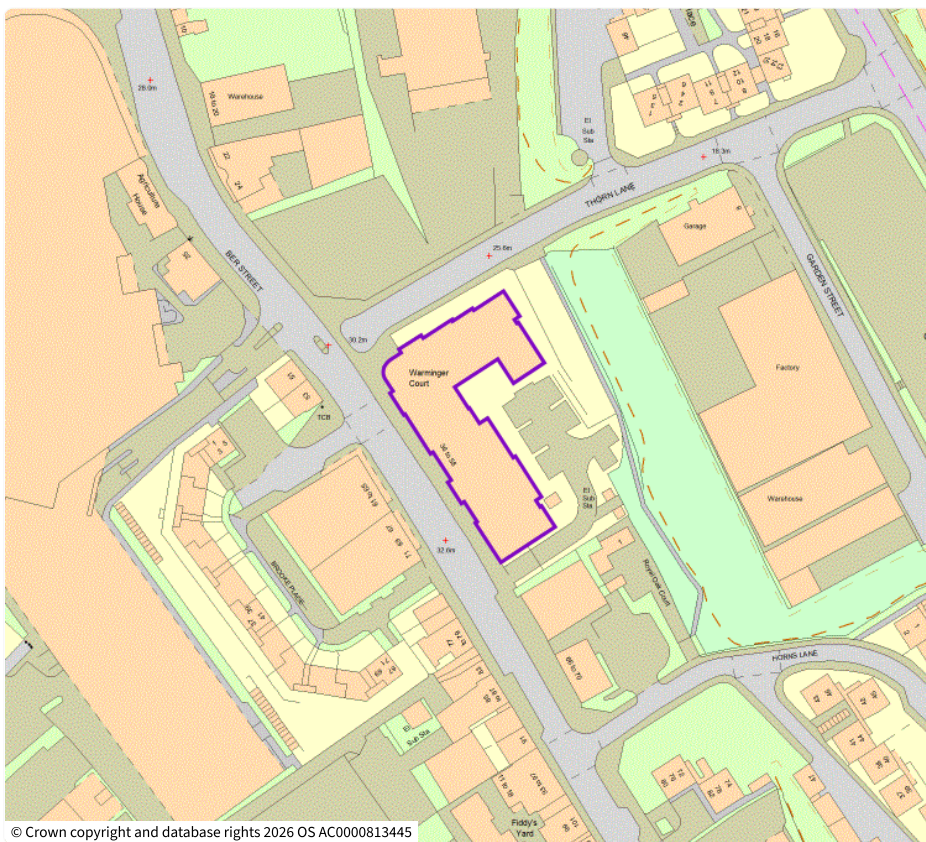











Sample Street, SAMPLE TOWN, XX1 1XX, England

Site area: 1542 m²

Prepared for Lmk Orders - Test Account
Current use Residential
Proposed use Residential
Transaction type Assumed purchase




 Contaminated land	Page 2	Passed 
 Flood	Page 2	Passed 
 Ground stability	Page 7	Identified
 Radon	Page 8	Not Identified
 Energy & Infrastructure	Page 9	Identified

Authorised by
Risk Assessment Test User BSc (Hons)
 riskassessmenttestuser@landmarkinfo.co.uk
 03300 366 115


Contaminated land summary

Passed 

Overall risk of contaminants from on-site activities	Low
Risk of contaminants from off-site activities impacting the Site	Moderate
Environmental sensitivity (pathways and receptors) rating	High
<p> Liability assessment</p> <p>Within the scope of this assessment no liabilities have been identified. No further action is required.</p> <p>Recommendation</p> <p>Action: No action required.</p>	

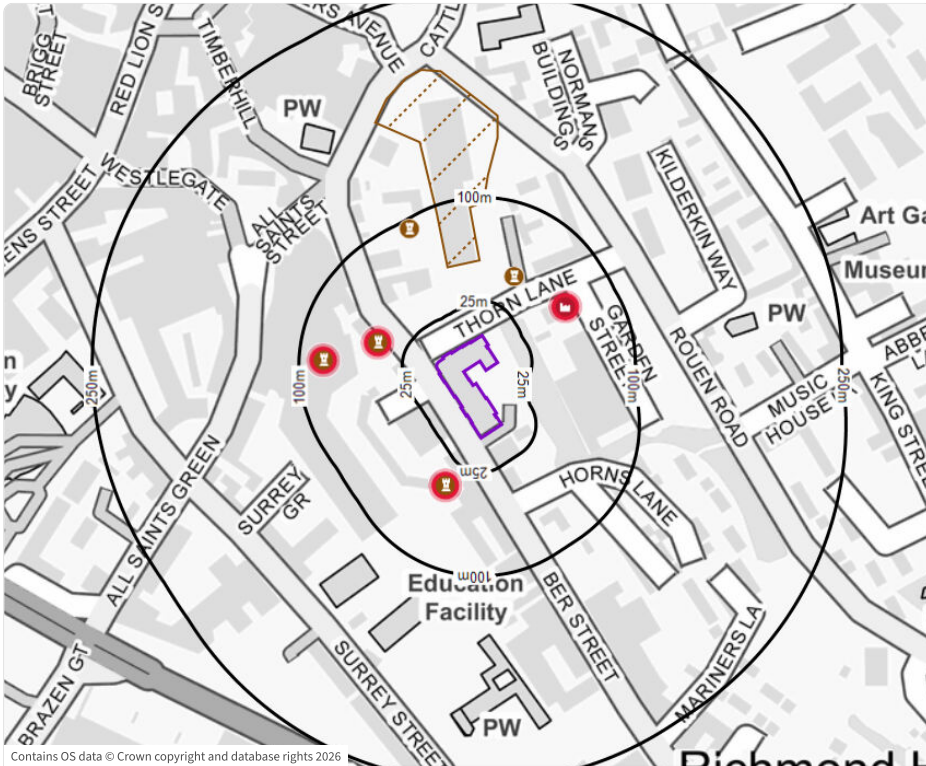
Flood summary

Passed 







Would a Flood Risk Assessment be required if development was proposed?	Possibly - contact local authority
What is the risk of flooding in an undefended scenario or assuming defences fail?	Very Low
Are there existing flood defences within 500m of the Site?	Yes
What is the risk of flooding when these defences are operational?	Very Low
<p> Professional opinion</p> <p>Within the scope of this assessment no significant flood risk has been identified. However, it would be prudent to consider the recommendations below.</p> <p>Recommendation</p> <p>Risk: No action - standard enquiries only.</p> <p>Action: Standard enquiries: Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice. Establish the availability of buildings and contents insurance before exchanging contracts.</p> <p>Insurance</p> <p>The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.</p>	

Contaminated land: consultant's commentary


Passed 



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Risk	On-site	Off-site
 Multiple features present		
 Authorised industrial processes	Not Identified	Identified
 Landfill and waste	Not Identified	Not Identified
 Incidents and enforcements	Not Identified	Not Identified
 Current land uses	Not Identified	Not Identified
 Historical land uses	Not Identified	Identified

On-site
Low

 **Historical map review:**

No potentially contaminative uses of concern have been identified at the Site, following a review of historical mapping dating from 1880.

