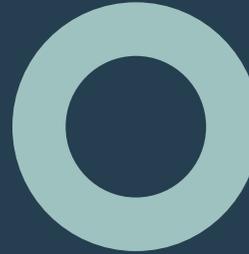


Landmark Residential Environmental Reports

Using our new reports *made easy.*



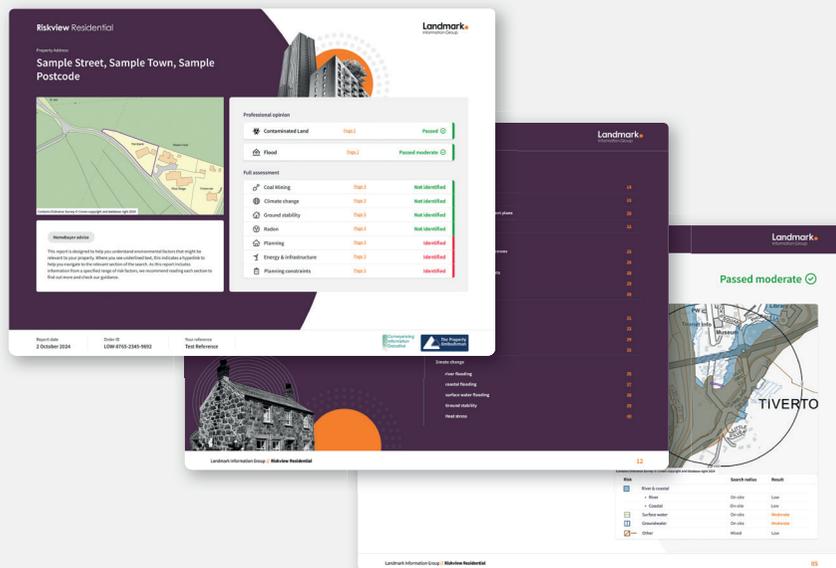
Residential Environmental Reports

Using our new reports, made easy

Welcome to your report quick reference guide

Introducing your remastered Environmental Reports.

This guide highlights new features you might have missed. Landmark's redesigned reports are tailored for you, whether you're a conveyancer or a homebuyer, with great benefits you'll appreciate.



*“Our design brief was set by our customers – who overwhelmingly said our new reports should be **clear, concise, easy to navigate, and jargon free.** It was key that they could be easily understood by both the conveyancer and the homebuyer. We took our designs to customer focus groups who helped us evolve our reports until we hit that brief.”*

We've therefore rethought the layout with both audiences in mind:

