

Screening Report

Contaminated Land

ACCEPTABLE RISK



Assessed potential for environmental risk associated with this property:

Low-Moderate

Address:

Development Site in Marden, Herefordshire

Beneficiary name:

-

Groundsure Reference:

SF-4757794

Date:

23 Feb 2018

Your Reference:

SF26128468000

Grid Reference:

352684,247624

Written By:

Evelyn Ball BSc

Reviewed By:

Frederick Brocklehurst
BSc (Hons) AIEMA

The following opinion is provided by Groundsure on the basis of the information available at the time this report was produced.

Statutory or Third Party Action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Banking Security

Does the property represent Acceptable Banking Security from an environmental perspective?

Yes

Environmental Liability

Is there a risk that the property value may be impacted due to environmental liability issues?

Unlikely

Recommendations

None required. However, whilst Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability, we do note that the site is to be developed. Changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required for the study site as it is to be developed for a highly sensitive end use.

Groundsure would be pleased to provide you with a quotation to undertake this further more detailed risk assessment, in order to fully meet the requirements of 1APP. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is required.

Consultancy Opinion

Current Land Use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for agricultural purposes.

Proposed Land Use

Groundsure has been advised that the property will be developed for residential purposes.

On-site Potentially Contaminative Issues

Potentially contaminative historical agricultural land uses of minor concern have been identified at the study site.

Off-site Potentially Contaminative Issues

Potentially contaminative historical agricultural land uses of minor concern have been identified in proximity to the study site.

Potentially Vulnerable Receptors

Potentially vulnerable receptors have been identified including:

Human health: Current and future site users, ground workers during the development, users of adjacent school, and residents of nearby dwellings with gardens

Aquifer – Superficial:	Secondary A On Site Secondary (undifferentiated) On Site
Aquifer - Bedrock:	Secondary A On Site
Source Protection Zones (SPZ) within 100m:	None
Confined Aquifer SPZ within 50m:	None
Abstractions – Potable (within 2000m):	526m SW (groundwater)
Abstractions – Groundwater (within 200m):	27m E
Abstractions – Surface Water (within 200m):	None
Surface Water Features (within 50m):	Pond and stream adjacent SE
Designated sites:	None
Notes:	None

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability.

Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Further Information

Environmental Consultancy

If you would like any further assistance regarding this report, please contact the Groundsure Helpline on 08444 159 000 to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment

If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance

Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Site-specific Features

This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Infilled Land

No issues identified.

Flooding

The property does not lie within 25m of an area at risk of flooding as identified in the Environment Agency/Natural Resources Wales RoFRaS database

Natural Ground Subsidence

The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.

BGS Non-Coal Mining

The BGS has identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.

Radon

1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

Radon Protection

No issues identified.

Coal Mining

No issues identified.

Unexploded Ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Aerial Photograph of Study Site



Address: Development Site in Marden, Herefordshire

Grid Reference: 352684,247624

Size of Site: 5.18 ha

**Aerial Photograph
Capture Date:** 24-May-2016

Aerial photography supplied by Getmapping
PLC.

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (x) m of the study site			
1. Historical Industrial Sites	On-site	0-50m	51-250m	
1.1 Potentially Contaminative Uses	0	0	3	
	On-site	0-50m	51-100m	
1.2 Historical Tank Database	0	4	0	
1.3 Historical Energy Features Database	0	2	0	
1.4 Historical Petrol and Fuel Site Database	0	0	0	
1.5 Historical Garage and Motor Vehicle Repair Database	0	1	0	
1.6 Potentially Infilled Land	4	0	5	
2. Environmental Permits, Incidents, and Registers	On-site	0-50m	51-250m	251-500m
2.1 Records of historical IPC Authorisations	0	0	0	0
2.2 Records of Part A(1) and IPPC Authorised Processes	0	0	0	0
2.3 Records of Water Industry Referrals	0	0	0	0
2.4 Records of Red List Discharge Consents	0	0	0	0
2.5 Records of List 1 Dangerous Substances Inventory Sites	0	0	0	0
2.6 Records of List 2 Dangerous Substance Inventory Sites	0	0	0	0
2.7 Records of Part A(2) and Part B Activities	0	0	0	0
2.8 Records of Category 3 or 4 Radioactive Substance Licences	0	0	0	0
2.9 Records of Licensed Discharge Consents	0	2	1	1
2.10 Records of Planning Hazardous Substance Consents	0	0	0	0
2.11 Dangerous or Hazardous Sites	0	0	0	0
2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents	0	0	0	Not searched
2.13 Records of National Incidents Recording System, List 1	0	0	0	Not searched
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

3. Landfill and other Waste Sites	On-site	0-50m	51-250m	251-500m	501-1000m	1000-1500m
3.1 Environment Agency/Natural Resources Wales Active Landfill Sites	0	0	0	0	0	Not Searched
3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites	0	0	0	0	1	0
3.3 BGS/DoE Non-Operational Landfill Sites	0	0	0	0	0	1
3.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	0	1	0
3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites	0	0	0	0	Not Searched	Not Searched
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0
4. Current Land Uses	On-site	0-50m	51-250m	251-500m		
4.1 Current Industrial Sites	0	2	0	Not searched		
4.2 Petrol and Fuel Sites	1	0	0	0		
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0		
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0		
5. Geology	Description					
5.1 Artificial Ground and Made Ground	Not present beneath the study site					
5.2 Superficial Geology	Present beneath the study site					
5.3 Bedrock Geology	Please see the detailed findings section					
6. Hydrogeology and Hydrology	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.1 Aquifer within Superficial Deposits	3	2	2	7	Not searched	Not searched
6.2 Aquifer within Bedrock Deposits	1	0	0	0	Not searched	Not searched
6.3 Groundwater Abstraction Licences	0	1	2	2	6	Not searched
6.4 Surface Water Abstraction Licences	0	0	0	0	1	Not searched
6.5 Potable Water Abstraction Licences	0	0	0	0	2	0
6.6 Source Protection Zones	0	0	0	0	Not searched	Not searched

6. Hydrogeology and Hydrology	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 River Quality Records	No	No	No	No	No	0
6.9 Detailed River Network	5	1	5	4	Not searched	Not searched
6.10 Surface Water Features	5	1	8	Not searched	Not searched	Not searched

7. Flooding	
7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	Very Low
7.2 Flood Defences	Not present within 250m
7.3 Areas benefiting from Flood Defences	Not present within 250m
7.4 Areas used for Flood Storage	Not present within 250m
7.5 Groundwater Flooding Susceptibility Areas	Potential at surface
7.6 Groundwater Flooding Confidence	Moderate

8. Designated Environmentally Sensitive Sites	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	0
8.2 Records of National Nature Reserves	0	0	0	0	0	0
8.3 Special Areas of Conservation (SAC)	0	0	0	0	2	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Local Nature Reserves	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.9 Records of National Parks	0	0	0	0	0	0
8.10 Records of Green Belt Land	0	0	0	0	0	0
8.11 Records of Ancient Woodland	0	0	0	0	1	1

9. Additional Information	On-site	0-50m	51-250m	250-500m
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	0

9. Additional Information	On-site	0-50m	51-250m	250-500m
9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Pylons and Electricity Transmission Lines	0	0	0	0

10. Natural Hazards	
10.1 Risk of Natural Ground Subsidence	Moderate
10.2 Risk of Shrink Swell	Very Low
10.3 Landslide Hazard Rating	Very Low
10.4 Soluble Rocks Hazard Rating	Negligible
10.5 Compressible Ground Hazard Rating	Moderate
10.6 Collapsible Rocks Hazard Rating	Very Low
10.7 Running Sand Hazard Rating	Low
10.8 Radon Potential On-site	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
10.9 Radon Protection Measures On-site	No radon protective measures are necessary for new properties or extensions to existing ones (as described in publication BR211 by the Building Research Establishment)

11. Mining	
11.1 Coal Mining	No
11.2 Non-Coal Mining	Non-Coal Mining areas present within 50m
11.3 Brine Affected Areas	No Brine Affected Areas present within 75m

Using This Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m. Please note that private water abstraction licences for less than 20m³ per day are not included in this section but may be available from the Local Authority.