Off-site
Moderate

 **Historical map review:**

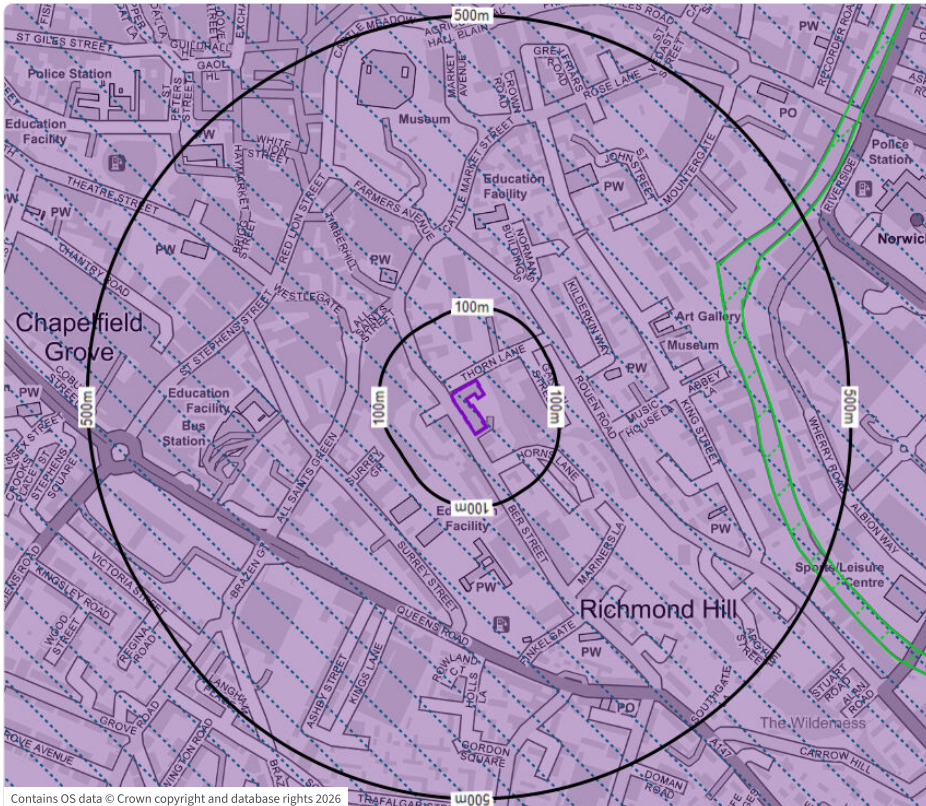
A review of historical maps dating from 1880 shows the following potentially contaminative uses within 100m of the Site: various industrial uses from 15m.

Environmental data:


2 inactive permits relating to activities in the wider area

Contaminated land: consultant's commentary

Passed 



Pathways and receptors High

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

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


The Site lies within a Source Protection Zone I, a Source Protection Zone II and a Source Protection Zone III.

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






There are no potable abstraction licences within 500m.

No surface water features are located within 100m.

One designated eco-receptor has been identified within 500m. It is a National Park, 344m east.

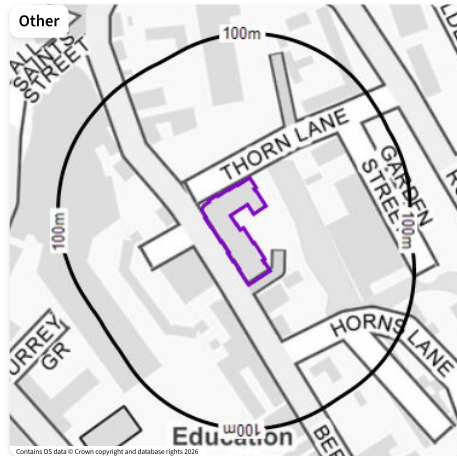
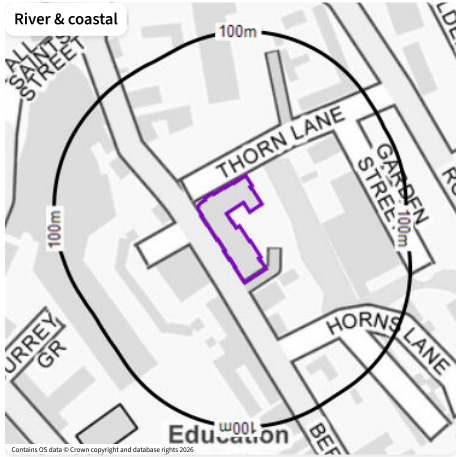
 **Additional sources of information**







No additional sources of information have been reviewed as part of this assessment.

Risk	Search radius	Result
 Multiple features present		
 Water Features	100m	Not Identified
 Groundwater Vulnerability	On-site	Identified
 Abstraction Sensitivity	500m	Identified
 Environmental Designations	500m	Identified

 Flood: consultant's commentary

Passed 



 River & coastal: River	Very Low
 River & coastal: Coastal	Very Low
 Surface water	Very Low
 Groundwater	Very Low
 Other	Very Low
 No commentary required	

Flood: other considerations

Dam and Reservoir Failure

Not Identified

Dam and Reservoir Failure

The Site is not within an area that would be flooded in the event of significant infrastructure failure.

Flood risk management options

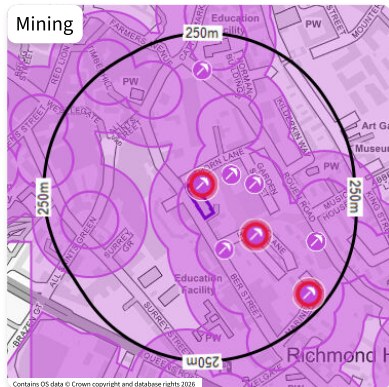
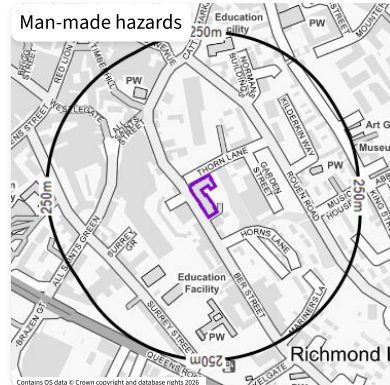
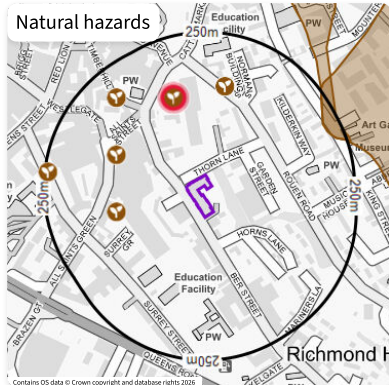
Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Ground stability

Identified



Summary

We have identified a risk of ground stability hazards at the Site.

