

SiteSolutions Commercial



Overall Opinion

PASSED ✓



Argyll's Overview

Considering the information reviewed during this assessment, 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.

No other Environmental Hazards have been identified in the immediate vicinity of the Site.



Report on:

Elvey Farm, Pluckley, Kent, Ashford, TN27 0SU

Report prepared for:

Suffolk Life

Client Reference:

FA9169/KT/CXD

Report Reference:

AEL-1847-SFA-980025

National Grid Reference:

591540,145802

Report date:

20th September 2019



Site Location

Report prepared on

Elvey Farm, Pluckley, Kent, Ashford, TN27 0SU

Site Area (m²)

2429.96

Current Use

Redundant Agricultural Barns used for storage

Proposed Use

Please see proposed development below.

Report Author

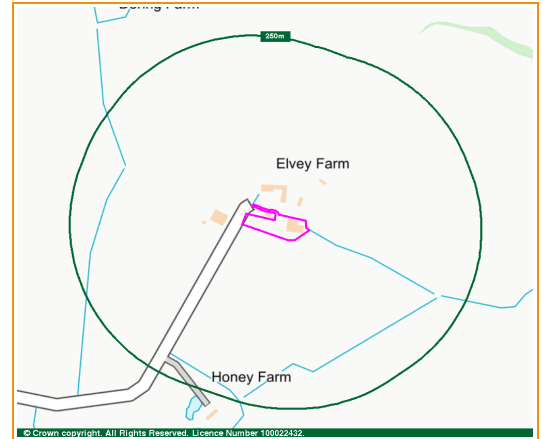
Eleanor Tilley

Telephone: 0330 036 6115

E-mail: orders@argyllenviro.com

Additional Information Provided

We are aware that our client wishes to demolish the existing barns and construct a new commercial building to provide B1 offices in a multi let configuration complete with car parking. - Freehold





Summary of Contamination Risk and Liabilities

Liability Assessment



Passed

No further action



Liability Assessment

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

Is the Site considered acceptable for inclusion within a SIPP/SSAS fund? YES

Risk

Contaminated Land



Issue

What is the overall on-site risk?

What is the overall off-site risk?

What is the environmental sensitivity rating?

Evaluation

Low to Moderate

Low to Moderate

High









Recommendations

None required.



Contaminated Land Risk Analysis

Investigation	Commentary
 <p>On-site sources</p> <p>Argyll's Comment </p>	<p>A review of historical mapping dating from 1871, shows the Site was in use as agricultural land with a barn encroaching the north of the Site associated with the adjacent Elvey Farm. Additional agricultural barns associated with Elvey Farm were developed across the Site c.1977. The barns in the west were cleared and an agricultural barn was developed in the west c.1980. No further changes were noted until sometime between 2006 and 2019 when the barn in the west was cleared.</p> <p>We understand the Site is currently in use as redundant agricultural barns used for storage use and will be redeveloped for commercial use.</p> <p>As a result of the historical and current use of the Site, there is a low to moderate risk of contaminants being present.</p>
 <p>Off-site sources</p> <p>Argyll's Comment </p>	<p>A review of historical maps dating from 1871 shows the following potentially contaminative uses within 100m of the Site: the wider Elvey Farm c.1871-1990.</p> <p>We have identified the following regulated processes: a Discharge Consent (1m west) for holiday accommodation operated by Fisher Enterprises Limited.</p> <p>The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.</p>
 <p>Pathways and receptors</p> <p>Argyll's Comment </p>	<p>The general area appears to be in agricultural and commercial use, with a hotel located adjacent.</p> <p>The bedrock hydrogeology underlying the Site is classified as an Unproductive Stratum (deposits of negligible permeability).</p> <p>The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no abstraction licences located within 500m.</p> <p>A drain is located on Site. Finally no designated eco-receptors were identified within a 500m radius of the Site.</p> <p>Overall, the Site is therefore considered to have a high environmental sensitivity.</p>
<p>Additional Sources of Information</p>	<p>No additional materials have been used in this assessment.</p>





Argyll'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.