7. Flooding

Provides information on tidal/fluvial flooding, events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Green Belt, Designated Ancient Woodland and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Groundsure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historical on-site and historical off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Environmental Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1 Historical Industrial Sites

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre:

3

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
70.0	SE	Unspecified Tank	1945
70.0	SE	Unspecified Tank	1902
72.0	SE	Unspecified Tank	1945

1.2 Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre:

4

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
44.0	NE	Unspecified Tank	1985
44.0	NE	Unspecified Tank	1990
44.0	NE	Unspecified Tank	1990
44.0	NE	Unspecified Tank	1971

1.3 Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre:

2

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
38.0	NW	Electricity Substation	1990
38.0	NW	Electricity Substation	1990

1.4 Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre:

0

Database searched and no data found.

1.5 Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre:

1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
41.0	NW	Garage	1971

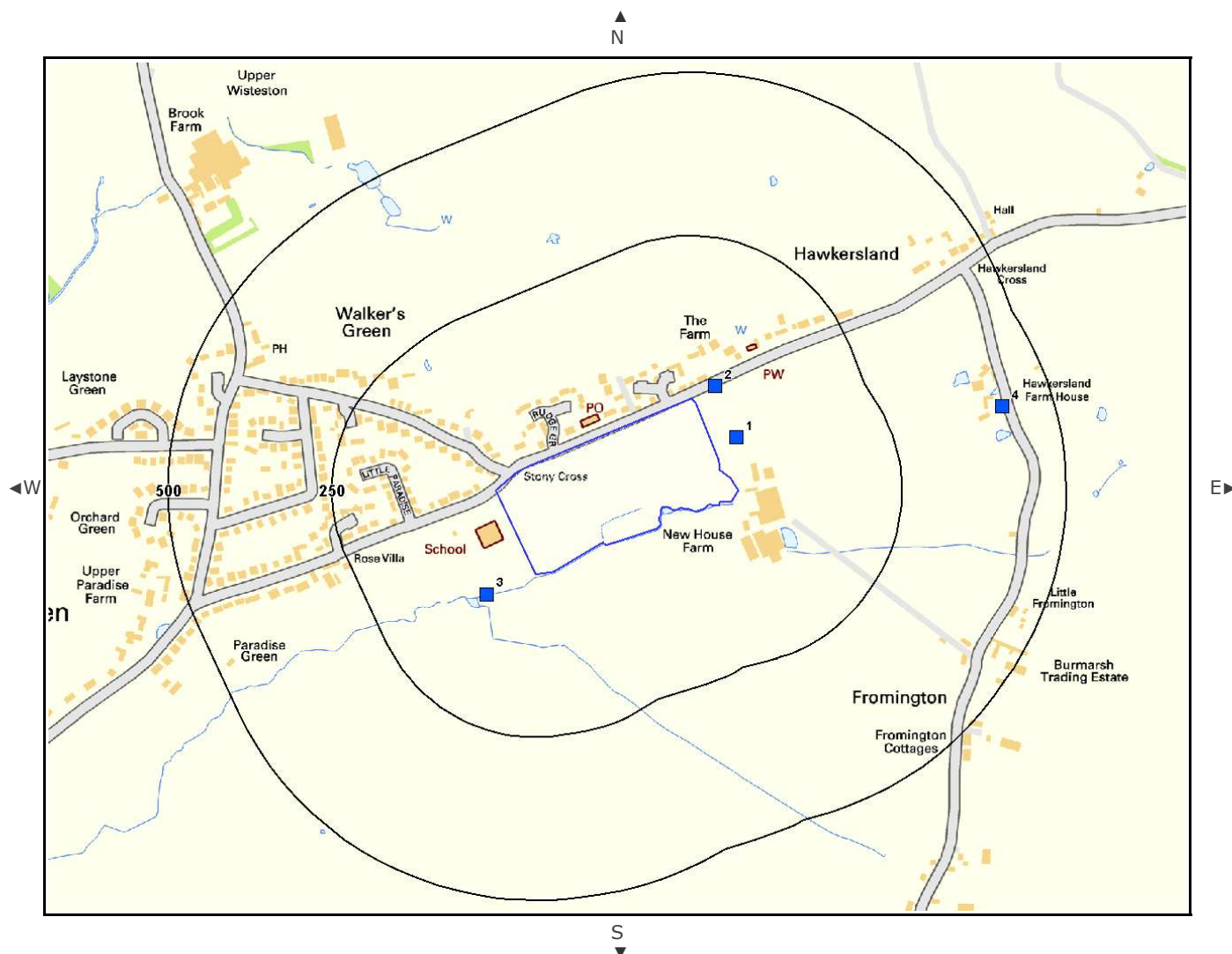
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 9

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

Distance (m)	Direction	Use	Date
0.0	On Site	Pond	1902
0.0	On Site	Pond	1945
0.0	On Site	Pond	1945
0.0	On Site	Pond	1886
76.0	SE	Pond	1945
76.0	SE	Pond	1975
76.0	SE	Pond	1886
76.0	SE	Pond	1945
76.0	SE	Pond	1902

2 Environmental Permits, Incidents and Registers



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- | | | | | | |
|--|------------------------|--|-------------------------------|--|--|
| | Site Outline | | Recorded Pollution Incident | | Radioactive Consents (Lower Risk) |
| | 250 Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes & Historic IPC Authorisations |
| | 500 Search Buffers (m) | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorisations |
| | | | Water Industry Referrals | | Sites Determined as Contaminated Land |
| | | | Licensed Discharge Consents | | COMAH / NIHHS Sites |
| | | | Red List Discharge Consents | | Hazardous Substance Consents & Enforcements |

2 Environmental Permits, Incidents and Registers

2.1 Records of historical IPC Authorisations

Records of historical IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

2.2 Records of Part A(1) and IPPC Authorised Processes

Records of Part A(1) and IPPC Authorised Processes within 500m of the study site: 0

Database searched and no data found.

2.3 Records of Water Industry Referrals

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

2.4 Records of Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

2.5 Records of List 1 Dangerous Substances Inventory Sites

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.6 Records of List 2 Dangerous Substance Inventory Sites

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.7 Records of Part A(2) and Part B Activities

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.8 Records of Category 3 or 4 Radioactive Substance Licences

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

2.9 Records of Licensed Discharge Consents

Records of Licensed Discharge Consents within 500m of the study site:

4

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
1	38.0	E	<p>Address: THE OLD GRANARY (HAWKERSLAND CROSS), THE OLD GRANARY, HAWKERSLAND CROSS, MARDEN, HEREFORD, HR1 3ER</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: AN027800101</p> <p>Permit Version: 1</p> <p>Receiving Water: UNNAMED TRIB OF RIVER LUGG</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 13/01/1998</p> <p>Effective Date: 13-Jan-1998</p> <p>Revocation Date: -</p>
2	38.0	NE	<p>Address: 5 PROPERTIES AT THE ROOD, THE ROOD, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3EW</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: NPSWQD000363</p> <p>Permit Version: 1</p> <p>Receiving Water: TRIBUTARY OF THE RIVER LUGG</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 20/03/2008</p> <p>Effective Date: 20-Mar-2008</p> <p>Revocation Date: -</p>
3	80.0	SW	<p>Address: MARDEN-NEW HOUSE FARM, MARDEN-NEW HOUSE FARM, UNKNOWN, UNKNOWN, UNKNOWN</p> <p>Effluent Type: UNSPECIFIED</p> <p>Permit Number: AH3009401</p> <p>Permit Version: 1</p> <p>Receiving Water: LUGG TRIB</p> <p>Status: CONSENT EXPIRED - TIME LIMIT</p> <p>Issue date: 12/07/1977</p> <p>Effective Date: 12-Jul-1977</p> <p>Revocation Date: 29/04/1993</p>
4	422.0	E	<p>Address: HAWKERSLAND FARM, HAWKERSLAND FARM, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3ER</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: NPSWQD007870</p> <p>Permit Version: 1</p> <p>Receiving Water: TRIB OF MARDEN BROOK</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 18/06/2009</p> <p>Effective Date: 18-Jun-2009</p> <p>Revocation Date: -</p>

2.10 Records of Planning Hazardous Substance Consents

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.11 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site:

0

Database searched and no data found.

2.13 Records of National Incidents Recording System, List 1

Records of National Incidents Recording System, List 1 within 250m of the study site:

0

Database searched and no data found.