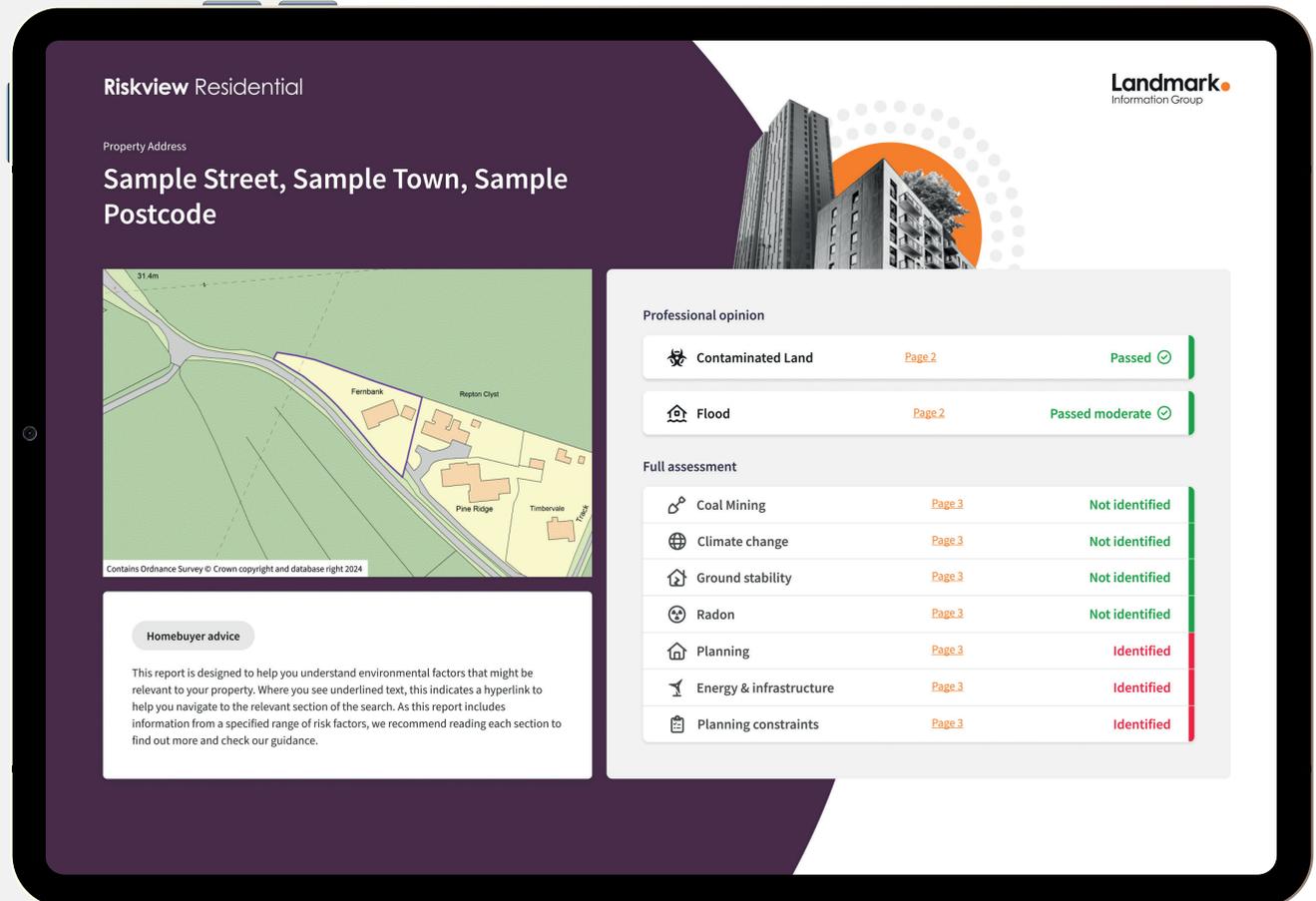
- **For the conveyancer** the results and recommendations are front and centre, with a concise executive summary for each risk type
- **For the homebuyer** we have carefully considered their journey through the report. We've removed any jargon, broken down complex topics, provided context, and given plain English next steps

Residential Environmental Reports

Using our new reports made easy

Front page

- New landscape design so the report can easily be read on your screen
- At a glance view of risk results, making it easier to see what needs your attention
- Quickly verify the property address and boundary using OS MasterMap, the most detailed and accurate base map
- Easily jump to the risk topic you're interested in using our simple hyperlinks
- Guidance tailored to the homebuyer, explaining the purpose of the report and how to navigate it



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Executive summary

- Each risk has a concise, visual executive summary where the result and recommendation can be easily digested
- We've added a summary map for each risk type, so the conveyancer and the homebuyer can easily see what risks are in the area - without having to go to the data section
- If you're interested in the detail, you can easily jump to the relevant parts of the data section using the [see the data](#) hyperlink
- We've added an explanation of the risk topic on each summary page, to give the homebuyer the context they need

The screenshot shows the 'Riskview Residential' report for 'Flood' risk. The report is categorized as 'PROFESSIONAL OPINION' and has a result of 'Passed moderate' with a green checkmark. The 'Professional opinion' section states: 'There is a moderate risk of flooding. This means flooding could occur in extreme events and/or at depths that are unlikely to cause a significant impact.' The 'Insurance' section states: 'The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.' The 'Recommendations' section lists three items: 1. No further action. 2. Establish the availability of buildings and content insurance before exchanging contracts. 3. Visit go.landmark/floodrisk for advice on how homeowners can prepare for flood risk. The 'Why we search this' section explains: '1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact your ability to get home insurance at standard terms, and also property values if the flooding was to occur. This report assesses the likelihood of flooding occurring, and also where possible the significance of an event. It also clarifies the availability of insurance and whether the property has flooded in the past.' A map of the area around Tiverton is shown, with a search radius circle. A table below the map summarizes the flood risk data.

