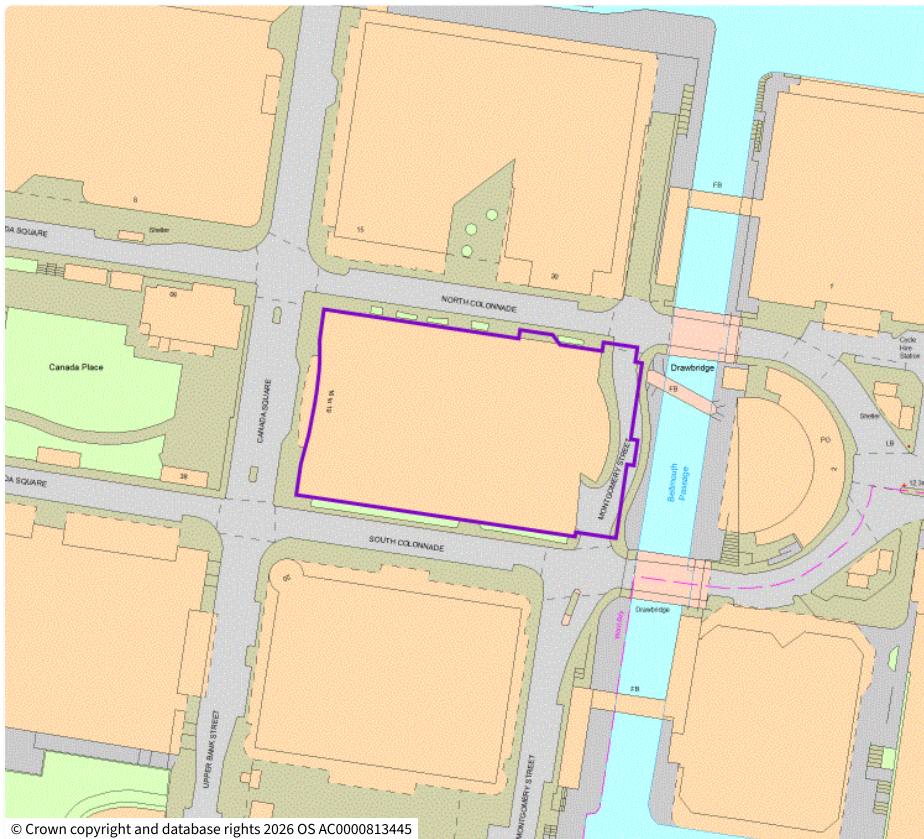


# Sample Site, Sample Street, SAMPLE TOWN, XX1 1XX, England




Site area: 5814 m<sup>2</sup>

Prepared for Current use  
 Proposed use  
 Transaction type

Lmk Orders - Test Account  
 Assumed commercial  
 Assumed continued use  
 Assumed purchase




	Contaminated land	<a href="#">Page 2</a>	Passed
	On-site		Moderate
	Off-site		Moderate
	Pathways and receptors		Moderate
	Operational compliance		Not Identified
	Ground stability	<a href="#">Page 5</a>	Identified
	Radon	<a href="#">Page 6</a>	Not Identified


 Authored by  
**Risk Assessment Test User BSc (Hons)**  
 [riskassessmenttestuser@landmarkinfo.co.uk](mailto:riskassessmenttestuser@landmarkinfo.co.uk)  
 03300 366 115