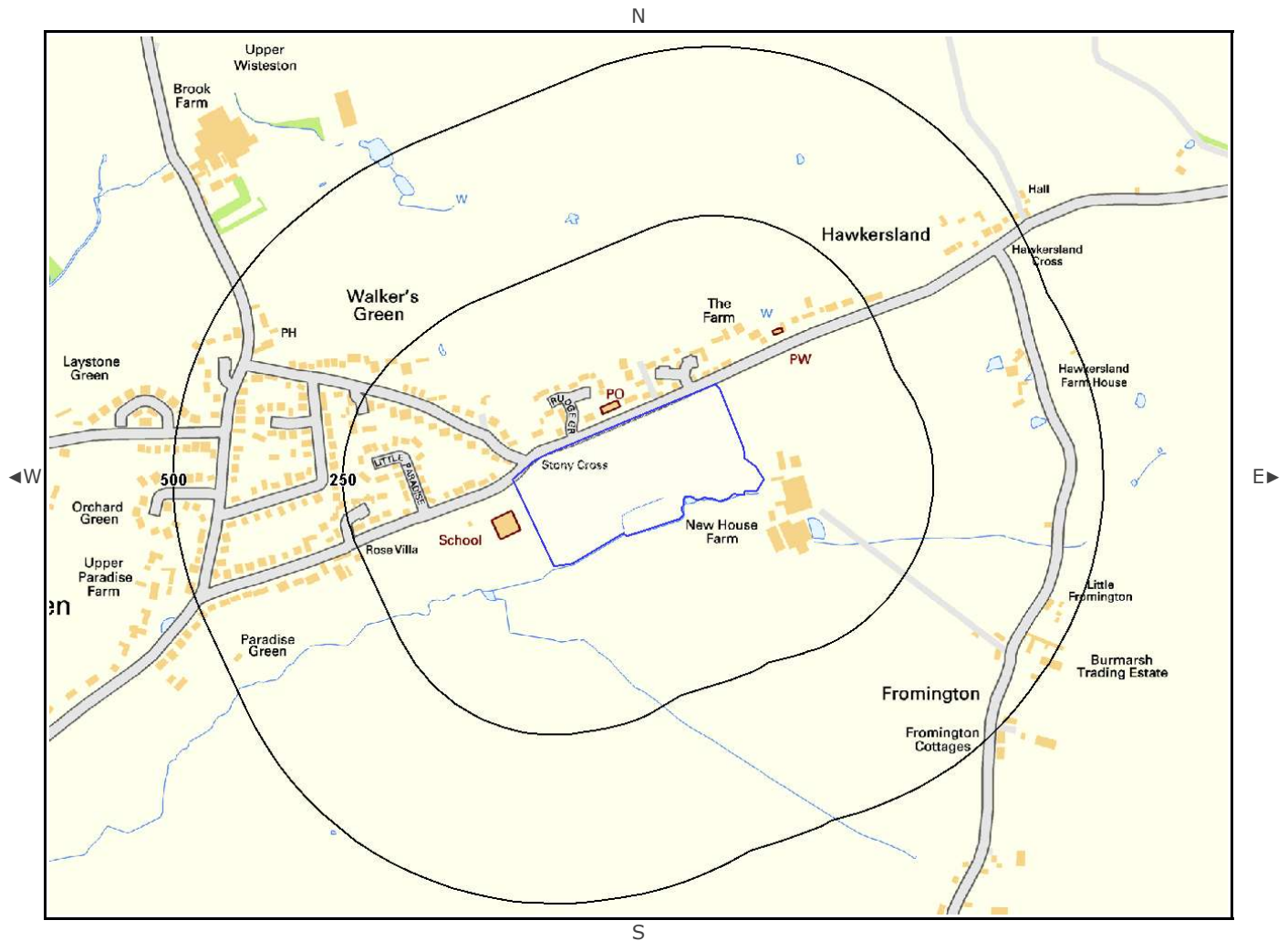
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

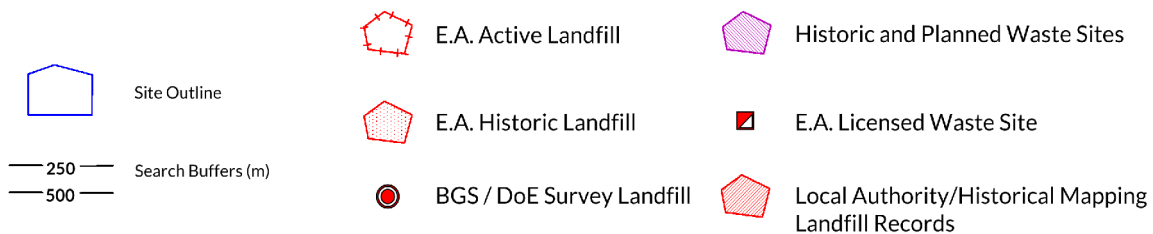
0

Database searched and no data found.

3 Landfill and other Waste Sites



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3 Landfill and other Waste Sites

3.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Records of Environment Agency/Natural Resources Wales active landfill sites within 1000m of the study site:

0

Database searched and no data found.

3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites

Records of Environment Agency/Natural Resources Wales historical landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
Not shown	983.0	S	Site Address: Sutton Walls, Hereford, Herefordshire Waste Licence: Yes Site Reference: 1.056.03 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 21-Jul-1977 Licence Surrendered: 27-Apr-1994 Licence Hold Address: The Drive, Warley, Brentwood, Essex Operator: - First Recorded Input: 31-Dec-1964 Last Recorded Input: 31-Jul-1981

3.3 BGS/DoE Non-Operational Landfill Sites

Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
Not shown	1093.0	S	Address: Sutton Walls, Hereford, H&W BGS Number: 2394.0 Risk: Serious risk to minor aquifer Waste Type: 2M galls oily/toxic waste & acid neutral.agents

3.4 Landfills from Local Authority and Historical Mapping Records

Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

1

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Site Address	Source	Data Type
Not shown	998.0	S	Refuse Tip	1971 mapping	Polygon

3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites

Records of operational and historical waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

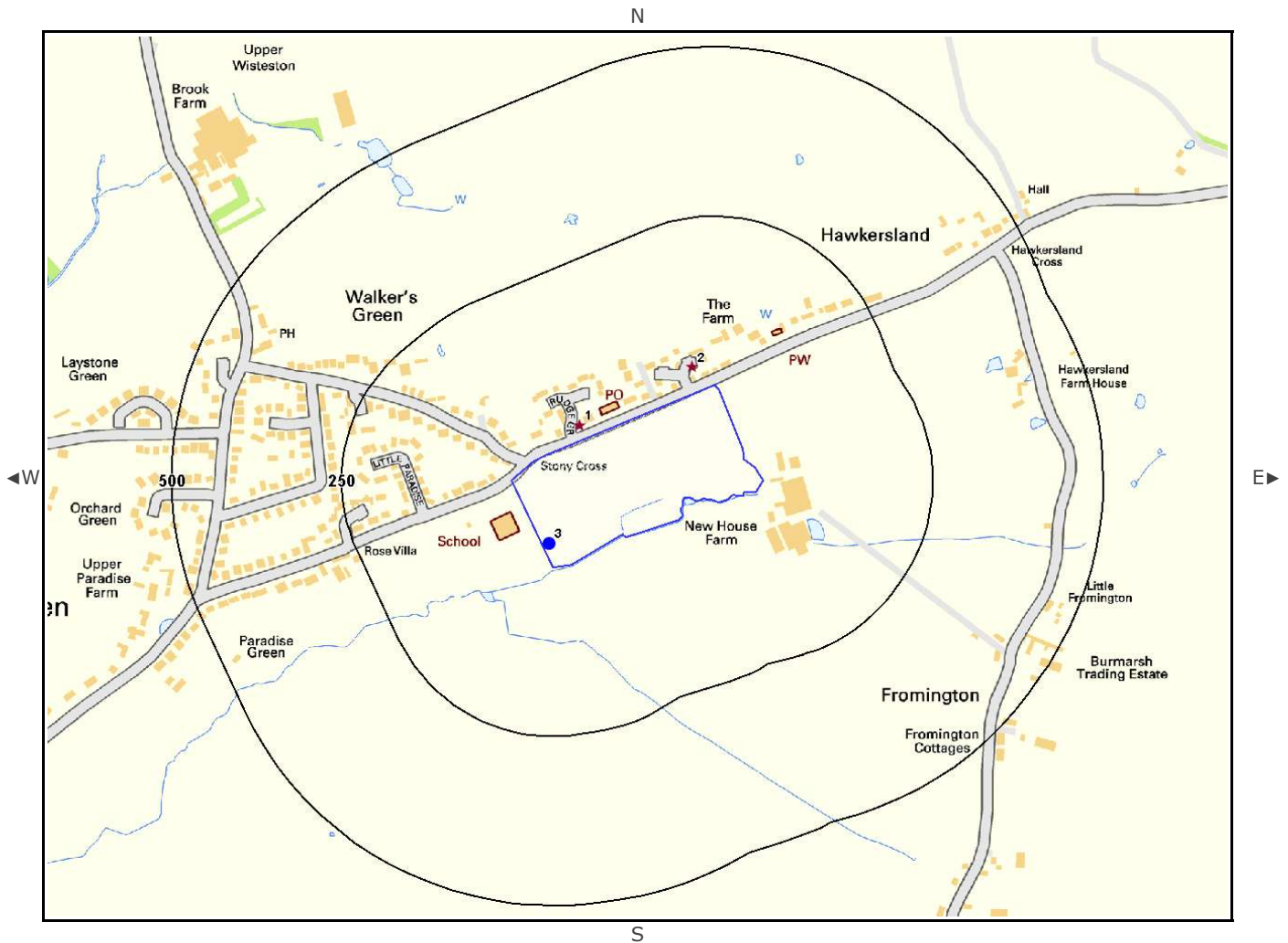
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

