



## Combined Report



### Contaminated Land PASSED

#### Professional Opinion

No significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.



### Flooding PASSED

#### Professional Opinion

Low - The Site is not considered to be at a significant risk of flooding. A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance.



### Other Environmental Hazards

The following have been identified in the immediate vicinity of the Site:

- Mining Instability
- Coal Mining

This report is issued for the property described as:

**Sample Site**  
**Nottinghamshire**

Report Reference:  
**64512345\_1 734598760#136667328**

National Grid Reference:  
**452232E, 359809N**

Client Reference:  
**Sample Site\_SAF**

Report Date:  
**16th February 2015**

#### Contact Details

If you require any assistance please contact our customer services team on **0844 844 9966** or email **helpdesk@landmark.co.uk**

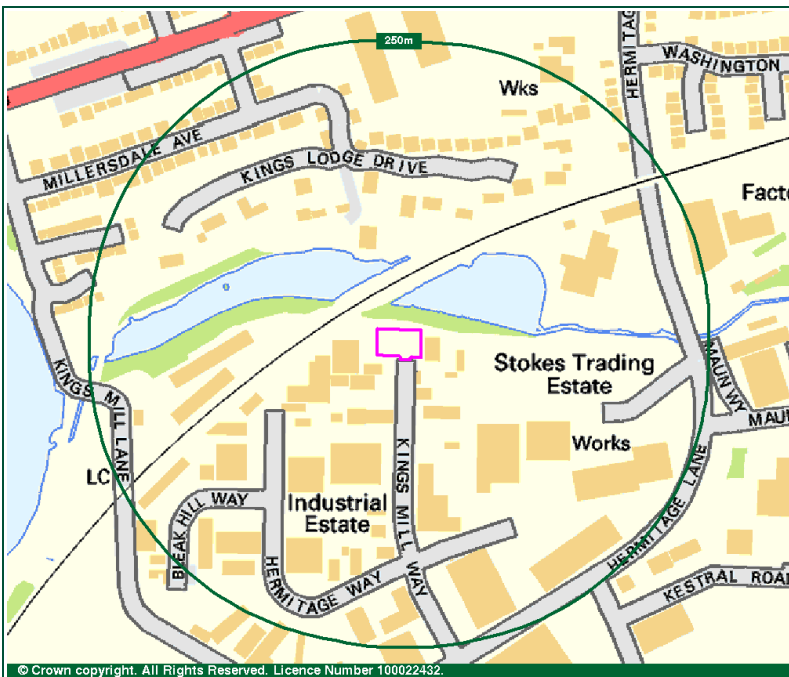


## Site Location



### Aerial Photograph

250m Search Band



### Location Plan

Sample Site, Nottinghamshire, United Kingdom

Grid Reference 452232, 359809

# Executive Summary

| Risk  |                   | Evaluation  |
|---|-------------------|---|
|  | Contaminated Land | <br>Passed |

## Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

## Recommendations

Non required.

| Risk  |          | Evaluation  |
|---|----------|---|
|  | Flooding | <br>Passed |

## Consultant's Comment

The Site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.





- |   |  |     |
|---|--|-----|
| 1 | Is the Site likely to be insurable at standard terms?                                      | Yes |
| 2 | If development is proposed would a detailed Flood Risk Assessment be required?             | No  |
| 3 | What is the overall risk of flooding, assuming defences fail or are absent or over-topped? | Low |
| 4 | Are there existing flood defences that might benefit the Site?                             | Yes |
| 5 | What is the risk of flooding when these defences are operational?                          | Low |

## Recommendations

1. If the Site is being purchased, it would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.



# Contaminated Land Risk Analysis

| Investigation  |  | Commentary   |
|--|--|--|
|   | <b>On-site sources</b>                   | A review of historical mapping dated 1878 to 2015 has revealed that the site itself has remained largely undeveloped since the first map. An unspecified building of light industrial appearance was identified on Site in the 1992 map edition but appears vacant in current mapping and photography.   |
|   | <b>Off-site sources</b>                  | The following potentially contaminative historical land uses were identified in proximity to Site from 1:10,000 and 1:10,560 scale maps: railways 30m north west c.1887-1992. According to trade directories, current or recent operations in proximity to the Site include hygiene and cleansing services (13m east), automated gate manufacturers (13m east), wrought ironwork (13m east), garage services (16m south west) and dust extraction plant and equipment manufacturers (28m south west).  |
| <br> | <b>Pathways and receptors</b>            | With reference to Environment Agency data, the bedrock hydrogeology underlying the Site is classified as a Principal Aquifer (highly permeable formations). In terms of the overlying soils, these are given a H2 (class H2) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There is one abstraction licence located within 500m. It is a groundwater abstraction (382m north west) for environmental pump & treat: pollution remediation use. The nearest water feature is located 19m north. The general area appears to be largely in industrial use, although residential properties are located 80m north from the Site. The following designated eco-receptors were identified within 500m: The Hermitage (Local Nature Reserve) located 42m north west and Oakham (Local Nature Reserve) located 236m east. |
|  | <b>Additional Sources of Information</b> | No additional materials have been used in this assessment.   |

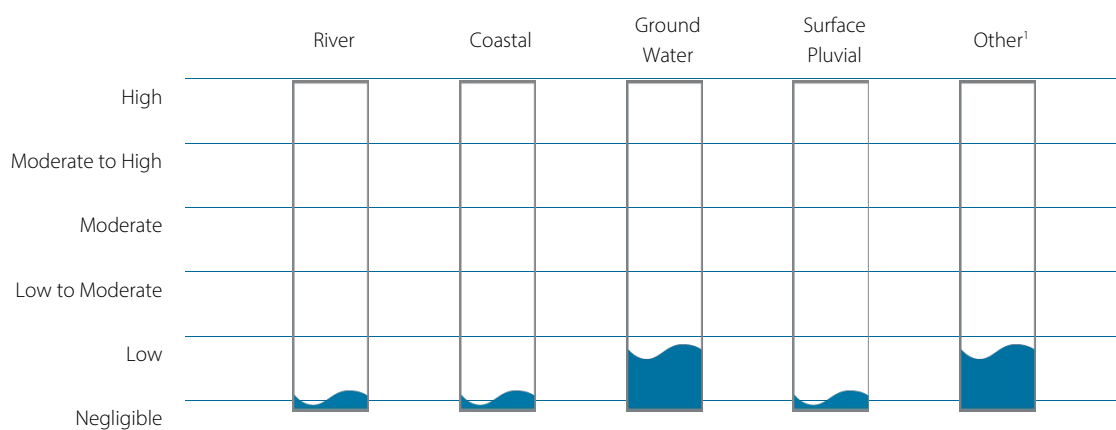
## Consultant's Conclusion

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur. Please refer to risk analysis methodology section for further guidance and definition of terms.



# Flood Risk Screening

|    | Risk           | Issue  | Evaluation |
|----|----------------|--|------------|
| 1. | Insurability   | Is the Site likely to be insurable at standard terms?                                      | Yes        |
| 2. | Development    | If development is proposed would a detailed Flood Risk Assessment be required?             | No         |
| 3. | Flooding       | What is the overall risk of flooding, assuming defences fail or are absent or over-topped? | Low        |
| 4. | Flood Defences | Are there existing flood defences that might benefit the Site?                             | Yes        |
| 5. | Effect         | What is the risk of flooding when these defences are operational?                          | Low        |



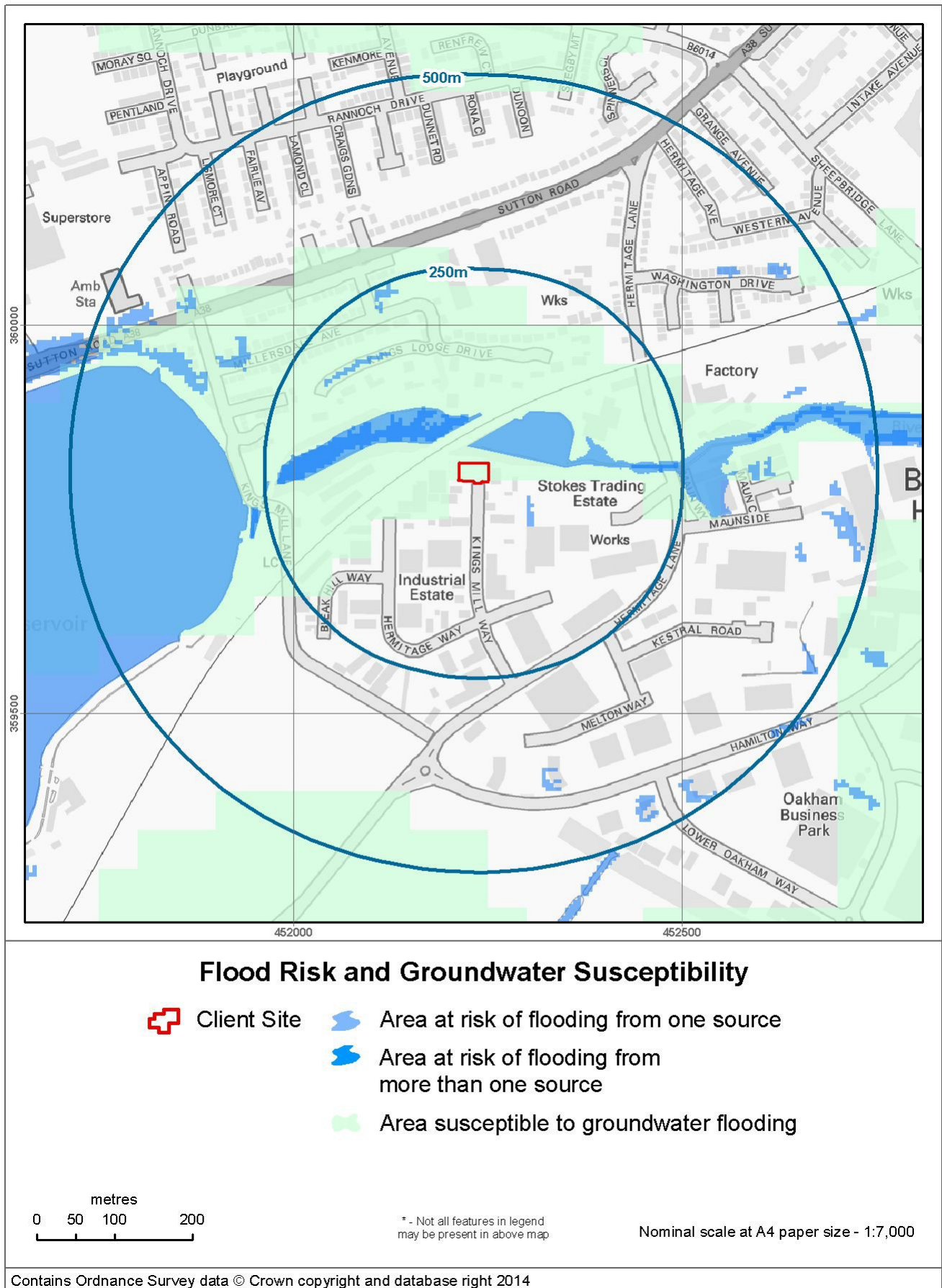
## Recommendations

1. If the Site is being purchased, it would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.

<sup>1</sup>Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.



