


FURTHER ACTION RECOMMENDED


This is our professional opinion based on the Law Society's practice notes regarding Contaminated Land and Flood Risk.

 Contaminated Land


 Flood Risk


Other Considerations

 Planning Constraints

 Energy and Infrastructure


 Radon

 Ground Stability

 Transportation


Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:

 No issues identified

 Potential issues identified, proceed with caution

 Issues identified, further action likely needed

 For information purposes only






















Summary

SANDS (AL)

Contaminated Land		Flood Risk		Planning Constraints	
Active Landfill		Fluvial (undefended)		Sites of Special Scientific Interest	
Former Landfill		Pluvial		Ramsar	
Active Petrol or Fuel Stations		Tidal (undefended)		Nature Reserves	
Former Petrol or Fuel Stations		Groundwater		Listed Buildings	
Public Register of Contaminated Land		Flood Defences and Benefiting Areas		Scheduled Monuments	
Contaminated Land Designated as Special Sites		Flood Storage Areas		Certificates of Immunity	
Consented Discharges to Controlled Waters (with Conditions)		Historical Flood Areas		Ancient Woodland	
Environmental Pollution Incidents		Planning Constraints		Registered Parks and Gardens	
COMAH Establishments		Green Belt		World Heritage Sites	
Manufacturing and Production of Industrial Products		Areas of Outstanding Natural Beauty		Open Access	
Former Military Sites		National Parks		Radon	
Historic Land Use		Special Areas of Conservation		Radon	
		Special Protection Areas			

Summary

SANDS (AL)

Transportation		Ground Stability	
Overground Rail		Shrink-Swell Clays	
Overground Rail - Elizabeth Line		Running Sands	
London Underground		Compressible Ground	
HS2		Collapsible Deposits	
HS2 Safeguarding Zones		Artificial and Made Ground	
Energy and Infrastructure		Dissolution of Soluble Rocks	
National Grid		Landslides	
Petroleum Exploration and Development Licences			
Power Stations			
Solar Renewable Energy Sites			
Wind Renewable Energy Sites			
Other Renewable Energy Sites			

Contaminated Land

Active Landfill

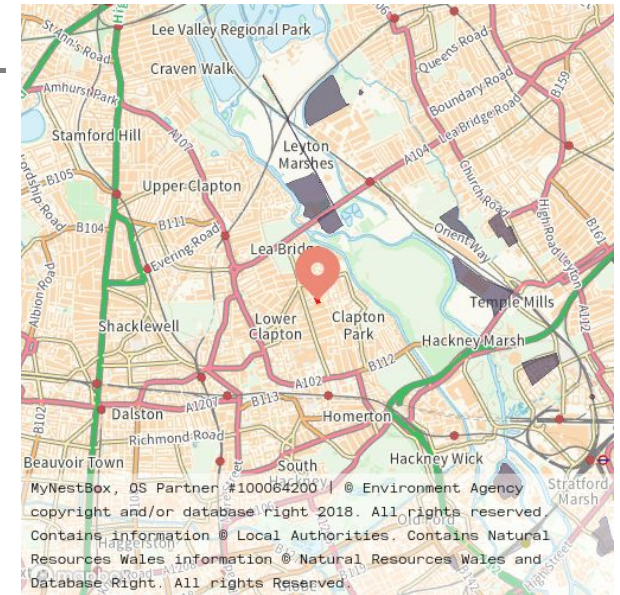
The property is more than 1km from any active landfill.



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Former Landfill

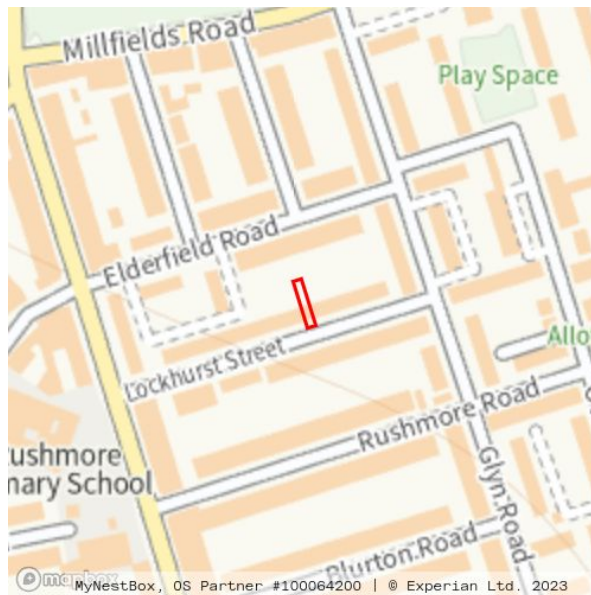
The property is more than 500 metres from any reported former landfill.