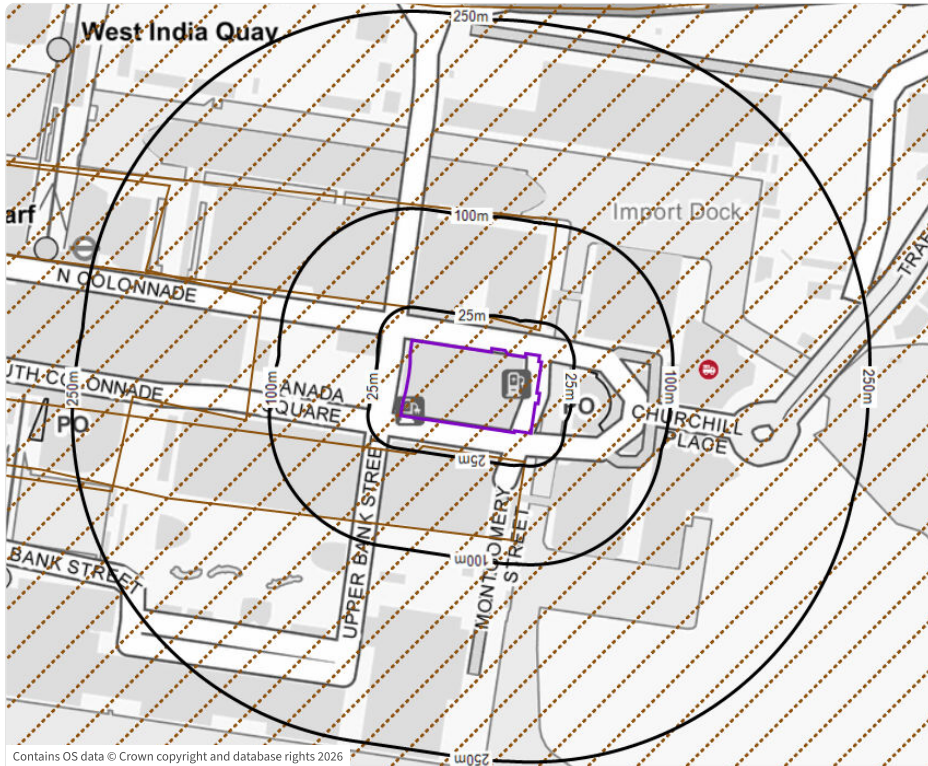
 Contaminated land summary

Passed 

Overall risk of contaminants from <b>on-site</b> activities	Moderate
Risk of contaminants from <b>off-site</b> activities impacting the Site	Moderate
<b>Environmental sensitivity</b> (pathways and receptors) rating	Moderate
<p> <b>Liability assessment</b></p> <p>Within the scope of this assessment no liabilities have been identified. No further action is required.</p> <p><b>Recommendation</b></p> <p>Action: No action required.</p> <p><b>Operational Compliance</b></p> <p>The Site does not appear to be engaged in activities that require permitting.</p>	

# Contaminated land: consultant's commentary

Passed 



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

**On-site** Moderate

**Historical map review:**

A review of historical maps indicates the Site was occupied by a wider timber shed since at least c.1869. This use remained until some time between c.1920 and c.1938 when it was later used as part of a warehouse. The Site was later cleared after 1982 and redeveloped some time between c.1999 and c.2006 for commercial use.

**Off-site** Moderate

**Historical map review:**

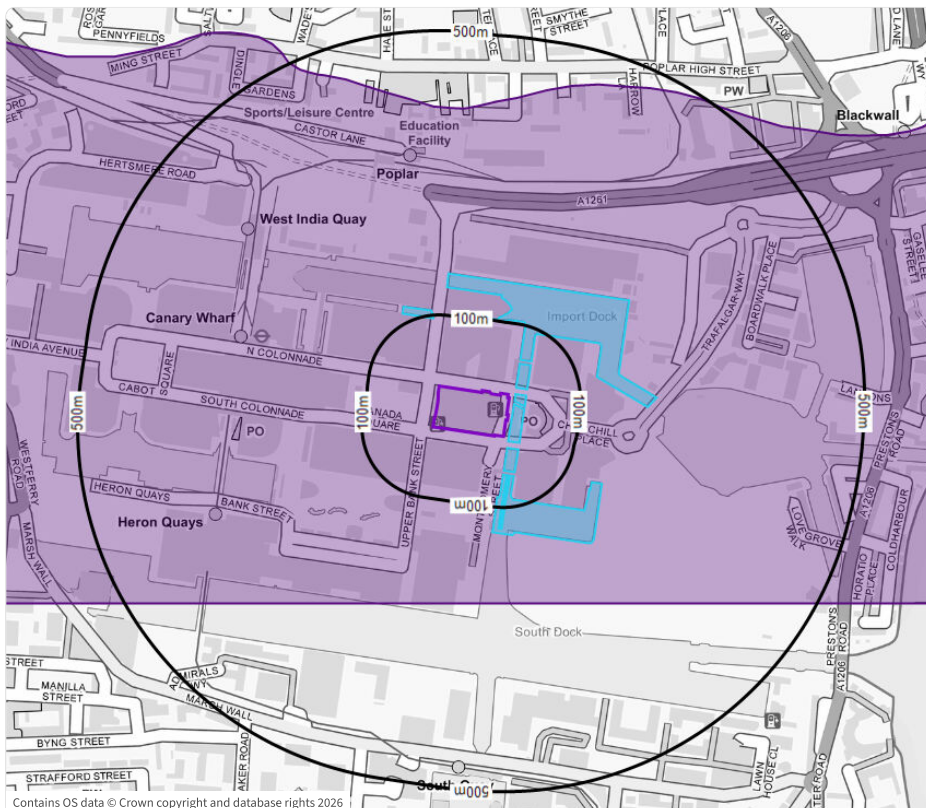
The following potentially contaminative land uses have been identified within 100m: a timber shed extending off site to the east and west; railway sidings; and a warehouse extending off site to the west.

