



Ridgeway Distribution Centre, Iver, SL0 9JQ

Report Prepared for: Herbert Smith Freehills LLP

Report Reference: 280758384

Client Reference: 22194476_SSC

Date: 21 June 2021



Contaminated Land

FURTHER ACTION

Recommendations | SEE PAGE 1

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Consultant Commentary | SEE PAGE 4

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Flood Risk

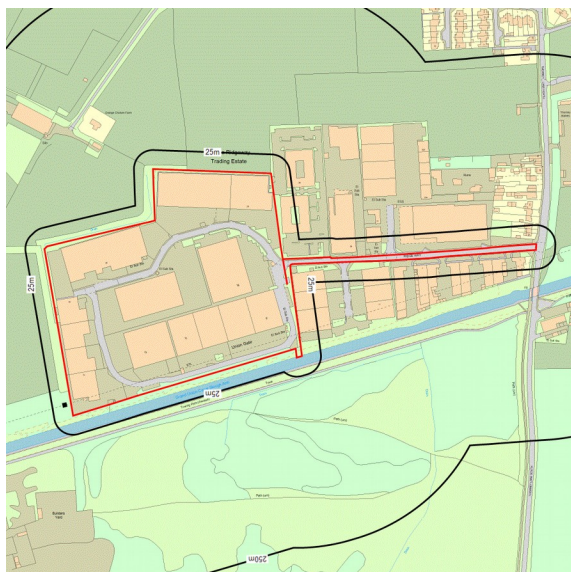
PASSED – PRUDENT ACTION

Recommendations | SEE PAGE 2

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Consultant Commentary | SEE PAGE 8

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Operational Compliance

IDENTIFIED | SEE PAGE 1

A permit has been identified on Site. All conditions of the permit should be complied with.

[CLICK HERE](#)

Natural and Mining Related Hazards

IDENTIFIED | SEE PAGE 6

We have identified potential ground stability issues.

[CLICK HERE](#)



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Executive Summary



Contaminated Land

FURTHER ACTION



Liability Assessment

We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.

What is the overall risk of contaminants from on Site activities?

MODERATE TO HIGH

What is the risk of contaminants from off-site activities impacting the Site?

MODERATE TO HIGH

What is the environmental sensitivity (pathways and receptors) rating?

MODERATE TO HIGH



Argyll's Recommendations

Phase 1 Environmental Audit (from £1350.00 + VAT including third-party costs)

Risk: As well as historical risk of contamination from past land uses, current operations have the potential to cause contamination or a pollution incident. The Site also holds an Environmental Permit, which allows and controls the nature of activities at the Site. The operator must comply with the associated conditions.

Action: Review both historical risk and current management with an Environmental Audit. The inspection will review current operations and provide advice on reducing risk as well as confirming with the Local Authority whether the Site is likely to have a contaminated land liability.

Operational Compliance



Argyll's Comment

We have identified the following permits:

- A Discharge Consent operated by Thames Water Utilities Ltd for Sewage Discharges (Pumping Station) to Canal.



Executive Summary



Flood Risk

PASSED – PRUDENT ACTION



Consultant's Comment

The Site may be susceptible to flooding, particularly during an extreme flooding event. It would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed?

YES (Drainage)

What is the risk of flooding in an undefended scenario or assuming defences fail?

MODERATE

Are there existing flood defences within 500m of the Site?

YES

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

MODERATE

Insurance

In most cases insurance should be available at standard terms.



Recommendations

While no immediate action is required, given the on-site/nearby watercourse we recommend preparing

Risk: The on-site watercourse presents a potential risk of flooding during extreme storm events. The Site is at risk of surface water flooding during storm events.

Action: Regularly check the watercourse for blockages, damaged banks and unusual changes to water flow.

Understand the responsibilities of a 'riparian owner' - www.gov.uk/guidance/owning-a-watercourse.

Review existing drainage systems or proposals for any new drainage.

Sign up to the local and national flood warning service.

Prepare a flood plan with actions to reduce disruption, protect your property and help with recovery.

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



Report Scope

Report Prepared on: **Ridgeway Distribution Centre, Iver, SL0 9JQ**

Current Use: **Light Industrial**

Proposed Use: **Light Industrial**

Transaction Type: **Assumed purchase**

Site Area (m²): **76457.06**

National Grid Reference: **503470 180480**



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Contaminated Land

Consultant Commentary



On-site Sources

MODERATE TO HIGH

A review of historical maps shows the Site remained undeveloped from the first map edition c.1876, until c.1924 when a tile works comprising multiple units, tramways and a tank was established in the south. The tile works was reconfigured by c.1932 to comprise fewer units and a larger building. The property was redeveloped by c.1960 into multiple assumed industrial units, with further units added by c.1970, collectively labelled as a cable works and a glass factory with several associated tanks. In addition a drain was noted in the west by this time. Two warehouses were noted in the north by c.1974 and the cable works was no longer labelled. In addition, the tanks were no longer noted by this time. An assumed industrial unit was constructed in the west partially infilling the drain, the warehouses and former factory were no longer labelled, and several assumed industrial units were reconfigured by c.1988. The property formed part of Ridgeway Trading Estate by c.1992 and two electricity sub stations were situated in the centre west. The centre of the property was redeveloped into further assumed industrial units between c.1999 and c.2006 and two electricity sub stations were established in the south by c.2021.

We have identified the following permits:

- A Discharge Consent operated by Thames Water Utilities Ltd for Sewage Discharges (Pumping Station) to Canal.
- Four revoked and one surrendered Discharge Consents.

To see information about further licences/permits, please see the data section of this report.