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Active Petrol or Fuel Stations

The property is more than 20 metres from an active petrol or fuel station.



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Former Petrol or Fuel Stations

The property is more than 10 metres from former petrol or fuel station.



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Contaminated Land

Public Register of Contaminated Land

The property is more than 250 metres from any sites that have been designated as Contaminated Land by a local authority.



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Contaminated Land Designated as Special Sites

The property is more than 250 metres from any sites that have been designated as a Special Site by the Environment Agency.



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Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres away from a licensed consent for discharging effluent into Controlled Waters.



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Environmental Pollution Incidents

The property is more than 50 metres from any major or significant pollution incidents.



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Contaminated Land

COMAH Establishments

The property is not near any Control of Major Accident Hazards (COMAH) sites or associated Public Information Zones (PIZ).



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Manufacturing and Production of Industrial Products

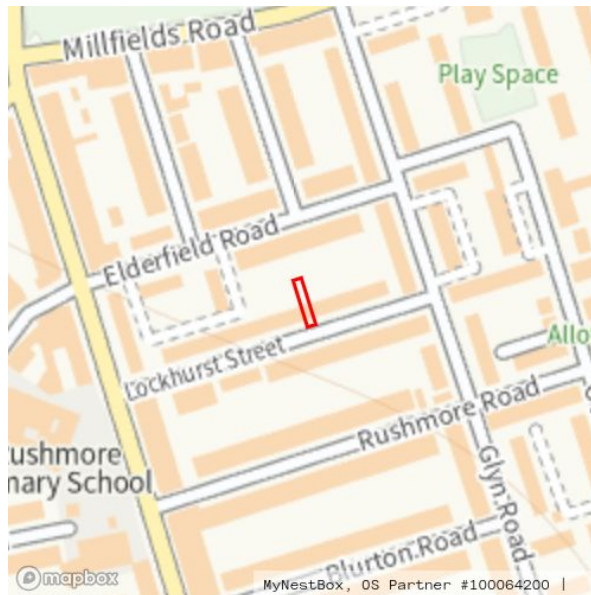
The title is more than 10 metres from a licensed industrial land use.



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Former Military Sites

The property is not on or near any former military sites which could lead to a Liability under Part2A of the Environmental Protection Act (1990).



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Historic Land Use

The property is not on or near any past industrial land use depicted on historic Ordnance Survey maps which could lead to a Liability under Part2A of the Environmental Protection Act (1990).

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Fluvial (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Pluvial

Significant flood hazards were identified which may present serious risk to life, property and possessions. Flood defences do not benefit this type of flooding.



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Tidal (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Groundwater

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

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Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

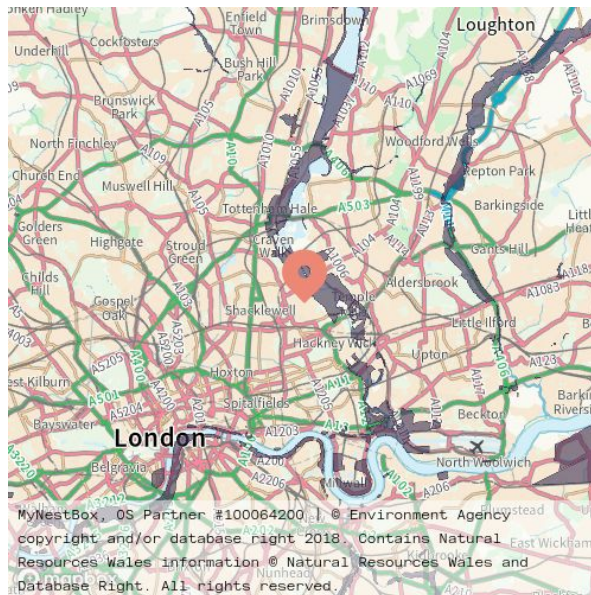
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Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

