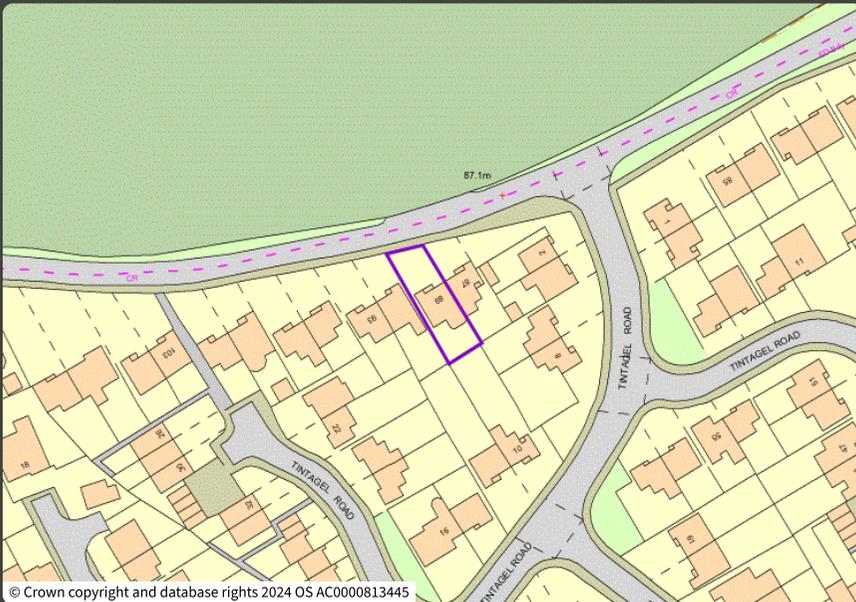


Property Address

## Sample Street, Sample Town, XX1 1XX, England



### Homebuyer advice

This report is designed to help you understand environmental factors that might be relevant to your property. Where you see underlined text, this indicates a hyperlink to help you navigate to the relevant section of the search. As this report includes information from a specified range of risk factors, we recommend reading each section to find out more and check our guidance.

### Professional opinion



Contaminated Land

[Page 2](#)

Passed

### Full assessment



Ground Stability

[Page 3](#)

Not Identified



Radon

[Page 4](#)

Not Identified



Planning constraints

[Page 5](#)

Not Identified

### Alert Assessment



Flood

[Page 6](#)

Not Identified



Coal mining

[Page 7](#)

No coal report required



Planning applications

[Page 8](#)

Identified



Energy & Infrastructure

[Page 9](#)

Identified

# Contaminated Land

PROFESSIONAL OPINION

Passed

Passed Certificate

### No liability identified

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Approved by:

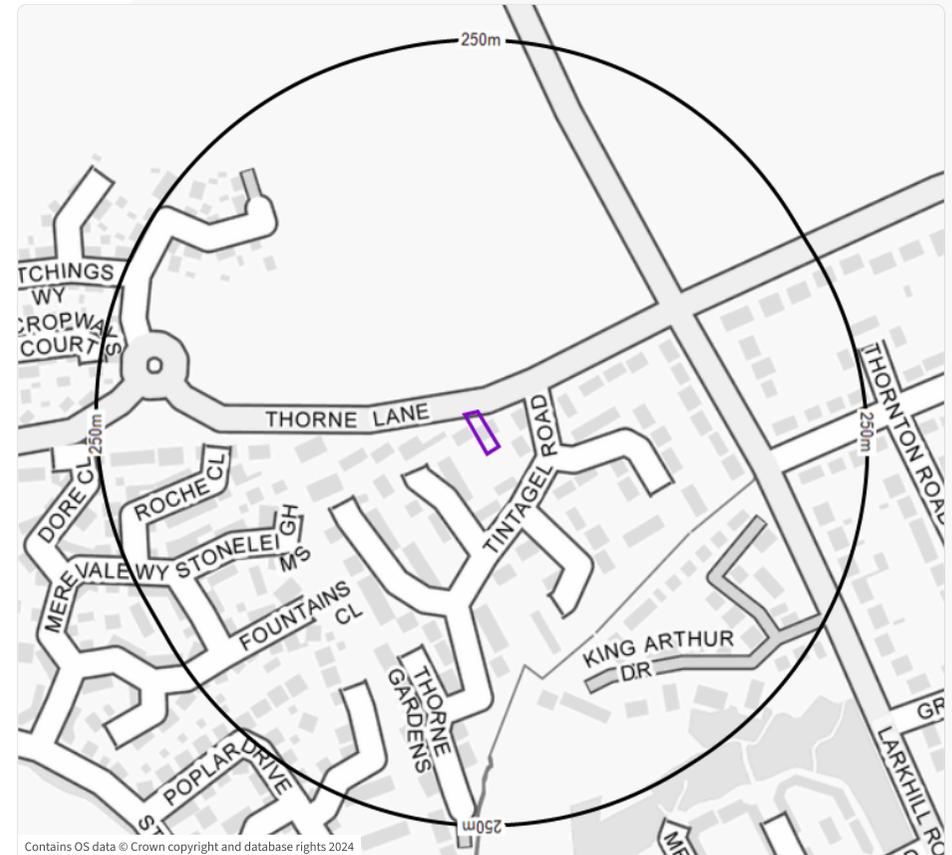


### Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £250,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

### Why we search this

Local Authorities have a duty to investigate potential land contamination. Where they identify a significant risk, the owner of the land may find themselves liable to remediate. The aim of this assessment is to flag whether there is a risk of liability at your property, so it can be addressed as part of your due diligence process.