4 Current Land Use



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4 Current Land Uses

4.1 Current Industrial Sites

Records of potentially contaminative industrial sites within 250m of the study site:

2

The following records are represented as points on the Current Land Uses map:

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	22.0	NW	Gas Governor	HR1	Gas Features	Infrastructure and Facilities
2	38.0	NW	Electricity Sub Station	HR1	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	Company	Address	LPG	Status
3	0.0	On Site	Unbranded	Marden Service Station, Marden, Marden, Hereford, Herefordshire, County Of, HR1 3EW	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5 Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
LUG2-XSV	RIVER TERRACE DEPOSITS, 2 (LUGG)	SAND AND GRAVEL
HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock Geology

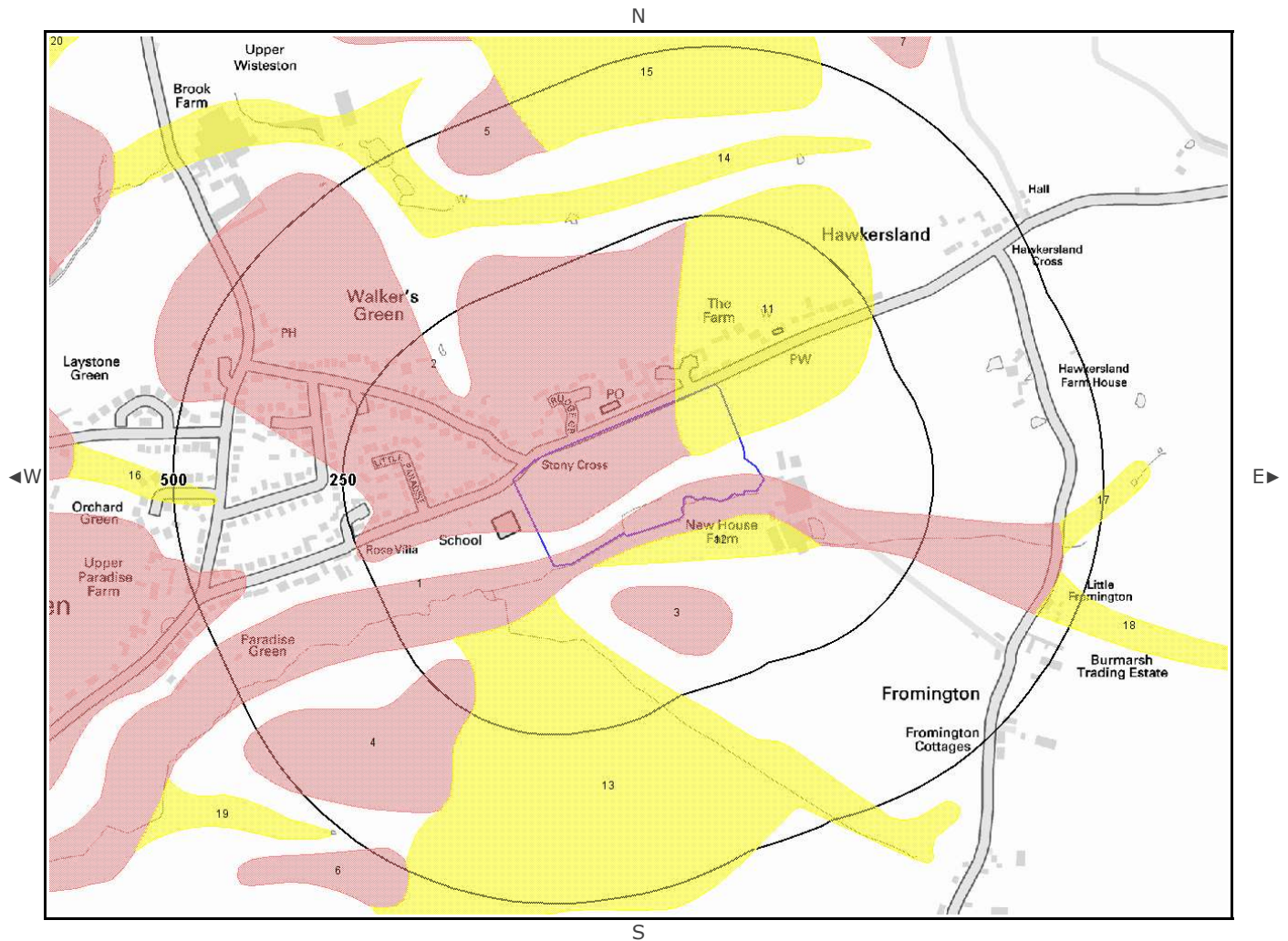
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
RG-SIMD	RAGLAN MUDSTONE FORMATION	SILTSTONE AND MUDSTONE, INTERBEDDED

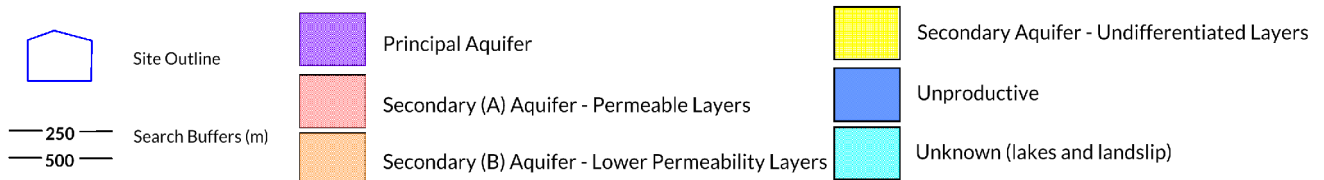
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Geo Insight Report", available from our website.