Off-site Sources

MODERATE TO HIGH

A review of historical maps dating from c.1876 shows the following potentially contaminative uses within 100m of the Site: multiple gravel pits (closest 11m east) all of which were potentially infilled, a builders 98m south, the aforementioned tramway extended off Site to the north, multiple unspecified assumed industrial units (closest adjacent) later identified a cosmetics factory, multiple engineering works, a plastics works, a printing works, a fencing works, a catering works, an unspecified works, and a celling works, and a pumping station with an associated tank 18m south.

We have identified the following recorded landfills in proximity to the Site:

- A landfill site with three entries from 21m east, which collectively record this site was operated by Wimpey Construction Limited, and accepted inert waste from 1983 until 1986.
- A landfill site with two entries 34m south.
- A landfill site with two entries from 153m east, which accepted inert and industrial waste from 1971 until 1973.

To see information about further licences/permits, please see the data section of this report.

Contaminated Land Consultant Commentary



Pathways and Receptors

MODERATE TO HIGH

The general area appears to be in industrial and residential use, with residential properties located 6m north-east.

The superficial hydrogeology underlying the Site is classified as a Principal Aquifer and as Unproductive Strata. The bedrock hydrogeology is classified as Unproductive Strata.

The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no abstraction licences located within 500m.

The nearest watercourse is a drain on Site, and the Grand Union Canal Slough Arm runs along the south.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards



Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	Our search indicates that the Site is not within a Coalfield Consultation Area. The Site has been identified in an area that might have been used for mining other than coal in the past.	As such, no action is required. We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
Landfill Sites and Infilled Land	A search of historical mapping indicates that the Site is located on an area of ground filled with unknown material.	We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
Natural Ground Instability	Information provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.	Whether or not a Site is affected by ground movement can depend on a number of factors – including property age and type of construction. We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.

Natural and Mining Related Hazards



Risk	Argyll's Summary	Suggested Action
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.	As such, no action is required.

Radon

No Risk Identified.

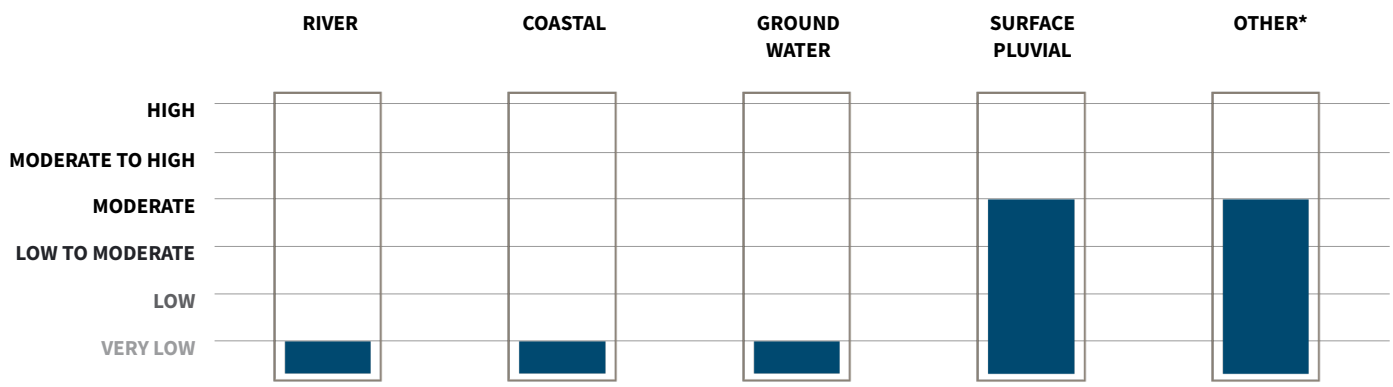
Flood Risk

Consultant Commentary



Flood Analysis

Would a Flood Risk Assessment be required if development is proposed?	YES (Drainage)
What is the risk of flooding in an undefended scenario or assuming defences fail?	MODERATE
Are there existing flood defences within 500m of the Site?	YES
What is the risk of flooding when these defences are operational?	MODERATE



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.



Argyll's Comment

River	No commentary required.
Coastal	No commentary required.
Groundwater	No commentary required.
Surface Water	Depths from surface water are not expected to exceed 0.3m during a flood event.
Other Factors	A drain is located on Site. This does not present an immediate risk, however it could pose a risk during extreme storm events or in the event of a blockage. As cases of canal breach are rare, the Grand Union Canal Slough Arm is not anticipated to pose a significant risk.

Flood Risk

Other Considerations



Flood Risk Considerations: In this section we highlight issues that may be relevant to your transaction. These issues fall outside of the flood risk analysis above, but still warrant consideration.

Additional Considerations

Risk	Summary	Suggested Action
Dam and Reservoir Failure NOT IDENTIFIED	This Site is not within an area that would be flooded in the event of a significant infrastructure failure.	Contact Canal and Rivers Trust
Sewer Flooding NOT SEARCHED	In times of extreme rainfall events sewers can overflow and cause local flooding. At Risk Registers are maintained by water and sewerage companies in England and Wales. These registers are not always complete so asking the seller is equally important.	Review Con29DW and send enquiries to the seller.

Flood Risk Management Options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent. Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business Continuity Plan	A business continuity plan is a strategic plan of action 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 avoidable losses.
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.

