trade Directory Entries
Multiple Features Present	Local Authority Pollution Prevention and Controls	Explosive Sites
Planning Hazardous Substance Consents	Control of Major Accident Hazards Sites (COMAH)	Notification of Installations Handling Hazardous Substances (NIHHS)

Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Question	Response
Have any current or recent authorised industrial processes been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Fuel Station Entries			
No features identified for this property.			
Local Authority Pollution Prevention and Controls			
No features identified for this property.			
Control of Major Accident Hazards Sites (COMAH)			
No features identified for this property.			
Planning Hazardous Substance Consents			
No features identified for this property.			
Notification of Installations Handling Hazardous Substances (NIHHS)			
No features identified for this property.			
Explosive Sites			
No features identified for this property.			
Contemporary Trade Directory Entries			
8	**Name:** J & H Repairs **Classification:** Car Body Repairs **Location:** H M S Daedalus, Broom Way, Lee-on-the-Solent, Hampshire, PO13 9YA **Status:** Inactive	8m	2
9	**Name:** Baseline Marine Products **Classification:** Marine Equipment & Supplies **Location:** Unit E1 Albion Daedalus Park,Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX **Status:** Active	24m	2
10	**Name:** Atlantic Refrigeration Ltd **Classification:** Air Conditioning & Refrigeration Contractors **Location:** Unit F4 Fearless Daedalus Park,Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX **Status:** Active	108m	2
11	**Name:** M R B Transport Hampshire Ltd **Classification:** Road Haulage Services **Location:** H M S Daedalus, Broom Way, Lee-on-the-Solent, PO13 9YA **Status:** Active	232m	2

Next Steps

Contaminated Land

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on **0844 844 9966 or helpdesk@landmark.co.uk**. Further Information is also available in the 'Useful Information' section.

Section 2a: River and Coastal Flooding

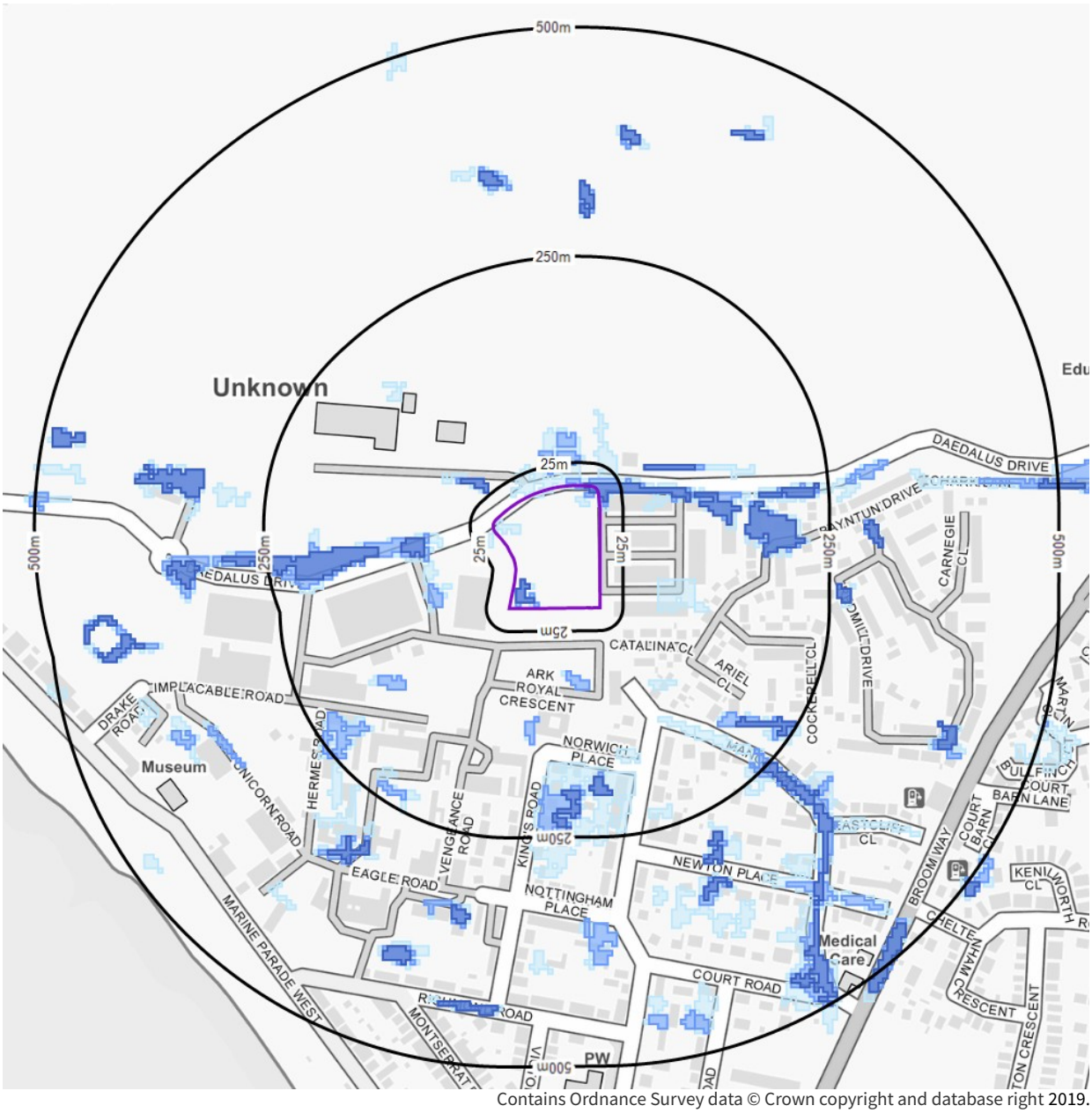
No features relating to potential river and/or coastal flooding have been identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Risk of Flooding From Rivers and Sea (RoFRS) No features identified for this property.			
Flooding From Rivers or Sea Without Defences (Flood Zone 3) No features identified for this property.			
Extreme Flooding From Rivers or Sea Without Defences (Flood Zone 2) No features identified for this property.			
Area Benefiting from Defences No features identified for this property.			
Flood Defences No features identified for this property.			