Other Environmental Hazards

	Risk	Recommendation
	Natural or Mining Related Hazards	No natural or mining related hazards have been identified in the immediate vicinity of the Site.
	COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Argyll's Comment



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.



Current Operations

Regulatory Compliance Within 25m of the Site

Type	Details	Distance
Discharge Consent	Operator: Fisher Enterprises Limited, Location: Elvey Farm Elvey Lane, Pluckley, Ashford, Kent, Tn27 0su, Authority: Environment Agency, Southern Region, Permit Ref: Eprgp3321gl, Status: New issued under EPR 2010.	1m

Additional Considerations

Item	Summary	Suggested Action
Asbestos (Development)	If buildings at the Site are to be redeveloped or refurbished a Refurbishment or Demolition (RoD) Survey will be required. In addition, brownfield development sites may have asbestos containing materials (ACM) in top soils and made ground. A soil survey can confirm this.	Contact a UKAS accredited asbestos consultancy.
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Above and Below Ground Storage	It is common for agricultural premises to store a variety of substances in above ground and underground storage tanks (ASTs and USTs). Most commonly red diesel, heating oil and occasionally petrol on larger estates. There is no reliable database of underground storage tanks nor are all above ground tanks marked on historical maps.	Check for presence of tanks / Consider Site inspection
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant



Argyll's Comment

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

Contents of the Data Section

Section	Description
Tabular Summary	<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>
Current Land Use Mapping	<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>
Statutory Information	<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>
Waste	<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>
Current Industrial Land Use	<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>
Historical Land Use Mapping	<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>
Historical Land Use	<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>
Environmental Sensitivity	<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>
Natural and Mining Related Hazards	<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	0	0
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	1	0
Water Industry Act Referrals	0	0	0
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	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

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	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	0 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	0	0
Fuel Station Entries	0	0	0
Other Features	On-site	1-250m	251-500m
Overhead Transmission Lines	0	0	0
Gas Pipelines	0	0	0
Gas Feeders	0	0	0

Historical Land Use

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

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
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Groundwater Vulnerability

Superficial Aquifer Designations	0	0	0
Bedrock Aquifer Designations	1	1	1
Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	1	1	1
BGS 1:50,000 Superficial Deposits	0	0	0
BGS 1:50,000 Geological Mapping Coverage	1	0	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

Environmental Sensitivity

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

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 ¹	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A
Landslide Ground Stability Hazards	1	1	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	1	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	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	0

Tabular Summary Explanation

Argyll 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.

¹Ground stability hazards are only searched to a radius of 50m from the Site boundary.