Recommendations

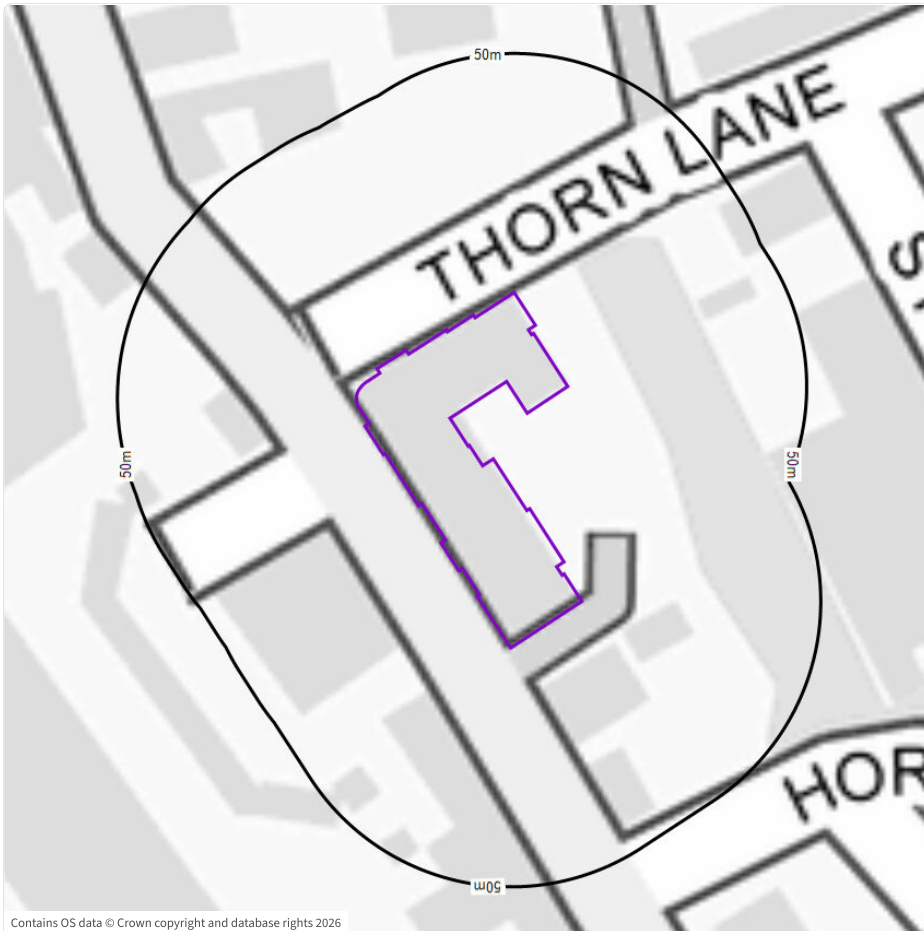
- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 If any on-site properties have been built recently, contact Building Control at the Local Authority in order to check whether they were constructed to a standard that will minimise the risk of structural damage. Alternatively, the properties may benefit from building warranty through companies such as the NHBC.
- 3 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 4 If any active ground instability appears to be affecting properties on the Site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

This section does not include consideration of coal mining/potential hazards relating to coal mining. For assessment of coal risks a Landmark coal report should be obtained.

Risk	Search radius	Result
Multiple features present		
Natural hazards	Mixed	Identified (7)
Man-made hazards	On-site	Not Identified
Mining	Mixed	Identified (14)
Brine and Salt	On-site	Not Identified

☢ Radon

Not Identified ☑



Summary

The Site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

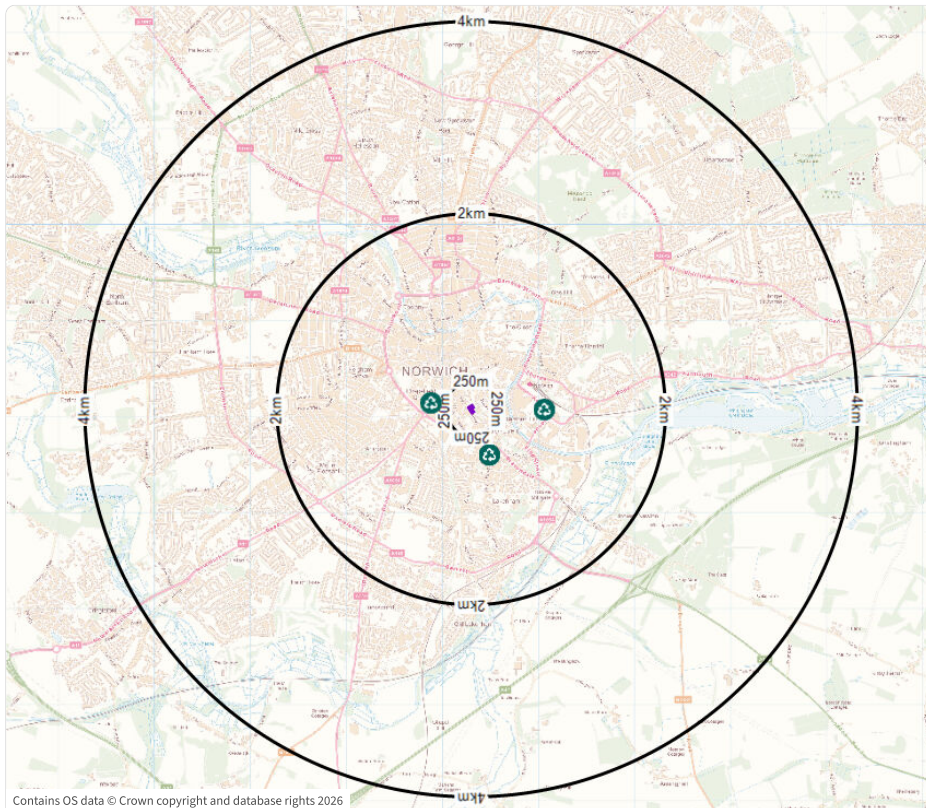
Recommendations

- 1 The result is only valid for Sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the Site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

Risk	Search radius	Result
☒ Radon risk	On-site	Not Identified

✈ Energy & Infrastructure

Identified 








Summary

We have identified features in proximity to the Site.

Recommendations

- 1 The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
- 2 For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

Risk	Search buffer	Result
 Multiple features present		
 Non-Renewable Energy	4km	Not Identified
 <u>Renewable Energy</u>	4km	Identified
 Above & Below Ground Railways	250m	Not Identified
 HS2 & Crossrail 2	2km	Not Identified

Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	12
Datasets searched	14
Contaminated land	
Authorised industrial processes	16
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	17
Water features	Not identified
Groundwater vulnerability	19
Abstraction sensitivity	20
Environmental designations	21
Flood	
River and coastal	Not identified
Surface Water	Not identified
Groundwater	Not identified
Other	Not identified

Ground stability

Man-made hazards Not identified

Natural factors **22**

Mining **24**

Brine and Salt Not identified

Energy & Infrastructure

Non-Renewable Energy Not identified

Renewable Energy **27**

Rail Infrastructure : Above and below ground railways Not identified

Rail Infrastructure : HS2 & Crossrail 2 Not identified

Understanding the data

Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

Data contents

Authorised industrial processes	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
Landfill and waste sites	Detailed information on waste and landfill sites for the Site and surrounding area.
Incidents and enforcements	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Current land use	Contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical land use	Selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Pathways and receptors	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

Flood

This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

We present the data within a 500m buffer zone.