**Environmental data:**


An active licensed waste management facility 128m east

# Contaminated land: consultant's commentary

Passed 



## Pathways and receptors Moderate

 The general area appears to be in commercial use, with residential apartments likely located within 100m.

Superficial deposits underlying the Site are classified as a Secondary Aquifer - Undifferentiated, the bedrock is classified as a Secondary Aquifer - A.


The Site does not lie within a Source Protection Zone.

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






There are no potable abstraction licences within 500m.

The closest water feature is Bellmouth Passage, located 6m east.

No designated eco-receptors were identified within a 500m radius of the Site.

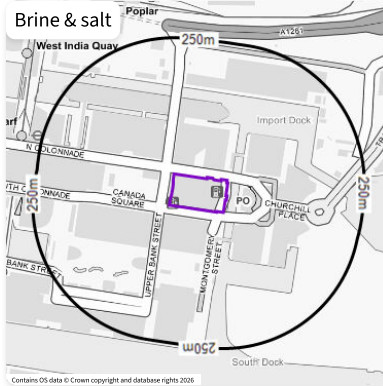
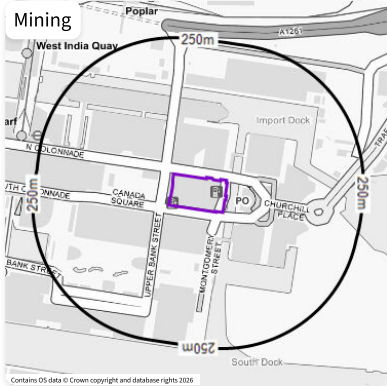
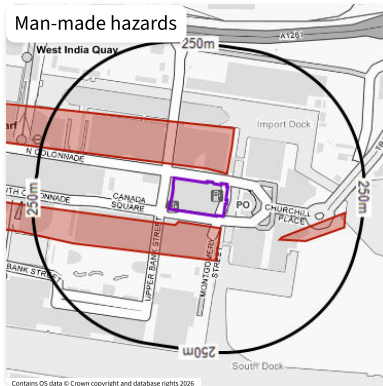
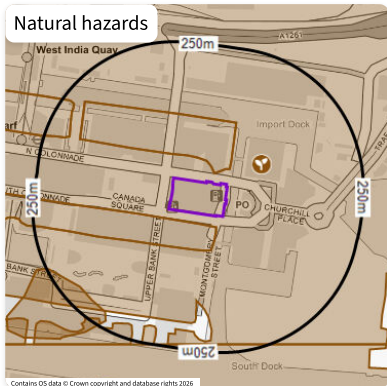
 **Additional sources of information**

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

Risk	Search radius	Result
 Multiple features present		
 <a href="#">Water Features</a>	100m	Identified
 <a href="#">Groundwater Vulnerability</a>	On-site	Identified
 Abstraction Sensitivity	500m	Not Identified
 Environmental Designations	500m	Not Identified

# Ground stability

# Identified




## Summary

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

## Recommendations

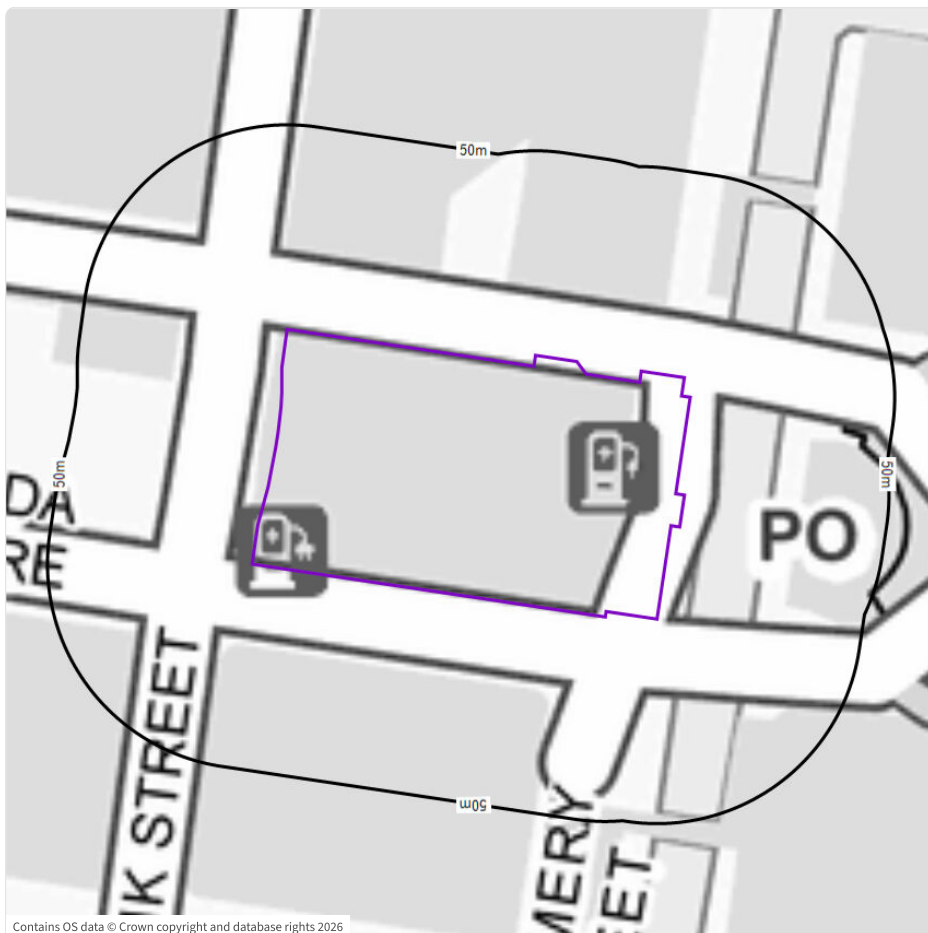
- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 3 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 (4)
 Man-made hazards	On-site	Not Identified
 Mining	Mixed	Not Identified
 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