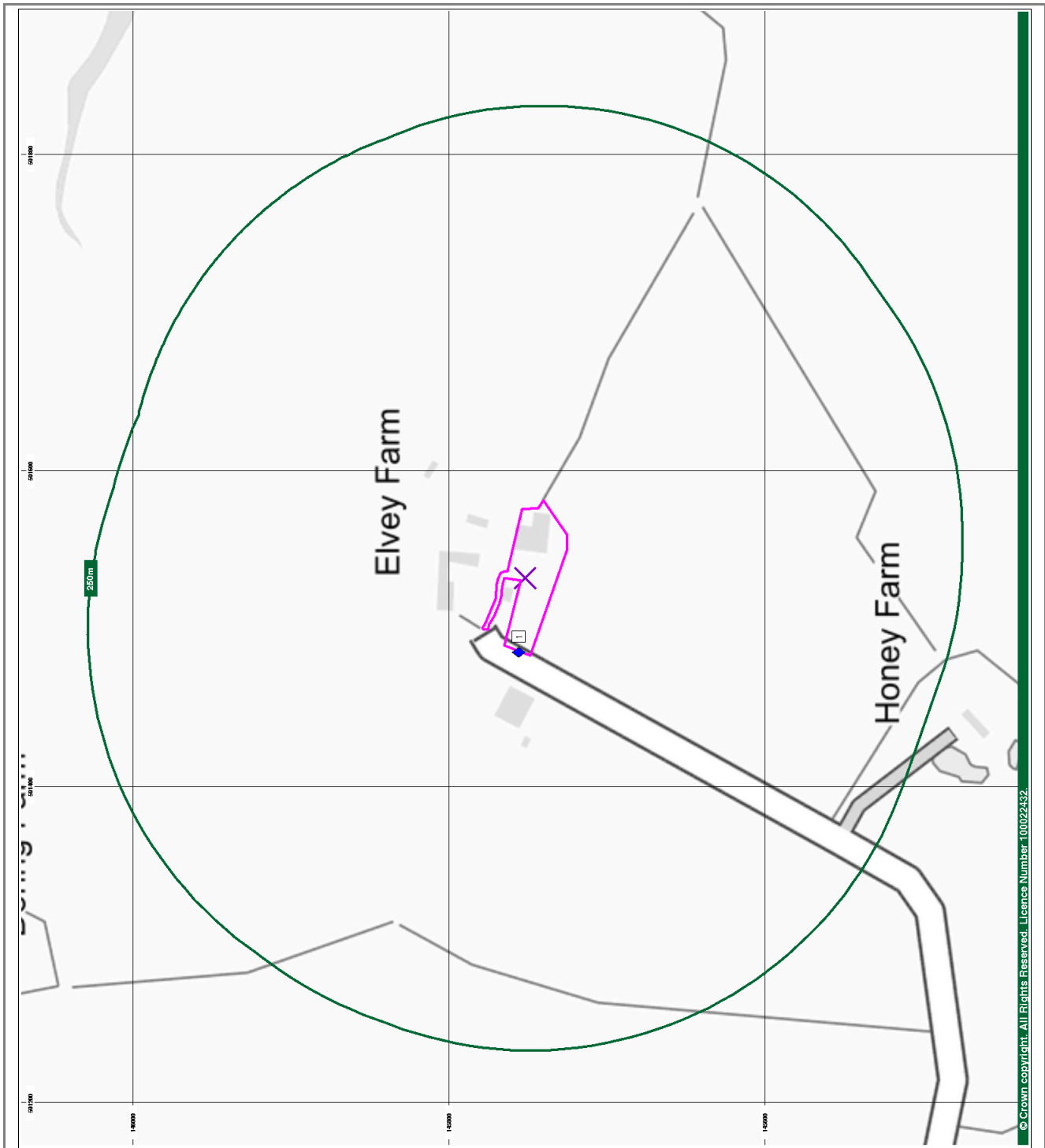
Landfill Site Information

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

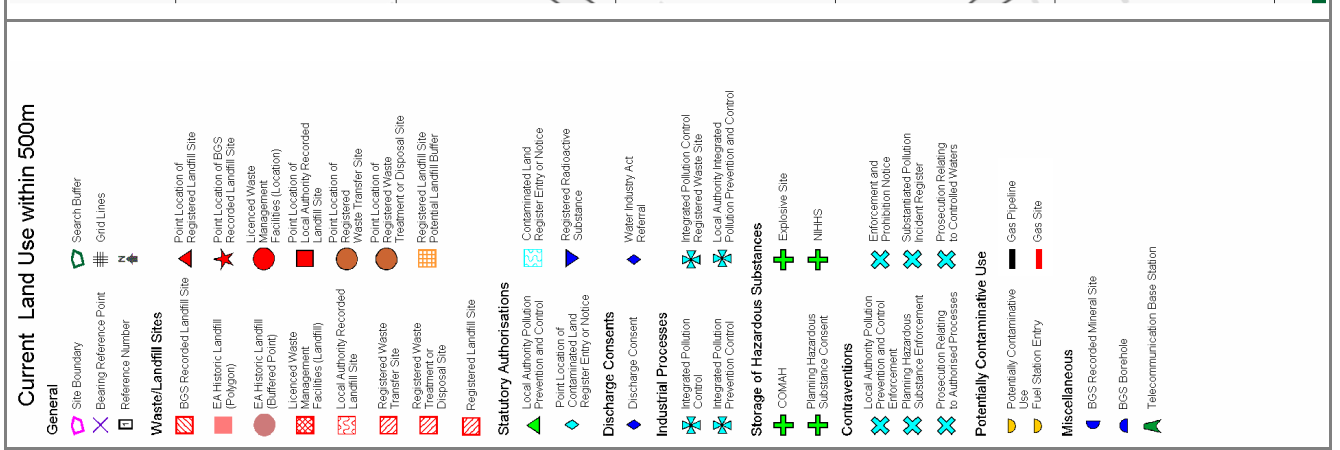