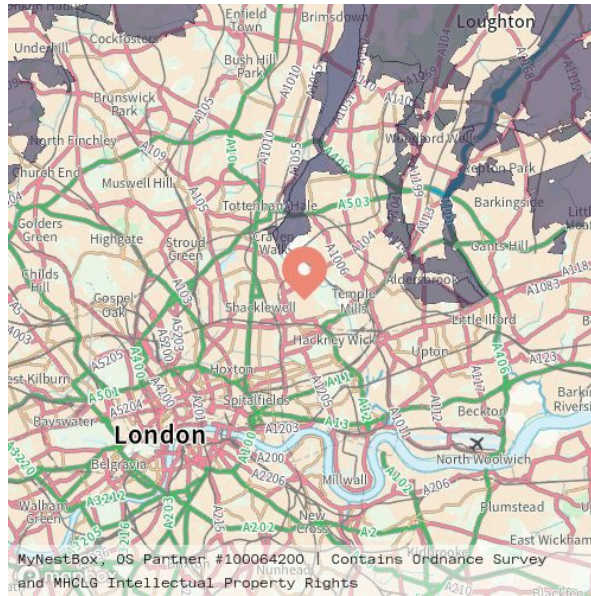
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Planning Constraints

Green Belt

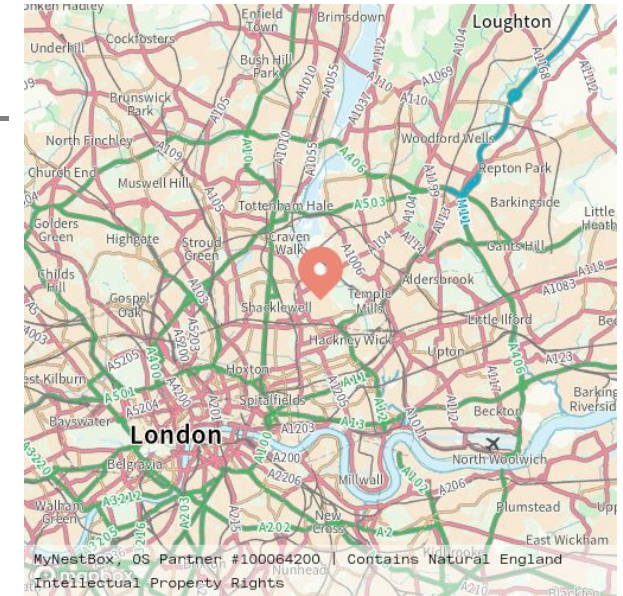
The property is more than 250 metres from a green belt designated area.



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Areas of Outstanding Natural Beauty

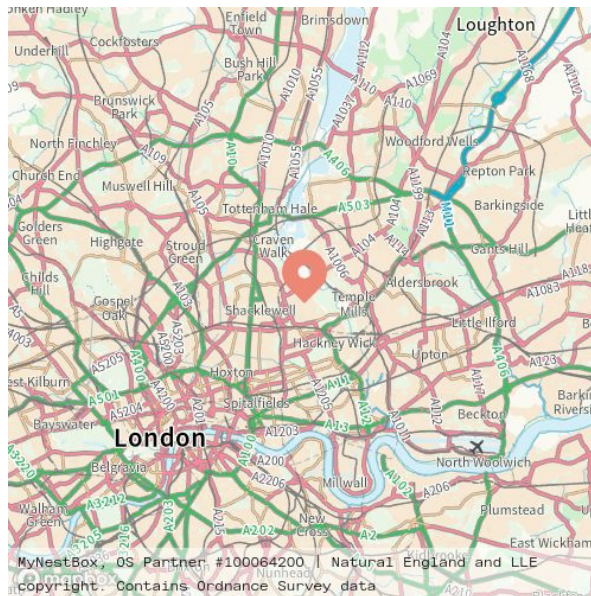
The property is not within an Area of Outstanding Natural Beauty (AONB).