# 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 .....	<a href="#">8</a>
Datasets searched .....	<a href="#">9</a>
<b>Contaminated land</b>	
Authorised industrial processes .....	Not identified
Landfill and waste .....	<a href="#">11</a>
Incidents & Enforcements .....	Not identified
Current land uses .....	Not identified
Historical land uses .....	<a href="#">12</a>
Water features .....	<a href="#">13</a>
Groundwater vulnerability .....	<a href="#">14</a>
Abstraction sensitivity .....	Not identified
Environmental designations .....	Not identified
<b>Ground stability</b>	
Man-made hazards .....	Not identified
Natural factors .....	<a href="#">15</a>
Mining .....	Not identified
Brine and Salt .....	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

<b>Authorised industrial processes</b>	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
<b>Landfill and waste sites</b>	Detailed information on waste and landfill sites for the Site and surrounding area.
<b>Incidents and enforcements</b>	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
<b>Current land use</b>	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.
<b>Historical land use</b>	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.
<b>Pathways and receptors</b>	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.

## 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

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).

## 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

### Radon

#### Radon

Radon Potential

### 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)

## Datasets searched

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

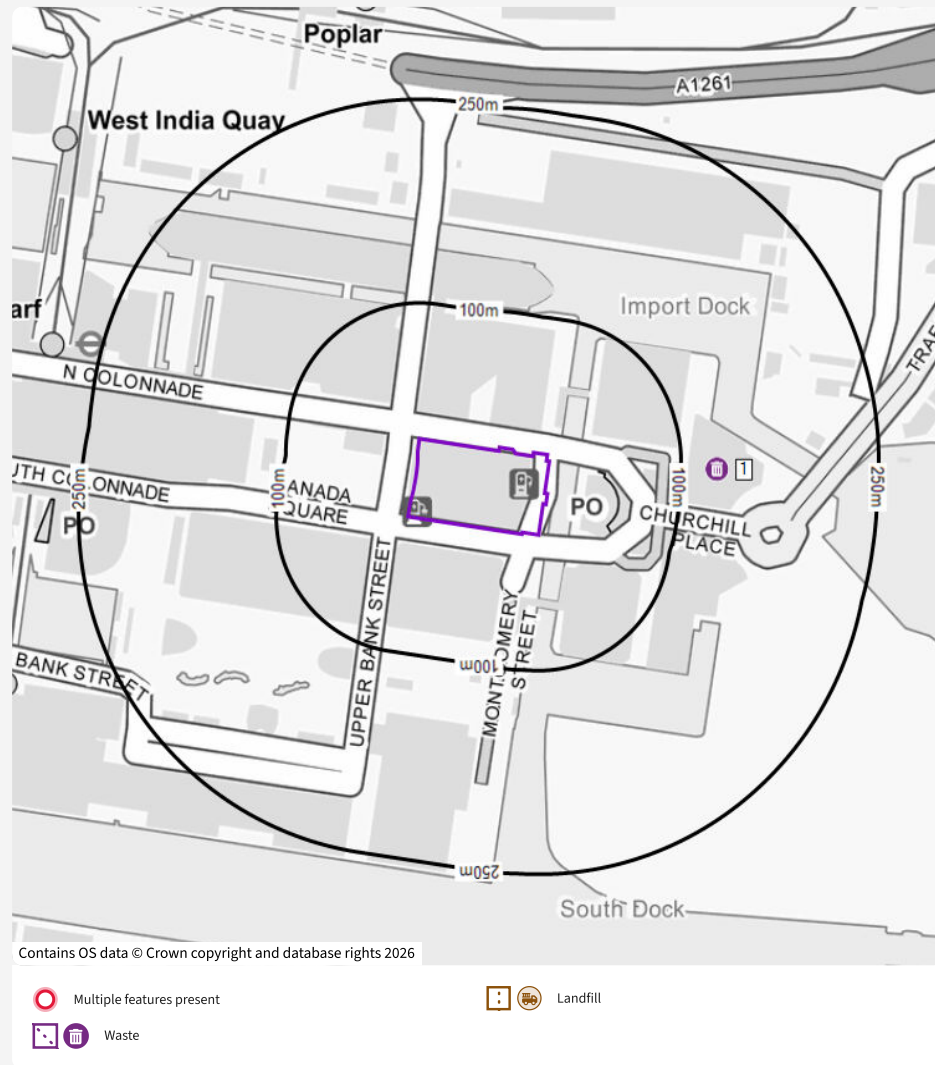
Potentially Contaminative Land Uses from large scale historical mapping