## Current Flood Risk



## Flood Risk Management Options

Flooding can often be managed by the installation of flood protection measures either on/within the building(s) or across the Site. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Both flood resistance and flood resilience solutions can be integrated with design proposals for new build properties or retro-fitted to existing properties. Specific flood protection packages can often include both resistance and resilience measures. What is suitable will depend on a number of factors including flood source, likely flood depths, property design and age.

Research conducted by CLG Sustainable Buildings Division and the Environment Agency revealed that installing flood resistance measures may be inappropriate where likely flooding will be deep. Certain types of building construction are unable to resist the pressure load placed on the exterior skin of the building by retained flood waters. Generally a flood depth between 0.6m and 1.0m above ground level is used as a benchmark to decide whether to consider flood resilience measures rather than rely on flood resistance measures. This is dependent on the age and construction of the property.

### Guideline Costs for Resistance Measures

| Building Feature                               | Cost Estimate for Baffles (+ VAT)  |
|--|------------------------------------|
| Standard (900mm) single door                   | £725 - £875                        |
| Standard (1800mm) double entrance door         | £850 - £1,000                      |
| Large roller shutter door (up to 2,745mm span) | £1,600 - £1,750                    |
| Standard garage door                           | £1,400 - £1,575                    |
| Standard window (up to 1,240mm span)           | £350 - £500                        |
| Large window (1,240mm to 2,150mm span)         | £550 - £700                        |
| Single air brick                               | £70 - £220                         |
| Double air brick                               | £80 - £230                         |
| Building Feature                               | Cost Estimate for Tanking (+ VAT)  |
| Tanking (of basement, walls or floors)         | £25 - £50 per metre <sup>2</sup>   |
| System Component                               | Cost Estimate for Plumbing (+ VAT) |
| Simple non-return valve                        | £50                                |
| Sophisticated non-return valve                 | £660 - £800                        |

The costs above are for indicative budget purposes only. They are based on installing components of a standard design and colour. If the Site requires bespoke products, these are likely to cost more (for example, if the Site is in a conservation area, different colours may be required).

If you require a property specific assessment of which measures are suitable, and a more accurate cost appraisal, Argyll will need to complete a FLOODSOLUTIONS Consult Report. This report normally costs from £500 to £1,000 (plus VAT) and provides more detailed information on the likelihood and, in particular, the depth of all potential types of flooding. Argyll can also arrange for one of a panel of specialist contractors to provide a tailored estimate for flood protection measures.







## Additional Flooding Considerations

|                             |   |
|-----------------------------|---|
| <b>Riparian Ownership</b>   | <p>A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property.</p> <p>Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action.</p> <p>A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency.</p> <p>There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map.</p> <p>The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.</p> |
| <b>Development Control</b>  | <p>Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency are normally consulted regarding any development within 20m of a Main River and Internal Drainage Boards should be similarly contacted regarding developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis.</p> <p>The Environment Agency should also be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.</p>   |
| <b>Sewer Flooding</b>       | <p>In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat's 'DG5 - At Risk Registers' record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded.</p>  |
| <b>Consultant's Comment</b> | <p>Whilst this assessment is primarily a flood risk screening report, you may wish to consider the above potential liability considerations that fall outside the scope of the Flood Risk Screening Methodology.</p> <p>Argyll can provide additional information on riparian ownership, development control and sewer flooding. The cost of this additional information is from £50 + VAT and any disbursements.</p>   |





## Other Environmental Hazards

| Risk  |  | Recommendation   |
|---|--|--|
|  | <b>Mining Instability</b>              | As the Site lies in an area subject to mining instability, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council and the local Building Controls Officer. British Geological Survey GeoHazard reports ( <a href="http://www.bgs.ac.uk/georeports">www.bgs.ac.uk/georeports</a> ) may also provide more detailed information. |
|  | <b>Coal Mining</b>                     | As the Site lies within a Coal Mining area, it is recommended that a Commercial Coal Mining Report is obtained from the Coal Authority.  |
|  | <b>Telecommunication Base Stations</b> | No telecommunication base stations are located within 100m of the Site.  |
|  | <b>COMAH</b>                           | No Control of Major Accident Hazards (COMAH) sites are located within 500m.  |
| <b>Consultant's Comment</b>   |  | This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.   |



## Contents of the Data Section

| Section                                   | Description   |
|---|---|
| <b>Tabular Summary</b>                    | <p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>                               |
| <b>Current Land Use Mapping</b>           | <p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p>   |
| <b>Statutory Information</b>              | <p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>  |
| <b>Waste</b>                              | <p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>  |
| <b>Current Industrial Land Use</b>        | <p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>   |
| <b>Historical Land Use Mapping</b>        | <p>The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.</p>   |
| <b>Historical Land Use</b>                | <p>This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>  |
| <b>Aquifer Designations and Geology</b>   | <p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p> |
| <b>Environmental Sensitivity</b>          | <p>This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>                 |
| <b>Natural and Mining Related Hazards</b> | <p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>   |

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# Tabular Summary

## Statutory Information

| Authorisations  | On-site | 1-250m | 251-500m |
|---|---------|--------|----------|
| Local Authority Pollution Prevention and Controls             | 0       | 3      | N/A      |
| Local Authority Integrated Pollution Prevention and Controls  | 0       | 0      | N/A      |
| Integrated Pollution Controls                                 | 0       | 0      | N/A      |
| Integrated Pollution Prevention And Control                   | 0       | 0      | N/A      |
| Registered Radioactive Substances                             | 0       | 0      | N/A      |
| Discharges  | On-site | 1-250m | 251-500m |
| Discharge Consents  | 0       | 23     | N/A      |
| Water Industry Act Referrals                                  | 0       | 0      | N/A      |
| Hazardous Sites   | On-site | 1-250m | 251-500m |
| Control of Major Accident Hazards Sites                       | 0       | 0      | 0        |
| Explosive Sites   | 0       | 0      | 0        |
| Notification of Installations Handling Hazardous Substances   | 0       | 0      | 0        |
| Planning Hazardous Substance Consents                         | 0       | 0      | 0        |
| Contraventions  | On-site | 1-250m | 251-500m |
| Contaminated Land Register Entries and Notices                | 0       | 0      | N/A      |
| Local Authority Pollution Prevention and Control Enforcements | 0       | 0      | N/A      |
| Enforcement and Prohibition Notices                           | 0       | 0      | N/A      |
| Planning Hazardous Substance Enforcements                     | 0       | 0      | 0        |
| Substantiated Pollution Incident Register                     | 0       | 0      | 0        |
| Prosecutions Relating to Authorised Processes                 | 0       | 0      | N/A      |
| Prosecutions Relating to Controlled Waters                    | 0       | 1      | N/A      |

## Waste

| Waste/Landfill Sites                                       | On-site | 1-250m | 251-500m |
|--|---------|--------|----------|
| BGS Recorded Landfill Sites                                | 0       | 0      | 0        |
| Integrated Pollution Control Registered Waste Sites        | 0       | 0      | N/A      |
| Licensed Waste Management Facilities (Landfill Boundaries) | 0       | 0      | N/A      |
| Licensed Waste Management Facilities (Locations)           | 0       | 0      | 3        |
| Local Authority Recorded Landfill Sites                    | 0       | 0      | 0        |
| Registered Landfill Sites                                  | 0       | 0      | 1        |
| Registered Waste Transfer Sites                            | 0       | 0      | N/A      |
| Registered Waste Treatment or Disposal Sites               | 0       | 0      | N/A      |
| Historical Landfill Sites                                  | 0       | 0      | 2        |

## Current Land Use

| Current Potentially Contaminative Uses | On-site | 1-250m         | 251-500m |
|--|---------|----------------|----------|
| Contemporary Trade Directory Entries   | 0       | 68             | N/A      |
| Fuel Station Entries                   | 0       | 0              | N/A      |
| Other Features                         | On-site | 1-250m         | 251-500m |
| Telecommunication Base Stations        | 0       | 0 <sup>2</sup> | N/A      |

## Historical Land Use

| Historical Potentially Contaminative Uses | On-site | 1-250m | 251-500m |
|---|---------|--------|----------|
| Historical Tanks And Energy Facilities    | 0       | 3      | N/A      |
| Potentially Infilled Land                 | On-site | 1-250m | 251-500m |
| Former Marshes                            | 0       | 0      | N/A      |
| Potentially Infilled Land (Non-Water)     | 0       | 2      | N/A      |
| Potentially Infilled Land (Water)         | 0       | 0      | N/A      |

<sup>2</sup>Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

## Groundwater Vulnerability

| Hydrogeology                     | On-site | 1-250m | 251-500m |
|----------------------------------|---------|--------|----------|
| Superficial Aquifer Designations | 0       | 1      | 0        |
| Bedrock Aquifer Designations     | 1       | 3      | 0        |
| Groundwater Vulnerability        | 1       | 2      | N/A      |
| Geology                          | On-site | 1-250m | 251-500m |
| Low Permeability Drift Deposits  | 0       | N/A    | N/A      |
| BGS 1:625,000 Solid Geology      | 2       | N/A    | N/A      |

## Environmental Sensitivity

| Environmental Sensitivity               | On-site | 1-250m | 251-500m |
|---|---------|--------|----------|
| Areas of Outstanding Natural Beauty     | 0       | 0      | N/A      |
| Environmentally Sensitive Areas         | 0       | 0      | N/A      |
| Forest Parks                            | 0       | 0      | N/A      |
| Local Nature Reserves                   | 0       | 2      | 0        |
| Marine Nature Reserves                  | 0       | 0      | 0        |
| National Nature Reserves                | 0       | 0      | 0        |
| National Parks                          | 0       | 0      | N/A      |
| National Scenic Areas                   | 0       | 0      | N/A      |
| Nitrate Sensitive Areas                 | 0       | N/A    | N/A      |
| Nitrate Vulnerable Zones                | 2       | N/A    | N/A      |
| Ramsar Sites                            | 0       | 0      | 0        |
| River Quality Biology Sampling Points   | 0       | 0      | N/A      |
| River Quality Chemistry Sampling Points | 0       | 1      | N/A      |
| Nearest Surface Water Feature           | 0       | 1      | N/A      |
| Sites of Special Scientific Interest    | 0       | 0      | 0        |
| Special Areas of Conservation           | 0       | 0      | 0        |
| Special Protection Areas                | 0       | 0      | 0        |
| Water Abstractions                      | 0       | 0      | 1        |
| Source Protection Zones                 | 0       | 0      | N/A      |