Flood

Section 2b: Surface Water Flooding

The map below shows the location of surface water flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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- Surface Water - 1 in 75 year return
- Surface Water - 1 in 200 year return
- Surface Water - 1 in 1000 year return

Section 2b: Surface Water Flooding

The table below provides details of potential surface water flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Surface Water Flooding Return Period: 1 in 75			
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m **Data Provider:** JBA Risk Management Limited	On Site	SW	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m **Data Provider:** JBA Risk Management Limited	174m	W	1
Surface Water Flooding Return Period: 1 in 200			
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m **Data Provider:** JBA Risk Management Limited	On Site	NE	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m **Data Provider:** JBA Risk Management Limited	80m	S	1
Depth of flood water: Equal to 0.1m **Data Provider:** JBA Risk Management Limited	233m	SW	1
Surface Water Flooding Return Period: 1 in 1000			
Depth of flood water: Greater than 0.1m and Less than or equal to 0.3m **Data Provider:** JBA Risk Management Limited	On Site	SW	1
Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m **Data Provider:** JBA Risk Management Limited	80m	S	1
Depth of flood water: Equal to 0.1m **Data Provider:** JBA Risk Management Limited	260m	SW	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2019

What does this mean?

Surface Water Flooding Return Period: 1 in 75

This area is at risk of flooding in a 1:75 year rainfall event (an event that has a 1 in 75 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If your property/site is within this area we would recommend you consider further investigations to clarify the impact of any flooding.

Surface Water Flooding Return Period: 1 in 200

This area is at risk of flooding in a 1:200 year rainfall event (an event that has a 1 in 200 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If the predicted flood levels at your property/site are deep (over 1m) we would recommend you consider further investigations to clarify the impact of any flooding.