Potential Mining Areas

Man-Made Mining Cavities

# Contaminated land: Landfill and waste

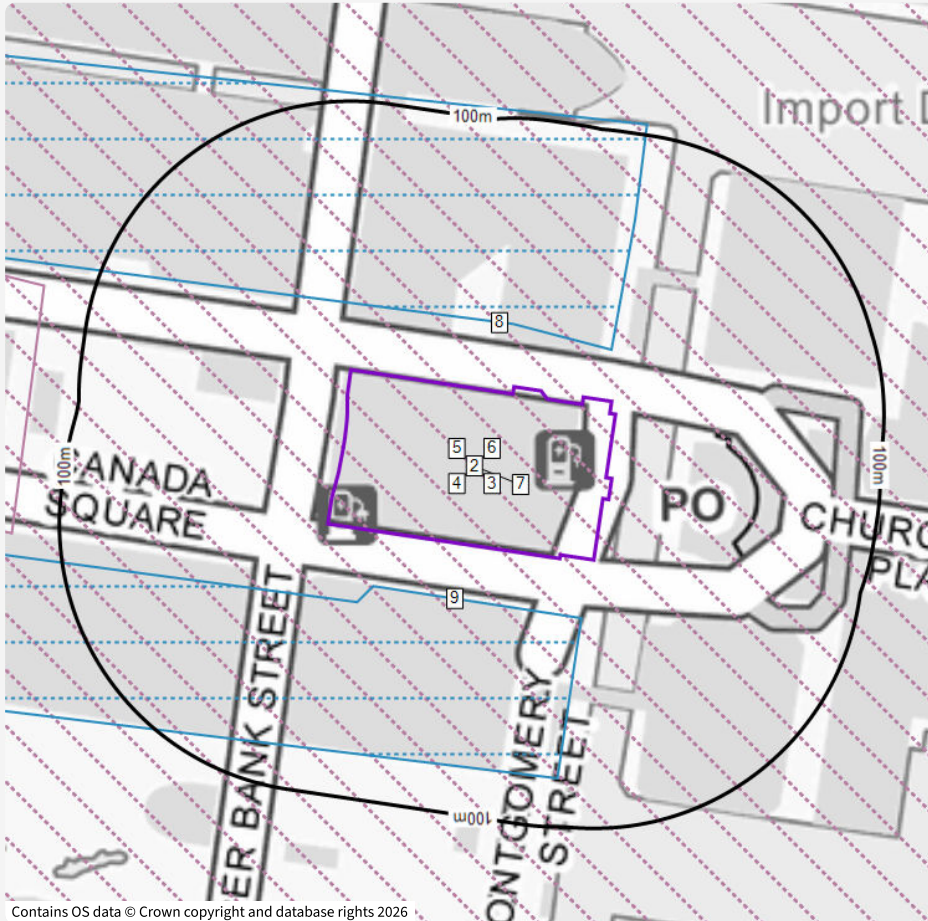
[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
<b>Licensed waste management facilities</b>			
1	Reference No.: 105516 Facility Type: Mobile plant treatment for soil <75,000 tpd Operator: Balfour Beatty Civil Engineering Limited Licence Issued: 2013-12-10 Licence Status: 10000099 Address: Mobile Plant Positional Accuracy: Located by supplier to within 10m	128m E	4

# Contaminated land: Historical land uses

[← Back to commentary](#)