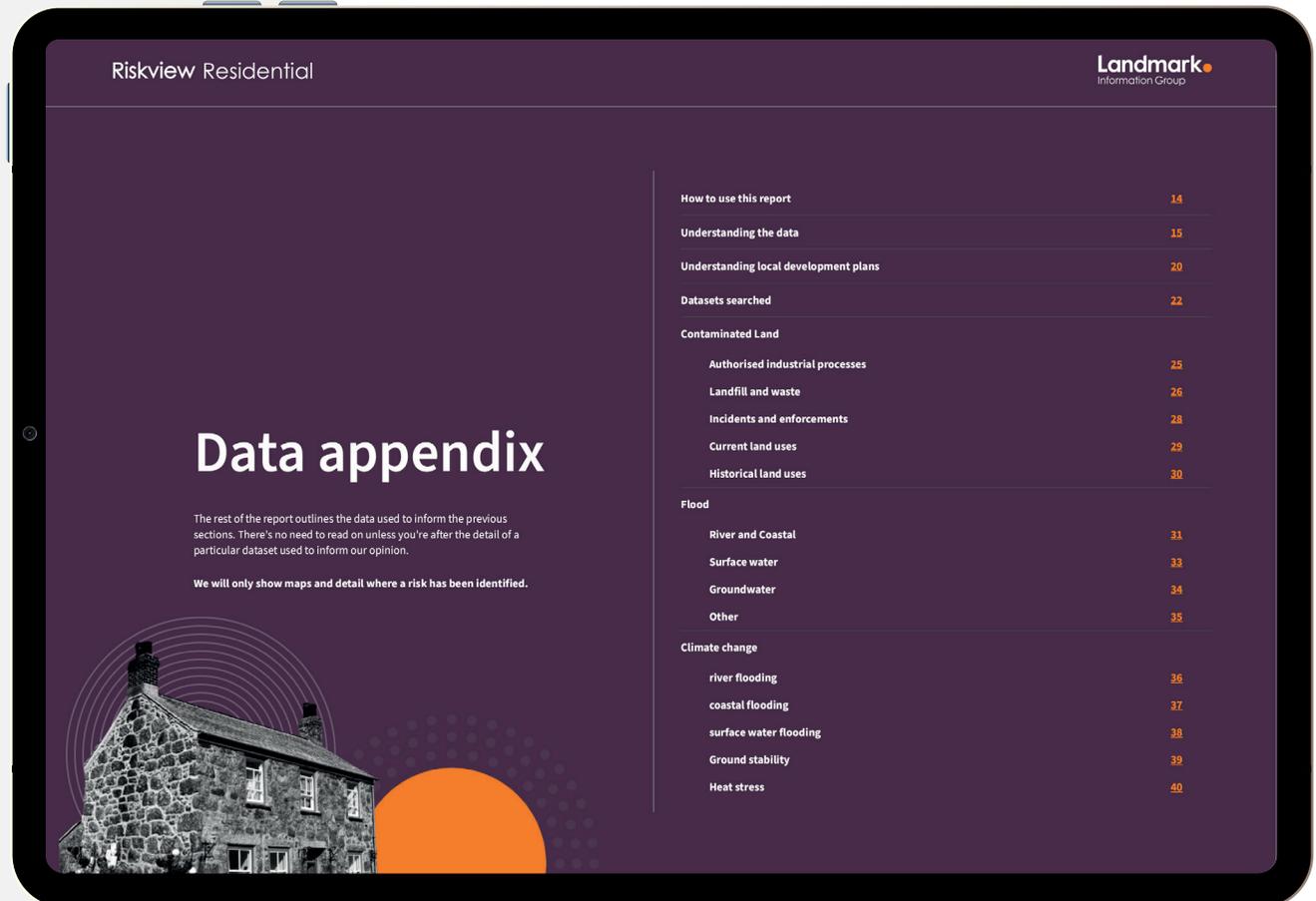
Risk	Search radius	Result
River & coastal		
• River	On-site	Low
• Coastal	On-site	Low
Surface water	On-site	Moderate
Groundwater	On-site	Moderate
Other	Mixed	Low

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Data appendix

- This page provides a clear page break between the exec summary pages and the data section, to show there is no need to keep reading unless you're interested in the detail
- We also explain what you'll find in the data section and provide hyperlinks so you can easily jump to sections of interest



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How to use your report

- This guidance section is for the homebuyer to help them navigate through the report
- We outline how to interpret the report findings and give an overview of key terminology

Riskview Residential

Landmark
Information Group

i How to use your report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage or seek further mortgage advice. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

How do we examine each risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'.

In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

Professional opinion

This is the highest level of risk assessment. A full assessment is run on the data. If the outcome is above the threshold for that risk, one of our in-house consultants will personally review the outcome. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.