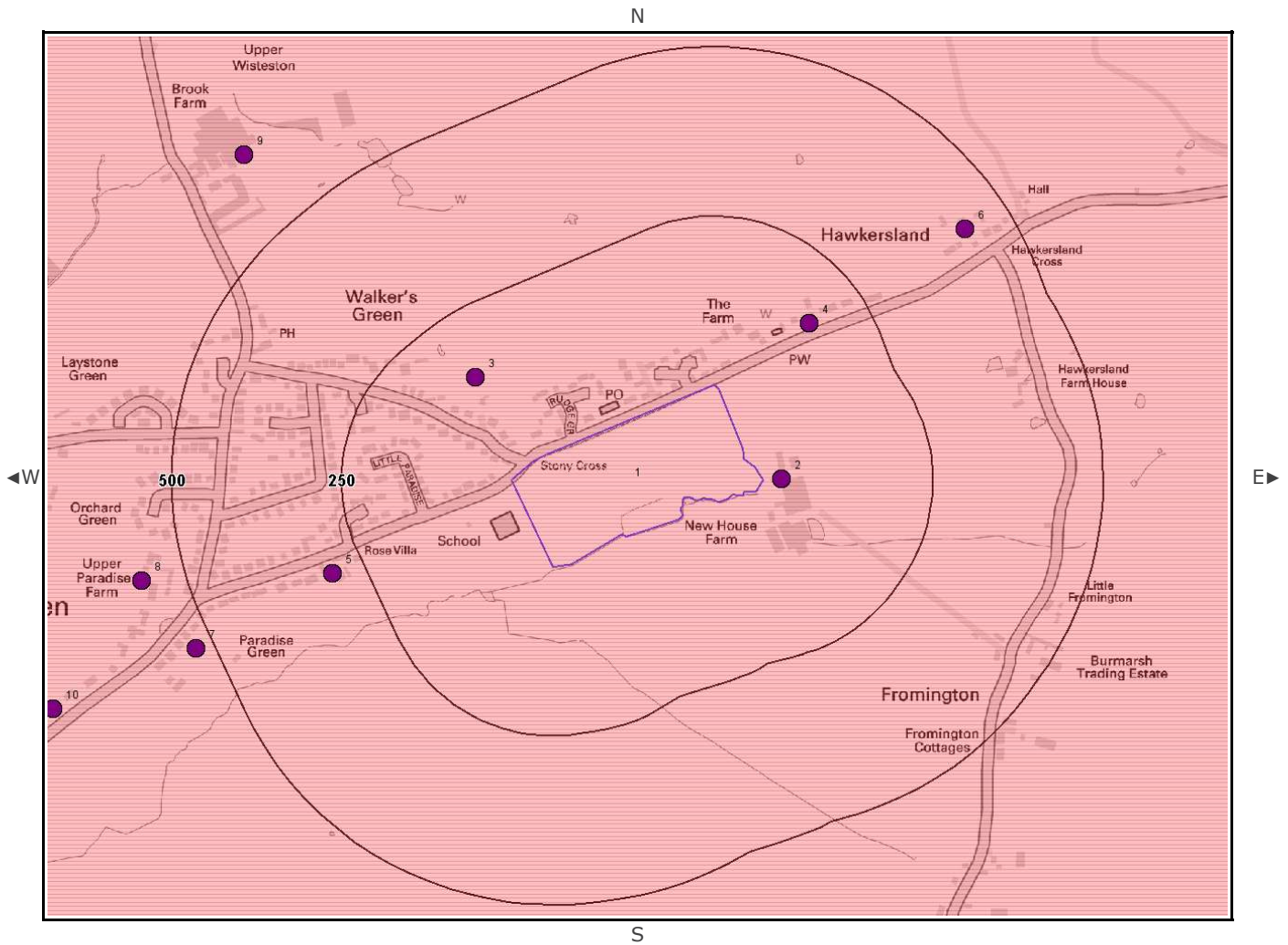
6a Hydrogeology – Aquifer within Superficial Geology



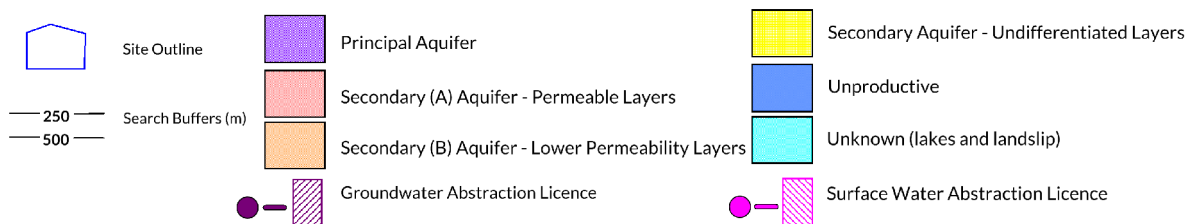
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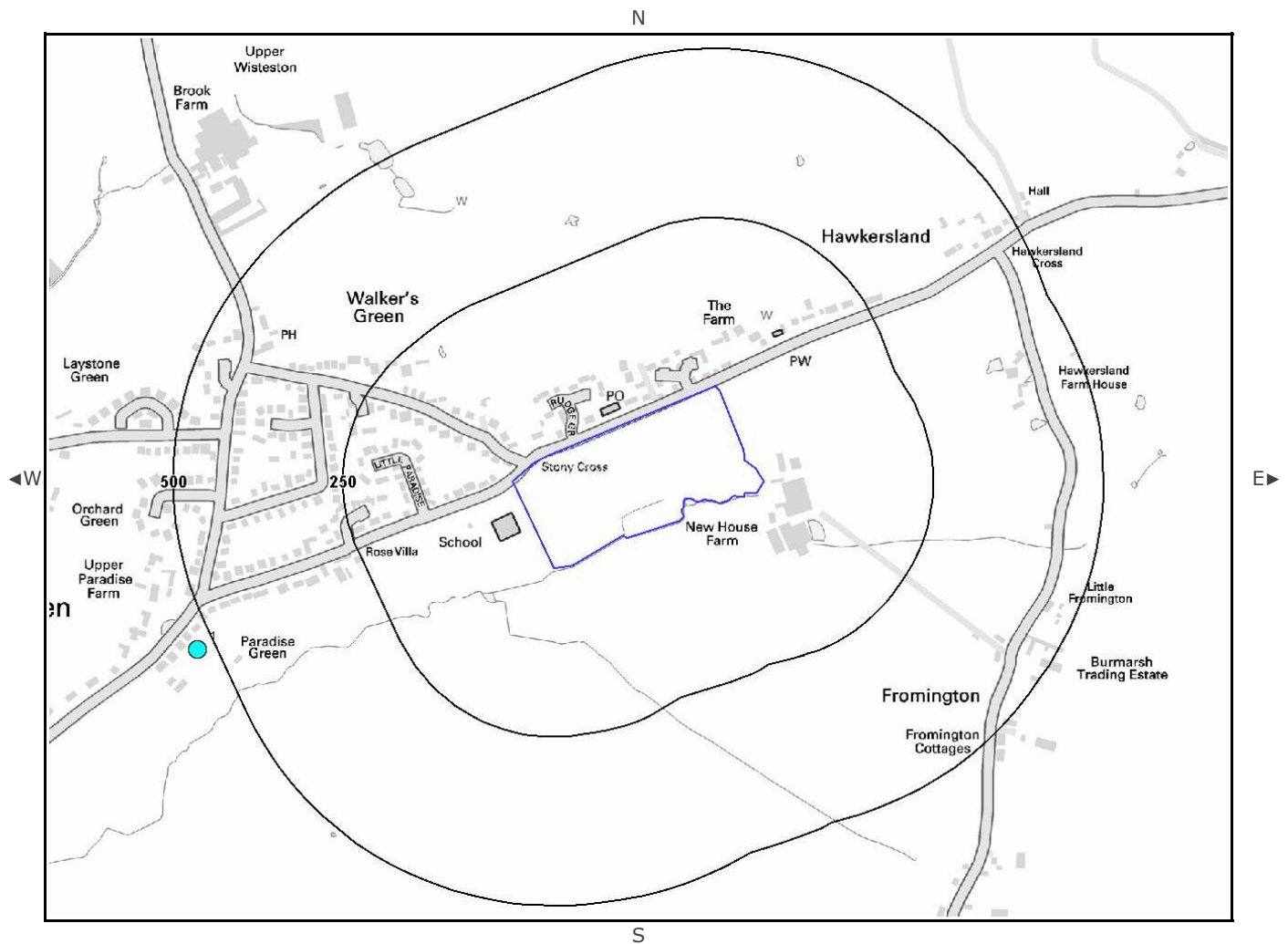
6b Hydrogeology – Aquifer within Bedrock Geology and Abstraction Licences