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- Multiple features present
- Potentially contaminative industrial uses
- Potentially infilled land (non-water)
- Potentially infilled land (water)
- Ⓜ Historic tanks and energy facilities

## On-site

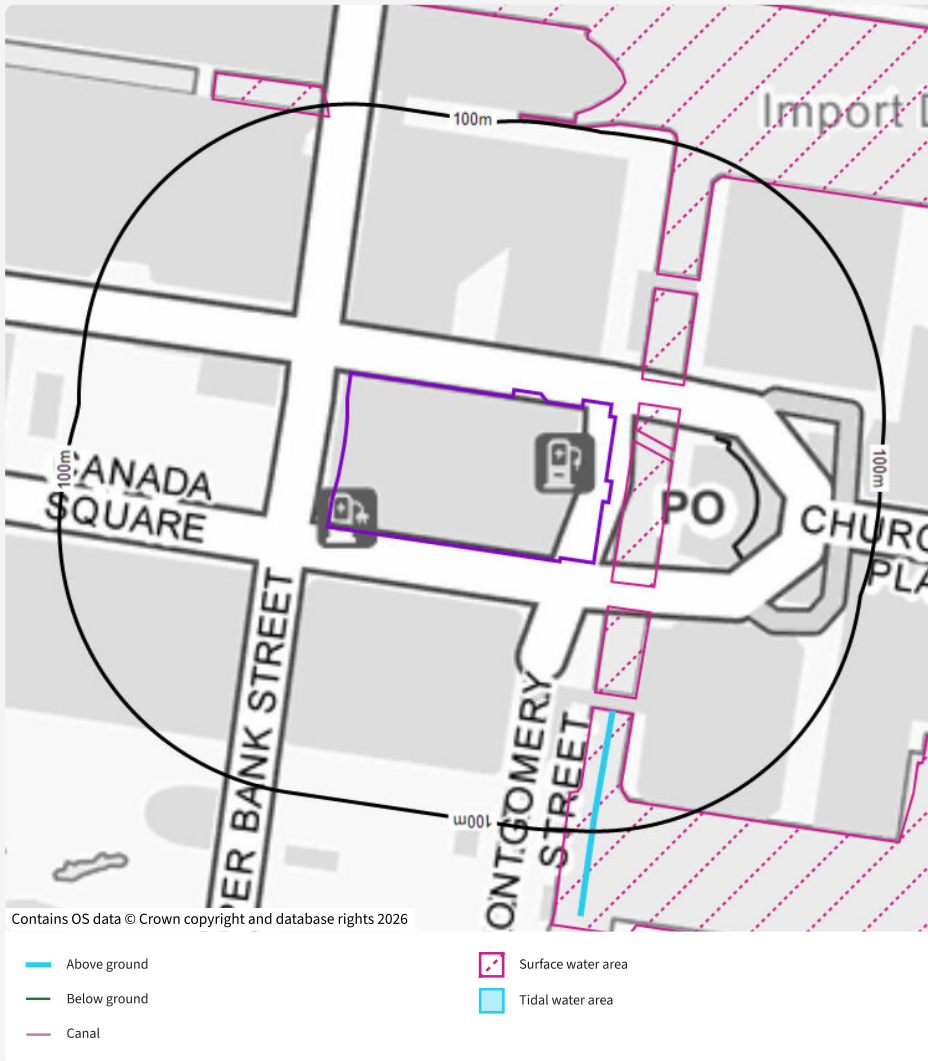
Id	Details	Distance	Contact
<b>Potentially contaminative industrial uses (past land use)</b>			
2	Usage Summary: Transport support & cargo handling Map Published: 1920	0m N	3
3	Usage Summary: Transport support & cargo handling Map Published: 1938	0m N	3
4	Usage Summary: Transport support & cargo handling Map Published: 1882	0m N	3
5	Usage Summary: Transport support & cargo handling Map Published: 1898	0m N	3
6	Usage Summary: Transport support & cargo handling Map Published: 1949	0m N	3
7	Usage Summary: Transport support & cargo handling Map Published: 1995	0m N	3

## Off-site

Id	Details	Distance	Contact
<b>Potentially infilled land (water)</b>			
8	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	20m N	3
9	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	21m S	3