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National Parks

The property does not intersect with a National Park.



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Special Areas of Conservation

The property is more than 250 metres from a Special Area of Conservation



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Planning Constraints

Special Protection Areas

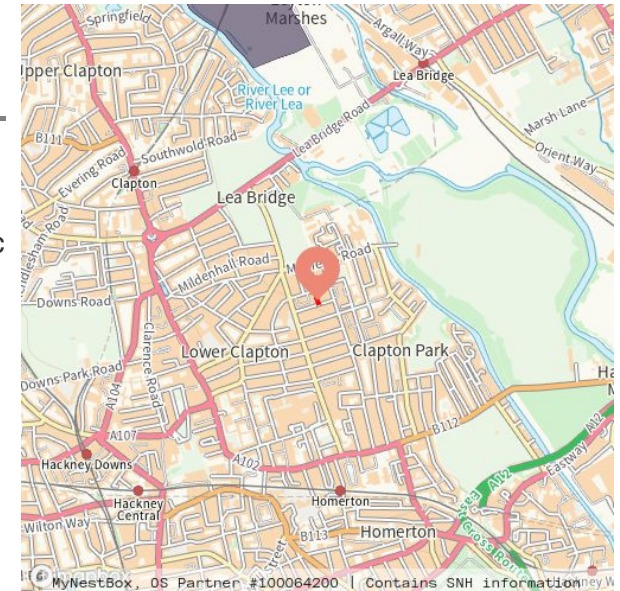
The property is more than 250 metres from a Special Protection Area



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Sites of Special Scientific Interest

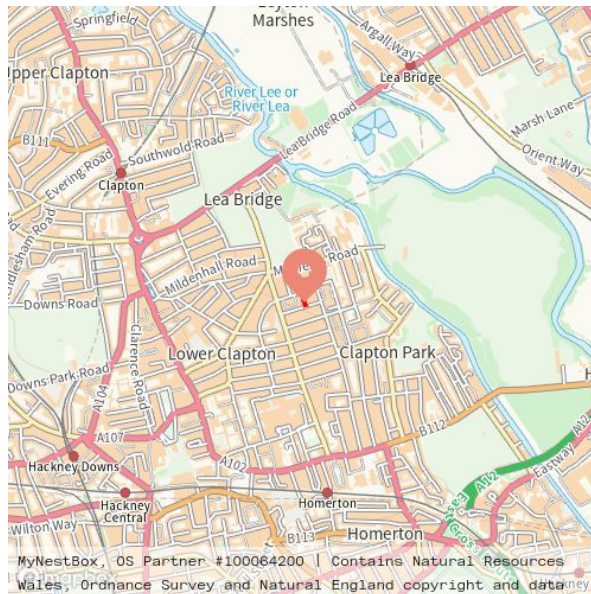
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

The property is more than 250 metres from a Ramsar site.



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Nature Reserves

The property is more than 250 metres of a Local or National Nature Reserve.



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Planning Constraints

Listed Buildings

The property is more than 250 metres from a listed building



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Certificates of Immunity

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or historically significant.



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Scheduled Monuments

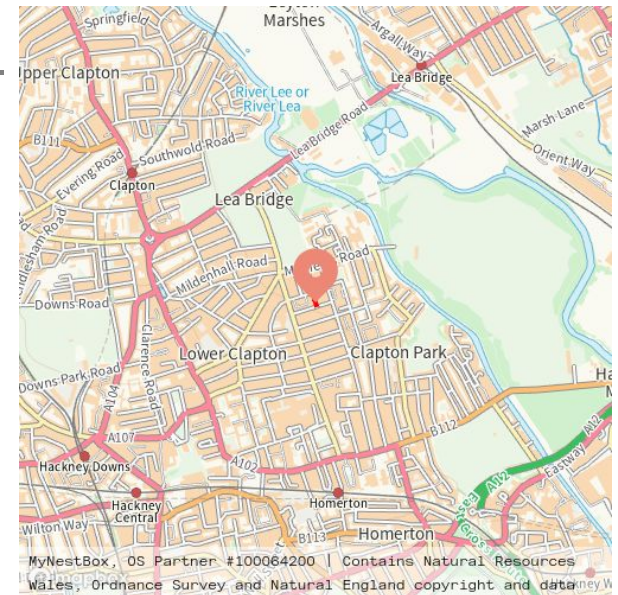
The property is more than 250 metres from a scheduled monument



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Ancient Woodland

The property is more than 250 metres from an ancient woodland.