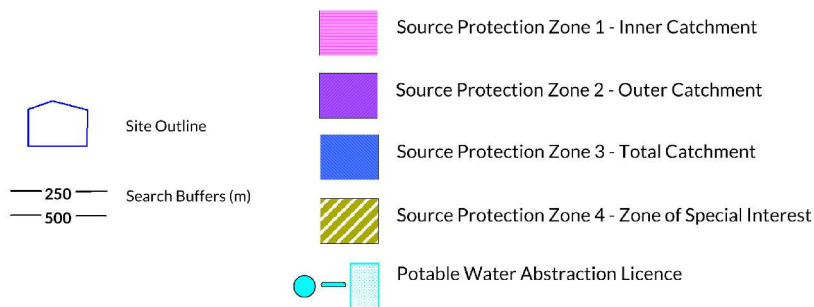
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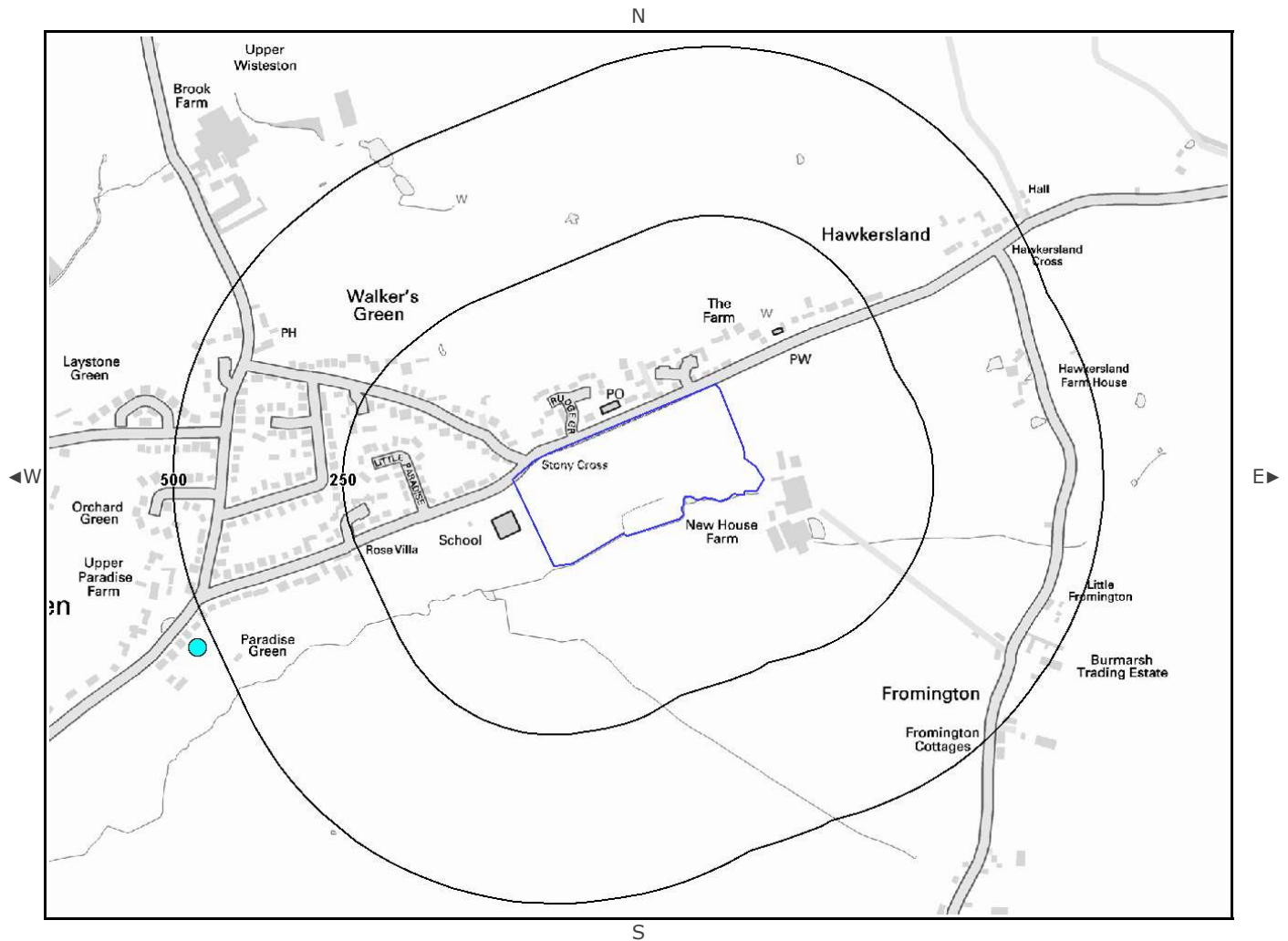
6c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



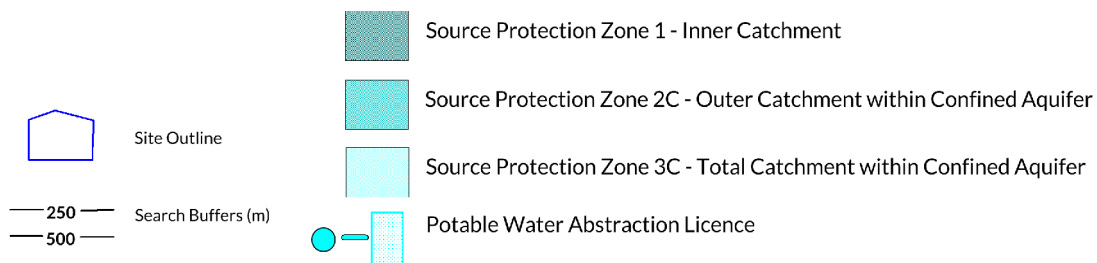
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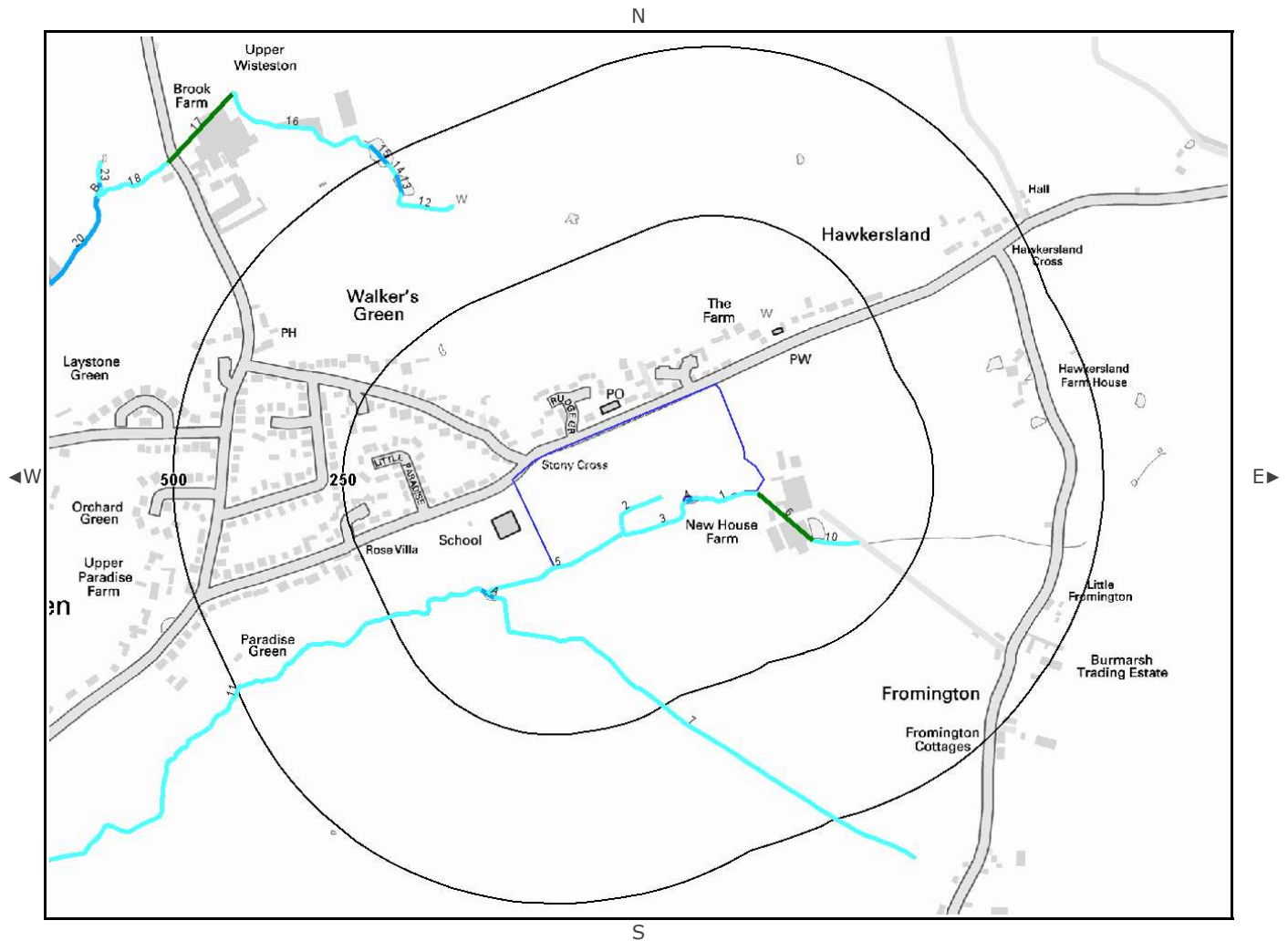
6d Hydrogeology - Source Protection Zones within Confined Aquifer