Contaminated Land

Data Section



Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	1	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
Discharges	On-site	1-100m	101-250m
Consented Discharges to Controlled Waters**	6	1	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
Hazardous Sites	On-site	1-100m	101-250m
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	On-site	1-100m	101-250m
Contaminated Land Register Entries and Notices	0	0	0
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	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	On-site	1-100m	101-250m
BGS Recorded Landfill Sites	0	0	1
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	3
Local Authority Recorded Landfill Sites	0	2	0
Registered Landfill Sites	0	1	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	2	1



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	2	5	N/A
Fuel Station Entries	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	7	1	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	2	4	N/A

Potentially Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	1	1	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

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
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
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	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Coalfield Consultation Areas	0	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	1	3	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A
Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A



Contaminated Land: Tabular Summary

Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	1	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	1	3	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
Coal Mining Subsidence Damage Claims	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

**dataset searched to 25m

*dataset searched to 50m



Contaminated Land: Authorised Industrial Processes



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- | | |
|---|---|
| Site | Consented Discharges to Controlled Waters |
| Multiple Features Present | Referrals of Red List Discharges to Sewers (Corporate Entities) |
| Local Authority Pollution Prevention and Controls | Control of Major Accident Hazards Sites (COMAH) |
| Local Authority Integrated Pollution Prevention And Control | Explosive Sites |
| Integrated Pollution Controls | Notification of Installations Handling Hazardous Substances (NIHHS) |
| Environmental Permitting Regulations - Industry | Planning Hazardous Substance Consents |
| Radioactive Substances Register | |



Contaminated Land: Authorised Industrial Processes

Authorisations

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction	Contact
25	Name: Titus Tools Company Ltd Reference: Ppc03 Date of Issue: 13th January 1992 Location: The Ridgeway, IVER, Buckinghamshire, SL0 9HW Description: PG2/7 Zinc and zinc alloy processes Status: Authorisation revoked	23m	E	4

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.



Contaminated Land: Authorised Industrial Processes

Discharges

Consented Discharges to Controlled Waters

Map ID	Details	Distance	Direction	Contact
22	Summary: Trade Discharge Date of Issue: 11th December 1972 Name: Suntex Safety Glass Industries Ltd Location: Industrial Premises, Thorney Lane, Iver, Bucks Discharge Type: Trade Effluent Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Discharge Environment Type: Freshwater Stream/River Receiving Water: Slough Arm Of Grand Union Canl Status: Authorisation revoked	0m	SE	3
22	Summary: Sewage Discharge Date of Issue: 2nd November 1989 Name: Thames Water Utilities Ltd Location: Brittanica Cables, Iverbrittanica Cablesiver Discharge Type: Sewage Discharges - Pumping Station - Water Company Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Discharge Environment Type: Canal Receiving Water: Grand Union Canal Status: Temporary Consents (Water Act 1989, Section 113)	0m	E	3
22	Summary: Sewage Discharge Date of Issue: 3rd September 2010 Name: Thames Water Utilities Ltd Location: Brittanica Cables, Iverbrittanica Cablesiver Discharge Type: Sewage Discharges - Pumping Station - Water Company Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Discharge Environment Type: Canal Receiving Water: Grand Union Canal Status: Surrendered under EPR 2010	0m	E	3
23	Summary: Trade Discharge Date of Issue: 24th June 1969 Name: Pyrene Company Ltd Location: Premises, Ridgeway, Iver, Bucks Discharge Type: Trade Effluent Property Type: Undefined Or Other Discharge Environment Type: Land/Soakaway Receiving Water: Not Supplied Status: Authorisation revoked	0m	N	3
23	Summary: Trade Discharge Date of Issue: 24th June 1969 Name: The Pyrene Co Ltd, Brentford, Middx Location: Factory Premises, Ridgeway, Iver, Bucks Discharge Type: Trade Effluent Property Type: Undefined Or Other Discharge Environment Type: Land/Soakaway Receiving Water: Not Supplied Status: Authorisation revoked	0m	N	3



Contaminated Land: Authorised Industrial Processes

Map ID	Details	Distance	Direction	Contact
23	Summary: Trade Discharge Date of Issue: 24th June 1969 Name: Pyrene Company Ltd Location: Premises, Ridgeway, Iver, Bucks Discharge Type: Trade Effluent Property Type: Undefined Or Other Discharge Environment Type: Land/Soakaway Receiving Water: Not Supplied Status: Authorisation revoked	0m	N	3
24	Summary: Unknown Discharge Date of Issue: 9th April 1985 Name: Kossway Automatics Ltd Location: 8 The Ridgeway Trading Estate, Iver SL0 9hj Discharge Type: Unknown Property Type: MAKING OF MOTOR VEHICLES+TRAILERS/CARS/CARAVANS Discharge Environment Type: Freshwater Stream/River Receiving Water: Grand Union canal Status: Authorisation revoked	17m	E	3

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.



Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

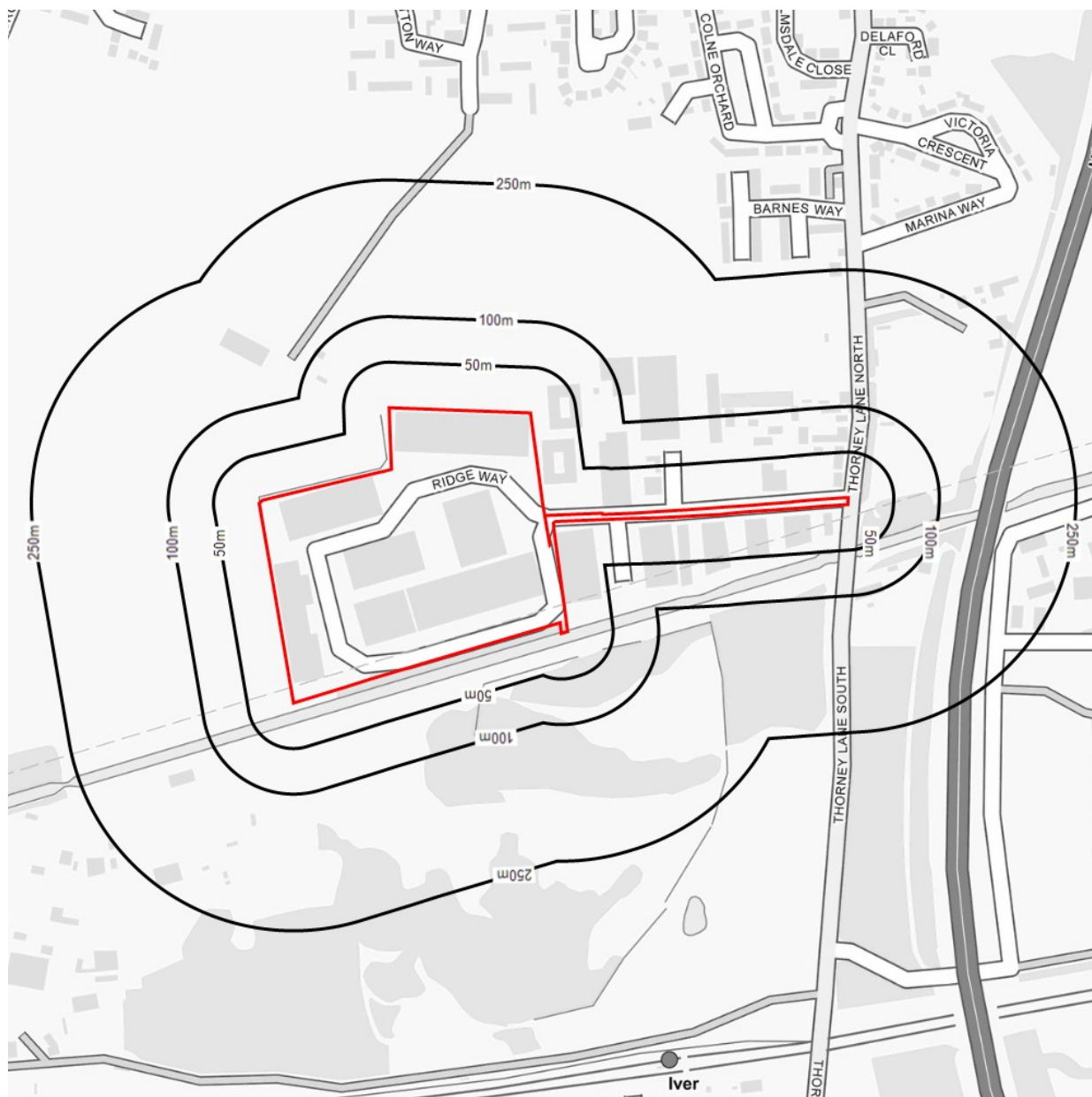
No features identified.

Planning Hazardous Substance Consents

No features identified.



Contaminated Land: Incidents and Enforcements



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- | | | | |
|--|---|--|---|
| | Site | | Enforcement and Prohibition Notices |
| | Multiple Features Present | | Planning Hazardous Substance Enforcements |
| | Contaminated Land Register Entries and Notices | | Environmental Pollution Incidents |
| | Local Authority Pollution Prevention and Control Enforcements | | Prosecutions (Post 2000) |



Contaminated Land: Incidents and Enforcements

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



- | | | | |
|--|---|--|--|
| | Site | | Local Authority Recorded Landfill Sites |
| | Multiple Features Present | | Registered Landfill Sites |
| | BGS Recorded Landfill Sites | | Registered Waste Transfer Sites |
| | Integrated Pollution Control Registered Waste Sites | | Registered Waste Treatment or Disposal Sites |
| | Permitted Waste Sites - Authorised Landfill Site Boundaries | | Historic Landfill |
| | Environmental Permitting Regulations - Waste Sites | | |



Contaminated Land: Landfill and Waste

Landfill and Waste

BGS Recorded Landfill Sites

Map ID	Details	Distance	Direction	Contact
19	Name: Three Valleys Water Committee Reference: 1587 Location: Thorney Lane, IVER, Bucks Ground Water: Information not available Surface Water: Information not available	153m	E	6

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

Map ID	Details	Distance	Direction	Contact
18	Licenced Waste Type: Inert & Excavation WTS with treatment Status: Modified Date of Issue: 28th March 2012 Reference: 104017 Location: Unit 13 Bison Ind Est, Thorney Lane, Iver, Buckingha Operator Name: Cappagh Public Works Ltd	131m	SW	3
18	Licenced Waste Type: Vehicle depollution facility Status: Surrendered Date of Issue: 11th January 2011 Reference: 102231 Location: Unit 27, Thorney Business Park, Iver, Buckinghamshire, SL0 9HF Operator Name: Okafor Henry	181m	SW	3
21	Licenced Waste Type: Vehicle depollution facility Status: Issued Date of Issue: 10th April 2013 Reference: 104891 Location: Unit 16 Thorney Business Park, Thorney Lane South, Iver, Buckinghamshire, SL0 9HF Operator Name: Hitchings Terence	233m	SW	3

Local Authority Recorded Landfill Sites

Map ID	Details	Distance	Direction	Contact
13	Last Reported Status: Not Supplied Reference: 2879 Location: Not Supplied Waste Text: Not Supplied Date of Closure: Not Supplied	21m	E	5
15	Last Reported Status: Not Supplied Reference: 2882 Location: Thorney Lane Landfill South Waste Text: Not Supplied Date of Closure: Not Supplied	34m	S	5