## Natural and Mining Related Hazards

| Subsidence                                    | On-site | 1-250m         | 251-500m |
|---|---------|----------------|----------|
| Collapsible Ground Stability Hazards          | 1       | 1 <sup>3</sup> | N/A      |
| Compressible Ground Stability Hazards         | 1       | 1              | N/A      |
| Ground Dissolution Stability Hazards          | 1       | 1              | N/A      |
| Landslide Ground Stability Hazards            | 1       | 0              | N/A      |
| Running Sand Ground Stability Hazards         | 1       | 1              | N/A      |
| Shrinking or Swelling Clay Subsidence Hazards | 1       | 1              | N/A      |
| Non-Coal Mining Hazards                       | 0       | 0              | N/A      |
| Radon   | On-site | 1-250m         | 251-500m |
| Radon Potential                               | 1       | N/A            | N/A      |
| Radon Protection Measures                     | 1       | N/A            | N/A      |
| Mining  | On-site | 1-250m         | 251-500m |
| Brine Compensation Areas                      | 0       | N/A            | N/A      |
| Coal Mining Affected Areas                    | 1       | N/A            | N/A      |
| Natural and Mining Cavities                   | 0       | 0              | N/A      |
| Mining Instability                            | 1       | 0              | N/A      |
| BGS Recorded Mineral Sites                    | 0       | 2              | N/A      |

## Flooding

| Current Flood Risk                                | On-site | 1-250m | 251-500m |
|---|---------|--------|----------|
| Flooding From Rivers or Sea                       | 0       | 1      | 0        |
| Flooding From Rivers or Sea (in an Extreme Flood) | 0       | 1      | 0        |
| Areas Benefiting from Flood Defences              | 0       | 0      | 0        |

<sup>3</sup>Ground stability hazards are only searched to a radius of 50m from the Site boundary.

|  |         |        |          |
|--|---------|--------|----------|
| Flooding   |         |        |          |
| Flood Storage Areas                                  | 0       | 0      | 0        |
| Flood Defences                                       | 0       | 0      | 0        |
| Risk of Flooding from Rivers and Sea                 | 0       | 4      | 1        |
| Groundwater Flood Risk                               | 1       | 1      | 0        |
| Surface Water Flooding (1:75 year rainfall event)    | 0       | 3      | 0        |
| Surface Water Flooding (1:200 year rainfall event)   | 0       | 3      | 0        |
| Surface Water Flooding (1:1,000 year rainfall event) | 0       | 3      | 0        |
| Historical Flooding                                  | On-site | 1-250m | 251-500m |
| Historical Flood Events                              | 0       | 0      | 0        |
| Geological Indicators of Flooding                    | 0       | 1      | 0        |

#### Tabular Summary Explanation

Landmark has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

#### Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

#### Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Landmark reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.





# Statutory Information

## Local Authority Pollution Prevention and Controls

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 1      | Name: Cemex, Location: Hermitage Lane, MANSFIELD, Nottinghamshire, NG18 5HB, Authority: Mansfield District Council, Environmental Health Department, Permit Ref: EPA/5/92, Dated: 29th March 1993, Process Type: Local Authority Air Pollution Control, Description: PG3/1 Blending, packing, loading and use of bulk cement, Status: Authorised, Positional Accuracy: Automatically positioned to the address.                        | 50m      | SE        |
| 2      | Name: Stokes Coatings Ltd, Location: Francis Way, Hermitage Lane, MANSFIELD, Nottinghamshire, NG18 5GT, Authority: Mansfield District Council, Environmental Health Department, Permit Ref: EPA/13/92, Dated: 17th August 1993, Process Type: Local Authority Air Pollution Control, Description: PG6/23 Coating of metal and plastic, Status: Authorised, Positional Accuracy: Automatically positioned to the address.               | 111m     | SE        |
| 3      | Name: Stokes Coatings Ltd, Location: Francis Way, Hermitage Lane, Mansfield, Authority: Mansfield District Council, Environmental Health Department, Permit Ref: 13/92, Dated: 17th August 1993, Process Type: Local Authority Air Pollution Control, Description: PG6/31 Powder coating processes ( including sheradizing ), Status: Authorised, Positional Accuracy: Manually positioned to the road within the address or location. | 155m     | E         |

## Discharges

### Discharge Consents

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 4      | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Sewers - Water Company, Location: Hermitage Lane Area - Sws, Hermitage Lane, Mansfield, Notts, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/02921/O, Permit Version: 1, Effective Date: 8th April 1971, Issued Date: 8th April 1971, Revocation Date: 2nd April 2000, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun (Idle), Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m.                                | 150m     | E         |
| 5      | Operator: Mansfield District Council, Property Type: Sewerage Network - Sewers - Water Company, Location: Hermitage Lane Industrial Estate Hermitage Lane, Hermitage Lane, Mansfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/07498/O, Permit Version: 1, Effective Date: 3rd February 1978, Issued Date: 3rd February 1978, Revocation Date: 2nd April 2000, Discharge Type: Discharge Of Other Matter-Surface Water, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m. | 200m     | E         |
| 10     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 4, Effective Date: 31st March 2016, Issued Date: 28th February 2012, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.  | 213m     | W         |
| 11     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 1, Effective Date: 31st December 2004, Issued Date: 27th May 2004, Revocation Date: 31st December 2009, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m. | 213m     | W         |

## Discharge Consents

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 12     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 3, Effective Date: 31st March 2012, Issued Date: 28th March 2012, Revocation Date: 30th March 2014, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.  | 213m     | W         |
| 13     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 4, Effective Date: 31st March 2016, Issued Date: 28th February 2012, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.   | 213m     | W         |
| 14     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 2, Effective Date: 1st March 1998, Issued Date: 12th February 1998, Revocation Date: 30th December 2000, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                           | 213m     | W         |
| 15     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 2, Effective Date: 1st January 2010, Issued Date: 14th October 2008, Revocation Date: 30th March 2012, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m. | 213m     | W         |
| 16     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 3, Effective Date: 31st March 2012, Issued Date: 28th March 2012, Revocation Date: 30th March 2014, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.   | 213m     | W         |
| 17     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 5, Effective Date: 31st March 2014, Issued Date: 31st March 2014, Revocation Date: 31st March 2016, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.   | 213m     | W         |
| 18     | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Pumping Station - Water Company, Location: Kings Mill/Hermitage Lane - Stm Of Kings Mill Lane, Hermitage Lane, Mansfield, Notts, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/03474/O, Permit Version: 1, Effective Date: 1st February 1973, Issued Date: 1st February 1973, Revocation Date: 30th March 2008, Discharge Type: Public Sewage: Storm Sewage Overflow, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun (Idle), Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m.                        | 213m     | W         |

# Discharge Consents

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 19     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 1, Effective Date: 31st December 2004, Issued Date: 27th May 2004, Revocation Date: 31st December 2009, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m. | 213m     | W         |
| 20     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 3, Effective Date: 31st December 2000, Issued Date: 31st December 2000, Revocation Date: 30th December 2004, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                 | 213m     | W         |
| 21     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 3, Effective Date: 31st December 2000, Issued Date: 31st December 2000, Revocation Date: 30th December 2004, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                        | 213m     | W         |
| 22     | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 1, Effective Date: 12th February 1998, Issued Date: 12th February 1998, Revocation Date: 28th February 1998, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                        | 213m     | W         |
| 6      | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 1, Effective Date: 12th February 1998, Issued Date: 12th February 1998, Revocation Date: 28th February 1998, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                 | 213m     | W         |
| 7      | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw - Obsolete, Unwin Road, Sutton In Ashfield, Nottingham, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45053/R, Permit Version: 2, Effective Date: 1st March 1998, Issued Date: 12th February 1998, Revocation Date: 30th December 2000, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m.                     | 213m     | W         |

# Discharge Consents

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 8      | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 5, Effective Date: 31st March 2014, Issued Date: 31st March 2014, Revocation Date: 31st March 2016, Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m.  | 213m     | W         |
| 9      | Operator: Severn Trent Water Limited, Property Type: Sewage Disposal Works - Water Company, Location: Sutton In Ashfield Stw, Unwin Road, Sutton In Ashfield, Nottinghamshire, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/45949/R, Permit Version: 2, Effective Date: 1st January 2010, Issued Date: 14th October 2008, Revocation Date: 30th March 2012, Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m.    | 213m     | W         |
| 23     | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Sewers - Water Company, Location: Kings Mill Lane, Mansfield Kings Mill Lane, , , Mansfield, Ng18 5hy, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: Tsc1045, Permit Version: 1, Effective Date: 3rd September 2010, Issued Date: 3rd September 2010, Revocation Date: 12th August 2011, Discharge Type: Public Sewage: Storm Sewage Overflow, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 10m.  | 233m     | W         |
| 24     | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Pumping Station - Water Company, Location: Kings Mill/Hermitage Lane - Stm Of Kings Mill Lane, Hermitage Lane, Mansfield, Notts, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/03474/O, Permit Version: 2, Effective Date: 31st March 2008, Issued Date: 31st March 2008, Revocation Date: Not Supplied, Discharge Type: Public Sewage: Storm Sewage Overflow, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun (Idle), Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m. | 233m     | W         |
| 25     | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Sewers - Water Company, Location: Hermitage Lane, Mansfield, Hermitage Lane, Mansfield, , , Ng21 0et, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: Tsc917, Permit Version: 1, Effective Date: 3rd September 2010, Issued Date: 3rd September 2010, Revocation Date: Not Supplied, Discharge Type: Public Sewage: Storm Sewage Overflow, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 10m.  | 240m     | E         |
| 26     | Operator: Severn Trent Water Limited, Property Type: Sewerage Network - Pumping Station - Water Company, Location: Kings Mill/Hermitage Lane - Stm Of Kings Mill Lane, Hermitage Lane, Mansfield, Notts, Authority: Environment Agency, Midlands Region, Catchment Area: Maun Catchment To Conjure Alders, Permit Ref: T/70/03474/O, Permit Version: 1, Effective Date: 1st February 1973, Issued Date: 1st February 1973, Revocation Date: 30th March 2008, Discharge Type: Public Sewage: Storm Sewage Overflow, Discharge Environment: Freshwater Stream/River, Receiving Water: River Maun (Idle), Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m.                    | 250m     | E         |

## Contraventions

### Prosecutions Relating to Controlled Waters

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 27     | Location: River Maun, Located Btwn Mill Pond, & Hermitage Lane, Mansfield, Ng18, Prosecution Text: A fault with a diesel storage tank led to oil contaminating a nearby watercourse, Act: Wra91 S85(1), Hearing Date: 19th January 2005, Verdict: Guilty, Fine: £5000, Costs: £, Positional Accuracy: Manually positioned to the address or location. | 153m     | E         |