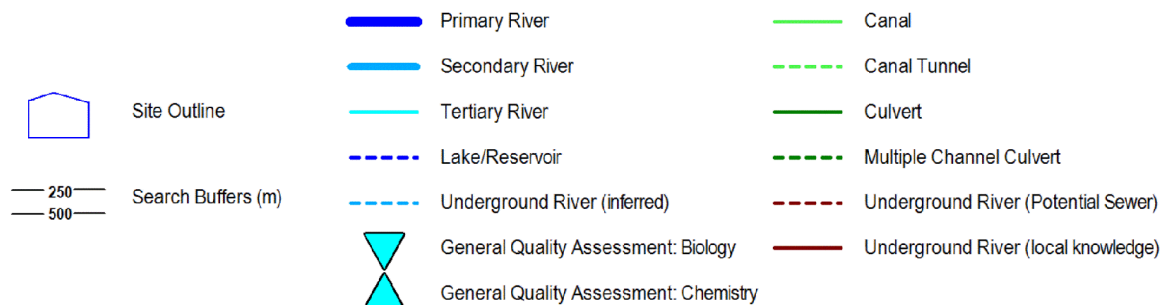
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6e Hydrology – Detailed River Network and River Quality



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6 Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
12	19	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
13	43	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
3	71	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	187	SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
14	291	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
15	397	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	414	NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
16	437	W	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
17	440	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
18	445	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	482	SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Details	
2	27	E	Licence No: 19/55/12/0068 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well At New House Farm Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/3/1966 Version End Date:
3	150	NW	Licence No: 19/55/12/0124 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well Near Stoney Cross Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/3/1966 Version End Date:
4	163	NE	Licence No: 19/55/12/0031 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well Near School Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 7/10/1966 Version End Date:
5	298	SW	Licence No: 19/55/12/0716 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Rose Villa Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/1/1970 Version End Date:
6	432	NE	Licence No: 19/55/12/0554 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well At Hawkersland Cross Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/3/1966 Version End Date:
7	526	SW	Licence No: 19/55/12/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Well At Paradise Green Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 31/3/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2002 Version End Date:

ID	Distance (m)	Direction	Details
8	564	W	Licence No: 19/55/12/0438 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well At Paradise Farm Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 31/3/1966 Version End Date:
9	621	NW	Licence No: 19/55/12/0583 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Borehole At Brook Farm Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 31/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/5/1994 Version End Date:
10	755	SW	Licence No: 19/55/12/0240 Details: General Farming & Domestic Direct Source: Eaw Groundwater Point: Well At Paradise House Farm Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 31/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/6/1990 Version End Date:
Not shown	780	SE	Licence No: 19/55/12/0104 Details: Evaporative Cooling Direct Source: Eaw Groundwater Point: Borehole Near Burnmarsh Cottages Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2000 Version End Date:
Not shown	978	SE	Licence No: 19/55/12/0104 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Borehole In Burnmarsh Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2000 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **Yes**

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Details
Not shown	775	W	Licence No: 19/55/12/0766 Details: Spray Irrigation - Direct Direct Source: Eaw Surface Water Point: River Lugg Near Upper Wisteston Data Type: Line Annual Volume (m³): 18181.8 Max Daily Volume (m³): 708 Application No: - Original Start Date: 1/2/1983 Expiry Date: - Issue No: 100 Version Start Date: 11/3/2008 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **Yes**

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	Details
1	526	SW	Licence No: 19/55/12/0167 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Well At Paradise Green Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 31/3/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	978	SE	Licence No: 19/55/12/0104 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Eaw Groundwater Point: Borehole In Burnmarsh Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality Records

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? No

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.9 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details
3	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
4	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
5	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
6	3	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
7	88	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
8A	99	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
9A	105	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
10	111	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
11	112	SW	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
12	391	NW	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
13	440	NW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
14	469	NW	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
15	488	NW	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined

6.10 Surface Water Features

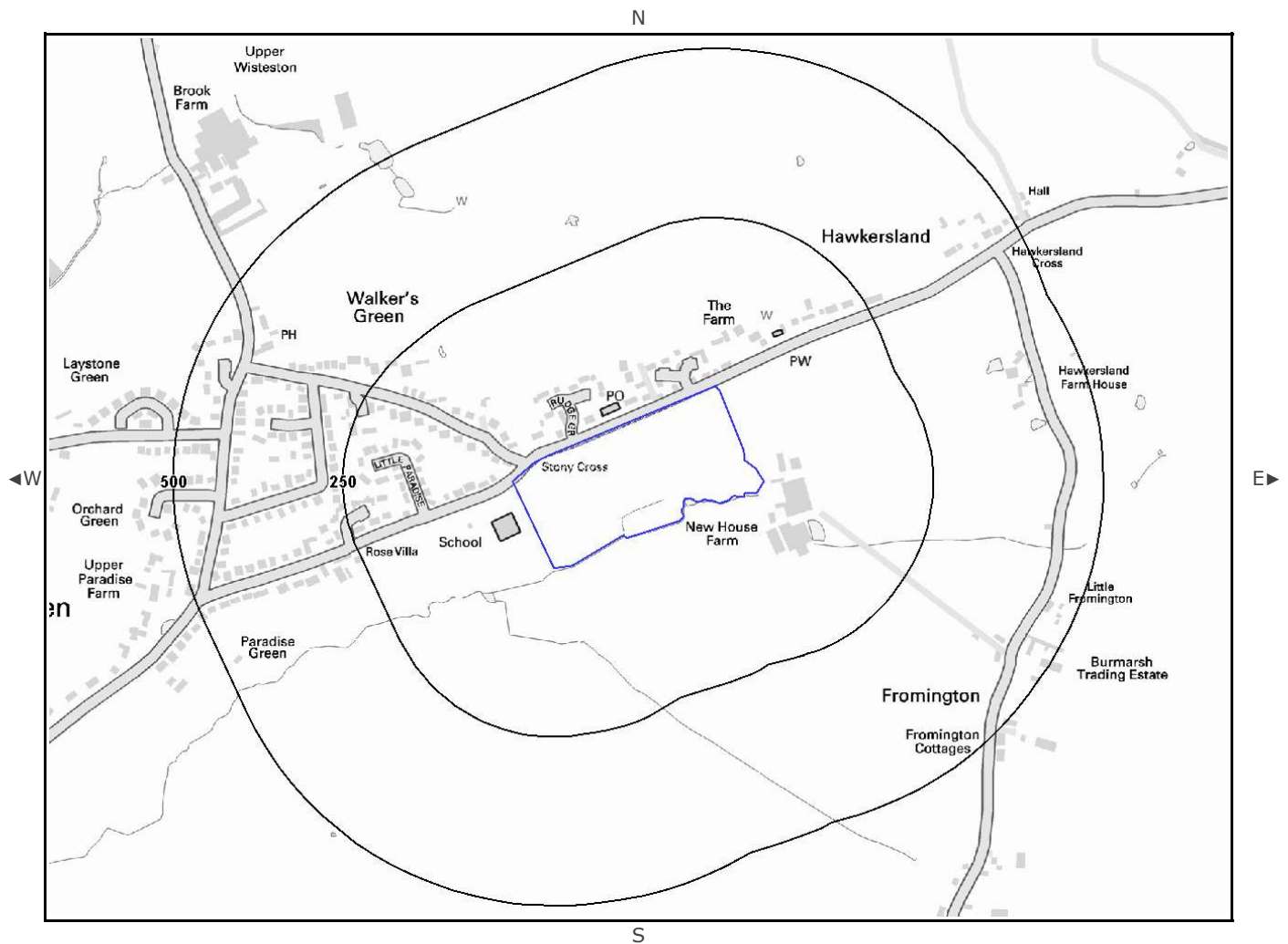
Are there any surface water features within 250m of the study site? Yes

The following surface water records are not represented on mapping:

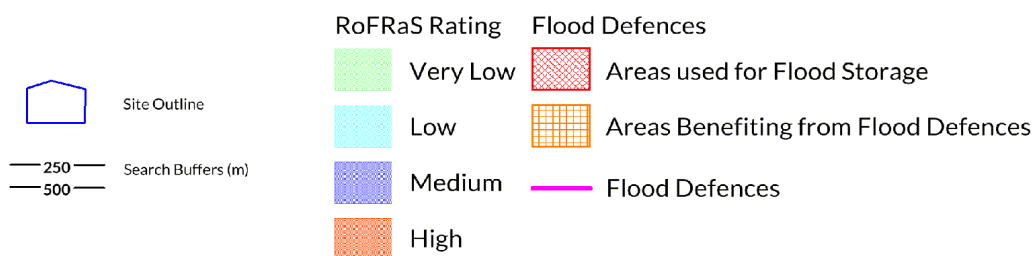
Distance to Surface Water (m)	on-site	0-50 m	51-250 m
	5	1	8

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7 Environment Agency/Natural Resources Wales Flood Map for Planning (from Rivers and the Sea)



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7 Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7b- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ? No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding at surface

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Guidance: Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Moderate

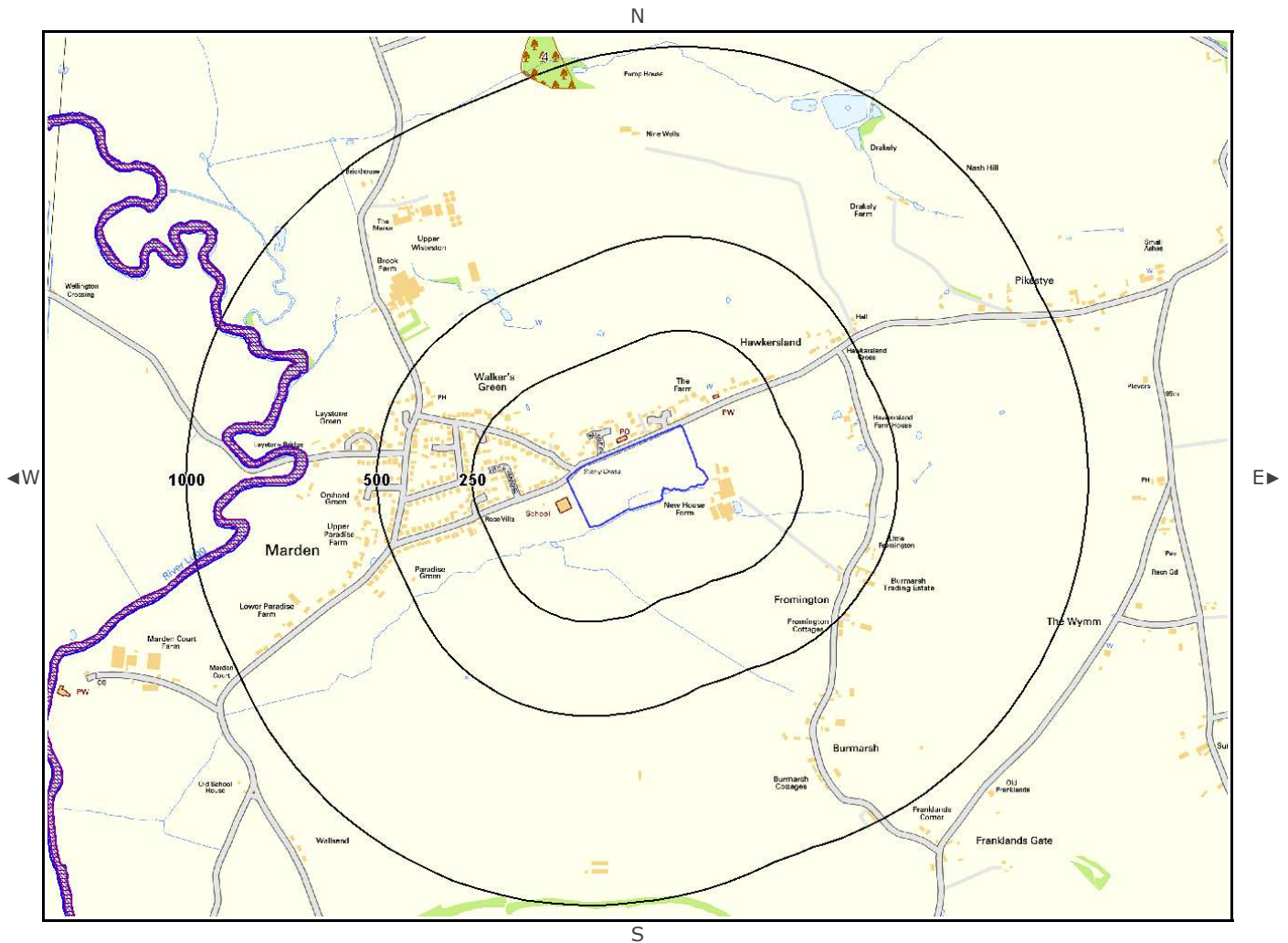
Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

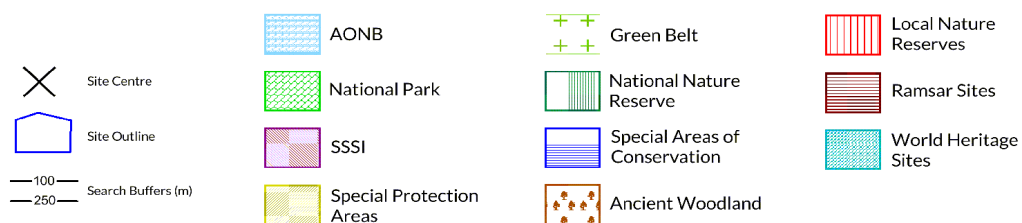
The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more

caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8 Designated Environmentally Sensitive Sites



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8 Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site?

No

8.1 Records of Sites of Special Scientific Interest (SSSI)

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

1

The following Site of Special Scientific Interest records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
3A	685	W	River Lugg	Natural England

8.2 Records of National Nature Reserves

Records of National Nature Reserves within 2000m of the study site:

0

Database searched and no data found.

8.3 Special Areas of Conservation (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site:

2

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1A	684	W	River Wye / Afon Gwy (England)	Natural Resources Wales
2A	685	W	River Wye	Natural England

8.4 Records of Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites

Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Local Nature Reserves

Records of Local Nature Reserves within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of World Heritage Sites

Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of Areas of Outstanding Natural Beauty (AONB)

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

8.9 Records of National Parks

Records of National Parks within 2000m of the study site: 0

Database searched and no data found.

8.10 Records of Green Belt land

Records of Green Belt land within 2000m of the study site: 0

Database searched and no data found.

8.11 Records of Ancient Woodland

Records of Ancient Woodland within 2000m of the study site: 2

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

ID	Distance (m)	Direction	Ancient Woodland Name	Ancient Woodland Type
4	933	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1679	N	UNKNOWN	Ancient Replanted Woodland

9 Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? No

Database searched and no data found.

Guidance:None required.

10 Natural Hazards

10.1 Risk of Natural Ground Subsidence

What is the maximum risk of natural ground subsidence? Moderate

BGS GeoSure data have been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Geo Insight Report, available from our website. The following information has been found:

10.2 Risk of Shrink Swell

What is the maximum Shrink-Swell hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

10.3 Landslide Hazard Rating

What is the maximum Landslide hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.4 Soluble Rocks Hazard Rating

What is the maximum Soluble Rocks hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.5 Compressible Ground Hazard Rating

What is the maximum Compressible Ground hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

10.6 Collapsible Rocks Hazard Rating

What is the maximum Collapsible Rocks hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.7 Running Sand Hazard Rating

What is the maximum Running Sand hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

10.8 Radon Potential On-site

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

10.9 Radon Protection Measures On-site

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

11 Mining

11.1 Coal Mining

Are there any Coal Mining areas within 75m of the study site? No

Database searched and no data found.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Berwyn Hills	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

11.3 Brine Affected Areas

Are there any Brine Affected areas within 75m of the study site? No

Guidance: No Guidance Required.

12 Contacts

SearchFlow Helpline

Telephone: 0870 787 7625
helpdesk@SearchFlow.co.uk
Kings Hill Avenue, Kings Hill
West Malling, Kent, ME19 4AJ



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management

South Barn,
Broughton Hall,
Skipton
BD23 3AE



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<http://www.gov.uk/phe>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Herefordshire Council
Phone: 01432 260 000
Web: <https://www.herefordshire.gov.uk/>
Address: 35 Hafod Road, Brockington, Herefordshire, HR1 1SH

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191

(www.copso.org.uk)



Search Code



IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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

13 Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-sept-2016/>