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Planning Constraints

Registered Parks and Gardens

The property is more than 250 metres away from a registered park or garden.



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World Heritage Sites

The property is more than 250 metres away from a world heritage site.



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Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

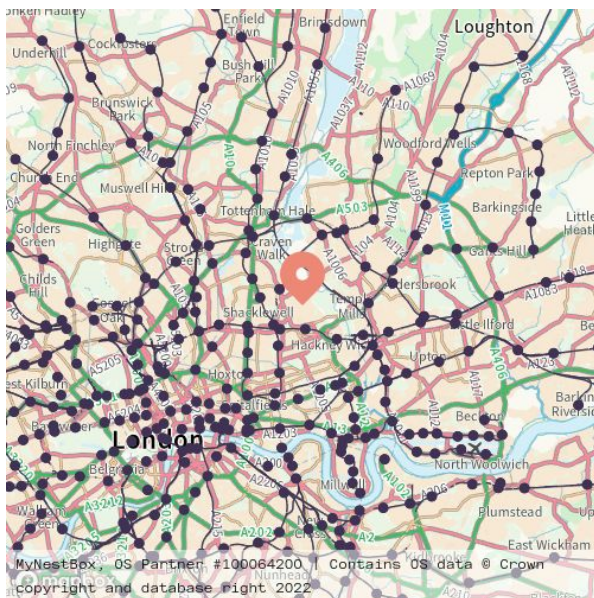
The title is in an area where fewer than 1% of homes are estimated to be at or above the Action Level. The title is not in a Radon Action Area.

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Overground Rail

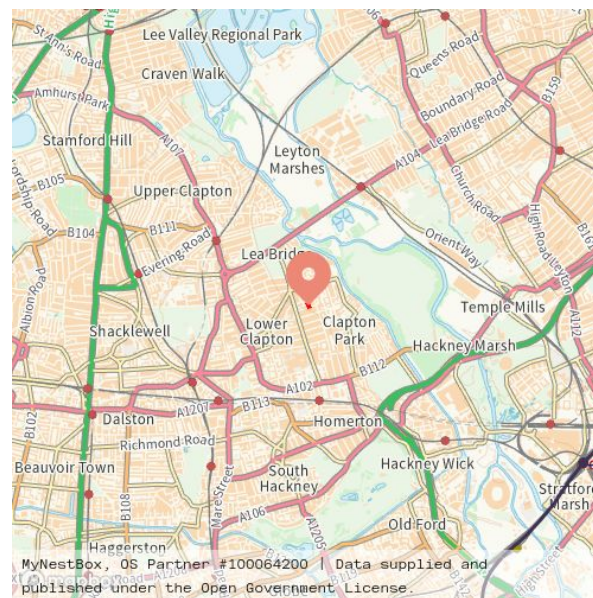
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

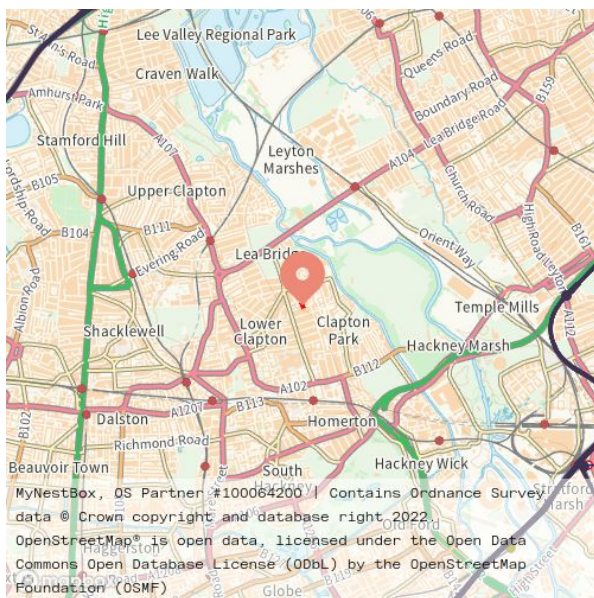
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