Contains OS data © Crown copyright and database rights 2024

Risk	Search radius	Result
Authorised Industrial Processes	On-site	Not Identified
Landfill & Waste	On-site	Not Identified
Incidents & Enforcements	On-site	Not Identified
Current Land Uses	On-site	Not Identified
Historical Land Uses	On-site	Not Identified

# Ground Stability

FULL ASSESSMENT

Not Identified 

## Summary

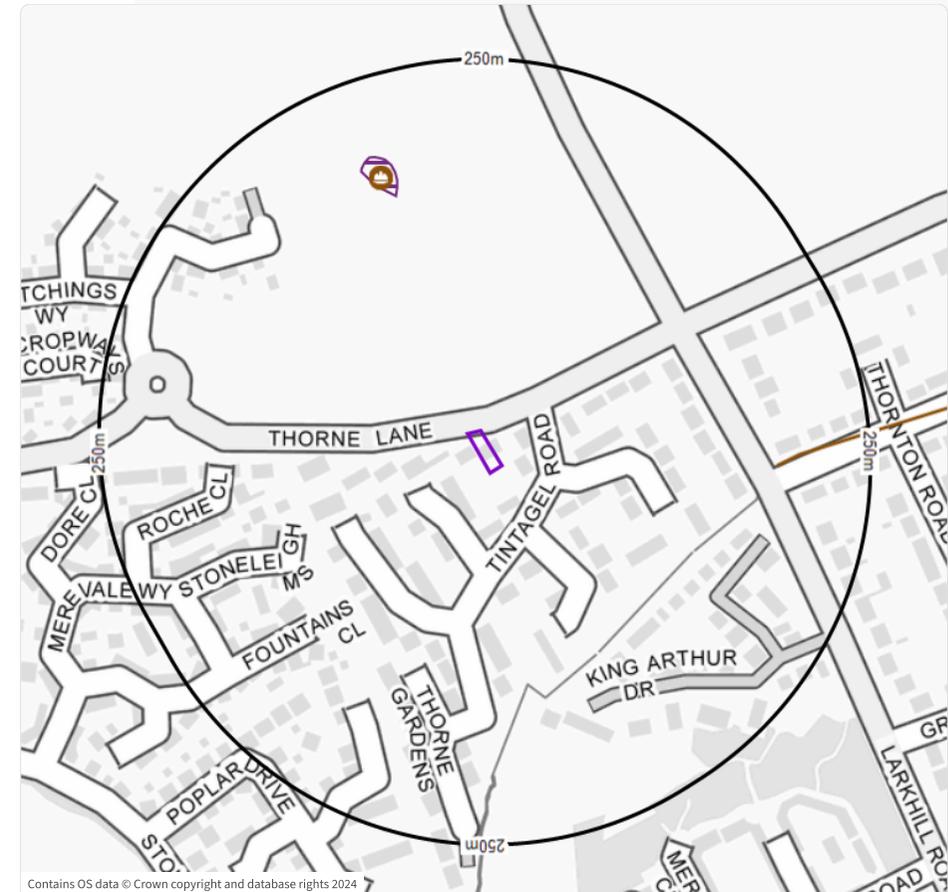
We have not identified a risk of ground stability hazards at the property

## Recommendation

- 1 If any active ground instability appears to be affecting your property, 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.

## Why we search this

Subsidence is caused by movement in the ground beneath a property, impacting the security of the foundations. This can cause the walls and floors to shift, leading to cracks and potentially destabilising the construction of the property.



Contains OS data © Crown copyright and database rights 2024

Risk	Search radius	Result
 Man-made hazards	On-site	Not Identified
 Natural hazards	250m	Not Identified
 Mining	250m	Not Identified
 Brine and Salt	On-site	Not Identified