Flood

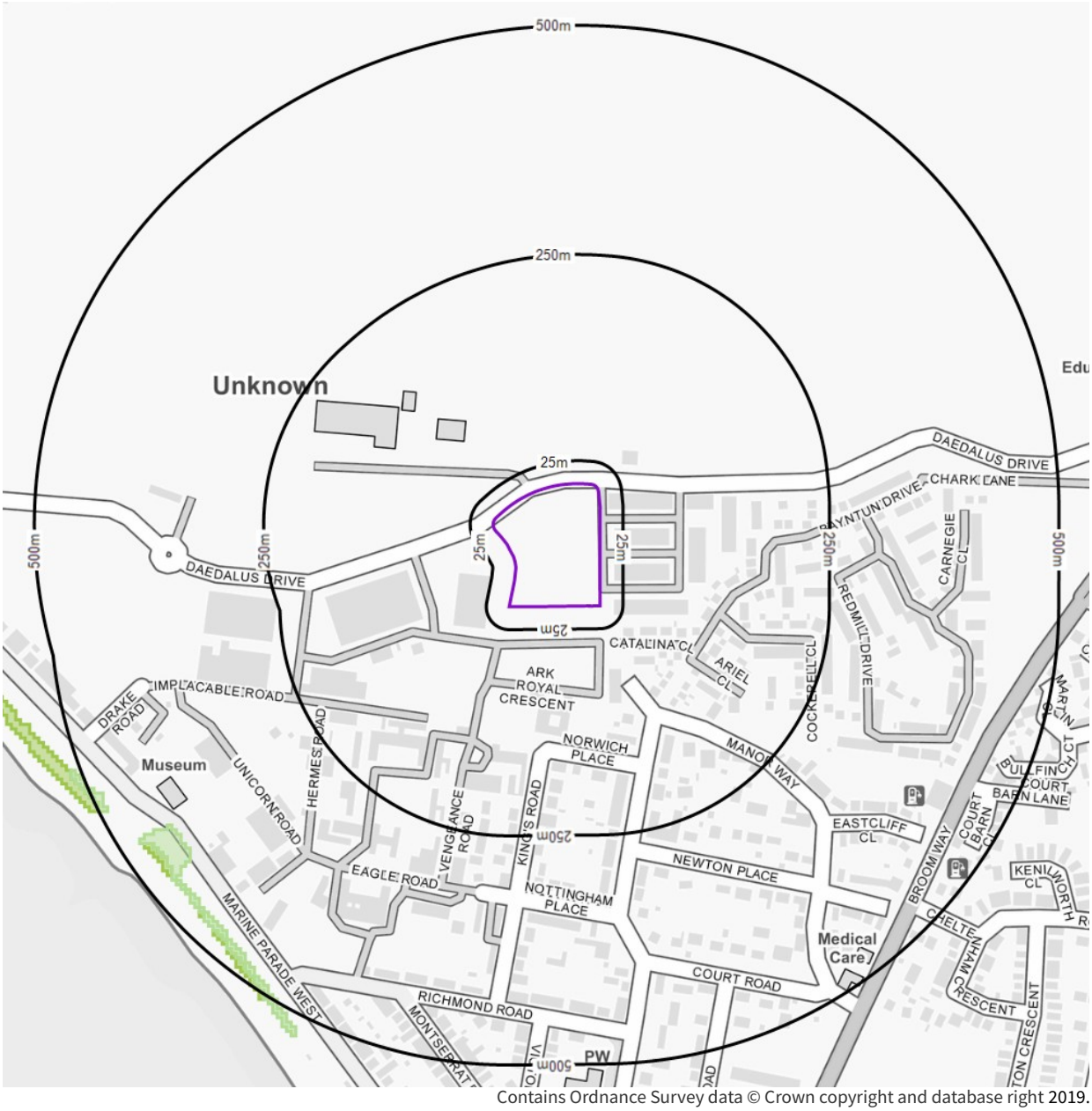
Surface Water Flooding Return Period: 1 in 1000

This area is at risk of flooding in a 1:1000 year rainfall event (an event that has a 1 in 1000 chance of happening in any given year). It is expected that in this event a large amount of rainfall would overwhelm the drainage systems or be unable to soak away into the ground immediately, and would therefore gather at the areas shown on the map. The depth information above will help you understand how severe any resulting flood might be. If the predicted flood levels at your property/site are deep (over 1m) we would recommend you consider further investigations to clarify the impact of any flooding.

Flood

Section 2c: Groundwater Flooding

The map below shows the location of groundwater flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.



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- Groundwater Flood Risk - High Risk
- Groundwater Flood Risk - Moderate Risk
- Groundwater Flood Risk - Low Risk

Section 2c Groundwater Flooding

The table below provides details of potential groundwater flooding identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Groundwater Flooding			
Risk: Low **Data Provider:** GeoSmart Information Ltd	436m	SW	1
Risk: Moderate **Data Provider:** GeoSmart Information Ltd	463m	SW	1

What does this mean?

Groundwater Flooding

This area is considered to be at risk of groundwater flooding in a 1:100 year event. This means that in this type of rainfall event it is predicted that damage to property or harm to other sensitive receptors at, or near, this location could occur. Flooding may result in damage to property, road or rail closures and, in exceptional cases, may pose a risk to life. Further consideration of the local level of risk and mitigation, by a suitably qualified professional, is recommended.

Section 2d: Other Flooding

No features relating to potential other flooding have been identified within 500m of the property. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

Details	Distance	Bearing	Contact
Flood Water Storage Areas No features identified for this property.			
Historic Flood Events No features identified for this property.			
OS VectorMap District - Water Features No features identified for this property.			
OS Mastermap Water Network No features identified for this property.			
Area Benefiting from Defences No features identified for this property.			
Flood Defences No features identified for this property.			