Data contents

River and coastal flooding	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none"> • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.
Surface water flooding	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none"> • 1:75 • 1:200 • 1:1000
Groundwater flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, flood storage areas, proximity to water features and elevation above both of these features.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

Radon

Understanding the data

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more).

Energy & Infrastructure

Non-renewable energy

This section contains the extents of all 'Blocks' that are currently licenced for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

'Blocks' are large areas of land where a Petroleum Exploration and Development Licence (PEDL) has been offered or granted for the exclusivity of the licensee to explore or extract hydrocarbon. The presence of one or more of these licences does not mean that exploration or extraction will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO's Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years. Full details can be found here: www.slpproject.co.uk

Renewable energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be "Identified" if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area. These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy from Waste (EfW) Incineration, Advanced Conversion Technology.

Above and below ground railways

The above and below ground railways section provides details on existing or historic railways. This includes data supplied by Crossrail1 for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations) sourced from Department of Transport's NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

As this data includes records of historic railways, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue regarding the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: <https://www.hs2.org.uk/>

Crossrail 2 is also not finalised, with Transport for London (TfL) and the Department for Transport (DfT) still engaged with discussions around the project's safeguarding measures.

Datasets searched

Contaminated land

Authorised industrial processes

Local Authority Pollution Prevention and Controls
 Planning Hazardous Substance Consents
 Control of Major Accident Hazards Sites (COMAH)
 Notification of Installations Handling Hazardous Substances (NIHHS)
 Explosive Sites
 Integrated Pollution Controls
 Registered Radioactive Substances
 Water Industry Act Referrals
 Discharge Consents
 Integrated Pollution Prevention and Control
 Local Authority Integrated Pollution Prevention and Control

Landfill and waste sites

Registered Waste Treatment or Disposal Sites
 Registered Waste Transfer Sites
 BGS Recorded Landfill Sites
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites
 Licensed Waste Management Facilities (Locations)

Incidents and enforcements

Enforcement and Prohibition Notices
 Prosecutions Relating to Authorised Processes
 Planning Hazardous Substance Enforcements
 Prosecutions Relating to Controlled Waters
 Local Authority Pollution Prevention and Control Enforcements

Prosecutions (Post 2000)
 Contaminated Land Register Entries and Notices
 Substantiated Pollution Incident Register

Historical land use

Potentially Contaminative Industrial Uses (Past Land Use)
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Historical Tanks And Energy Facilities

Current land use

Fuel Station Entries
 Contemporary Trade Directory Entries

Water features

OS VMD- water Features
 OS NGD Water Link

Groundwater vulnerability

Bedrock Aquifer Designations
 Superficial Aquifer Designations
 Scottish Bedrock Aquifer Productivity
 Scottish Superficial Aquifer Productivity

Abstraction sensitivity

Water Abstractions
 Source Protection Zones

Environmental designations

National Nature Reserves
 Local Nature Reserves
 Marine Nature Reserves
 Sites of Special Scientific Interest
 National Parks

Ramsar Sites
 Special Areas of Conservation
 Special Protection Areas

Flood

River and coastal flooding

Flooding from Rivers or Sea without Defences
 Extreme Flooding from Rivers or Sea without Defences
 Risk of Flooding from Rivers or Sea (RoFRS)
 Flood Defences (with attributes)
 Flood Map: Areas Benefitting from Flood Defences

Surface water flooding

JBA Pluvial 75 Depths
 JBA Pluvial 200 Depths
 JBA Pluvial 1000 Depths

Groundwater flooding

Groundwater Flood Risk 5m
 JBA Pluvial 75 Depths
 Flooding from Rivers or Sea without Defences

Other

Flood Water Storage Areas
 Historic Flood Events
 VMD Water Features
 OS NGD Water Link
 OS Terrain 5 DTM
 JBA Dam Break
 JBA Dam Break - Coverage

Datasets searched

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
 Potential for Ground Dissolution Stability Hazards
 Potential for Compressible Ground Stability Hazards
 Potential for Shrinking or Swelling Clay Ground Stability Hazards
 Potential for Running Sand Ground Stability Hazards
 Potential for Collapsible Ground Stability Hazards
 Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
 Potentially Contaminative Industrial Uses (Past Land Use)
 Former Marshes
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites

Brine and salt

CBSCB Compensation District
 Brine Pumping Related Features
 Salt Mining Related Features
 Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites
 Potentially Contaminative Industrial Uses (Past Land Use)
 Non-Coal Mining Areas of Great Britain
 Mining Instability

Potentially Contaminative Land Uses from large scale historical mapping
 Potential Mining Areas
 Man-Made Mining Cavities

Radon

Radon

Radon Potential

Energy & infrastructure

Renewable energy

Wind Farms
 Wind Turbines
 Renewable Energy Planning Database

Non-renewable energy

Licensed Areas for Onshore Energy Exploration and Production
 Licensed Wells for Energy Exploration
 Offered Blocks for Onshore Energy Exploration and Production
 Southampton to London Pipeline Development

Above and Below Ground Railways

Crossrail - Safeguarding Limits
 Crossrail - Stations
 Crossrail - Track
 Railed Transport - Tracks
 Railed Transport - Stations and Stops

HS2 and Crossrail2

HS2 - Track
 HS2 - Stations

HS2 - Safeguarding Limits
 HS2 - Payment Zones
 Crossrail 2 - Track
 Crossrail 2 - Stations
 Crossrail 2 - Safeguarding Limits