Full assessment

Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our sophisticated expertise and risk models.

The front page of this report advises the outcome for each section based on one of these categories:

- Passed: We do not consider this to be a risk
- Passed with guidance: We have identified a risk but do not consider it to be significant. Please review the guidance.
- Further Action: We have identified a risk which we recommend you investigate further
- Identified: We have identified a risk in this section
- Not identified: We have not identified a risk in this section.

Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

The screenshot shows the 'Riskview Residential' report interface. On the left, there is a navigation menu with 7 items: 1. Flood (highlighted), 2. Professional opinion, 3. Passed moderate, 4. Recommendations, 5. Why we search this, 6. Map, and 7. Map key. The main content area shows the 'Flood' risk summary. It includes a 'Professional opinion' section, a 'Recommendations' section with a list of actions, and a 'Why we search this' section. On the right, there is a map of TIVERTO with a red circle indicating the search area. Below the map is a table with columns for 'Risk', 'Search results', and 'Result'. The table lists 'Flood' with 'On site' and 'Low' result, 'Surface water' with 'On site' and 'Medium' result, 'Groundwater' with 'On site' and 'Medium' result, and 'Other' with 'None' and 'Low' result.

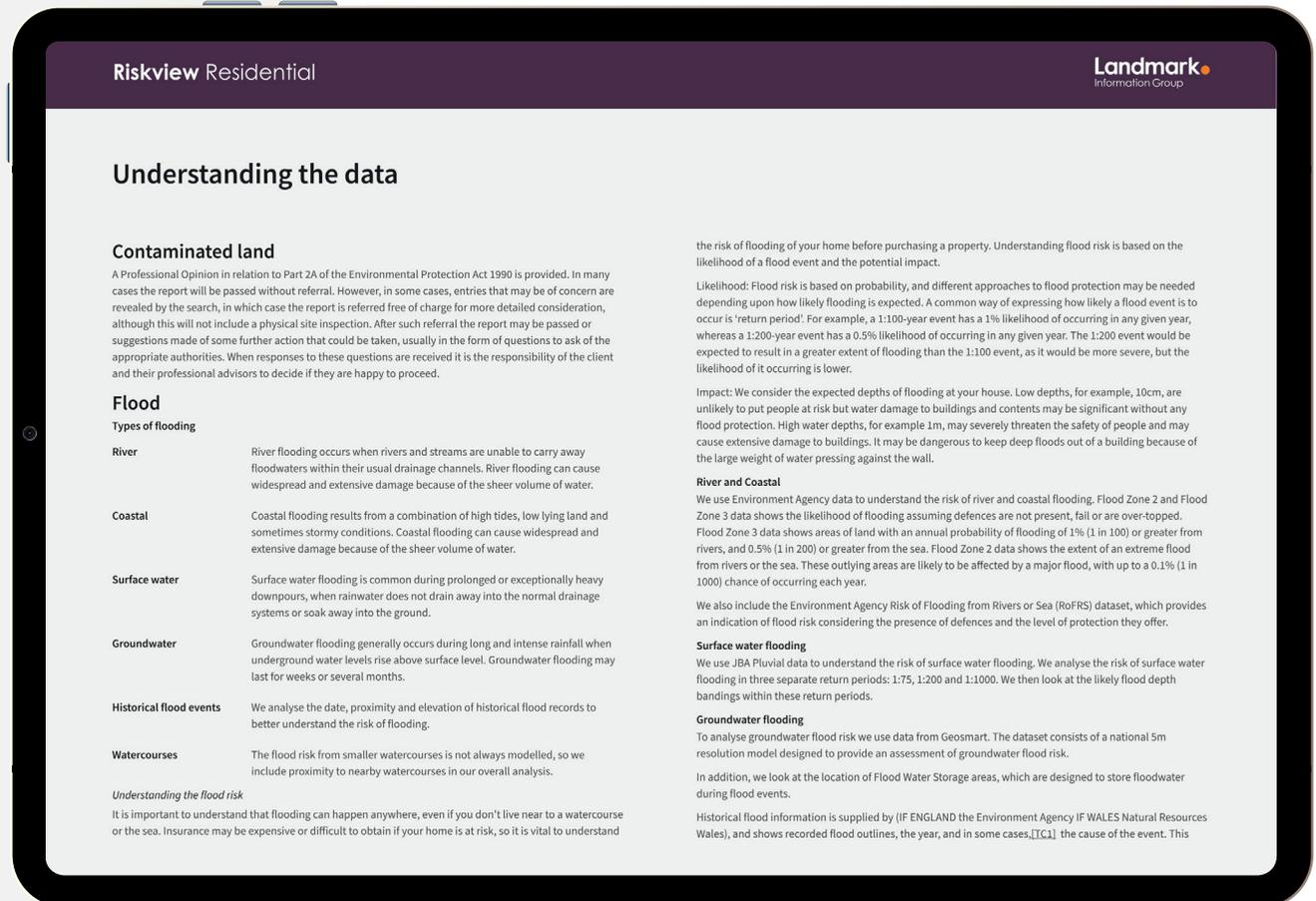
- 1 The risk we have examined
- 2 How we have examined each risk (see left)
- 3 The outcome that we have determined
- 4 Summary and any recommendations
- 5 Explanation of why we search this risk
- 6 Map displaying proximity of any issues to boundary
- 7 Map key identifying any risk features