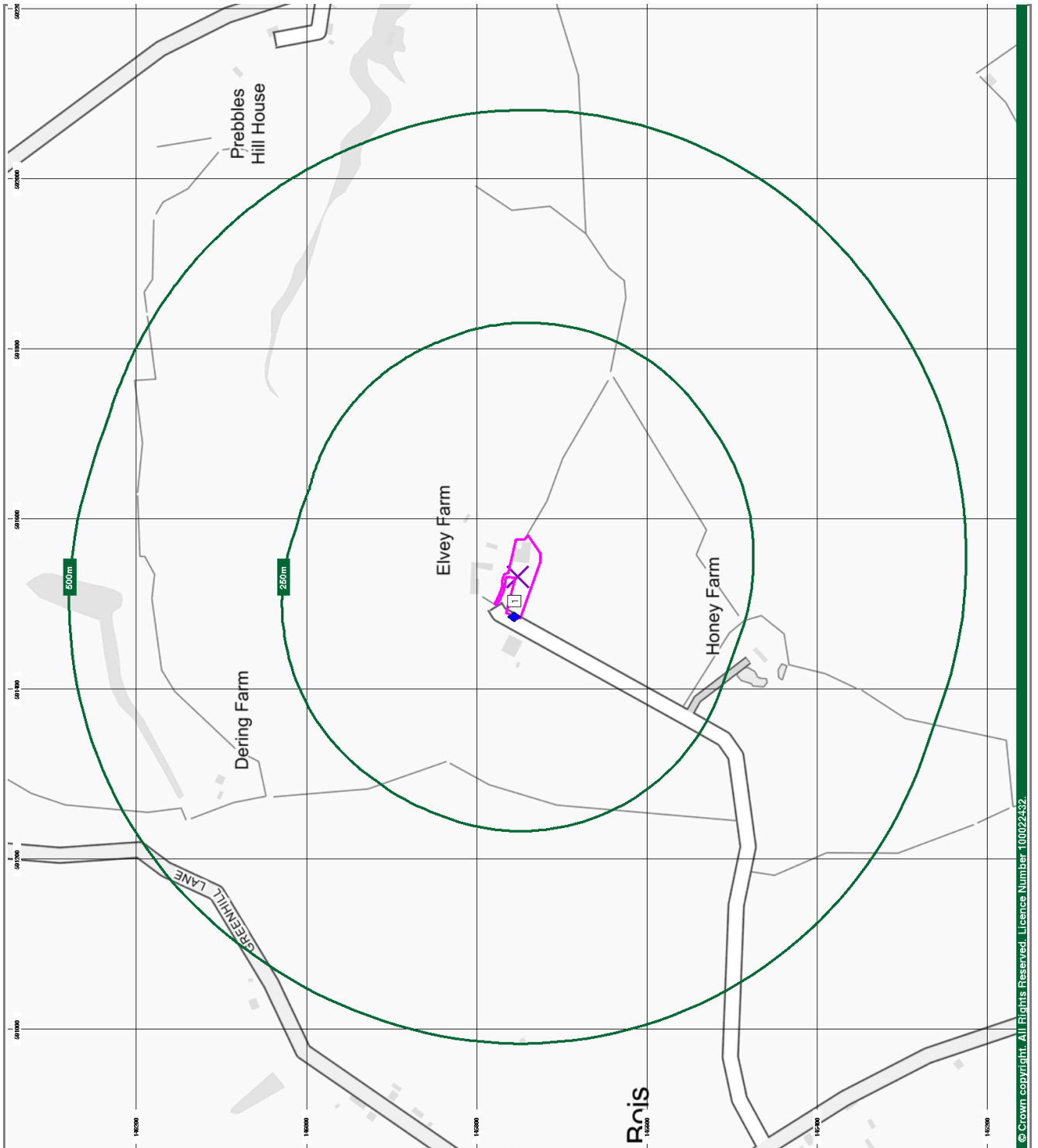
Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll 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.