Miscellaneous

Local Authority Boundaries

Contaminated land: Authorised industrial processes

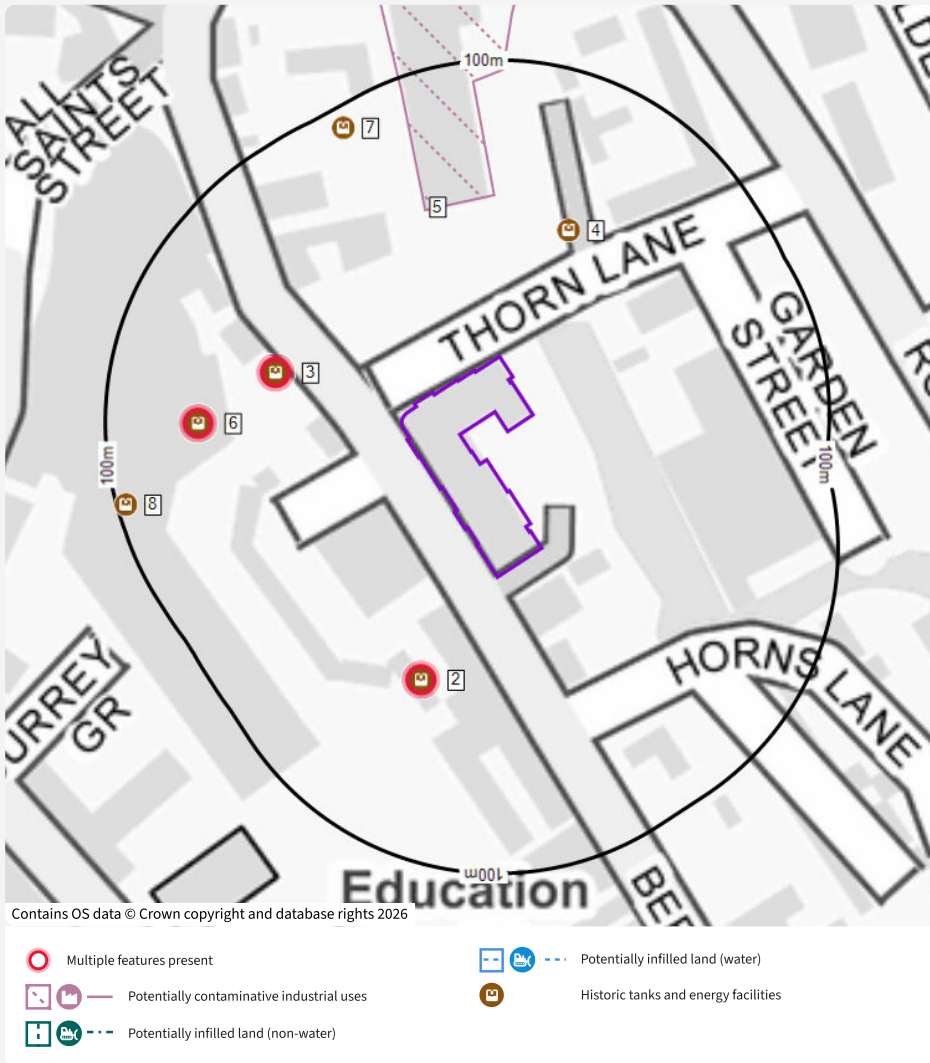
[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
Local authority pollution prevention and controls			
1	Reference: Epa/92/19/B3 Permit Type: Part B - Other Industries Process: PG6/34 Respraying of road vehicles Permit Holder: East Anglian Motor & Sheet Metal Co Ltd Permit Issued: Permit Status: Authorisation revoked Address: Garden Street, NORWICH, Norfolk, NR1 1QX Positional Accuracy: Manually positioned to the address or location	63m NE	4
1	Reference: Epa/92/21/B3 Permit Type: Part B - Other Industries Process: PG6/34 Respraying of road vehicles Permit Holder: East Anglian Motor & Sheet Metal Co Ltd Permit Issued: Permit Status: Application exempt from APC Address: Garden Street, NORWICH, Norfolk, NR1 1QX Positional Accuracy: Manually positioned to the address or location	68m NE	4

Contaminated land: Historical land uses

[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use)			
5	Usage Summary: Factory or works - use not specified Map Published: 1989	54m N	3
Historical tanks and energy facilities			
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	44m S	3
3	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	46m NW	3
3	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	46m NW	3
4	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	49m N	3
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	54m S	3
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	55m S	3
6	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	69m W	3

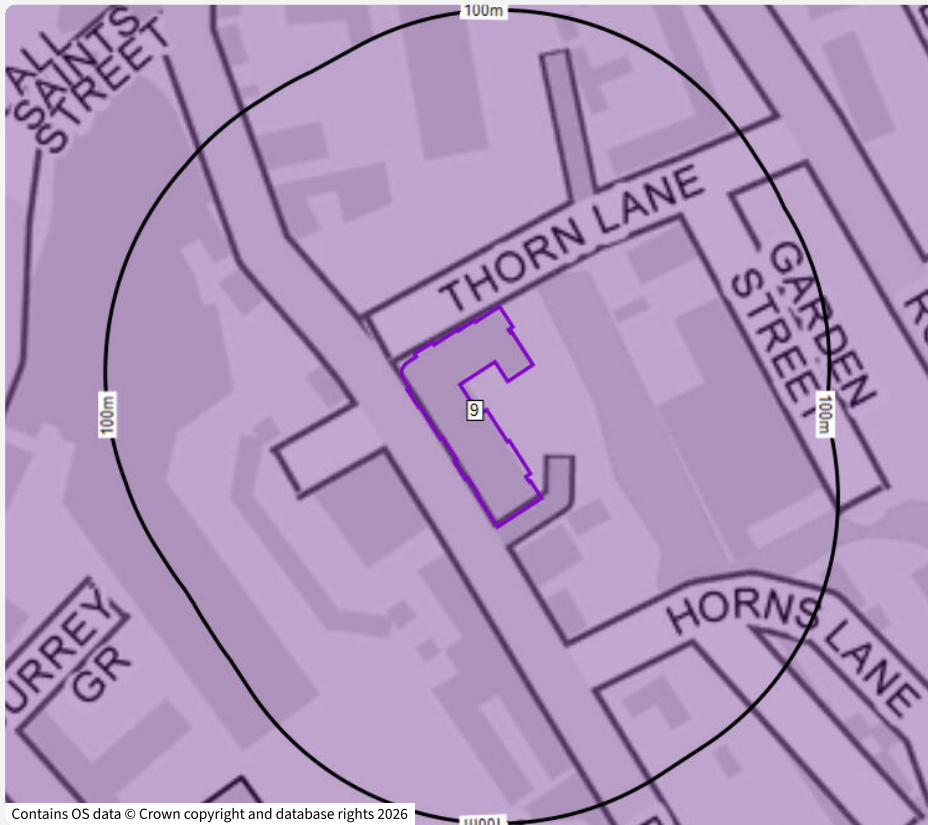
Contaminated land: Historical land uses

[← Back to commentary](#)

Off-site			
Id	Details	Distance	Contact
Historical tanks and energy facilities			
6	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	69m W	3
6	Description: Tanks Positional Accuracy: Positioned to location of cartographic text	83m W	3
7	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	93m N	3
8	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	97m W	3

Contaminated land: Groundwater vulnerability

[← Back to commentary](#)