Next Steps

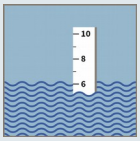
If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.

Understanding Flood Risk

It is important to understand that flooding can happen anywhere, even if the property is not near to a watercourse or the sea. This is because in periods of very heavy rainfall, water can collect in many places where there may be a dip in the ground or a barrier blocking the water's path. Severe rainfall events can also lead to water rising from under the ground as the ground becomes saturated and water is unable to drain away naturally.

The impacts of flooding are not just financial as flooding can also devastate lives, causing both severe disruption at the time as well as continued disturbance through the drying out period in the months that follow. Therefore, it is important to consider any potential flood risk when purchasing a property.

How is the Overall Flood Risk Calculated?



Impact: We consider the expected depths of flooding at your property. Low depths, for example, 10cm, are unlikely to put people at risk but water damage to buildings and contents may be significant without any flood protection. High water depths, for example 1m, may severely threaten the safety of people and may cause extensive damage to buildings. It may be dangerous to keep deep floods out of a building because of the large weight of water pressing against the wall.



Likelihood: Flood risk is based on probability and different approaches to flood protection may be needed depending upon how likely flooding is expected. A common way of expressing how likely a flood event is to occur is 'return period'. For example, a 1:100 year event has a 1% likelihood of occurring in any given year, whereas a 1:200 year event has a 0.5% likelihood of occurring in any given year. The 1:200 event would be expected to result in a greater extent of flooding than the 1:100 event, as it would be more severe, but the likelihood of it occurring is lower.

Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Question	Response
Is the property in a radon affected area?	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Next Steps

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The Building Research Establishment (BRE) publishes a guide (BR293): Radon in the workplace. Advice on radon in the workplace can be obtained from the Public Health England.

For further information, please contact Public Health England (see Contacts section) or go to www.ukradon.org.

Section 4: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Question	Response
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Details	Distance	Contact
National Nature Reserves No features identified for this property.		
Local Nature Reserves No features identified for this property.		
Marine Conservation Zones No features identified for this property.		
Sites of Special Scientific Interest No features identified for this property.		
Ramsar Sites No features identified for this property.		
Special Areas of Conservation No features identified for this property.		
Special Protection Areas No features identified for this property.		
Nature Improvement Areas No features identified for this property.		
Environmentally Sensitive Areas No features identified for this property.		
World Heritage Sites No features identified for this property.		
Ancient Woodland No features identified for this property.		
Country Parks No features identified for this property.		
Areas of Outstanding Natural Beauty No features identified for this property.		
Forest Parks No features identified for this property.		
National Parks No features identified for this property.		

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Useful Contacts

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

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

Or by email at:
helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	**T:** 01235 822622 **F:** 01235 833891 **E:** radon@phe.gov.uk **W:** www.ukradon.org
1	**Landmark Information Group Limited**	Imperium Imperial Way Berkshire RG2 0TD	**T:** 0844 844 9966 **E:** helpdesk@landmark.co.uk **W:** www.landmark.co.uk
2	**Thomson Directories**	Thomson House 296 Farnborough Road Hampshire GU14 7NU	**T:** 01252 390025 **W:** www.thomsonlocal.com
3	**British Geological Survey, Enquiry Service**	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	**T:** 0115 936 3143 **E:** enquiries@bgs.ac.uk **W:** www.bgs.ac.uk

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

Useful Information

Information for Professional Advisers

This report is designed to satisfy the concerns raised by the Law Society Practice Note and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. The report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

Contaminated Land

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre buffer around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Historical Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Useful Information

Flood

The Purpose and Scope of the Flood Section

The Sitecheck Combined report is a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable buyers and property professionals to assess the risk of flooding. It examines two key areas: (1) the overall risk of flooding at a site taking into account any flood defences present (where these are identified within the vicinity of the property and based on the presence of flood defences registered by The Environment Agency). It should be noted that a residual risk of flooding may remain if such defences were to fail owing to extreme weather conditions, over-topping or poor maintenance. In addition, it should be noted that flood defences do not generally offer protection against groundwater or surface water flooding (2) how flood risk affects the availability of insurance for a site. Where no flood defences are present in the vicinity of the property the overall risk rating provides a worst case scenario which may be alleviated by smaller scale local flood defences or recently constructed flood defences not currently registered by The Environment Agency.

Where several flood risks have been identified, the flood section of the report highlights those closest to the property. The Professional Opinion and Recommendations section details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction. However, other flood risks may be present.