 **Radon** FULL ASSESSMENT

Not Identified 

**Summary**

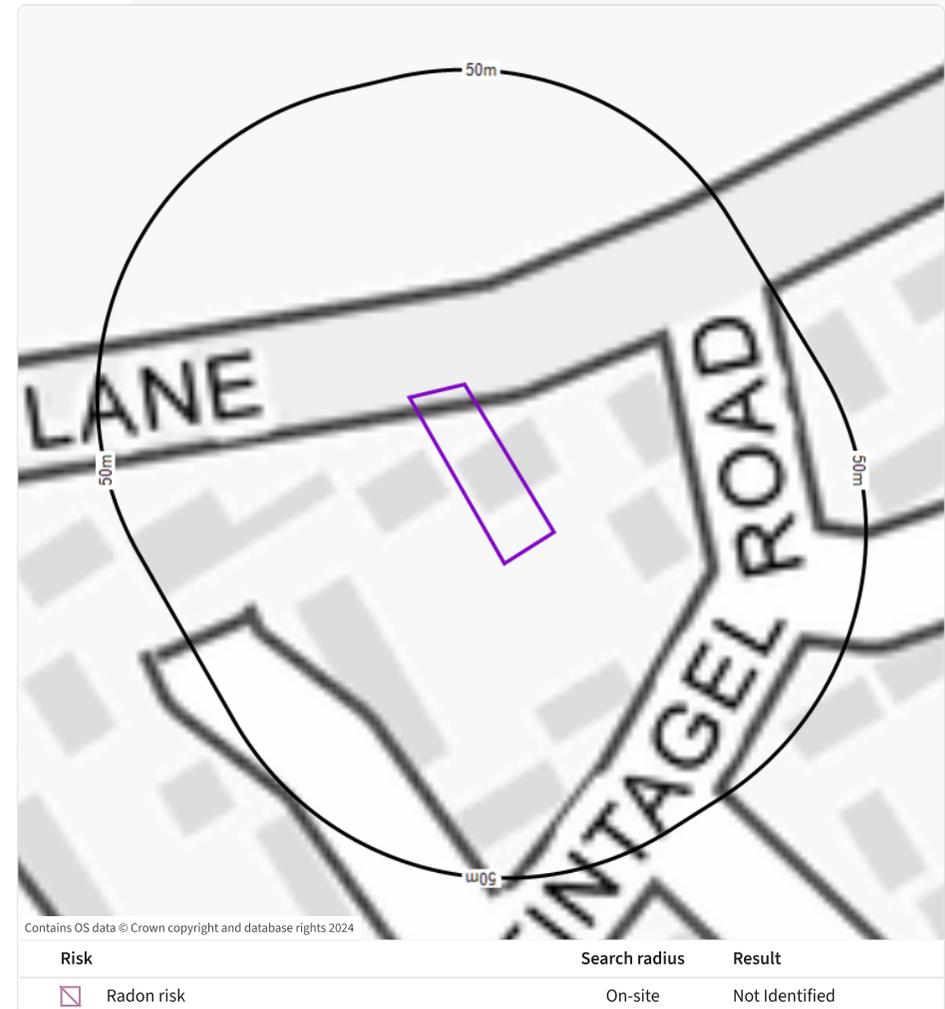
The property is not in a radon affected area. Less than 1% of homes are estimated to be at or above the action level.

**Recommendations**

- 1 The result is only valid for properties 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 property 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.

**Why we search this**

Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Radon is known to be carcinogenic, and exposure to particularly high levels of radon may increase the risk of developing lung cancer. It is easily identified, and measures can be put in place to disperse the gas, either at the time of building a property or retrospectively.



# ⊘ Planning constraints

FULL ASSESSMENT

Not Identified ✓

## Summary

We have not identified any records of environmental designations, pylons or masts within 250m of the property.

## Recommendations

- 1 If you are considering carrying out development on this property, it would be prudent to contact your Local Planning Authority to see if there would be anything impacting this.
- 2 Visit the property to ensure there are no other features which would be of concern.

### Important note

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

## Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes overhead power lines, or environmental designations such as areas of outstanding natural beauty. Whilst these can generally be considered a positive, they can affect the ability to carry out any development at the property.