# Contaminated land: Water features

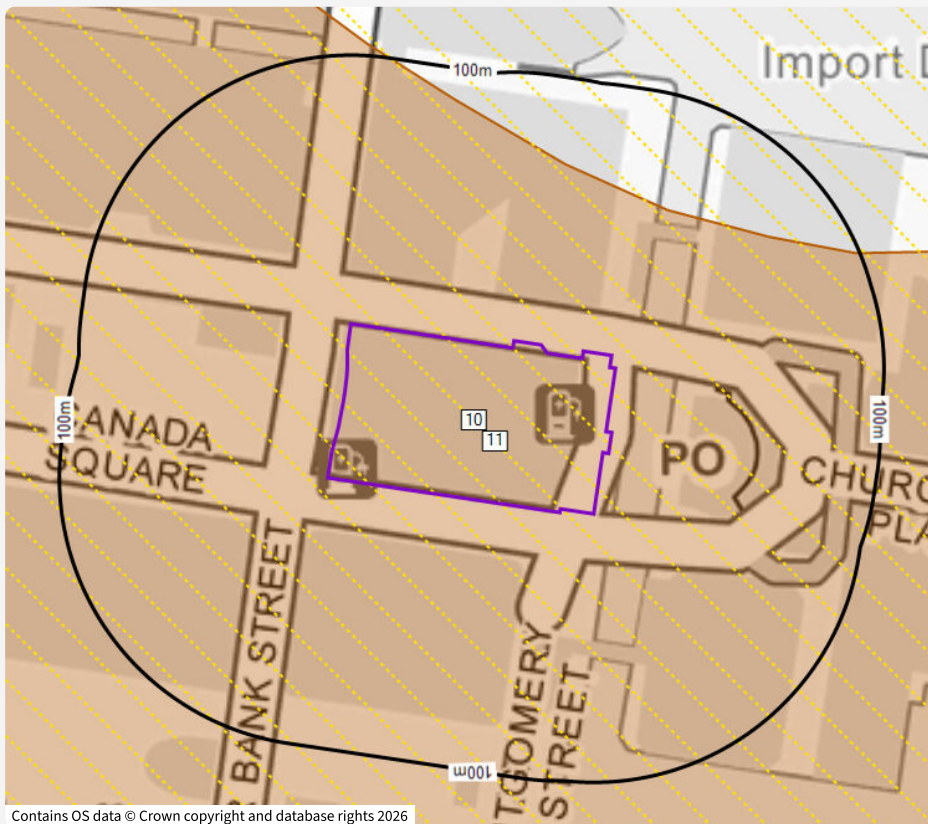
[← Back to commentary](#)



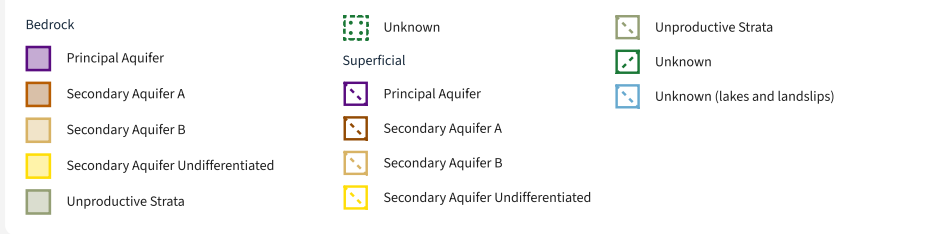
Water features		
Details	Distance	Contact
<b>OS VectorMap District water features</b>		
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	6m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	9m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	15m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	18m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	52m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	96m N	1
<b>OS NGD Water Network</b>		
Name: West India Docks Catchment name: Thames Type: Still water Level: Above ground Data Provider: Ordnance Survey	56m SE	1

# Contaminated land: Groundwater vulnerability

[← Back to commentary](#)