Current Land Use within 250m

General	Search Buffer	Grid Lines	North
	Site Boundary	Bearing Reference Point	
	Reference Number		
Waste/Landfill Sites	BCS Recorded Landfill Site	Point Location of Registered Landfill Site	Point Location of BCS Recorded Landfill Site
	EA Historic Landfill (Polygon)	Licensed Waste Facilities (Location)	Local Authority Recorded Landfill Site
	EA Historic Landfill (Buffered Point)	Point Location of Waste Transfer Site	Point Location of Waste Transfer Site
	Licensed Waste Management Facilities (Landfill)	Registered Waste Treatment or Disposal Site	Registered Landfill Site
	Local Authority Recorded Landfill Site	Registered Landfill Site	Potential Landfill Buffer
	Registered Landfill Site		
Statutory Authorisations	Local Authority Pollution Prevention and Control	Contaminated Land Register Entry of Notice	Registered Radioactive Substance
	Discharge Consent	Water Industry Act Referral	
Industrial Processes	Integrated Pollution Control	Integrated Pollution Control	Local Authority Integrated Pollution Prevention and Control
	Integrated Pollution Control		
Storage of Hazardous Substances	COMAH	Explosive Site	
	Planning Hazardous Substance Consent	NIHS	
Contraventions	Local Authority Pollution Prevention and Control Enforcement	Enforcement and Prohibition Notice	Substantiated Pollution Incident Register
	Planning Hazardous Substance Enforcement	Prosecution Relating to Authorised Processes	Prosecution Relating to Controlled Waters
Potentially Contaminative Use	Potentially Contaminative Use	Gas Pipeline	Gas Site
	Fuel Station Entry		
Miscellaneous	BCS Recorded Mineral Site	BCS Borehole	Telecommunication Base Station

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Statutory Information

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
1	Operator: Fisher Enterprises Limited, Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL, Location: Elvey Farm Elvey Lane, Pluckley, Ashford, Kent, Tn27 0su, Authority: Environment Agency, Southern Region, Catchment Area: Not Supplied, Permit Ref: Eprgp3321gl, Permit Version: 1, Effective Date: 24th November 2010, Issued Date: 24th November 2010, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Freshwater Stream/River, Receiving Water: Trib Of River Beult, Status: New issued under EPR 2010, Positional Accuracy: Located by supplier to within 10m.	1m	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	Kent 054_13	1871
1:2,500	Kent 054_13	1898
1:2,500	Kent 054_13	1908
1:2,500	National Grid TQ9146	1976
1:2,500	National Grid TQ9145	1977
1:2,500	National Grid TQ9145	1993
1:2,500	National Grid TQ9146	1993
1:2,500	National Grid TQ9145	1990
1:2,500	National Grid TQ9146	1990
1:10,560	Kent 054_00	1876
1:10,560	Kent 064_00	1876
1:10,560	Kent 054_SW	1898
1:10,560	Kent 064_NW	1898
1:10,560	Kent 054_SW	1909
1:10,560	Kent 064_NW	1909
1:10,560	National Grid TQ94SW	1960
1:10,560	National Grid TQ94NW	1961
1:10,000	National Grid TQ94SW	1978
1:10,000	National Grid TQ94NW	1980
1:10,000	National Grid TQ94NW	1992
1:10,000	National Grid TQ94SW	1992
1:10,000	National Grid TQ94NW	2014
1:10,000	National Grid TQ94SW	2014