 **Flood**

ALERT ASSESSMENT

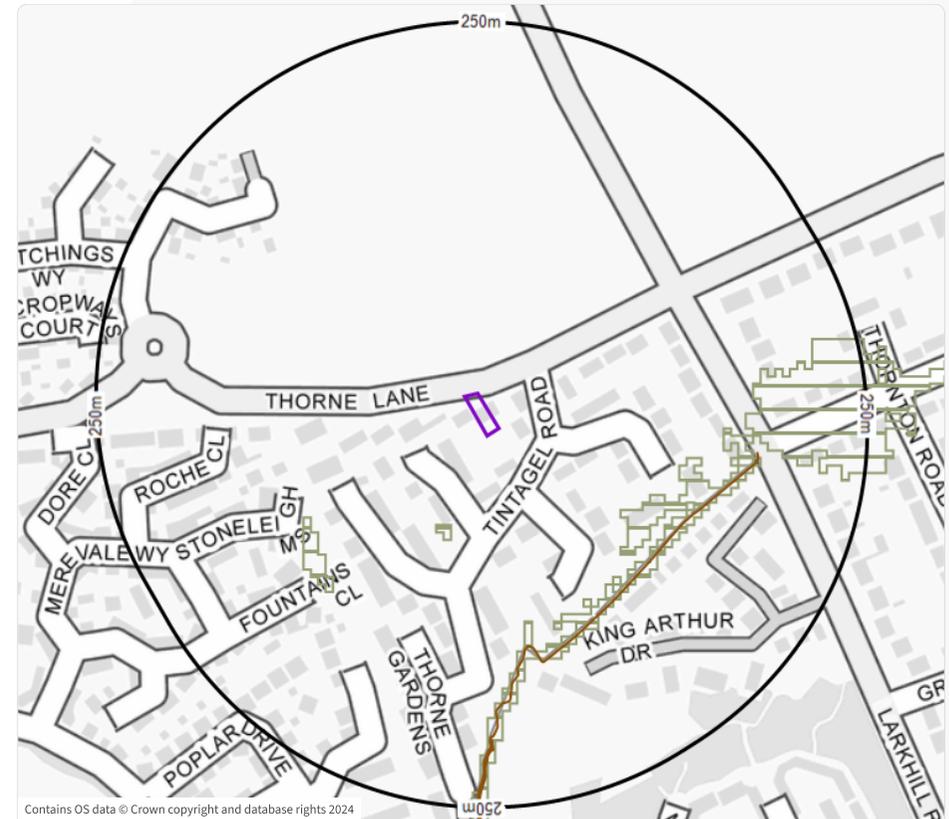
Not Identified 

**Summary**

We have identified the property to be within an area that is at minimal or no risk of flooding.

**Why we search this**

1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact property value and your ability to get home insurance at standard terms, if the flooding was to occur. This report assesses the likelihood of flooding occurring, and where possible the significance of an event. It also clarifies the availability of insurance and whether the property has flooded in the past. Where information about defences is available, we will have taken them into account as part of our assessment.



Risk	Search radius	Result
 River & coastal		
• River	On-site	Not Identified
• Coastal	On-site	Not Identified
 Surface Water	On-site	Not Identified
 Groundwater	On-site	Not Identified
 Other	Mixed	Not Identified

 Coal mining POWERED BY PINPOINT COAL

ALERT ASSESSMENT

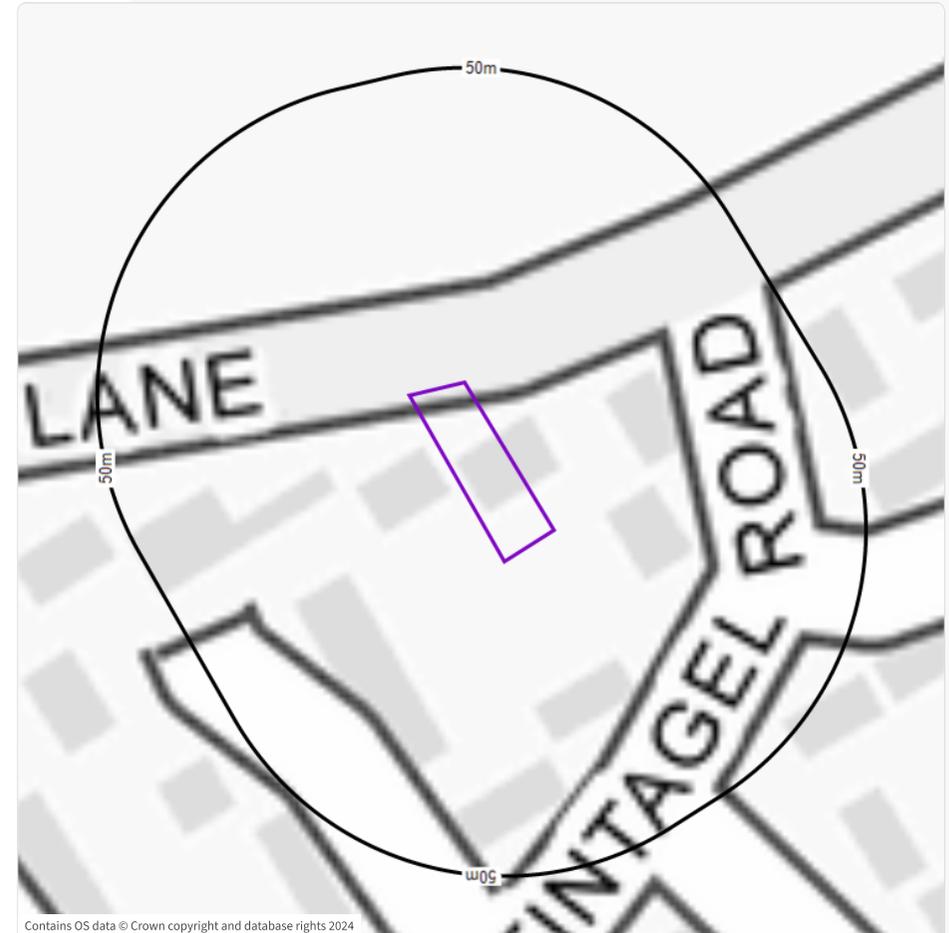
No coal report required 

**PINPOINT Certification** 

The property is not in an area subject to material risks from coal mining. No further action is required.

**Why we search this**

Coal mining and associated ground stability risks are present in certain locations across the UK as a result of past mining activities conducted to satisfy demand for coal as it increased throughout the Industrial Revolution. These mining activities have left a legacy of ground stability and/or subsidence risks.



Risk	Search buffer	Result
 Coal mining risk	On-site	Not Identified

# Planning Applications

ALERT ASSESSMENT

Identified 

## Planning applications

We have identified planning application records at or near the property.