The Sitecheck Combined report is a general purpose indicative screening tool, and is intended to provide a useful initial analysis for a commercial conveyancing transaction. It does not provide an alternative to a property specific assessment, such as the Flood Solutions Consult Report, which should be used when this report suggests 'Further Action'.

Overall Flood Risk

The overall flood risk is an assessment of all the flood data which has been analysed. It may differ from the individual risks on the flood gauge as we consider the overall risk to the property.

Risk Rating

Landmark Information Group provide one of three possible responses for the Overall Flood Risk at the property. These are:

Passed: this means no risk of flooding has been identified.

Passed Moderate: this means that while potential flood risks have been found, these are not considered significant or frequent enough for a Further Action to be issued.

Further Action: this means a significant risk of flooding at the property has been identified. Further assessment will be required.

Insurability

Based on the data assessed within this report, an indication of whether buildings insurance is likely to be available and affordable is provided.

The Individual Flood Risks

The individual flood risk gauges on the front page highlight the individual river, coastal, surface water, groundwater and other types of flooding risk at the property, taking into consideration any flood defences found. These risks are used to determine the overall flood risk to the property. The individual flood risks are demonstrated in the gauges as follows:

High / Moderate To High
Landmark consider the individual flood risk to be significant. This is because there is a potential flood risk that would be likely to occur fairly frequently or the predicted depth of any flood event would result in significant impact and/or there is a flood water storage area on property and/or there is information to suggest a flood has happened in the past. It is recommended that you refer to the Overall Flood Risk and take note of the Professional Opinion and Recommendations as further action will be required.

Useful Information

Moderate
Landmark consider the individual flood risk to be moderate. This is either because of a potential flood that is likely to occur with moderate frequency, or because the predicted depth of potential flooding at the property is likely to be shallow and insufficient to cause a significant issue. It is recommended that you check the Overall Flood Risk result and refer to the Professional Opinion and Recommendations for guidance and next steps.

Low To Moderate
This describes areas that Landmark Information Group consider are at low to moderate risk flooding. These are areas where we have found some indication of potential flood risk, however any resulting flooding would be expected to be infrequent, or have a low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Low
This describes areas that Landmark Information Group consider are at minimal or no risk of flooding. These are areas where there may be some indications of potential flood risk, however any flooding would be expected to be very infrequent, or have a very low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Flood Defences
If river/coastal flood defences are known to be present, these are assumed to be operational and are taken into consideration in our Overall Flood Risk analysis.

Flooding Types
There are several types of flooding taken into account when making our overall opinion. These are explained below. Where a risk is found, this is shown on the front page and further details are provided within the body of the report.

River Flooding
River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.

Coastal Flooding
Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

Surface Water Flooding
Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Groundwater Flooding
Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Other Flooding
We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

Useful Information

Additional Considerations

You may wish to consider the following potential liabilities that fall outside the scope of our flood risk screening methodology.

Riparian Ownership

Riparian ownership applies when someone owns a site with a watercourse inside or next to it.

A riparian owner has rights and responsibilities under common law relating to the stretch of watercourse. Their primary responsibility is to keep it free of obstructions that could hinder normal water flow. Failure to carry out these responsibilities could result in civil action.

A riparian owner should check before carrying out any works near to the edge of a river, as such works may be subject to bylaws. 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. A solicitor should check the deeds or the Index Map to confirm whether this is the case.

The Environment Agency published a useful guide called “Living on the Edge” for owners of land or property alongside a watercourse.

Sometimes, The Environment Agency or other organisations managing flood risk have statutory rights of access to properties. This is for maintaining, repairing, or rebuilding parts of a watercourse. Or for accessing, or repairing monitoring equipment.

Development Control

A redevelopment site which is close to, but not adjoining, a watercourse may be subject to planning controls. The Environment Agency are normally consulted regarding any development within 20m of a main river and internal drainage boards should be contacted about developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis.

The Environment Agency should be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.

Sewer Flooding

In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat’s ‘DG5 - At Risk Registers’ record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded. The relevant water and sewerage provider can answer specific enquiries. The response provided is based on the information held. Sometimes, the water and sewerage provider is unable to confirm whether the site has flooded, but provides a response based on all properties connected to a local sewer network (normally up to ten properties). This is due to the way in which the data is collected.

Useful Information

Other Information

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property. Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property/site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007).

Disclaimer: "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.

Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Useful Information

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Search Code

Important Consumer Protection Information

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The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

Complaints should be sent to:

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire
P1 2BP

Tel: 0844 844 9966
Web site: www.tpos.co.uk
Fax: 0844 844 9980

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:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

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

Tel: 01722 333306, Email: admin@tpos.co.uk

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