Groundwater Vulnerability

Hydrogeology

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	-
	Secondary Aquifer - B 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.	170m	NE
	Principal Aquifer 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.	254m	NE

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: WC, Rock Name: Weald Clay Formation, Rock Type: Mudstone, Min Age: Not Supplied, Max Age: Hauterivian.	On Site	-
	LEX Code: AC, Rock Name: Atherfield Clay Formation, Rock Type: Sandstone and Mudstone, Min Age: Not Supplied, Max Age: Aptian.	170m	NE
	LEX Code: HY, Rock Name: Hythe Formation, Rock Type: Sandstone and [Subequal/subordinate] Limestone, Interbedded, Min Age: Not Supplied, Max Age: Aptian.	254m	NE

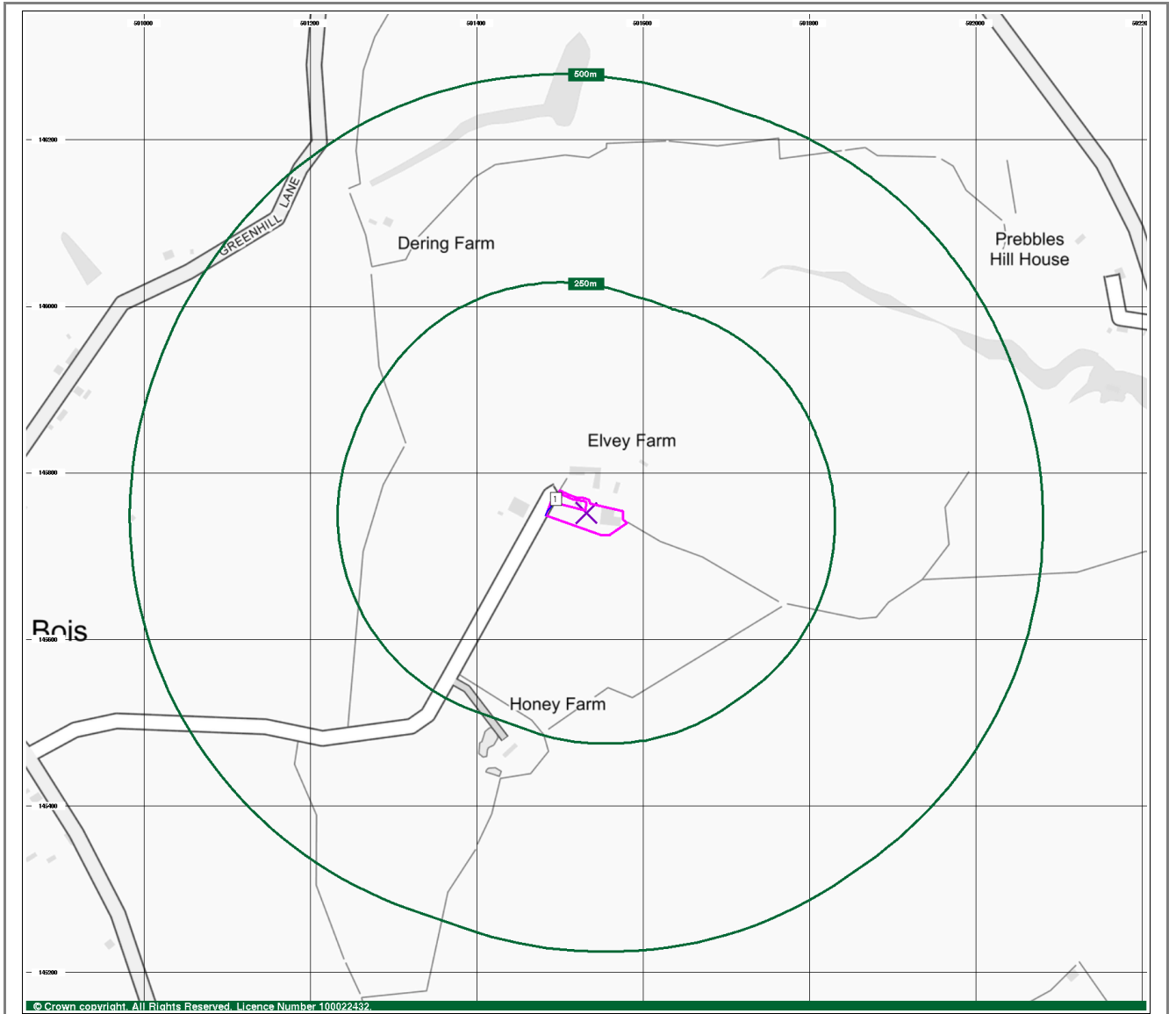
BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 288, Map Name: Maidstone, Map Date: 1976, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Not Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Wealden Group.	On Site	-