## Waste

### Waste/Landfill Sites

#### Local Authority Landfill Coverage

Mansfield District Council - Has not been able to supply Landfill data

Nottinghamshire County Council - Has no landfill data to supply

Ashfield District Council - Has no landfill data to supply

#### Licenced Waste Management Facilities (Locations)

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Licence Number: 43206, Location: Kestral Park H W R C, Kestral Park Ind Est, Kestral Road, Mansfield, Nottinghamshire, NG18 5FT, Operator: Veolia E S Nottinghamshire Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: Non-hazardous & hazardous HWA Site, Licence Status: Modified, Issued Date: 10th June 1996, Last Modified: 2nd June 2011, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.           | 416m     | SE        |
|        | Licence Number: 43168, Location: Hermitage H W R C, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5HA, Operator: F C C Recycling ( U K ) Limited, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Modified, Issued Date: 13th January 1993, Last Modified: 27th September 2012, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.    | 431m     | E         |
|        | Licence Number: 43731, Location: Hermitage Lane Depot, Maunside, Green Lane Ind Est, Mansfield, Nottinghamshire, NG18 5GU, Operator: Mansfield District Council, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Issued, Issued Date: 15th January 2008, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m. | 494m     | E         |

#### Registered Landfill Sites

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Licence Holder: Notts C.C., Licence Reference: 4/78/ 78/55NW, Site Location: Kings Mill Railway Cutting, Sutton In Ashfield, Nottinghamshire, Easting: 451900, Northing: 359450, Operator Location: As Site Address, Authority: Environment Agency - Midlands Region, Lower Trent Area, Site Category: Landfill - Railway cutting, Maximum Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year), Waste Source Restrictions: No known restriction on source of waste, Dated: 1st June 1978, Preceded By Licence: Not Given, Superseded By Licence: Not Given, Positional Accuracy: Manually positioned to the address or location, Boundary Accuracy: Not Applicable, Authorised Waste: 1. construction ind. wastes, 2. incinerator residues, Prohibited Waste: N/A. | 470m     | SW        |

## Historical Landfill Sites

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 28     | Licence Holder: Nottinghamshire County Council, Department of Planning Transportation, Location: Adjacent To Kings Mill Lane, Sutton In Ashfield, Name: Kings Mill Tip, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD22140, First Input Date: Not Supplied, Last Input Date: Not Supplied, Specified Waste Type: Deposited Waste included Inert Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: Not Supplied, Other Ref: 4/78/78/55KW, 4/78/78/55NW | 302m     | SW        |
|        | Licence Holder: Mansfield Plant Hire Limited, Location: Mansfield, Nottinghamshire, Name: Sheepbridge Lane Depot Between Railway Bridge Sutton Road Junction, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD22138, First Input Date: 3rd July 1978, Last Input Date: 31st December 1979, Specified Waste Type: Deposited Waste included Inert and Industrial Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 3000/0052, BGS Ref: Not Supplied, Other Ref: 2/78/76/55NW      | 466m     | E         |

## Current Land Use

### Current Potentially Contaminative Uses

#### Contemporary Trade Directory Entries

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 31     | Hygiene & Cleansing Services, Name: Cannon Hygiene Ltd, Status: Inactive, Location: 23b, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                            | 13m      | E         |
| 32     | Gate Manufacturers - Automated, Name: Mpr Security Fabrications, Status: Inactive, Location: B, 23, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                 | 13m      | E         |
| 33     | Wrought Ironwork, Name: Mpr Electric Gates Ltd, Status: Active, Location: Unit 23B, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Manually positioned to the address or location.                          | 13m      | E         |
| 34     | Door & Gate Operating Equipment, Name: Trade Electric Gates, Status: Active, Location: 23b, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                         | 13m      | E         |
| 35     | Garage Services, Name: H & D Autobodies, Status: Active, Location: 22, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.  | 16m      | SW        |
| 36     | Gearboxes, Name: E J Rose Automatics Ltd, Status: Active, Location: 22, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.   | 16m      | SW        |
| 37     | Dust Extraction Plant & Equipment Manufacturers, Name: Djn Uk, Status: Active, Location: 20, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Manually positioned to the address or location.                 | 28m      | SW        |
| 38     | Garage Services, Name: Anvil Autos, Status: Active, Location: 20, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.   | 28m      | SW        |
| 39     | Foundry Equipment & Supplies, Name: Mayo Engineering, Status: Active, Location: 20, Kings Mill Way, Mansfield, NG18 5ER, Positional Accuracy: Automatically positioned to the address.  | 28m      | SW        |
| 40     | Garage Services, Name: H K Motors, Status: Active, Location: 24, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.  | 31m      | SE        |
| 41     | Car Dealers, Name: Reddington Motors, Status: Active, Location: 24, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.   | 31m      | SE        |
| 42     | Mechanical Engineers, Name: Richards Motor Services Ltd, Status: Active, Location: 21, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                              | 55m      | SW        |
| 43     | PVC-U Products - Manufacturers & Suppliers, Name: Bevel Pane Panels, Status: Inactive, Location: 35a, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                | 74m      | SW        |
| 44     | Garage Services, Name: Dave'S Transits, Status: Inactive, Location: Kings Mill Way, Hermitage Lane Ind Esta, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Manually positioned to the road within the address or location. | 78m      | S         |



# Contemporary Trade Directory Entries

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 45     | Road Haulage Services, Name: Brian Weiss, Status: Active, Location: Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.  | 82m      | SE        |
| 46     | Metal Finishing Services, Name: Hard Chrome Plating & Grinding, Status: Active, Location: Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Manually positioned to the road within the address or location.                 | 83m      | S         |
| 47     | Engineering Services, Name: Quickits Ltd, Status: Inactive, Location: Unit 15, 16, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.   | 109m     | SW        |
| 48     | Air Conditioning & Refrigeration Contractors, Name: Absolute Cooling, Status: Inactive, Location: Unit 14, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.                 | 116m     | SW        |
| 49     | Woodworking Machinery, Name: K & P Wood, Status: Active, Location: Unit 14, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.   | 116m     | SW        |
| 50     | Glass Fibre - Materials & Tools, Name: G R P Kingstown Ltgd, Status: Inactive, Location: 10, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                                      | 126m     | SW        |
| 51     | Precision Engineers, Name: Tremic Tools Ltd, Status: Inactive, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.  | 139m     | SW        |
| 52     | Textile Manufacturing, Name: Mf Textiles Ltd, Status: Inactive, Location: 21, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned in the proximity of the address.                                   | 139m     | S         |
| 53     | Engineers - General, Name: G & P Precision Engineering Ltd, Status: Inactive, Location: 38, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                                       | 157m     | SW        |
| 54     | Fuel Injection Services, Name: P Atkins Ltd, Status: Inactive, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.                                   | 177m     | SW        |
| 55     | Glass Engravers & Decorators, Name: Quest Unique Glass Designs Ltd, Status: Active, Location: Unit 1, Abbey Ind Park, Hermitage La, Mansfield, Nottinghamshire, NG18 5GH, Positional Accuracy: Manually positioned within the geographical locality. | 177m     | SE        |
| 56     | Packaging & Wrapping Equipment & Supplies, Name: Fast Pack Packaging, Status: Inactive, Location: Unit 7, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.                  | 178m     | SW        |
| 57     | Car Body Repairs, Name: Kingswood Bodyworks, Status: Inactive, Location: 1, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Automatically positioned to the address.  | 180m     | SW        |
| 58     | Precision Engineers, Name: G & P Precision Engineers (Nottingham) Ltd, Status: Active, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned within the geographical locality.                     | 182m     | SW        |
| 59     | Cladding Suppliers & Installers, Name: Select Facades, Status: Inactive, Location: Unit 1-2, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned within the geographical locality.                         | 182m     | SW        |
| 60     | Garage Services, Name: Hi-Q Mansfield, Status: Active, Location: Unit 1, Abbey Trade Park, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5DN, Positional Accuracy: Automatically positioned to the address.                                       | 184m     | SE        |
| 61     | Kitchen Furniture Manufacturers, Name: Tifano, Status: Active, Location: Unit 2-5 Abbey Trade Park, Hermitage Way, Mansfield, Nottinghamshire, NG18 5HD, Positional Accuracy: Manually positioned to the address or location.                        | 187m     | SE        |
| 62     | Recycling Centres, Name: Family First Trust Ltd, Status: Inactive, Location: Unit 8 Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.                        | 190m     | SW        |
| 63     | Engineering Services, Name: Bsf Engineering, Status: Inactive, Location: 2 Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.   | 191m     | S         |
| 64     | Hosiery Manufacturers & Wholesalers, Name: G B Textile Services, Status: Inactive, Location: 2 Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.                             | 191m     | S         |