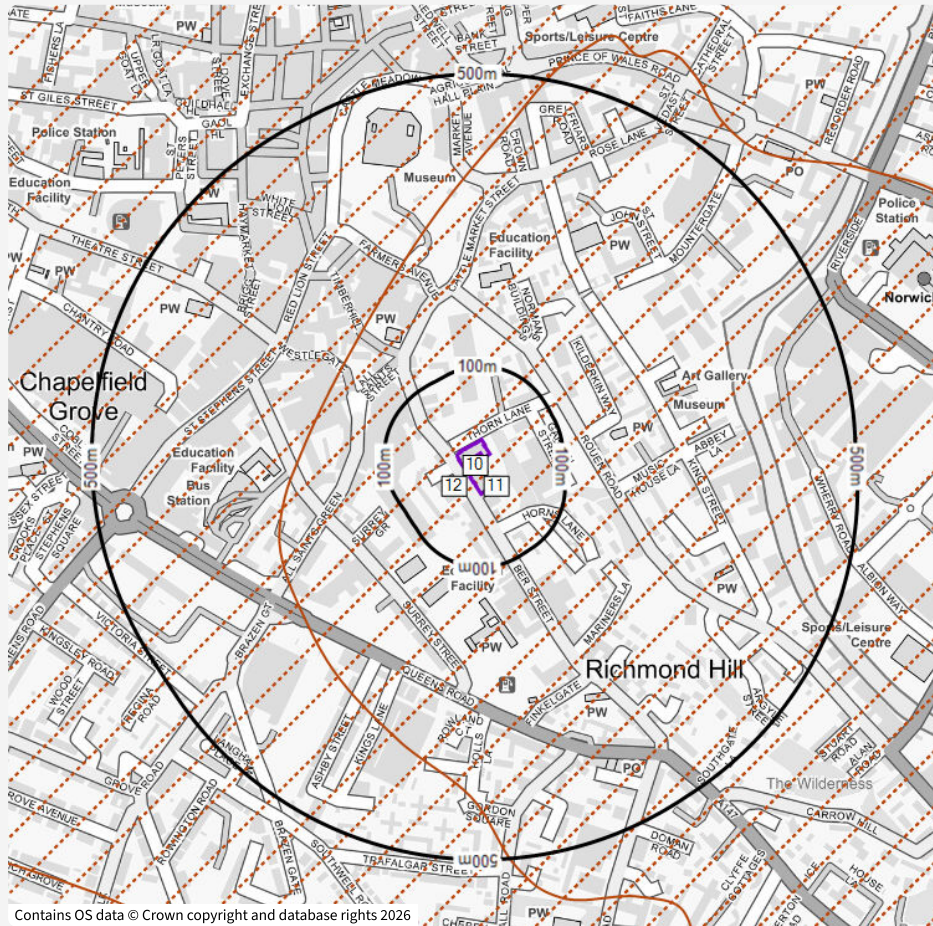


Groundwater vulnerability			
Id	Details	Distance	Contact
Bedrock aquifer designations			
9	Aquifer Type: Principal Aquifer Source: Environment Agency	0m N	2

Bedrock	Unknown	Unproductive Strata
Principal Aquifer	Superficial	Unknown
Secondary Aquifer A	Principal Aquifer	Unknown (lakes and landslips)
Secondary Aquifer B	Secondary Aquifer A	
Secondary Aquifer Undifferentiated	Secondary Aquifer B	
Unproductive Strata	Secondary Aquifer Undifferentiated	

Contaminated land: Abstraction sensitivity

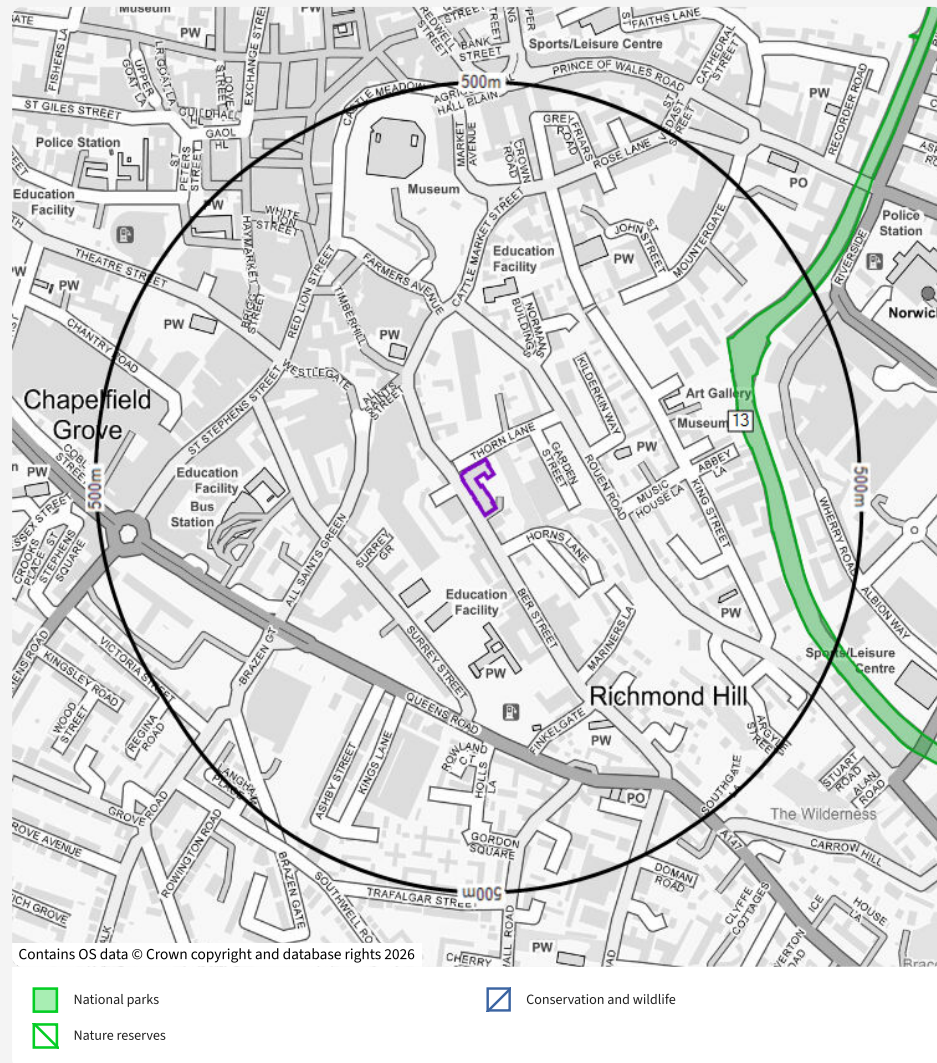
[← Back to commentary](#)



Abstraction sensitivity			
Id	Details	Distance	Contact
Source Protection Zones			
10	Classification: Source Protection Zone I Description: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	2
11	Classification: Source Protection Zone II Description: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	2
12	Classification: Source Protection Zone III Description: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	2