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Understanding the data

- This page gives an overview of each risk topic and the data we use, to support both conveyancers and homebuyers with any questions they might have



Residential Environmental Reports

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Datasets searched

- This page details every dataset that we used as part of our assessment, broken down by risk topic and category

Riskview Residential **Landmark**
Information Group

Datasets searched

- Contaminated land**
 - Authorised Industrial Processes**
 - Control of Major Accident Hazards Sites (COMAH) Environmental Permitting Regulations - Industry Explosive Sites;
 - Notification of Installations
 - Handling Hazardous Substances
 - Integrated Pollution Controls
 - Local Authority Integrated Pollution Prevention And Control
 - Local Authority Pollution Prevention and Controls
 - Planning Hazardous Substance Consents
 - Incidents and Enforcements**
 - Contaminated Land Register Entries and Notices
 - Environmental Pollution Incidents
 - Local Authority Pollution Prevention and Control Enforcements
 - Planning Hazardous Substance Enforcements
 - Prohibition Notices
 - Prosecutions (Post 2000)
 - Incidents and Enforcements**
 - Contaminated Land Register Entries and Notices
 - Environmental Pollution Incidents
 - Local Authority Pollution Prevention and Control Enforcements
 - Planning Hazardous Substance Enforcements
 - Prohibition Notices
 - Prosecutions (Post 2000)
 - Landfill and Waste Sites**
 - BGS Recorded Landfill Sites
 - Environmental Permitting Regulations - Waste Sites
 - Historic Landfill
 - Integrated Pollution Control Registered Waste Sites
 - Local Authority Recorded Landfill Sites
 - Permitted Waste Sites - Authorised Landfill Site Boundaries
 - Registered Landfill Sites; Registered Waste Transfer Sites
- Current Land Use**
 - Contemporary Trade Directory Entries Fuel Station Entries
- Historical Land Use**
 - Historical Tanks And Energy Facilities
 - Potentially Contaminative Industrial Uses (Past Land Use)
 - Potentially Infilled Land (Non-Water)
- Flood**
 - River and Coastal Flooding**
 - Flooding from Rivers or Sea without Defences (Flood Zone 3)
 - Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)
 - Areas Benefitting from Flood Defences
 - Spatial Flood Defences (with attributes)
 - Flood Storage Areas
 - Risk of Flooding from Rivers and Sea (RoFRS)
 - Surface Water Flooding**
 - JBA Pluvial 75 Depths JBA
 - Pluvial 200 Depths JBA
 - Pluvial 1000 Depths
 - Groundwater Flooding**
 - Groundwater Flood Risk 5m Geosmart
 - Water features**
 - OS MasterMap Water Network
 - OS VectorMap District - Water Features
 - Historical flooding**
 - Recorded Flood Outlines
- Radon**
 - Radon Potential
- Energy & Infrastructure**
 - River and Coastal Flooding**
 - Flooding from Rivers or Seas without Defences (Flood Zone 3)
 - Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)
 - Areas Benefitting from Flood Defences
 - Spatial Flood Defences (with attributes)
 - Flood Storage Areas
 - Risk of Flooding from Rivers and Seas (RoFRS)
 - Wind Energy**
 - Wind Farms: Wind Turbines
 - Solar Energy**
 - Renewable energy planning database
 - Other Renewables**
 - Renewable energy planning database
 - High Speed 2**
 - HS2 - Payment zones
 - HS2 - Safeguarding limits
 - HS2 - Stations
 - HS2 - Track
 - Crossrail 2**
 - Crossrail - Safeguarding limits
 - Crossrail - Stations
 - Crossrail - Tracks