# Contemporary Trade Directory Entries

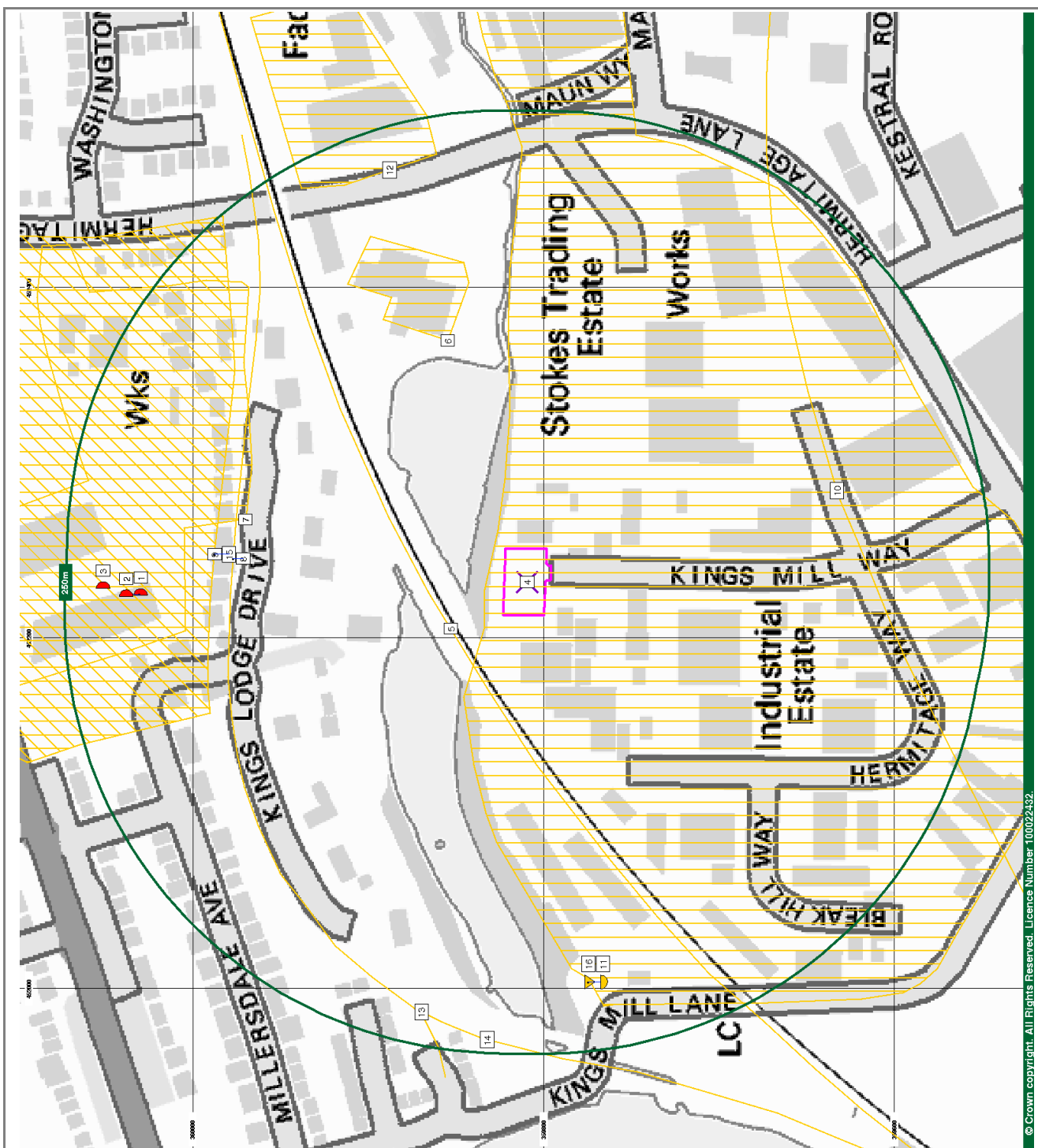
| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 65     | Car Body Repairs, Name: Chipsaway, Status: Inactive, Location: Unit 2, Abbey Trade Park, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5DN, Positional Accuracy: Automatically positioned to the address.   | 192m     | SE        |
| 66     | Car Body Repairs, Name: Chips Away, Status: Active, Location: Unit 2, Abbey Trade Park, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5DN, Positional Accuracy: Automatically positioned to the address.  | 192m     | SE        |
| 67     | Manufacturers, Name: Rout 1, Status: Inactive, Location: 2-3, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Automatically positioned to the address.  | 193m     | SW        |
| 68     | Water Softeners, Name: Aqua Concepts Ltd, Status: Active, Location: 2-3, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Automatically positioned to the address.   | 193m     | SW        |
| 69     | Printers, Name: Printing & Rollercoating Ltd, Status: Inactive, Location: 4, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.  | 195m     | SW        |
| 70     | Precision Engineers, Name: B S Engineering Ltd, Status: Inactive, Location: 5, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.   | 197m     | S         |
| 71     | Packaging Materials Manufacturers & Suppliers, Name: Cpi Thermotics, Status: Inactive, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.                                   | 199m     | SW        |
| 72     | Steel Manufacturers, Name: Creative Steelworks, Status: Inactive, Location: 4, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Manually positioned to the address or location.  | 200m     | SW        |
| 73     | Car Dealers - Used, Name: Safeway Car Sales Ltd, Status: Active, Location: Unit 3, Abbey Ind Park, Hermitage La, Mansfield, Nottinghamshire, NG18 5GH, Positional Accuracy: Manually positioned to the address or location.  | 200m     | SE        |
| 74     | Electrical Goods Sales, Manufacturers & Wholesalers, Name: Your Electrical Supplies, Service & Solu, Status: Active, Location: Unit 3, Abbey Trade Park, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5DN, Positional Accuracy: Automatically positioned to the address. | 203m     | SE        |
| 75     | Materials Handling Equipment, Name: The Oldenburg Group Incorporated (Europe), Status: Inactive, Location: Hermitage House, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                               | 205m     | SW        |
| 76     | Motor Cycle Repairs, Name: Big Steve'S Motorcycle Paint Shop, Status: Inactive, Location: Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Manually positioned to the road within the address or location.   | 205m     | SW        |
| 77     | Ironing & Home Laundry Services, Name: 47 Laundry Services, Status: Inactive, Location: 6, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Automatically positioned to the address.   | 210m     | SW        |
| 78     | Carpets & Rugs - Manufacturers, Name: John Austhill, Status: Inactive, Location: 7, Bleak Hill Way, Mansfield, Nottinghamshire, NG18 5EZ, Positional Accuracy: Automatically positioned to the address.  | 214m     | SW        |
| 79     | Precision Engineers, Name: S L S Precision Engineers Ltd, Status: Active, Location: 1, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.  | 218m     | S         |
| 80     | Packaging Materials Manufacturers & Suppliers, Name: Ad Stretch Wrap Ltd, Status: Active, Location: 1, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.  | 218m     | S         |
| 81     | Metal Finishing Services, Name: Hallmarque Ltd, Status: Inactive, Location: Unit 1 Hermitage La, Mansfield, Nottinghamshire, NG18 5HB, Positional Accuracy: Manually positioned to the road within the address or location.  | 218m     | E         |
| 82     | Glass Products - Manufacturers, Name: T 4 Design, Status: Active, Location: Unit 1-3, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.   | 219m     | SE        |
| 83     | Precision Engineers, Name: Perry Engineering, Status: Inactive, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.   | 221m     | SW        |
| 84     | Manufacturers, Name: B B Manufacturing, Status: Inactive, Location: Unit 2, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.  | 225m     | S         |

# Contemporary Trade Directory Entries

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 85     | Precision Engineers, Name: Three Sixty Precision, Status: Inactive, Location: 2, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.                                    | 227m     | S         |
| 86     | Gas - Industrial & Medical Suppliers, Name: Mansfield Cryogenics Ltd, Status: Active, Location: 2, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                         | 227m     | S         |
| 87     | Diesel Fuel Injection Services, Name: P Atkins Fuel Injection Ltd, Status: Active, Location: Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.        | 229m     | S         |
| 88     | Hardware, Name: Screwfix, Status: Inactive, Location: Unit 5, Abbey Trade Park, Hermitage Lane, Mansfield, Nottinghamshire, NG18 5DN, Positional Accuracy: Automatically positioned to the address.   | 230m     | SE        |
| 89     | Car Body Repairs, Name: Dukeries Bodyworks, Status: Inactive, Location: 2, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.  | 231m     | S         |
| 90     | Filter Manufacturers & Suppliers, Name: D J N Distributors, Status: Inactive, Location: 2, Kings Mill Way, Mansfield, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                                | 231m     | S         |
| 91     | Car Kit Assemblers, Name: Thunderbird Racing International, Status: Inactive, Location: 2, Kings Mill Way, MANSFIELD, Nottinghamshire, NG18 5ER, Positional Accuracy: Automatically positioned to the address.                                | 231m     | S         |
| 92     | Textile Manufacturing, Name: G B Textile Services, Status: Inactive, Location: 2-3 Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.                                  | 231m     | S         |
| 93     | PVC-U Products - Manufacturers & Suppliers, Name: Sm Glazing, Status: Active, Location: 3, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Automatically positioned to the address.                                 | 231m     | S         |
| 94     | Lingerie & Hosiery Manufacturers & Wholesalers, Name: Brymar International, Status: Inactive, Location: 2-3 Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the address or location.         | 231m     | S         |
| 95     | Garage Services, Name: Masterfit, Status: Inactive, Location: Sutton Road, Mansfield, Nottinghamshire, NG18 5HX, Positional Accuracy: Automatically positioned to the address.  | 237m     | N         |
| 96     | Car Dealers, Name: Pentagon, Status: Active, Location: Sutton Road, Mansfield, Nottinghamshire, NG18 5HX, Positional Accuracy: Automatically positioned to the address.   | 237m     | N         |
| 97     | Cladding Suppliers & Installers, Name: Upvc Trade Counter, Status: Inactive, Location: Bridge House, Hermitage La, Mansfield, Nottinghamshire, NG18 5HB, Positional Accuracy: Manually positioned to the road within the address or location. | 244m     | NE        |
| 98     | Metal Finishing Services, Name: Mansfield Anodisers Ltd, Status: Active, Location: 46, Hermitage Way, Mansfield, Nottinghamshire, NG18 5ES, Positional Accuracy: Manually positioned to the road within the address or location.              | 245m     | SE        |

# Historical Land Uses within 250m

- General**
  - Site Boundary
  - Search Buffer
  - Bearing Reference Point
  - Grid Lines
  - Reference Number
- Potentially Contaminative Uses**
  - Point Feature
  - Area Feature
  - Line Feature
- Potentially Infilled Land**
  - Point Feature
  - Area Feature
  - Line Feature
- Former Marshes**
  - Point Feature
  - Area Feature
  - Line Feature
- Historical Tanks and Energy Facilities**
  - Point Feature



## Historical Land Use

### Historical Potentially Contaminative Uses

#### Historical Tanks and Energy Facilities

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 1      | Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1958. | 208m     | N         |
| 2      | Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1959. | 208m     | N         |
| 3      | Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974. | 229m     | N         |

#### Potentially Contaminative Industrial Uses (Past Land Use)

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 4      | Factory or works - use not specified, Date of Mapping: 1992.                  | On Site  | -         |
| 5      | Railways, Date of Mapping: 1887-1992.   | 30m      | NW        |
| 6      | Natural and man-made textile manufacture and products, Date of Mapping: 1887. | 124m     | E         |
| 7      | Factory or works - use not specified, Date of Mapping: 1989.                  | 150m     | N         |
| 8      | Railways, Date of Mapping: 1887-1955.   | 155m     | N         |
| 9      | Clay bricks & tiles [manufacture], Date of Mapping: 1921-1938.                | 165m     | N         |
| 10     | Railways, Date of Mapping: 1955.  | 169m     | S         |
| 11     | General quarrying, Date of Mapping: 1887-1900.                                | 211m     | W         |
| 12     | Factory or works - use not specified, Date of Mapping: 1992.                  | 226m     | E         |
| 13     | Railways, Date of Mapping: 1887-1955.   | 232m     | W         |
| 14     | Railways, Date of Mapping: 1955.  | 243m     | W         |

### Potentially Infilled Land

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

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 15     | Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989. | 165m     | N         |
| 16     | Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992. | 211m     | W         |