## Recommendation

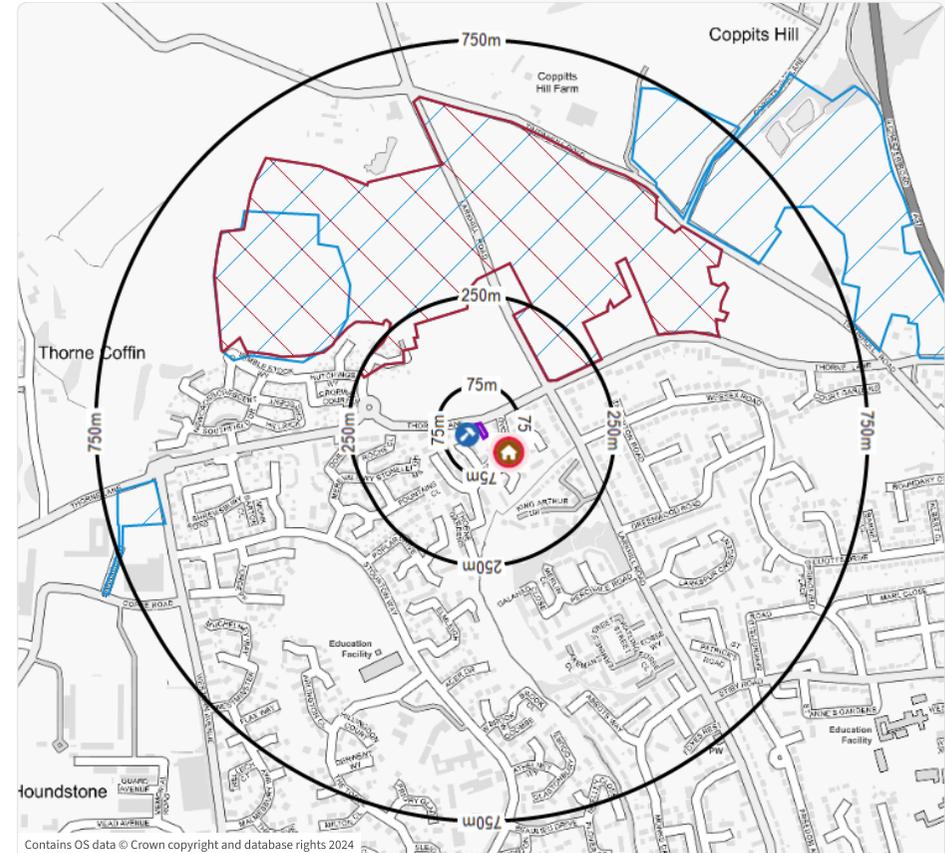
- 1 For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

**Important note**

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the property. We do not guarantee that all applications will be shown in this report.

## Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area so you can decide whether you need to follow up on the detail and its potential effect on your property.



Risk	Search radius	Result
 Large	750m	Identified
 Medium	250m	Identified
 Small	250m	Identified
 Unclassified	250m	Not Identified
 Alterations and minor new builds	75m	Identified

# ✈ Energy & Infrastructure

ALERT ASSESSMENT

Identified 

## Summary

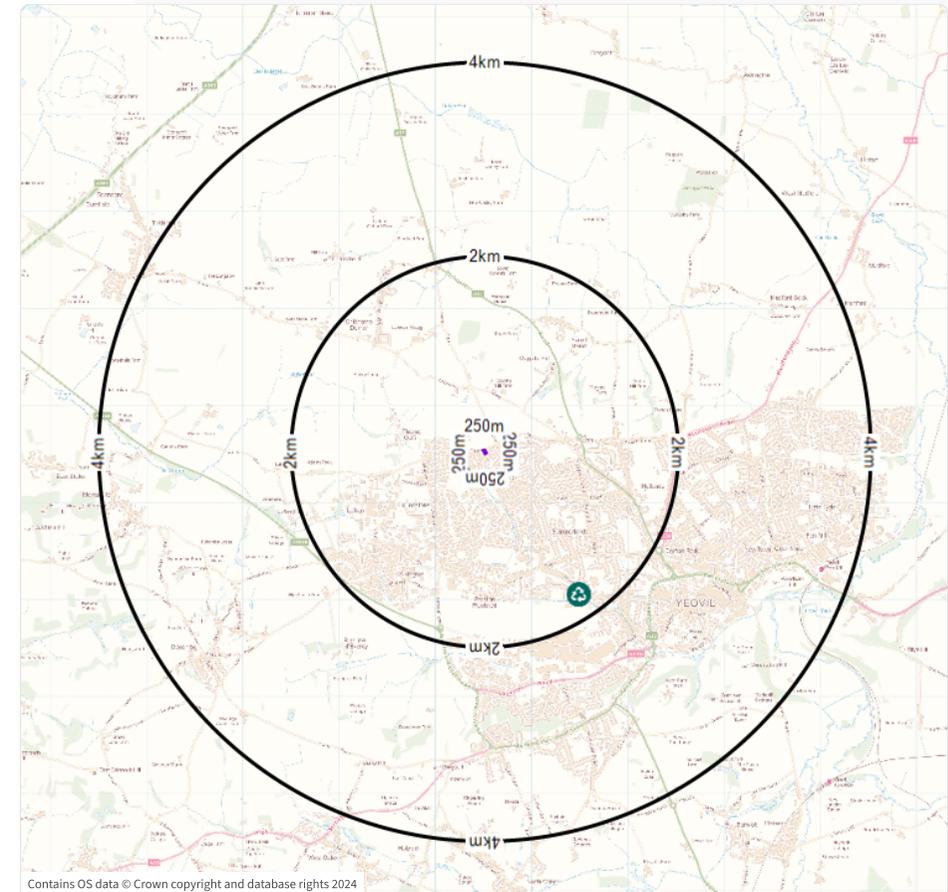
We have identified features in proximity to the property.