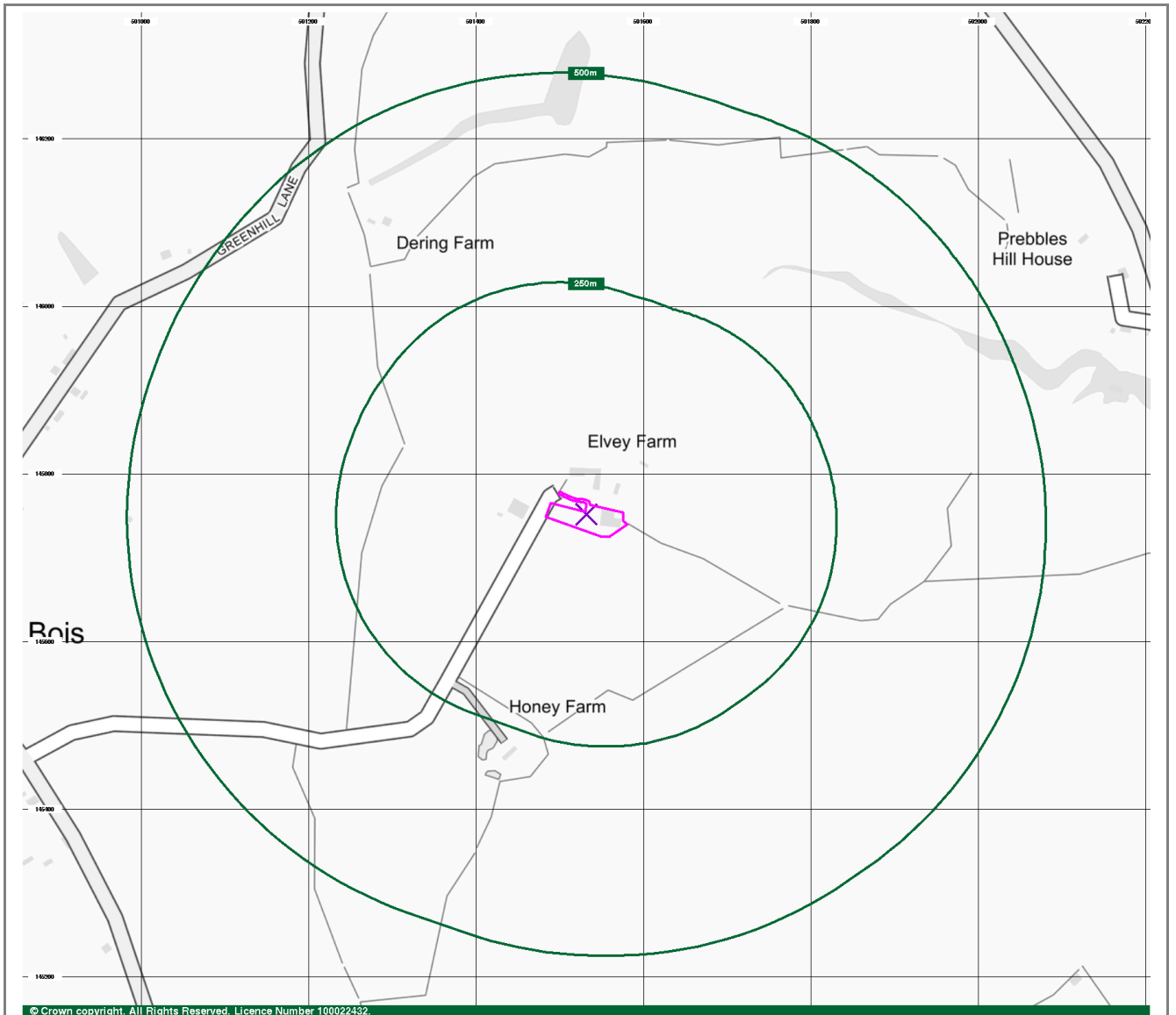
Environmentally Sensitive Features



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 |
| N | 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 |

Source Protection Zones



Source Protection Zones

- | | | |
|-------------------------|---|--|
| Site Boundary | Inner zone (Zone 1) | Total catchment (Zone 3) |
| Search Buffer | Inner zone - subsurface activity only (Zone 1c) | Total catchment - subsurface activity only (Zone 3c) |
| Bearing Reference Point | Outer zone (Zone 2) | Special interest (Zone 4) |
| N | Outer zone - subsurface activity only (Zone 2c) | |

Environmentally Sensitive Features

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
1	Surface water feature identified in proximity.	On Site	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	-

Compressible Ground Stability Hazards

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

Ground Dissolution Stability Hazards

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

Landslide Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	133m	NE

Running Sand Ground Stability 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.	170m	NE

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	170m	NE

Non-Coal Mining Hazards

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

Radon

Radon Potential

Map ID	Details	Distance	Direction
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or 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	-

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0330 036 6115 orders@argyllenviro.com
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Ashford Borough Council Environmental Health Department Civic Centre www.ashford.gov.uk	Telephone 01233 637311 Fax: 01233 645654
Kent County Council Waste Management Group Block H www.kent.gov.uk	Telephone 01622 605976
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
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.	

Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. 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 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991². (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 Argyll, 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 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within 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.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

1. The Contaminated Land Regime; and
2. The Environmental Damage Regulations 2009, as amended (EDR).

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England³. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

² Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

³Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters out to the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll will apply due consideration to the nature of any activities likely to be occurring on Site and review EDR Receptors surrounding the Site. However, Argyll are unable to consider the standard of current operations or instances where environmental damage arises either intentionally or as a result of negligence on behalf of the Site operator.

The assessment excludes the identification of potential liabilities arising as a result of genetically modified organisms and the transportation or delivery of polluting goods which may occur at locations off Site. In addition, not all EDR Receptors can be identified in this assessment including protected species/natural habitats such as nesting bats, nesting birds or migratory bird routes which are not officially designated.




When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009, Environmental Damage (Prevention and Remediation) (Northern Ireland) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

Liability Assessment

In this section Argyll 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*
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. No further action is required.</p> <p>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.</p>	3 or 4
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</p> <p>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.</p>	3 or 4
FURTHER ACTION 	<p>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 1991⁴. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</p> <p>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.</p>	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 determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

⁴Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

Limitations of the Report

The Site Solutions reports have 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, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0330 036 6115. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.



Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF. Telephone: 0330 036 6115, e-mail: orders@argyllenviro.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

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

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

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



Complaints procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 – 99 Queens Road
Brighton
BN1 3XF

Telephone: 0330 036 6115
Email: orders@argyllenviro.com

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

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