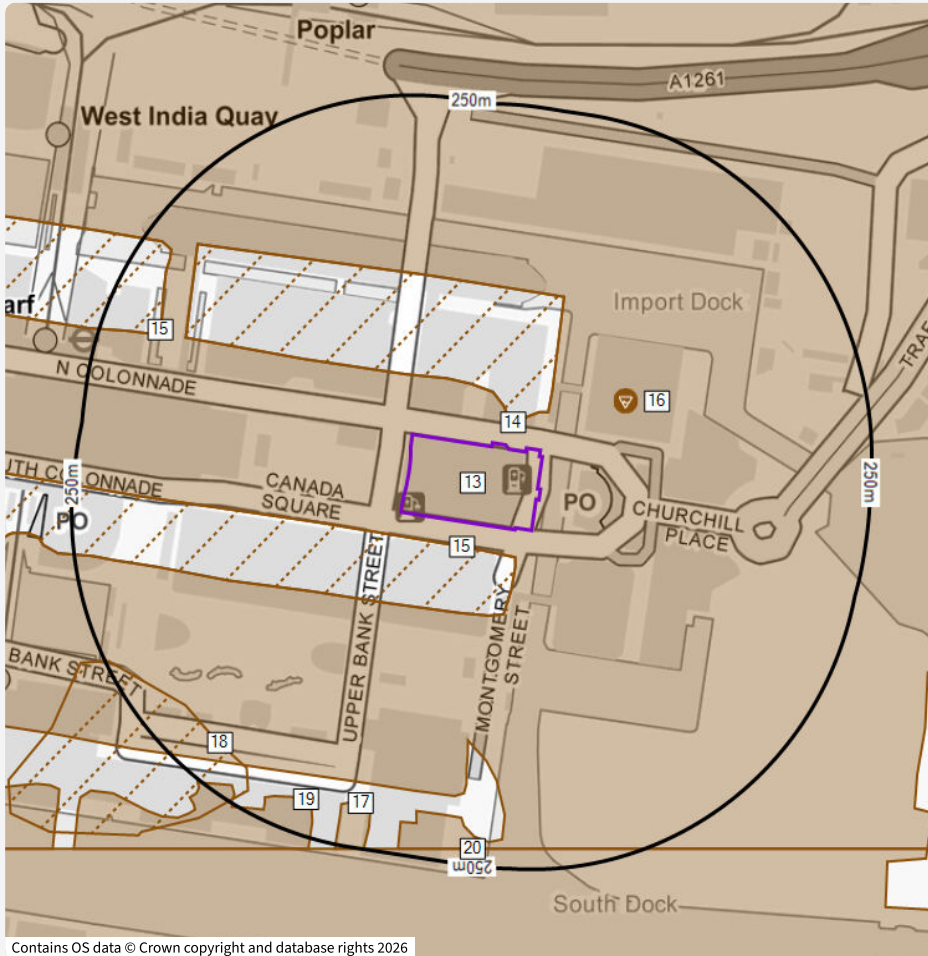
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Groundwater vulnerability			
Id	Details	Distance	Contact
<b>Bedrock aquifer designations</b>			
10	Aquifer Type: Secondary Aquifer - A Source: Environment Agency	0m N	4
<b>Superficial aquifer designations</b>			
11	Aquifer Type: Secondary Aquifer - Undifferentiated Source: Environment Agency	0m N	4

# Ground stability: Natural factors

[← Back to summary.](#)



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

Natural factors			
Id	Details	Distance	Contact
<b>Potential for compressible ground stability hazards</b>			
13	Classification: High Potential for Compressibility	0m N	2
17	Classification: High Potential for Compressibility	217m S	2
19	Classification: High Potential for Compressibility	224m SW	2
20	Classification: High Potential for Compressibility	235m S	2
14	Classification: Moderate Potential for Compressibility	17m NE	2
15	Classification: Moderate Potential for Compressibility	18m S	2
<b>Potential for shrinking or swelling clay ground stability hazards</b>			
18	Classification: Moderate Potential for Swelling and Shrinking Clay	217m SW	2
<b>Natural cavities</b>			
16	Reference: 7211 Type: Scour Hollows x 1 Location: Poplar, Greater London	75m NE	3

# Appendices

Report limitations .....	<a href="#">17</a>
Methodology .....	<a href="#">18</a>
Useful contacts .....	<a href="#">19</a>
Important consumer protection information .....	<a href="#">20</a>
Terms and conditions and copyright statement .....	<a href="#">21</a>

## Report limitations

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

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.

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

The operational compliance section of the report considers whether the Site is, or is likely to be, engaged in activities that require environmental permits. If any active permits are identified on Site they will be listed in this section as well as considered in the on-site sources of the consultant's commentary. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

### 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.

## 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](http://www.ordnancesurvey.co.uk)  
[customerservices@ordnancesurvey.co.uk](mailto:customerservices@ordnancesurvey.co.uk)  
 03456 05 05 05

### 2 British Geological Survey, Enquiry Service

British Geological Survey  
Environmental Science Centre  
Keyworth  
Nottingham  
NG12 5GG

[www.bgs.ac.uk](http://www.bgs.ac.uk)  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
 0115 936 3143

### 3 Landmark Information Group Limited

Landmark Information Group  
Imperium  
Imperial Way  
Reading  
RG2 0TD

[www.landmark.co.uk](http://www.landmark.co.uk)  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
 0330 036 6619

### 4 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
 03708 506 506

### 5 Argyll Environmental Ltd

1st Floor  
98-99 Queens Road  
Brighton  
BN1 3XF

[www.argyllenvironmental.com](http://www.argyllenvironmental.com)  
[info@argyllenviro.com](mailto:info@argyllenviro.com)  
 0845 458 5250

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### Landmark Information Group Limited

Imperium  
Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto: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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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/ or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

### TPOs

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

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

✉ [admin@tpos.co.uk](mailto: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](mailto: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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