## Historical Maps

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:

| Scale    | Map Sheet              | Published Date |
|----------|------------------------|----------------|
| 1:2,500  | Nottinghamshire 027_04 | 1878           |
| 1:2,500  | Nottinghamshire 027_04 | 1899           |
| 1:2,500  | Nottinghamshire 027_04 | 1916           |
| 1:2,500  | Nottinghamshire 027_04 | 1939           |
| 1:2,500  | National Grid SK5159   | 1959           |
| 1:2,500  | National Grid SK5160   | 1959           |
| 1:2,500  | National Grid SK5259   | 1959           |
| 1:2,500  | National Grid SK5260   | 1959           |
| 1:2,500  | National Grid SK5160   | 1970           |
| 1:10,560 | Nottinghamshire 027_NE | 1887           |
| 1:10,560 | Nottinghamshire 027_NE | 1900           |
| 1:10,560 | Nottinghamshire 027_NE | 1921           |
| 1:10,560 | Nottinghamshire 027_NE | 1938           |
| 1:10,560 | National Grid SK55NW   | 1955           |
| 1:10,560 | National Grid SK56SW   | 1955           |
| 1:10,560 | National Grid SK55NW   | 1967           |
| 1:10,560 | National Grid SK56SW   | 1967           |
| 1:10,000 | National Grid SK55NW   | 1976           |
| 1:10,000 | National Grid SK56SW   | 1977           |

| Scale    | Map Sheet              | Published Date |
|----------|------------------------|----------------|
| 1:10,000 | National Grid SK56SW   | 1989           |
| 1:10,000 | National Grid SK55NW   | 1992           |
| 1:10,000 | National Grid SK55NW   | 2014           |
| 1:10,000 | National Grid SK56SW   | 2014           |
| 1:1,250  | National Grid SK5159NE | 1958           |
| 1:1,250  | National Grid SK5160SE | 1958           |
| 1:1,250  | National Grid SK5259NE | 1958           |
| 1:1,250  | National Grid SK5259NW | 1958           |
| 1:1,250  | National Grid SK5259SW | 1958           |
| 1:1,250  | National Grid SK5260SW | 1958           |
| 1:1,250  | National Grid SK5259NW | 1969           |
| 1:1,250  | National Grid SK5159NE | 1974           |
| 1:1,250  | National Grid SK5259NE | 1974           |
| 1:1,250  | National Grid SK5260SW | 1974           |
| 1:1,250  | National Grid SK5160SE | 1976           |
| 1:1,250  | National Grid SK5259NE | 1974           |
| 1:1,250  | National Grid SK5259NW | 1974           |
| 1:1,250  | National Grid SK5259SW | 1974           |
| 1:1,250  | National Grid SK5160SE | 1975           |
| 1:1,250  | National Grid SK5260SW | 1975           |
| 1:1,250  | National Grid SK5160SE | 1993           |
| 1:1,250  | National Grid SK5260SW | 1993           |
| 1:1,250  | National Grid SK5159NE | 1994           |
| 1:1,250  | National Grid SK5259NE | 1994           |
| 1:1,250  | National Grid SK5259NW | 1994           |
| 1:1,250  | National Grid SK5259SW | 1994           |
| 1:1,250  | National Grid SK5259SW | 1994           |
| 1:1,250  | National Grid SK5160SE | 1978           |
| 1:1,250  | National Grid SK5259NW | 1981           |
| 1:1,250  | National Grid SK5260SW | 1982           |
| 1:1,250  | National Grid SK5159NE | 1992           |
| 1:1,250  | National Grid SK5259NE | 1992           |
| 1:1,250  | National Grid SK5259SW | 1992           |
| 1:1,250  | National Grid SK5160SE | 1981           |
| 1:1,250  | National Grid SK5259NW | 1985           |
| 1:1,250  | National Grid SK5259NW | 1989           |
| 1:1,250  | National Grid SK5160SE | 1992           |
| 1:1,250  | National Grid SK5259NW | 1991           |
| 1:1,250  | National Grid SK5259NW | 1993           |



# Groundwater Vulnerability

## Hydrogeology

### Superficial Aquifer Designations

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Secondary Aquifer - A   | 38m      | NE        |
|        | These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers. |          |           |

### Bedrock Aquifer Designations

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Principal Aquifer   | On Site  | -         |
|        | These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale. |          |           |
|        | Secondary Aquifer - B   | 8m       | S         |
|        | These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.             |          |           |
|        | Principal Aquifer   | 179m     | N         |
|        | These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale. |          |           |
|        | Secondary Aquifer - B   | 210m     | NE        |
|        | These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.             |          |           |

### Groundwater Vulnerability

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 18 Nottinghamshire.                                     | On Site  | -         |
|        | Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 18 Nottinghamshire. | 31m      | E         |
|        | Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 18 Nottinghamshire.   | 37m      | SE        |

## Geology

### BGS 1:50,000 Bedrock Geology

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | LEX Code: CDF, Rock Name: Cadeby Formation, Rock Type: Dolostone, Min Age: Late Permian, Max Age: Late Permian.                 | On Site  | -         |
|        | LEX Code: EDT, Rock Name: Edlington Formation, Rock Type: Mudstone and Sandstone, Min Age: Late Permian, Max Age: Late Permian. | 20m      | S         |
|        | LEX Code: EDT, Rock Name: Edlington Formation, Rock Type: Mudstone and Sandstone, Min Age: Late Permian, Max Age: Late Permian. | 182m     | N         |
|        | LEX Code: EDT, Rock Name: Edlington Formation, Rock Type: Mudstone and Sandstone, Min Age: Late Permian, Max Age: Late Permian. | 282m     | N         |
|        | LEX Code: LNS, Rock Name: Lenton Sandstone Formation, Rock Type: Sandstone, Min Age: Early Triassic, Max Age: Late Permian.     | 446m     | S         |
|        | LEX Code: LNS, Rock Name: Lenton Sandstone Formation, Rock Type: Sandstone, Min Age: Early Triassic, Max Age: Late Permian.     | 472m     | N         |

## BGS 1:50,000 Superficial Deposits

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | LEX Code: ALV, Rock Name: Alluvium, Rock Type: Gravel, Sand, Silt and Clay, Min Age: Flandrian, Max Age: Flandrian. | 31m      | NE        |
|        | LEX Code: ALV, Rock Name: Alluvium, Rock Type: Gravel, Sand, Silt and Clay, Min Age: Flandrian, Max Age: Flandrian. | 477m     | E         |

## BGS 1:50,000 Geological Mapping Coverage

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Map Sheet No: 112, Map Name: Chesterfield, Map Date: 2012, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied. | On Site  | -         |

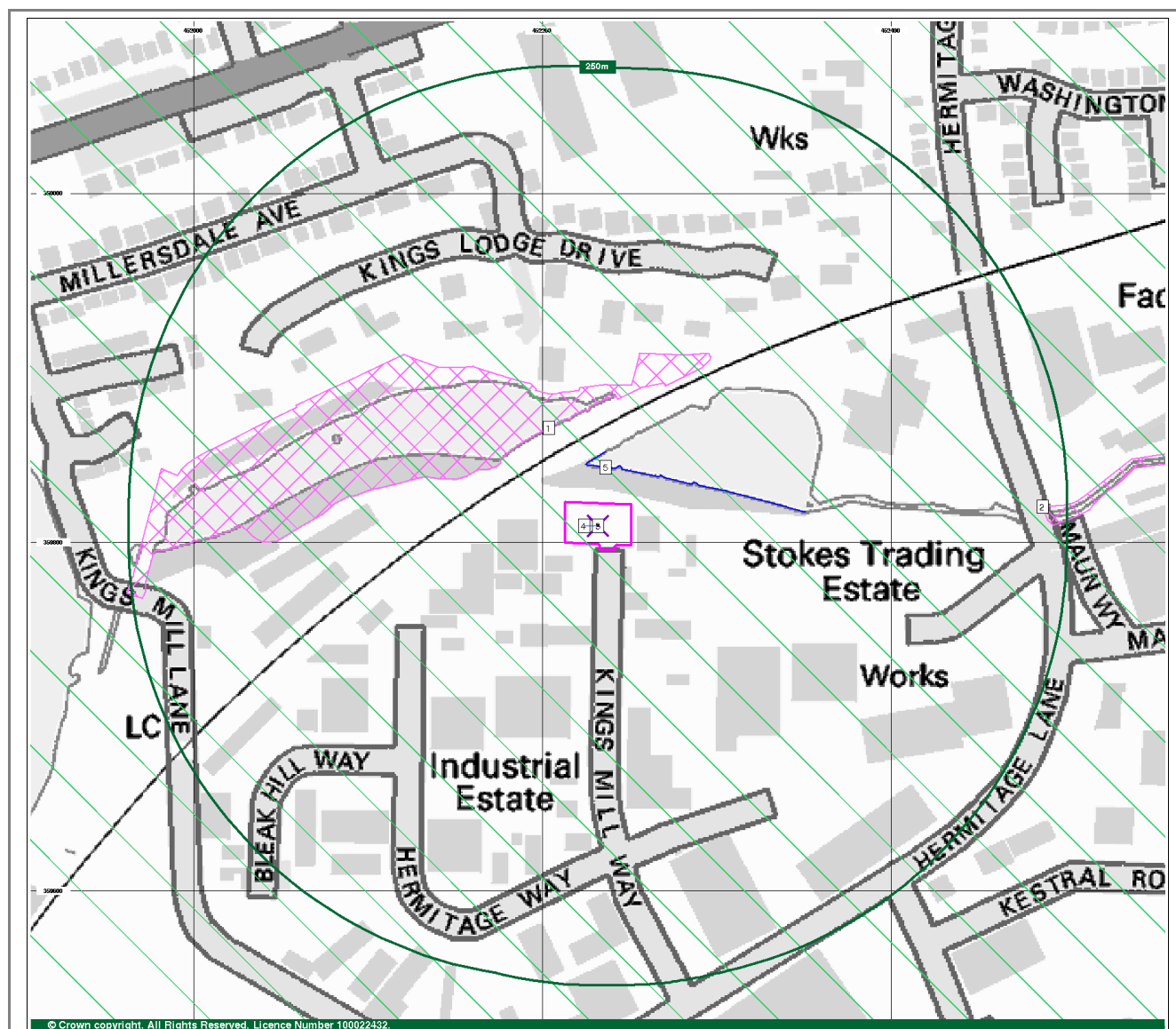
## Detailed River Network Lines

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Lake/Reservoir, River Name: River Maun<br>Hydrographic Area: D004, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Flood Risk Management<br>Indicative/Statutory Main River, Water Course Name: RIVER MAUN, Water Course Reference: 4024.   | 30m      | N         |
|        | Lake/Reservoir, River Name: Not Supplied<br>Hydrographic Area: D004, River Flow Type: Secondary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Other Rivers, Water Course Name: Not Supplied, Water Course Reference: Not Supplied.                                 | 84m      | E         |
|        | Lake/Reservoir, River Name: Not Supplied<br>Hydrographic Area: D004, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Flood Risk Management<br>Indicative/Statutory Main River, Water Course Name: RIVER MAUN, Water Course Reference: 4024. | 84m      | E         |
|        | Primary River, River Name: Not Supplied<br>Hydrographic Area: D004, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Flood Risk Management<br>Indicative/Statutory Main River, Water Course Name: RIVER MAUN, Water Course Reference: 4024.  | 101m     | E         |
|        | Primary River, River Name: Not Supplied<br>Hydrographic Area: D004, River Flow Type: Secondary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Other Rivers, Water Course Name: Not Supplied, Water Course Reference: Not Supplied.                                  | 103m     | E         |
|        | Primary River, River Name: River Maun<br>Hydrographic Area: D004, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Flood Risk Management<br>Indicative/Statutory Main River, Water Course Name: RIVER MAUN, Water Course Reference: 4024.    | 109m     | E         |
|        | Primary River, River Name: River Maun<br>Hydrographic Area: D004, River Flow Type: Primary Flow Path, River Surface Level: Surface, Drain Feature: Not a Drain, Flood Risk Management Status: Flood Risk Management<br>Indicative/Statutory Main River, Water Course Name: RIVER MAUN, Water Course Reference: 4024.    | 236m     | W         |