## Recommendation

- 1 For information about each identified project, please purchase a Landmark Energy & Infrastructure report through your usual report provider.

### Why we search this

Energy and infrastructure projects have the potential to affect nearby property values. They may result in visual impact or noise to the neighbourhood, or equally may have a positive impact on property value. This report highlights the projects in your local area so you can make an informed decision. For more information and advice see our guidance article [www.landmark.co.uk/Energy&Infrastructure](http://www.landmark.co.uk/Energy&Infrastructure)



Risk	Search radius	Result
 Non-Renewable Energy	4km	Not Identified
 Renewable Energy	4km	Identified
 Above & Below Ground Railways	250m	Not Identified
 HS2 & Crossrail 2	2km	Not Identified

# Data appendix

The rest of the report outlines the data used to inform the previous sections. There's no need to read on unless you're after the detail of a particular dataset used to inform our opinion.

**We will only show maps and detail where a risk has been identified.**

<b>How to use this report</b>	<b><a href="#">11</a></b>
<b>Understanding the data</b>	<b><a href="#">12</a></b>
<b>Datasets searched</b>	<b><a href="#">15</a></b>
<b>Contaminated Land</b>	
<b>Authorised industrial processes</b>	Not identified
<b>Landfill and waste</b>	Not identified
<b>Incidents &amp; Enforcements</b>	Not identified
<b>Current Land Uses</b>	Not identified
<b>Historical land uses</b>	Not identified
<b>Ground Stability</b>	
<b>Man-made factors</b>	Not identified
<b>Natural factors</b>	Not identified
<b>Mining</b>	Not identified
<b>Brine and Salt</b>	Not identified
<b>Planning constraints</b>	Not identified

# 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 the 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.

## Alert

We have identified data within the search area, which may be relevant to the property. We would recommend further reports are obtained to clarify these risks further.

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

## 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.

- 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

# Understanding the data

## Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

## Flood

### Types of flooding

<b>River</b>	River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. It can cause widespread and extensive damage because of the sheer volume of water.
<b>Coastal</b>	Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. It can cause widespread and extensive damage because of the sheer volume of water.
<b>Surface water</b>	Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.
<b>Groundwater</b>	Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.
<b>Historical flood events</b>	We analyse proximity to and elevation above historical flood records to better understand the risk of flooding.
<b>Watercourses</b>	The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis.

### Understanding flood risk

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand the risk of flooding of your home or before purchasing a property.

Understanding flood risk is based on the likelihood of a flood event and the potential impact.

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

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

### River and Coastal

We use Environment Agency data to understand the risk of river and coastal flooding. Flood Zone 2 and Flood Zone 3 data shows the likelihood of flooding assuming no defences are present, fail or are over-topped. Flood Zone 3 shows areas of land with an annual probability of flooding of 1% (1 in 100) or greater from rivers, and 0.5% (1 in 200) or greater from the sea. Flood Zone 2 shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year.

We also include the Environment Agency Risk of Flooding from Rivers or Sea (RoFRS) dataset, which provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.

### Surface water flooding

We use JBA Pluvial data to understand the risk of surface water flooding. We analyse the risk of surface water flooding in three separate return periods, 1:75, 1:200 and 1:1000. We then look at the likely flood depth bandings within these return periods.

### Groundwater flooding

To analyse groundwater flood risk we use data from Geosmart. The dataset consists of a national 5m resolution model designed to provide an assessment of groundwater flood risk.

### Other

## Understanding the data

The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis. We incorporate data that shows both natural and man-made water features.

In addition, we look at the location of Flood Water Storage areas, which are designed to store floodwater during flood events.

Historical flood information is supplied by Environment Agency and shows recorded flood outlines and contains information on the cause of the event. This data does not advise if water entered the property or not, simply the recorded outline of the flood event. This may have occurred before the property was built.

### Radon

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

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

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

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

### Planning: Applications

This report includes an alert for nearby planning applications. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time

to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

We have considered planning applications captured by Informa Markets (UK) Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property, we would recommend you use this report as a starting point for more extensive investigations.

This report does not include a data section for Planning applications. Should any applications have been identified, please purchase the Landmark Planning report through your usual reseller.

### Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity. Ground stability is important, as subsidence, landslide and sink holes can all cause damage to properties.