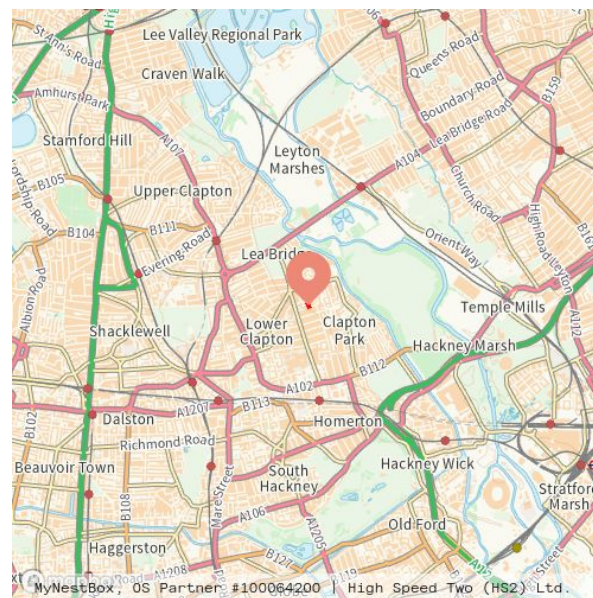
The property is more than 250 metres away from a London Underground station or line.



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HS2

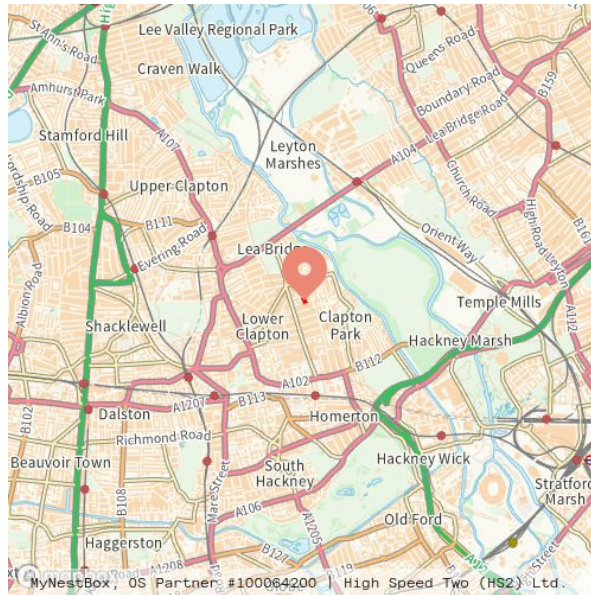
The property is more than 300 metres away from a proposed HS2 station or line.



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HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.



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National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower.



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Petroleum Exploration and Development Licences

The property is not near an area where oil and gas exploration and production is licenced.



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Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Solar Renewable Energy Sites

The property is more than 1km away from a current or proposed solar renewable energy site.



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Wind Renewable Energy Sites

The property is more than 5km away from a current or proposed wind renewable energy site.



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Other Renewable Energy Sites

The property is more than 1km away from a current or proposed 'other' renewable energy site.



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Shrink-Swell Clays

Ground conditions predominantly high or very high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is likely to be an increase in construction cost to reduce potential shrink swell problems. For existing property, there is a significant increase in insurance risk during droughts or where vegetation with high moisture demands is present.

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial and Made Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Dissolution of Soluble Rocks

Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Purpose of This Report

This is a residential environment report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Residential Report and I hereby certify that it meets the requirements of PCCB Compliance Notes CN02H and CN021 (Environmental Reports and Flooding) and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.



Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

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TPOs Contact Details:

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

Tel: 01722 333306, Fax: 01722 332296

Web: www.tpos.co.uk, Email: admin@tpos.co.uk

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