## BGS 1:625,000 Solid Geology

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Permian mudstones (including Middle and Upper Marls, Eden and St Bees shales). | On Site  | NE        |
|        | Magnesian Limestone (Permian).   | On Site  | -         |

# Environmentally Sensitive Features



## Sensitive Land Uses

- |                                    |                         |                                     |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary                      | Local Nature Reserve    | Ramsar Site                         |
| Search Buffer                      | Marine Nature Reserve   | Nearest Surface Water Feature       |
| Bearing Reference Point            | National Nature Reserve | Site of Special Scientific Interest |
| North                              | National Park           | Special Area of Conservation        |
| Area of Outstanding Natural Beauty | National Scenic Area    | Special Protection Area             |
| Environmentally Sensitive Area     | Nitrate Sensitive Area  | Water Abstraction                   |
| Forest Park                        | Nitrate Vulnerable Zone | Historical Flood Liability          |

# Environmentally Sensitive Features

## Local Nature Reserves

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 1      | Name: The Hermitage, Multiple Area: N, Area (m <sup>2</sup> ): 14638.93, Source: Natural England, Designation Date: 28th March 2012. | 42m      | NW        |
| 2      | Name: Oakham, Multiple Area: Y, Area (m <sup>2</sup> ): 55327.2, Source: Natural England, Designation Date: 28th March 2012.         | 236m     | E         |

## Nitrate Vulnerable Zones

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 3      | Name: , Description: Groundwater, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).   | On Site  | -         |
| 4      | Name: , Description: Surface Water, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA). | On Site  | -         |

## River Quality Chemistry Sampling Points

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Name: Maun River, Reach: Ol Kingsmill Reservoir To Mansfield Stw, Estimated Distance: 4.60, Objective: Not Supplied, Positional Accuracy: Located by supplier to within 10m, GQA Grade: River Quality Chemistry GQA Grade D - Fair, Compliance: Not Supplied, Year: 1990. | 239m     | E         |

## Nearest Surface Water Feature

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
| 5      | Surface water feature identified in proximity. | 19m      | N         |

## Water Abstractions

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Operator: Totalfinalf Uk Limited, Licence Number: 03/28/70/0099, Permit Version: 1, Location: King'S Mill Service Station - Borehole, Authority: Environment Agency, Midlands Region, Abstraction: Environmental: Pump & Treat: Pollution Remediation, Abstraction Type: Water may be abstracted from any point within an area, Source: Groundwater, Daily Rate(m <sup>3</sup> ): Not Supplied, Yearly Rate (m <sup>3</sup> ): Not Supplied, Area At King'S Mill Service Station, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 20th September 2001, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m. | 382m     | NW        |

# Natural and Mining Related Hazards

## Subsidence

### Collapsible Ground Stability Hazards

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.  | On Site  | -         |
|        | Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service. | 31m      | NE        |

### Compressible Ground Stability Hazards

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |
|        | Risk: Low, Source: British Geological Survey, National Geoscience Information Service.       | 31m      | NE        |

### Ground Dissolution Stability Hazards

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.  | On Site  | -         |
|        | Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service. | 20m      | S         |

## Landslide Ground Stability Hazards

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |

## Running Sand Ground Stability Hazards

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |
|        | Risk: Low, Source: British Geological Survey, National Geoscience Information Service.       | 31m      | NE        |

## Shrinking or Swelling Clay Subsidence Hazards

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |
|        | Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.  | 20m      | S         |

## Radon

### Radon Potential

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |

### Radon Protective Measures

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | None, Source: British Geological Survey, National Geoscience Information Service. | On Site  | -         |

## Mining

### Coal Mining Affected Areas

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
|        | In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. | On Site  | -         |

### Mining Instability

| Map ID | Details  | Distance | Direction |
|--------|--|----------|-----------|
|        | Mining Evidence: Inconclusive Coal Mining, Source: Ove Arup & Partners, Boundary Quality: As Supplied. | On Site  | -         |

### BGS Recorded Mineral Sites

| Map ID | Details   | Distance | Direction |
|--------|---|----------|-----------|
| 29     | Site Name: Hermitage Brick Works, Site Location: Mansfield, Nottinghamshire, Source: British Geological Survey, National Geoscience Information Service, Reference: 37182, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Unknown Operator, Periodic Type: Permian, Geology: Edlington Formation, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.   | 213m     | N         |
| 30     | Site Name: King'S Mill, Site Location: Mansfield, Nottinghamshire, Source: British Geological Survey, National Geoscience Information Service, Reference: 37180, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Unknown Operator, Periodic Type: Permian, Geology: Cadeby Formation (Lower Magnesian Limestone), Commodity: Dolomite, Positional Accuracy: Located by supplier to within 10m. | 222m     | W         |

## Current Flood Risk

### Flooding from River or Sea (Flood Zone 3)

| Details  | Distance | Reply or Direction |
|--|----------|--------------------|
| Are there any flood plains within 500m?  | <501m    | YES                |
| Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied. | 15.9m    | N                  |

### Flooding from River or Sea in an Extreme Flood (Flood Zone 2)

| Details  | Distance | Reply or Direction |
|--|----------|--------------------|
| Are there any flood plains (extreme floods) within 500m?                                       | <501m    | YES                |
| Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied. | 15.9m    | N                  |

The Site is at a low risk of flooding from rivers or the sea, as defined by the regulatory body's Flood Map. If the Site area is greater than one hectare, any planning application for development would need to be accompanied by a Flood Risk Assessment in accordance with NPPF. There should be no difficulty in obtaining flood insurance for properties on the Site. Most insurers will cover risk of less than 1.33% annual probability.

### Flood Defences

| Details                                   | Distance | Reply or Direction |
|---|----------|--------------------|
| Are there any flood defences within 500m? | <501m    | YES                |

The Site is more than 5m above the base level at a flood defence. There may therefore be a small residual risk of flooding should the protection standard of the defences be exceeded (and the defences overtopped) or should the defence line fail. Reference should be made to the assessment of 'Areas Benefiting from Flood Defences' to ascertain whether the Site could potentially be at risk.

### Areas Benefiting from Flood Defences

| Details   | Distance | Reply or Direction |
|---|----------|--------------------|
| Does the Site or any areas within 500m benefit from flood defences? | <501m    | NO                 |

The Site is over 500m from an Area Benefiting from a Flood Defence, as defined by the regulatory body. The residual risk that the Site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

### Flood Storage Areas

| Details  | Distance | Reply or Direction |
|--|----------|--------------------|
| Are there any flood storage areas within 500m? | <501m    | NO                 |

The Site is over 500m from a Flood Storage Area (FSA) as defined by the regulatory body. These areas store flood water during flood events. It is unlikely that any FSA presents any associated flood risk to the Site.



| Details   | Distance | Reply or Direction |
|---|----------|--------------------|
| What is the flood likelihood category for the Site? | On Site  | -                  |

Some areas may be classified as having no result. This occurs where there is no output data from the regulatory body's risk assessment, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

#### Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from the The Environment Agency's National Receptor Dataset (NRD). The information provided includes the flood likelihood category low, moderate, or significant according to the flood likelihood analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

### Groundwater Flooding Risk

| Details   | Distance | Reply or Direction |
|---|----------|--------------------|
| What is the risk of groundwater flooding at the Site? | On Site  | low                |

Information from ESI indicates that there is a low risk of groundwater flooding in this area with a return period of 1 in 200 years. There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location. For sensitive land uses further consideration of site topography, drainage, and historical information on flooding in the local area should be undertaken by a suitably qualified professional. Should there be any flooding it is likely to be limited to seepages and waterlogged ground, damage to basements and subsurface infrastructure, and should pose no significant risk to life. Surface water flooding, however, may be exacerbated when groundwater levels are high.

#### ESI Data

ESI provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.

The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

### Surface Water Flooding

| Details  | Distance | Reply or Direction |
|--|----------|--------------------|
| What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?    | On Site  | negligible         |
| What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?   | On Site  | negligible         |
| What is the risk of surface water flooding at the Site following a 1 in 1,000 year rainfall event? | On Site  | negligible         |

#### JBA Consulting Data

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year and 1:1,000 year events.

# Historical Flooding

## Historical Flood Events

| Details   | Distance | Reply or Direction |
|---|----------|--------------------|
| Have any historic flood events occurred at the Site or within 500m? | <501m    | NO                 |

The regulatory body's records have no indication of past flooding within 500m of the Site. As these records are not comprehensive, it may still be prudent to ask the relevant authorities and the Site owner whether they are aware of any previous flooding at the Site or in the surrounding area.

### Environment Agency Data

Historical Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

## Geological Indicators of Flooding

| Details  | Distance | Reply or Direction |
|--|----------|--------------------|
| Are there any geological deposits which indicate the Site may have been flooded in the past? | <26m     | NO                 |

Data from the British Geological Survey (BGS) indicates that the type of deposits in the locality of the Site are not of the type normally associated with floodplains. However, this data should only be considered as complementary to the regulatory body's Flood Map. This BGS data does not indicate the likelihood of flooding, since such deposits may be due to flood events which occurred thousands of years ago. Refer to the other assessments in this report for an overall assessment of flood risk.