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings. We also identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

We use historical mapping to identify areas formerly used for landfill and areas of other infilling such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

### Coal mining

## Understanding the data

We use data from PinPoint to assess if you are in an area affected by Coal Mining activity. If you are assessed as being at risk, we include full details regarding that risk. Conversely, if you are assessed as not being at risk, you are provided with certification informing you of that outcome.

### Energy and Infrastructure

#### Non-renewable energy

This section contains the extents of all 'Blocks' that are currently licensed 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 licence has been offered or granted for the exploration or production of energy. The presence of one or more of these licences does not mean that exploration or production 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.

#### 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 railways. This includes data supplied by Crossrail 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).

This data includes records of historic railways. As such, 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 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/>

#### Planning constraints

Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

## 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

#### 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

Historical Tanks And Energy Facilities  
 Potentially Contaminative Industrial Uses (Past Land Use)

Potentially Infilled Land (Non-Water)  
 Potentially Infilled Land (Water)

#### Current Land Use

Contemporary Trade Directory Entries  
 Fuel Station Entries

### 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)  
 Risk of Flooding from Rivers and Sea (RoFRS)  
 Flood Defences with attributes

#### Surface Water Flooding

JBA Pluvial 75 Year Surface Water  
 JBA Pluvial 200 Year Surface Water  
 JBA Pluvial 1000 Year Surface Water

#### Groundwater Flooding

Groundwater

#### Other

Flood Water Storage Areas  
 Historic Flood Events  
 VMD Water Features  
 OS MasterMap Water Network

### Radon

### Radon

Radon Potential

### Planning Applications

#### Planning Applications

Post 1997 Planning Applications

#### Local authority planning strategies

Development Plans  
 Local Development Plans  
 Local Development Plan Tracker  
 Local Government Planning Websites

### Ground stability

#### Natural Ground Stability

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 Hazard  
 Potential for Running Sand Ground Stability Hazards  
 Potential for Collapsible Ground Stability Hazards  
 Natural Cavities

#### Man Made Stability

BGS Recorded Landfill Sites  
 Potentially Contaminative Industrial Uses (Past Land Use)  
 Former Marshes  
 Potentially Infilled Land (Non-Water)

## Datasets searched

### Planning Applications

#### Planning Applications

Post 1997 Planning Applications

#### Local authority planning strategies

Development Plans

Local Development Plans

Local Development Plan Tracker

Local Government Planning Websites

### Ground stability

#### Natural Ground Stability

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 Stability

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

Brine Compensation Area

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 (1950-1980) from large scale historical mapping

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

Potential Mining Areas

Man-Made Mining Cavities

### Coal mining

#### Coal

PinPoint Coal

### Energy & infrastructure

#### Renewable energy

Wind Farms

Wind Turbines

Renewable Energy Planning Database

#### Non-renewable energy

Crossrail - Safeguarding Limits

Crossrail - Stations

Crossrail - Track

Railed Transport - Tracks

Railed Transport - Stations and Stops

#### Above & 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

## Datasets searched

### Planning Constraints

#### Planning Constraints

- Pylon or Mast
- Areas of Outstanding Natural Beauty
- National Nature Reserves
- Local Nature Reserves
- Marine Nature Reserves
- Sites of Special Scientific Interest
- Forest Parks
- National Parks
- Areas of Unadopted Green Belt
- Ramsar Sites
- Special Areas of Conservation
- Special Protection Areas
- Areas of Adopted Green Belt
- Environmentally Sensitive Areas
- Listed Buildings
- World Heritage Sites
- Scheduled Monuments
- Ancient Woodland
- Country Parks
- Nature Improvement Areas

# Appendices

Useful contacts	<a href="#">19</a>
Useful information	<a href="#">20</a>
Important consumer protection information	<a href="#">24</a>
Landmark standard terms and conditions	<a href="#">25</a>
Copyright and partners	<a href="#">25</a>



## Useful contacts

### 1 Ordnance Survey

Adanac Drive

 [www.ordnancesurvey.gov.uk](http://www.ordnancesurvey.gov.uk)

 [customerservices@ordnancesurvey.co.uk](mailto:customerservices@ordnancesurvey.co.uk)

 03456 05 05 05

### 2 Environment Agency, Head Office

Rio House

Waterside Drive

Aztec West, Almondsbury

 01454 624400

### 3 Landmark Information Group Limited

Imperium

Imperial Way

 [www.landmark.co.uk](http://www.landmark.co.uk)

 [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

 0844 844 9966

### 4 South Somerset District Council (now part of Somerset Council)

Council Offices

PO Box 38

91 Preston Road

 [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

 01935 462462

### 5 Somerset Council

County Hall

The Crescent

 <https://www.somerset.gov.uk>

 0300 123 2224

### 6 British Geological Survey, Enquiry Service

British Geological Survey

Environmental Science Centre

Keyworth

 [www.bgs.ac.uk](http://www.bgs.ac.uk)

 [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

 0115 936 3143

### 7 PinPoint Information Ltd

Riverbank House

1 Putney Bridge Approach

 [www.pinpointinformation.co.uk](http://www.pinpointinformation.co.uk)

## 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

#### Flood

The Landmark Flood 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 and details the information Landmark consider should be drawn to your attention as part of the conveyancing transaction.