Contaminated land: Environmental designations

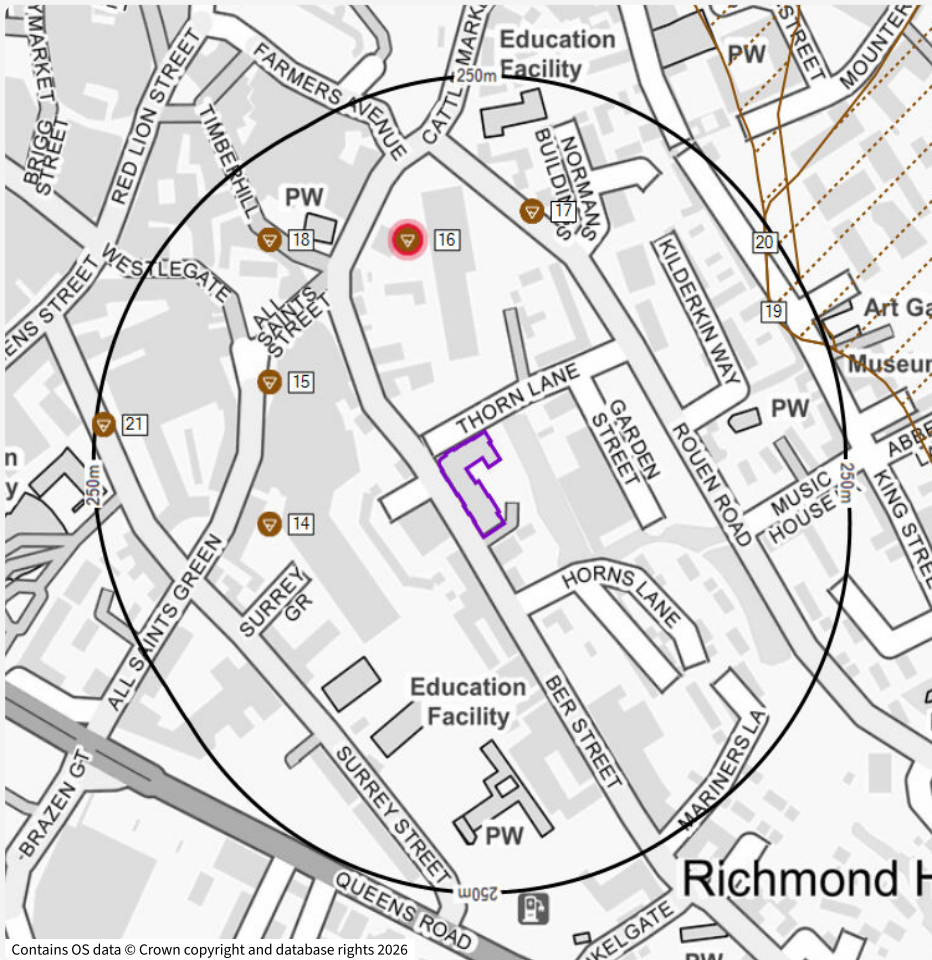
[← Back to commentary](#)



Environmental designations			
Id	Details	Distance	Contact
National park			
13	Site type: National Parks Name: The Broads Reference: Not Supplied Site Area: 301512785	344m E	5

Ground stability: Natural factors

[← Back to summary](#)



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- Multiple features present
- ▽ Natural cavities
- Potential for ground stability hazards - high
- Potential for ground stability hazards - moderate

Natural factors			
Id	Details	Distance	Contact
Potential for ground dissolution stability hazards			
19	Classification: Moderate Potential for Solution	223m NE	6
Potential for compressible ground stability hazards			
20	Classification: Moderate Potential for Compressibility	223m NE	6
Natural cavities			
14	Reference: 8158 Type: Solution Pipe Location: Norfolk	130m W	3
15	Reference: 8159 Type: Solution Pipe Location: Norwich, Norfolk	135m NW	3
16	Reference: 8162 Type: Solution Pipe Location: Norfolk	146m N	3
16	Reference: 8161 Type: Solution Pipe x 2, Solution Widened Joint or Fissure Location: Norfolk	146m N	3
17	Reference: 10843 Type: Sinkhole x 1 Location: Norwich, Norfolk	159m N	3
18	Reference: 8165 Type: Solution widened joint or fissure Location: Norfolk	197m NW	3

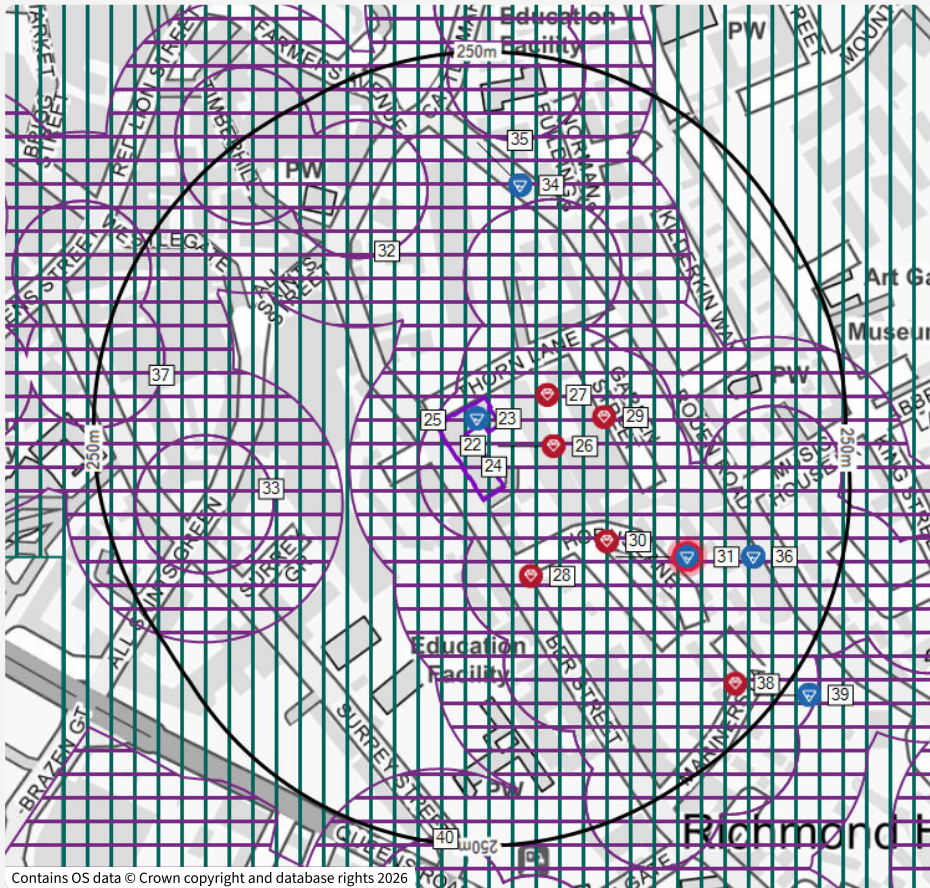
Ground stability: Natural factors

[← Back to summary](#)

Natural factors			
Id	Details	Distance	Contact
Natural cavities			
21	Reference: 7005 Type: Solution Pipe Location: Norwich, Norfolk	244m W	3

Ground stability: Mining

[← Back to summary.](#)



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- Multiple features present
- BGS recorded mineral sites
- Non coal mining areas of Great Britain
- Mining from historical maps
- Mining instability
- Potentially contaminative industrial uses
- Potential Mining Areas
- Man-made mining cavities

Mining			
Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
22	Name: Ber Street Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	0m N	6
25	Name: Not available Classification: Likely: Underground mining is known or considered likely to have occurred within or close to the area Commodity: Chalk	7m NW	6
32	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	127m NW	6
33	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	129m W	6
35	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	187m N	6
37	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	204m W	6

Ground stability: Mining

[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
40	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	247m S	6
Mining instability			
24	Classification: Conclusive Rock Mining Commodity: Rock Boundary Quality: As Supplied	0m N	3
BGS recorded mineral sites			
26	Reference: 220273 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	12m E	6
27	Reference: 220266 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Bartholomew Street, Thorn Lane, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	41m NE	6