Residential Environmental Reports

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Data section

- We've made this section more concise for ease of use, and focussed on clearly surfacing the key data
- We only include data pages for categories where a risk has been identified, to cut out unnecessary pages to navigate
- The categories give a breakdown of each relevant dataset, enabling you to see the full detail via a map and in tabular form

Riskview Residential
Landmark Information Group

Large applications



Contains OS data © Crown copyright and database rights 2024

The records below show applications within 750m for new residential developments of over 50 dwellings recorded within a single application, and non-residential planning applications larger than 1500sqm.

Residential

Exeter Science Park, Clyst Honiton E/O Langaton Lane Exeter Devon EX1 37900

-	2018-12-20	37900	New Build	18/2799/MOUT
	Outline Approval			
	Exeter Science Park, Clyst Honiton - 150 Houses			

Non-Residential

Ns/O Anning Road Exeter Science Park Clyst Honiton Devon EX14 35200

-	2018-12-20	35200	New Build	18/2797/MOUT
	Outline Approval			
	Exeter Science Park, Clyst - Research And Development Site			
-	2018-12-20	35200	New Build	18/2797/MOUT
	Outline Approval			
	Exeter Science Park, Clyst - Research And Development Site			

B and Q Avocet Road Sowton Industrial Estate Exeter Devon EX2 7JF 34200

-	2018-06-28	34200	New Build	18/0983/OUT
	Outline Refusal			
	Sowton Industrial Estate - Retail Park			

The E/O Anning Road Tithebarn Way Redhays Exeter Devon EX3 15800

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Environmental Insights Remastered.

8

Residential Environmental Reports

Using our new reports made easy

Useful information

- This page sets out the scope and purpose of our report so the boundaries of our assessment are clear
- We give an overview of how we have approached our assessment for each risk topic, to answer any questions you or your client may have

Riskview Residential

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Useful information

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. The "buffer" is shown on the map as a red hatched area. 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

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

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 data 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.

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.

Flood

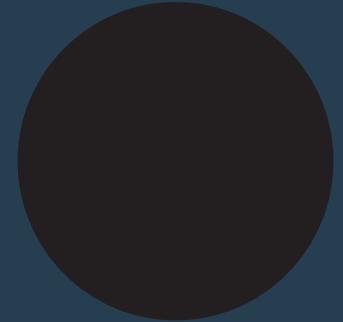
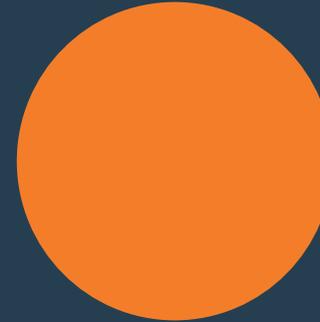
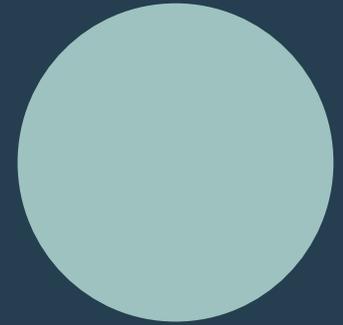
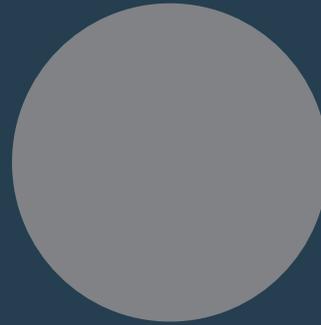
The Riskview Residential report is a desktop flood risk screening report, designed to satisfy the concerns raised by the Law Society Practice Note and to enable home buyers and property professionals to assess the risk of flooding at residential sites.

It examines two key areas:

(1) the overall risk of flooding at a property taking into account any flood defences present (where information about defences is available). 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 property. Where no flood defences are present or where no information about defences is available, 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 relevant agency.

Where several flood risks have been identified, the report highlights the highest risk **DE1** and details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction.



If you require any assistance please contact our customer services team:
0330 036 6619 | helpdesk@landmark.co.uk | landmark.co.uk

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Information

Environmental
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