Contaminated Land: Landfill and Waste

Registered Landfill Sites

Map ID	Details	Distance	Direction	Contact
17	Licence Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Cancelled Site Category: Landfill Name: Wimpey Construction Uk Ltd Reference: 195 Location: Thorney Lane North, Iver, Buckinghamshire Record Date: 15th August 1983	67m	E	3

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

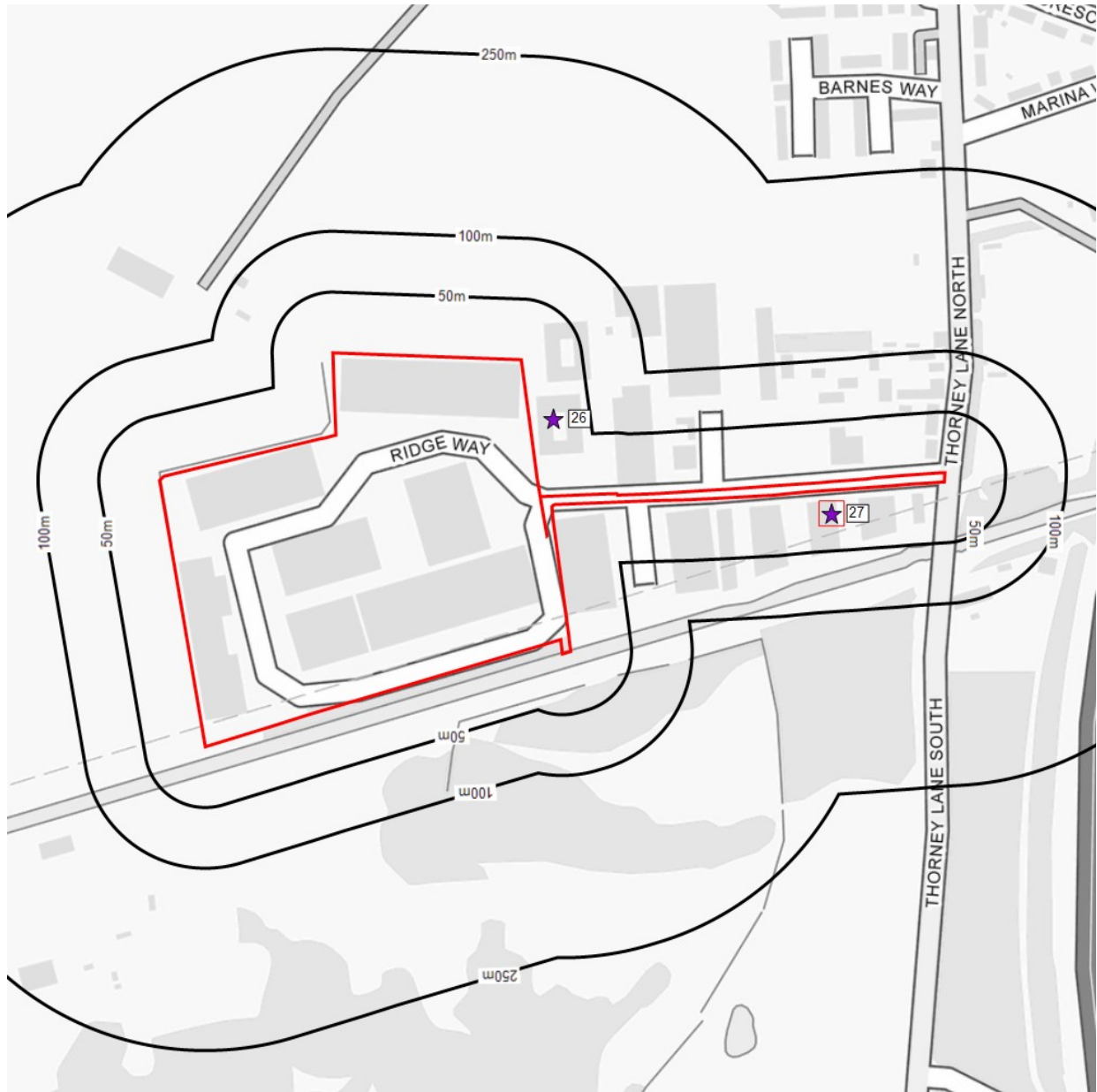
No features identified.

Historic Landfill

Map ID	Details	Distance	Direction	Contact
14	Date of Issue: 15th August 1983 Last Input Date: 31st December 1986 Name: Thorney Lane North Reference: EAHLD12520 Location: Thorney Lane Specified Waste Type: Deposited Waste included Inert Waste First Input Date: 31st August 1983	24m	E	3
16	Date of Issue: Last Input Date: Name: Thorney Lane Landfill South Reference: EAHLD12523 Location: Thorney Lane Specified Waste Type: Not Supplied First Input Date:	35m	S	3
20	Date of Issue: Last Input Date: 31st December 1973 Name: Three Valleys Water Reference: EAHLD13125 Location: Thorney, West Drayton, Hillingdon, London Specified Waste Type: Deposited Waste included Inert and Industrial Waste First Input Date: 31st December 1971	154m	E	3