Mining			
Id	Details	Distance	Contact
BGS recorded mineral sites			
28	Reference: 220295 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	65m SE	6
29	Reference: 220299 Name: Garden Street Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	76m E	6
30	Reference: 220265 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Horns Lane, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	85m SE	6
38	Reference: 220896 Name: Richmond Hill Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Mariners Lane, Richmond Hill, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	221m SE	6

Ground stability: Mining

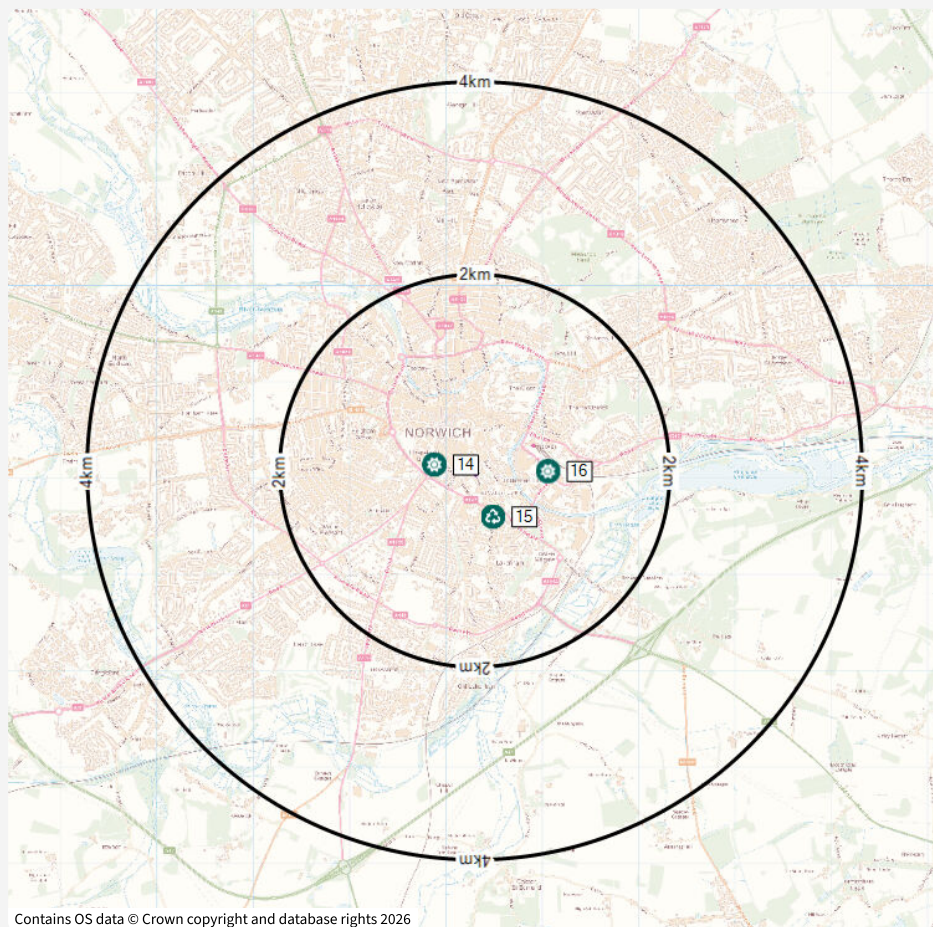
[← Back to summary](#)

Mining			
Id	Details	Distance	Contact
Man-made mining cavities			
23	Reference: 13305 Name: Classification: Man-Made Mining Cavity Cavity Type: Shaft and 2x Galleries Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	0m N	3
31	Reference: 7005 Name: Classification: Man-Made Mining Cavity Cavity Type: Shaft and Gallery (Blocked) Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	96m SE	3
31	Reference: 13740 Name: Classification: Man-Made Mining Cavity Cavity Type: 6+ Possible Crown Hole Collapses Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	96m SE	3
34	Reference: 13752 Name: Classification: Man-Made Mining Cavity Cavity Type: Void Encountered During Building Work Commodity: Unknown Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	185m N	3

Mining			
Id	Details	Distance	Contact
Man-made mining cavities			
36	Reference: 13315 Name: Classification: Man-Made Mining Cavity Cavity Type: 4+ Possible Crown Hole Collapse zones Commodity: Unknown Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	188m E	3
39	Reference: 13316 Name: Arthur Street Mine Classification: Man-Made Mining Cavity Cavity Type: Shaft and 2x (blocked) Galleries Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	236m SE	3

Energy & Infrastructure: Renewable Energy

[← Back to summary.](#)



- Multiple features present
- ⚙️ Wind farms
- 🌬️ Wind turbines
- ⚙️ Planning apps - wind energy
- ⚙️ Planning apps - Solar farms
- ♻️ Planning apps - other renewable energy

Solar energy

Id	Details	Status	Distance
Planning applications			
14	Name: Chantry Place, St Stephens Street - Solar Panels Reference: 23/00474/PA Installed capacity (MWe): 0.15 Contractor: Bankfoot APAM Limited Address: Chantry Place, 40-46 St Stephens Street, Norwich Local Planning Authority: Norwich	Planning Permission Granted	393m W
16	Name: W M Morrisons Supermarkets Plc, Albion Way - Solar Generating System Reference: 24/00016/PA Installed capacity (MWe): 0.86 Contractor: Gondola Pro Address: Morrisons Supermarket Norwich, Albion Way, Riverside, Norwich Local Planning Authority: Norwich	Planning Permission Granted	743m E

Other renewable energy

Id	Details	Status	Distance
Planning applications			
15	Name: John Youngs Limited, City Road - Biomass Boiler Reference: 22/01341/F Installed capacity (MWe): 0.2 Contractor: Youngs Doors Limited Address: John Youngs Limited, 24 City Road, Norwich Local Planning Authority: Norwich	Planning Permission Granted	481m S

Appendices

Report limitations	29
Methodology	30
Useful contacts	32
Important consumer protection information	33
Terms and conditions and copyright statement	34

Report limitations

Site Solutions Residence reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report 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. Therefore, Landmark 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. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood 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 assessments.

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a 'remote' investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Methodology

Contaminated land risk

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

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

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

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

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

Flood risk

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
● Passed	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
● Passed with guidance	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
● Further Action	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

Methodology

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the risk on the summary page will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Radon

This report informs you whether any properties on site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.

Energy and Infrastructure

This section of the report considers both non-renewable and renewable energy, above and below-ground railways, and HS2 and Crossrail. If any of these are identified on Site, or within the search buffer, they will be listed – with appropriate recommendations. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

www.ordnancesurvey.co.uk
customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

enquiries@environment-agency.gov.uk
 03708 506 506

3 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

www.landmark.co.uk
helpdesk@landmark.co.uk
 0330 036 6619

4 Norwich City Council, Environmental Health Department

City Hall
St Peters Street
Norwich
NR2 1NH

www.norwich.gov.uk
N.rotsos.ncc.ch@gtnet.gov.uk
 01603 212302

5 Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP

www.naturalengland.org.uk
enquiries@naturalengland.org.uk
 0300 060 3900

6 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

www.bgs.ac.uk
enquiries@bgs.ac.uk
 0115 936 3143

Important consumer protection information



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Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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TPOs

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

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, 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 Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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

Terms and conditions and copyright statement

Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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