### British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.

## Useful Contacts

| Name and Address  | Telephone/Fax/Email  |
|---|--|
| Landmark Information Group Limited<br>Imperium<br>Imperial Way<br>Reading<br>RG2 0TD<br><a href="http://www.landmark.co.uk">www.landmark.co.uk</a>  | Telephone 0844 844 9966<br>Fax 0844 844 9980<br><a href="mailto:info@landmark.co.uk">info@landmark.co.uk</a>   |
| Mansfield District Council Environmental Health Department<br>Civic Centre<br><a href="http://www.mansfield.gov.uk">www.mansfield.gov.uk</a>  | Telephone 01623 463463<br>Fax: 01623 463900  |
| Environment Agency National Customer Contact Centre (NCCC)<br>PO Box 544  | Telephone 08708 506 506  |
| Nottinghamshire County Council Environment Department<br>5th Floor<br><a href="http://www.nottinghamshire.gov.uk">www.nottinghamshire.gov.uk</a>  | Telephone 0115 977 4383  |
| Ashfield District Council Environmental Health<br>Urban Road<br><a href="http://www.ashfield-dc.gov.uk">www.ashfield-dc.gov.uk</a>  | Telephone 01623 450000<br>Fax: 01623 457530  |
| British Geological Survey Enquiry Service<br>British Geological Survey<br><a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>  | Telephone 0115 936 3143<br>Fax: 0115 936 3276<br><a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a>  |
| Natural England<br>Suite D<br><a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a>  | Telephone 0845 600 3078<br><a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a>  |
| Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)<br>Government Buildings  | Telephone 0113 2613333<br>Fax: 0113 230 0879   |
| The Coal Authority Mining Report Service<br>200 Lichfield Lane  | Telephone 0845 7626848   |
| Environment Agency National Customer Contact Centre (NCCC)<br>PO Box 544<br>Templeborough<br>Rotherham<br>S60 1BY<br><a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a> | General enquiries 08708 506 506<br>Floodline 0845 988 1188<br><a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> |
| British Geological Survey Enquiry Service<br>British Geological Survey<br>Kingsley Dunham Centre<br>Keyworth<br>Nottingham<br>NG12 5GG<br><a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>            | General enquiries 0115 936 3143<br>Fax 0115 936 3276   |
| (For advice on flood insurance)<br>British Insurance Brokers' Association<br>8th Floor<br>John Stow House<br>8 Bevis Marks<br>London<br>EC3A 7JB  | Consumer helpline 0870 950 1790  |
| JBA Risk Management - Head Office<br>South Barn<br>Broughton Hall<br>Skipton<br>North Yorkshire<br>BD23 3AE   | General enquiries 01756 799 919<br>Fax 01756 799 449<br><a href="mailto:info@jbarisk.com">info@jbarisk.com</a>   |

| Name and Address   | Telephone/Fax/Email |
|--|---------------------|
| Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation. |                     |

# Contamination Land Risk Analysis Methodology

This report has been designed to assist in making informed decisions during property transactions. This section of the Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:




*A site which, from the information assessed by Landmark, is considered to have the potential of being affected by contaminative substances present in or under the site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.*

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 which may result in direct liability for the site owner/occupier.

The assessment within this section of the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

## Liability Assessment

In this section Landmark will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site (as supplied by the client) in line with current Government guidance. There will be one of the following three responses:

| Assessment   | Liability Statement & explanation   | Defra Category*    |
|--|---|--------------------|
| <b>PASSED</b><br>         | <b>Within the scope of this assessment no Liabilities have been identified. No further action is required.</b><br><br>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.   | 3 or 4             |
| <b>PASSED</b><br>         | <b>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</b><br><br>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.   | 3 or 4             |
| <b>FURTHER ACTION</b><br> | <b>Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991<sup>4</sup>. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</b><br><br>This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed. | Potentially 1 or 2 |

\* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being

<sup>4</sup>Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

## Limitations of the Report

This report has been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data. Landmark will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Sitecheck Combined User Guide which is available free of charge from the website [www.sitecheck.co.uk](http://www.sitecheck.co.uk). For further information regarding the datasets reviewed within our assessment, please contact one of the Landmark Customer Helpdesk team on 0844 844 9966.




## Flood Risk Screening Methodology

This section of the report is a desktop flood risk screening report, designed to enable property professionals to assess the risk of flooding at commercial sites. It examines three areas; how flood risk affects the availability of insurance for a site; how flood risk affects the potential to redevelop a site; and the overall risk of flooding at a site (taking into account any flood defences present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between insurance companies and central Government. The report has been produced and quality-checked by qualified flood risk specialists using the data contained in this report.

## Executive Summary and Consultants Comment

This section summarises in a statement whether any significant flood risks have been identified and whether insurance is likely to be available at Standard Terms.

There will be one of the following three responses:

| Assessment   | Risk Statement  |
|--|---|
| <b>PASSED</b><br>         | <b>The Site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.</b>   |
| <b>PASSED</b><br>         | <b>The Site is located within an area which is at risk of flooding. In most cases insurance should be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.</b>   |
| <b>FURTHER ACTION</b><br> | <b>The Site is located within an area which is at risk of flooding and as a result insurance may not be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.</b> |

## Insurance Availability

The report provides an indication of whether the Site is likely to be insurable for flood risk at standard terms. The answer to Question 1 (on page 3) is based on consideration of Risk of Flooding from Rivers and Sea data supplied by the Environment Agency and surface water flooding data supplied by JBA Consulting. This data is used by a significant proportion of the insurance industry to help determine the suitability of a Site for insurance, although they may access additional information which could affect their assessment.



Under the Association of British Insurers' Revised Statement of Principles on the Provision of Flooding Insurance (July 2008), the general policy of member companies is that flood insurance for domestic properties and small businesses should continue to be available for as many customers as possible until 1<sup>st</sup> July 2013, by which time a longer term solution should be implemented. The premiums charged and other terms will reflect the risk of flooding but insurance will be available:

1. for properties where the flood risk is not significant (generally defined as no worse than 1.33% or 1-in-75 years annual probability of flooding); and
2. to existing domestic property and small business customers at significant risk, providing the Environment Agency has announced plans to reduce that risk within five years, such as improving flood defences. (The commitment to offer cover will extend to the new owner of any applicable property subject to satisfactory information about the new owner).

However, for significant risk areas where no improvements in flood defences are planned, and in all cases other than domestic properties and small businesses, insurers cannot guarantee to provide cover, but will examine the risks on a case-by-case basis. The implementation of the revised Statement of Principles depends on action from the Government and is continually reviewed by insurers. In addition, the revised Statement of Principles does not apply to properties built after 1st January 2009. Different guidance applies to these (see Climate Change – Guidance on Insurance Issues for New Developments from [www.abi.org.uk](http://www.abi.org.uk)).

The responses to the question 'Is the Site likely to be insurable at standard terms?' assume the Site is an existing domestic property or small business and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence.

| Response | Meaning   |
|----------|---|
| Yes      | The Site is likely to be considered acceptable by insurance companies at standard terms and flood insurance should not be difficult to obtain. No further action required.  |
| No       | The Site is not likely to be considered acceptable by insurance companies at standard terms, on the basis of current information. Further work may be required in order to obtain acceptable insurance terms for the flood risk. This could include a more detailed risk assessment or the use of accredited products, flood resilient materials and temporary defences to defend the property. |

## Development Risk

The report comments on whether a full or partial Flood Risk Assessment (FRA) would be required in accordance with National Planning Policy Framework (NPPF). The answer to Question 2 (on page 3 or 4) is indicative only and is based on the size of the Site (as supplied by the client) and the information in the data section of this report.

NPPF sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is exceptionally necessary, NPPF aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

A separate Drainage Impact Assessment may be required in addition to an FRA to demonstrate that development of the Site will not adversely affect flood risk elsewhere.

| Response       | Meaning   |
|----------------|---|
| Yes (Full)     | If the Site was redeveloped, a full Flood Risk Assessment is likely to be required which should include a Drainage Impact Assessment.                             |
| Yes (Drainage) | If the Site was redeveloped, a full Flood Risk Assessment may not be required however, given the size of the Site, a Drainage Impact Assessment may be necessary. |
| No             | If the Site was to be redeveloped, no further flood assessment is likely to be required.  |

## Flood Risk Rating

The report provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking two questions:

3. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?

The answer to Question 3 (page 3 or 4) provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

4. Are there existing flood defences which might benefit the Site?

The answer to Question 4 (page 3 or 4) is based on the presence of any flood defences in the dataset provided by the Environment Agency within 500m of the Site. It should be noted that a residual risk of flooding may be present if such defences failed. Flood defences do not generally protect the Site against groundwater and surface water flooding.

If defences are present within 250m, a further question is asked:

5. What is the risk of flooding when these defences are operational?

This assesses the risk from flooding, assuming these defences work as intended and neither fail nor are overtopped.

Questions 3 and 5 are answered by one of six standard responses:

| Response         | Meaning   |
|------------------|---|
| Negligible       | The overall flood risk rating for the Site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.     |
| Low              | The overall flood risk rating for the Site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the Site.  |
| Low to Moderate  | The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess this risk. |
| Moderate         | The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the Site.                   |
| Moderate to High | The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.                    |
| High             | The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.                                |

## Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. For further information on each of these types of flooding, please refer to the Sitecheck Combined User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

## Limitations of the Report

The FloodSolutions Brief report has been designed to satisfy basic flood-related environmental due-diligence enquiries for commercial properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the Site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The Risk of Flooding from Rivers and Sea dataset provided by the The Environment Agency does take account of failure of flood defences but does not take into account particular local or temporary factors such as blockage. The Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the Sitecheck Combined User Guide which is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk) , or by calling the Landmark Customer Helpdesk on 0844 844 9966.

## Flood Glossary

### Business Continuity Plan

A business continuity plan is a strategic plan of action for a business to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of suffering avoidable losses. For example, it may cover such items as emergency accommodation and computer back up off site.

### Flood Evacuation Plan

A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

### Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

### Flood Resistance Measures

These measures are designed to prevent flood water from entering the buildings on Site.

### Flood Resilience Measures

These measures are intended to make buildings more resilient to flood damage so that they recover more quickly from flooding. They are not designed to prevent flood water entering the property.

### Flood Risk Assessment

A full Flood Risk Assessment (FRA) Report is a bespoke report required under NPPF for any development site within Environment Agency Flood Zones 2 or 3 and/or any development site larger than 1 hectare. These reports are generally prepared following liaison with the Local Planning Authority and the application of the sequential test.

### Flood Zone 1

The area where flooding from rivers or sea is very unlikely as defined by the Environment Agency. There is less than 0.1% (1 in 1,000) chance of flooding occurring each year.

### Flood Zone 2

The area of medium probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1,000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1,000) for coastal flooding.

### Flood Zone 3a

The area of high probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of 1% (1 in 100) or greater for river flooding and 0.5% (1 in 200) or greater for coastal flooding.

### Flood Zone 3b

The boundary between 3a and 3b is a planning decision made by the Local Authority. This information is usually in the strategic flood risk assessment. This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

### Groundwater Flooding

Groundwater flooding occurs when ground water levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys and in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels.

## **NPPF**

This relates to the National Planning Policy Framework and the associated Technical Guidance.

### **Pluvial (Surface Water) Flooding**

Pluvial flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

### **Return Period**

Return periods are a measure of how likely flooding is to occur. They are commonly expressed as a ratio (for example 1 in 75 or 1:75). This means that this level of flooding is expected once in every 75 years.

### **River Flooding**

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

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Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>



## Important Consumer Protection Information

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- sets out minimum standards which firms compiling and selling search reports have to meet
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- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- 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 he finds 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  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://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:

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TYD

Telephone: 0844 844 9966

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

Fax: 0844 844 9980

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](mailto:admin@tpos.co.uk)

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