Contaminated Land: Current Land Uses



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Site



Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



Contaminated Land: Current Land Uses

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction	Contact
26	Name: Rhodes Freight Services Ltd Classification: Road Haulage Services Location: Unit 3c, The Ridgeway, Iver, Buckinghamshire, SL0 9JQ Status: Active	20m	NE	7
27	Name: Cummins Diesel Classification: Diesel Engine Equipment & Services Location: 1B The Ridgeway, Iver, Buckinghamshire, SL0 9HX Status: Inactive	0m	E	7
27	Name: Ocean Trailers Ltd Classification: Road Haulage Services Location: 3a The Ridgeway, Iver, Buckinghamshire, SL0 9HW Status: Inactive	0m	E	7
27	Name: Tony Payne Classification: Car Body Repairs Location: 4b The Ridgeway, Iver, Buckinghamshire, SL0 9HW Status: Active	20m	E	7
27	Name: Cummins UK Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories Location: Unit 1b, The Ridgeway, Iver, Buckinghamshire, SL0 9HX Status: Inactive	15m	E	7
27	Name: Healthcare Logistics Ltd Classification: Pharmaceutical Manufacturers & Distributors Location: 3, The Ridgeway, Iver, Buckinghamshire, SL0 9JW Status: Inactive	18m	E	7
27	Name: Kevin Bird Garages Ltd Classification: Garage Services Location: 2, The Ridgeway, Iver, SL0 9HW Status: Inactive	18m	E	7

Fuel Station Entries

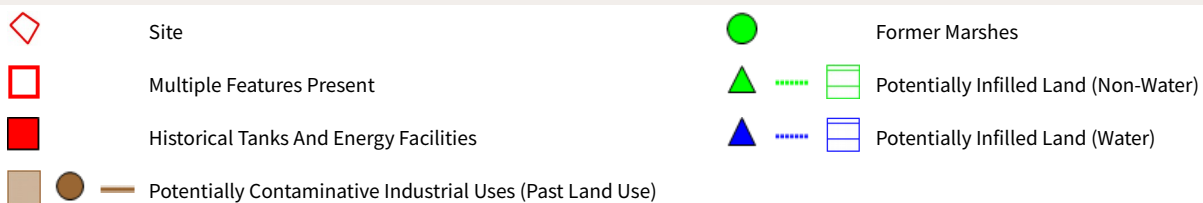
No features identified.



Contaminated Land: Historical Land Uses



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Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
3	Type: Tanks Date of Mapping: 1970	0m	N	1
3	Type: Tanks Date of Mapping: 1970	0m	NW	1
3	Type: Tanks Date of Mapping: 1970	0m	SE	1
3	Type: Tanks Date of Mapping: 1970	0m	S	1
4	Type: Tanks Date of Mapping: 1970	0m	W	1
4	Type: Tanks Date of Mapping: 1970	0m	W	1
5	Type: Tanks Date of Mapping: 1970	0m	SE	1
8	Type: Electrical Sub Station Facilities Date of Mapping: 1970	8m	E	1

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
1	Class: Clay bricks & tiles [manufacture] Map Published Date: 1925-1938	0m	N	1
2	Class: Factory or works - use not specified Map Published Date: 1960	0m	N	1
7	Class: Quarrying of sand & clay, operation of sand & gravel pits Map Published Date: 1900	2m	E	1
9	Class: Transport support & cargo handling Map Published Date: 1925	12m	SE	1
10	Class: Clay bricks & tiles [manufacture] Map Published Date: 1897-1920	17m	E	1
12	Class: Factory or works - use not specified Map Published Date: 1988	26m	SW	1



Contaminated Land: Historical Land Uses

Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

Map ID	Details	Distance	Direction	Contact
6	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1988	0m	N	1
11	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1988	17m	E	1

Potentially Infilled Land (Water)

No features identified.



Contaminated Land: Groundwater Vulnerability

Bedrock



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Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata

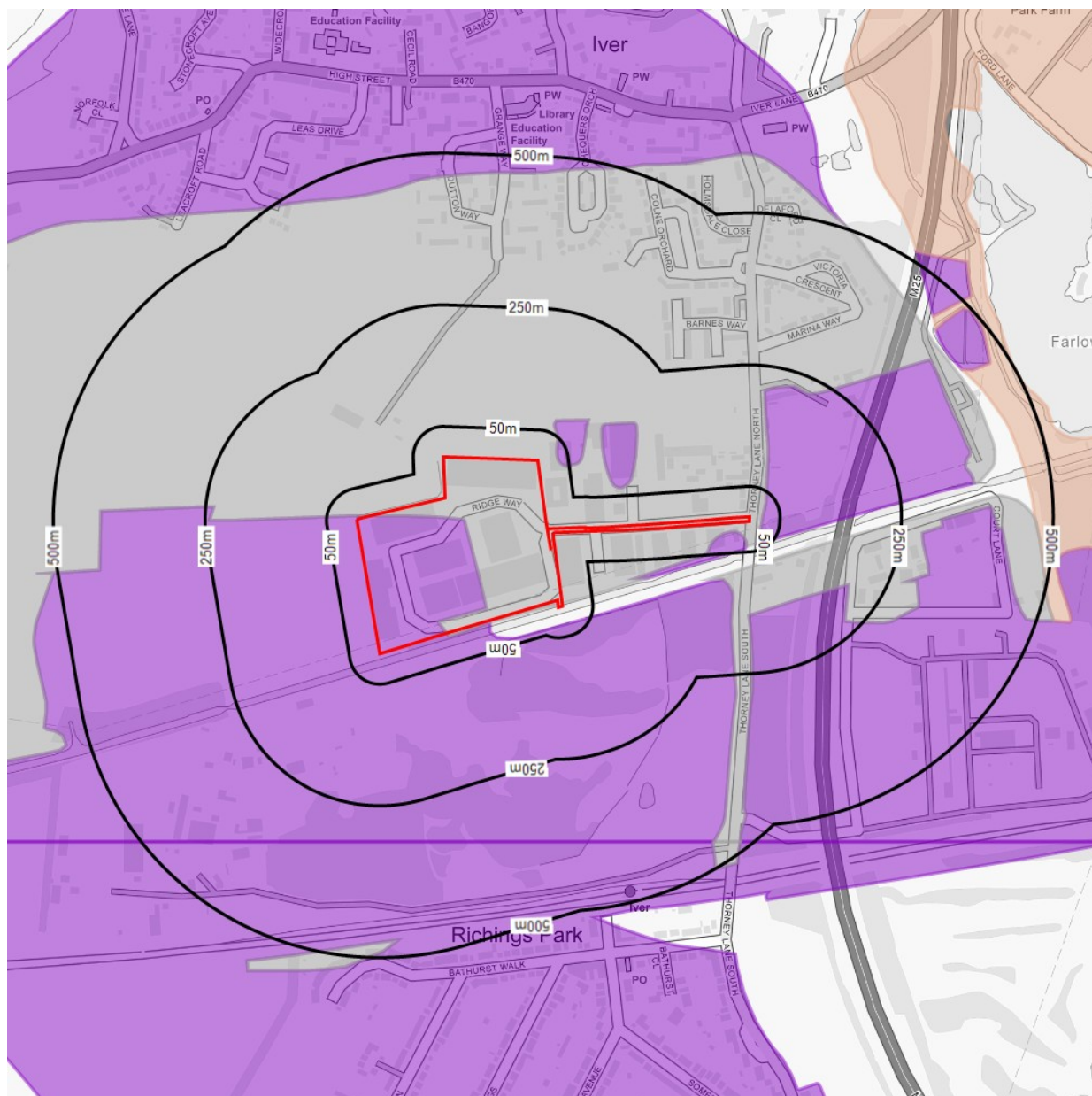


Unknown



Contaminated Land: Groundwater Vulnerability

Superficial



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Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata



Unknown



Unknown (lakes and Landslips)



Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	N	8

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	E	8
Aquifer Designation: Principal Aquifer	0m	N	8



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: LC Rock Name: London Clay Formation Rock Type: Clay, Silt and Sand Min Age: Not Supplied Max Age: Ypresian	0m	N	9
Lex Code: LC Rock Name: London Clay Formation Rock Type: Clay, Silt and Sand Min Age: Not Supplied Max Age: Ypresian	0m	S	9

BGS 1:50,000 Superficial Deposits

Details	Distance	Direction	Contact
Lex Code: LHGR Rock Name: Lynch Hill Gravel Member Rock Type: Sand and Gravel Min Age: Not Supplied Max Age: Wolstonian	0m	S	9
Lex Code: LASI Rock Name: Langley Silt Member Rock Type: Clay and Silt Min Age: Not Supplied Max Age: Devensian	0m	E	9
Lex Code: LHGR Rock Name: Lynch Hill Gravel Member Rock Type: Sand and Gravel Min Age: Not Supplied Max Age: Wolstonian	0m	N	9
Lex Code: LASI Rock Name: Langley Silt Member Rock Type: Clay and Silt Min Age: Not Supplied Max Age: Devensian	0m	SE	9

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 269 Map Name: Windsor Bedrock Geology: Available Superficial Geology: Available	0m	S	9
Map Sheet No: 255 Map Name: Beaconsfield Bedrock Geology: Available Superficial Geology: Available	0m	N	9



Contaminated Land: Environmental Sensitivity



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Site	Local Nature Reserves	RAMSAR Sites
Multiple Features Present	Marine Nature Reserves	Sites of Special Scientific Interest
Areas of Outstanding Natural Beauty	National Nature Reserves	Special Areas of Conservation
Environmentally Sensitive Areas	National Parks	Special Protection Areas
Forest Parks	National Scenic Areas	



Contaminated Land: Source Protection Zones



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- | | |
|---------------------------|---------------------------|
| Site | Outer Zone (Zone 2c) |
| Multiple Features Present | Total Catchment (Zone 3) |
| Inner Zone (zone 1) | Total Catchment (Zone 3c) |
| Inner Zone (zone 1c) | Special Interest (Zone 4) |
| Outer Zone (Zone 2) | Water Abstractions |



Environmental Sensitivity

Areas of Outstanding Natural Beauty

No features identified.

Environmentally Sensitive Areas

No features identified.

Forest Parks

No features identified.

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Former Mining

Coalfield Consultation Areas

No features identified.

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

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

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

Details	Distance	Direction	Contact
Name: Iver Tileworks Type: Opencast Periodic Type: Quaternary Geology: Langley Silt Member Commodity: Common Clay and Shale Location: Iver, Buckinghamshire Status: Ceased Reference: 19763 Location Accuracy: Located by supplier to within 10m	0m	SW	9
Name: Thorney Lane Gravel Pit Type: Opencast Periodic Type: Wolstonian Geology: Lynch Hill Gravel Member (River Thames Gravel) Commodity: Sand and Gravel Location: Iver, Slough, Buckinghamshire Status: Ceased Reference: 35994 Location Accuracy: Located by supplier to within 10m	39m	E	9



Contaminated Land: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Name: Iver Gravel Pit W Type: Opencast Periodic Type: Wolstonian Geology: Lynch Hill Gravel Member (River Thames Gravel) Commodity: Sand and Gravel Location: Iver, Buckinghamshire Status: Ceased Reference: 19764 Location Accuracy: Located by supplier to within 10m	65m	NE	9
Name: Nursery Gravel Pit Type: Opencast Periodic Type: Wolstonian Geology: Lynch Hill Gravel Member (River Thames Gravel) Commodity: Sand and Gravel Location: Iver, Buckinghamshire Status: Ceased Reference: 19759 Location Accuracy: Located by supplier to within 10m	97m	E	9

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Potentially Infilled Land (Non-Water)

Details

Details: Unknown Filled Ground (Pit, quarry etc)
Map Published Date: 1988

Distance

0m

Direction

N

Contact

1

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

Details

Hazard Potential: Moderate
Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.
Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

Distance

0m

Direction

N

Contact

9



Contaminated Land: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Hazard Potential: Moderate Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.	30m	S	9
Hazard Potential: Moderate Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.	32m	E	9
Hazard Potential: Moderate Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.	33m	NE	9

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Radon

Radon Potential

No features identified.