## Useful information

However, other flood risks may be present.

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

### The Individual Flood Risks

The individual flood risk gauges on the front page highlight the individual river, coastal, surface water, ground water, historic flood event and water features flooding risk at the property, taking into consideration any information on flood defences where available. These risks are used to determine the overall flood risk to the property. The individual flood risks are demonstrated in the gauges as follows:

<b>High Moderate To High</b>	Landmark consider the individual flood risk to be significant. This is because there is a potential flood risk that would be likely to occur fairly frequently, or the predicted depth of any flood event would result in significant impact and/or there is information to suggest a flood has happened in the past. It is recommended that you refer to the Overall Flood Risk and take note of the Professional Opinion and Recommendations as further action will be required.
<b>Moderate</b>	Landmark consider the individual flood risk to be moderate. This is either because of a potential flood that is likely to occur with moderate frequency, or because the predicted depth of potential flooding at the property is likely to be shallow and insufficient to cause a significant issue. It is recommended that you check the Overall Flood Risk result and refer to the Professional Opinion and Recommendations for guidance and next steps.
<b>Low To Moderate</b>	This describes areas that Landmark consider are at low to moderate risk flooding. These are areas where we have found some indication of potential flood risk, however any resulting flooding would be expected to be infrequent or have a low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.
<b>Low</b>	This describes areas that Landmark consider are at low risk of flooding. These are areas where there may be some indications of potential flood risk, however any flooding would be expected to be very infrequent or have a very low predicted depth. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

### Very low

This describes areas that Landmark consider are at minimal or no risk of flooding. It is recommended that you check the Overall Flood Risk to the property as this may differ from the individual flood risks.

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

## Radon

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the 'Action Level' for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m-3) should be remediated, and when achievable to below the Target Level of 100 Bq m-3. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at [www.ukradon.org](http://www.ukradon.org).

## Useful information

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website: <http://www.bre.co.uk/radon>.

### Energy & Infrastructure

#### Non-renewable energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

As well as the areas currently licensed for oil and gas exploration, we will also show the 159 new licenses that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

#### Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations begin at any significant scale.

The fracking process involves injecting water and various other additives into the ground. Fracking has been employed in the USA for some time and is only now beginning to develop in the UK. Some negative media coverage of the process has occurred in the USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

#### Renewable energy

Planning has a key role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions.

No formal government compensation schemes currently exist for property owners located close to wind or solar farms.

The wind and solar energy industries are increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol, developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK (<https://www.renewableuk.com/>).

#### Wind energy

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK (<https://www.renewableuk.com/>) holds records of wind projects in the UK Wind Energy Database.

#### Solar energy

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

Panels may be freestanding or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

To date there is no evidence to suggest that solar farms negatively affect property prices.

#### Other renewable energy

## Useful information

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric**- Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.
- **Shoreline Wave**- Electricity generation using sea surface waves
- **Tidal Barrage / Stream**- this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass** - Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing**- A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion**- The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks**- This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas**- Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration**- EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology**- A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

## Important consumer protection information



This search has been produced by:

**Landmark Information Group Limited**

Imperium  
Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

### Conveyancing Information Executive (CIE) standards

Landmark adheres to the Conveyancing Information Executive (CIE) standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- 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>

### Complaints

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

## Landmark Standard Terms and Conditions

Landmark Standard Terms and Conditions can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/landmark-terms-and-conditions-299431-8.0-content.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

All rights reserved. You must not reproduce, store or transmit any part of this document unless you have our written permission. ©2024 Landmark Information Group Ltd.

## Pinpoint certification (for coal mining)

PinPoint Certifies the accuracy of the data in these reports. This Certification is supported by a £1M per claim Indemnity, provided by Aviva. What is within scope of the Certification can be found at:

[www.pinpointinformation.co.uk/landmark-coal-certificate-v1](http://www.pinpointinformation.co.uk/landmark-coal-certificate-v1)

## Coal data licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by PinPoint Coal Ltd, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from PinPoint Coal Ltd prior to any re-use

## Copyright statement

Copyright Statement The data supplied for this EnviroSearch Residential falls under the following copyrights:

© Crown copyright and database rights 2024 OS AC0000813445

Contains OS data © Crown copyright and database rights 2024

Contains Data from British Geological Survey © UKRI. All rights reserved.

Contains Data from British Geological Survey © UKRI. Derived in part from UK Centre for Ecology and Hydrogeology data. All rights reserved.

Contains public sector information licensed under the Open Government Licence v3.0

© Crown Copyright and Landmark Information Group Limited 2024. All rights reserved.

© Environment Agency and database right 2024

Contains Data from British Geological Survey © UKRI. Derived in part from Environment Agency data. All rights reserved.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

©Landmark Information Group and/or its Data Suppliers 2024

© 2024 Barbour ABI. All rights reserved.

Contains Data from British Geological Survey © UKRI. Derived in part from UK Health Security Agency data. All rights reserved.

©PinPoint Coal Limited