Flood Risk

Data Section



Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary

This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.

River and Coastal Flooding

The data used to form our river and coastal flood risk analysis includes:

- **Flood Zones:** Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3.
- **Risk of Flooding from Rivers and Seas (RoFRS):** Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.
- **Flood Defences:** Recorded by the regulatory body, and includes defence type and standard of protection.
- **Areas Benefiting from Flood Defences:** Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.
- **Flood Storage Areas:** Areas that store floodwater during flood events.

Surface Water Flooding

We present the risk of surface water flooding in three separate return periods:

- 1:75
- 1:200
- 1:1000

Each map will show the likely flood depth bandings within each of these return periods.

Groundwater Flooding

The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.

Other Factors

This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.



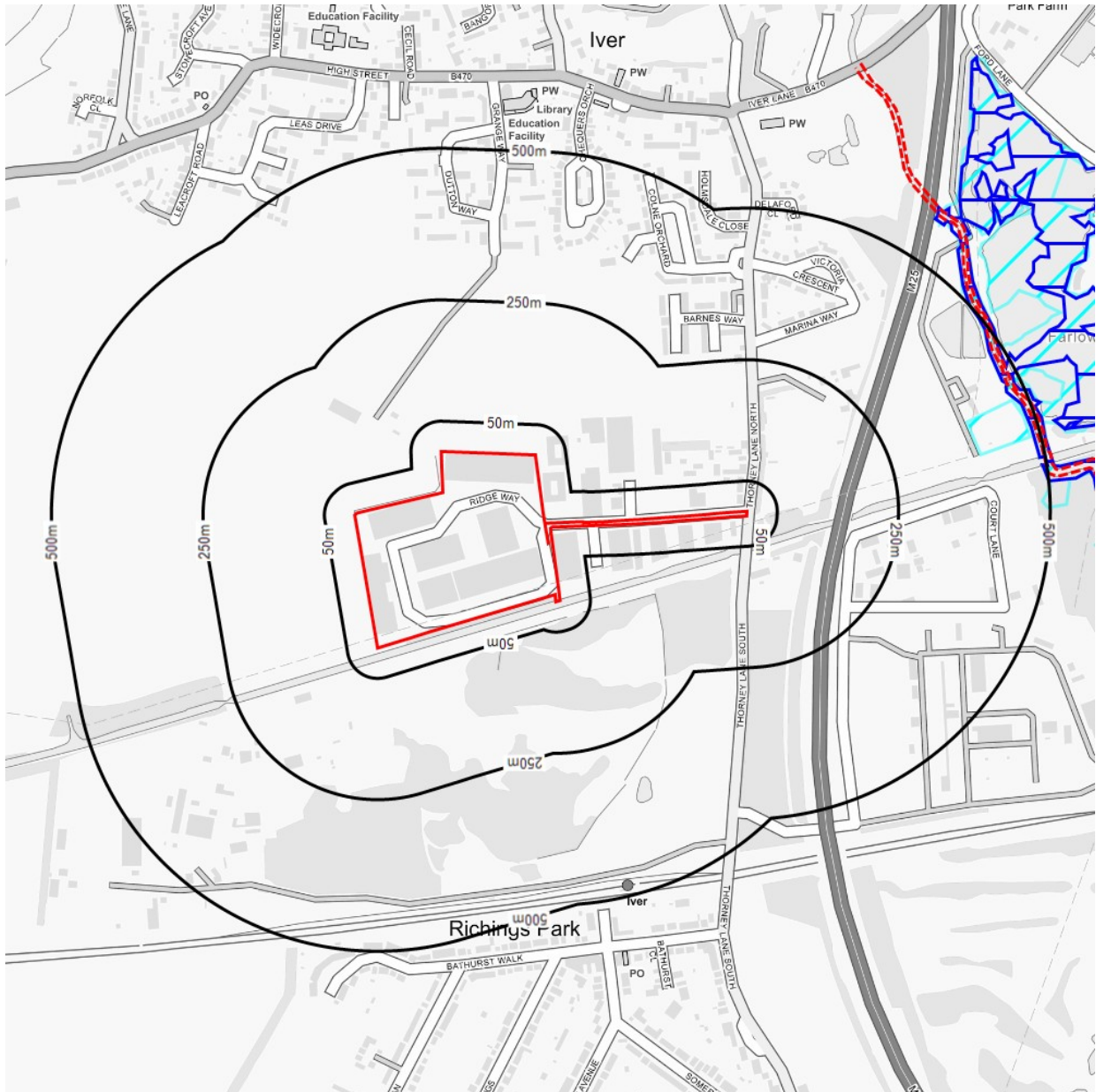
Flood Risk: Tabular Summary

Flooding

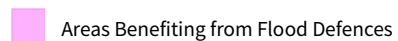
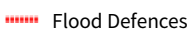
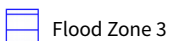
River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	No	No	Yes
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	No	Yes
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	No	Yes
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	Yes
Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	Yes	Yes	Yes
JBA Pluvial 200 Depths	Yes	Yes	Yes
JBA Pluvial 1000 Depths	Yes	Yes	Yes
Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	Yes	Yes
Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	Yes
OS VectorMap District - Water Features	No	No	No
OS MasterMap Water Network	Yes	Yes	Yes



Flood Risk: River and Coastal (map 1)

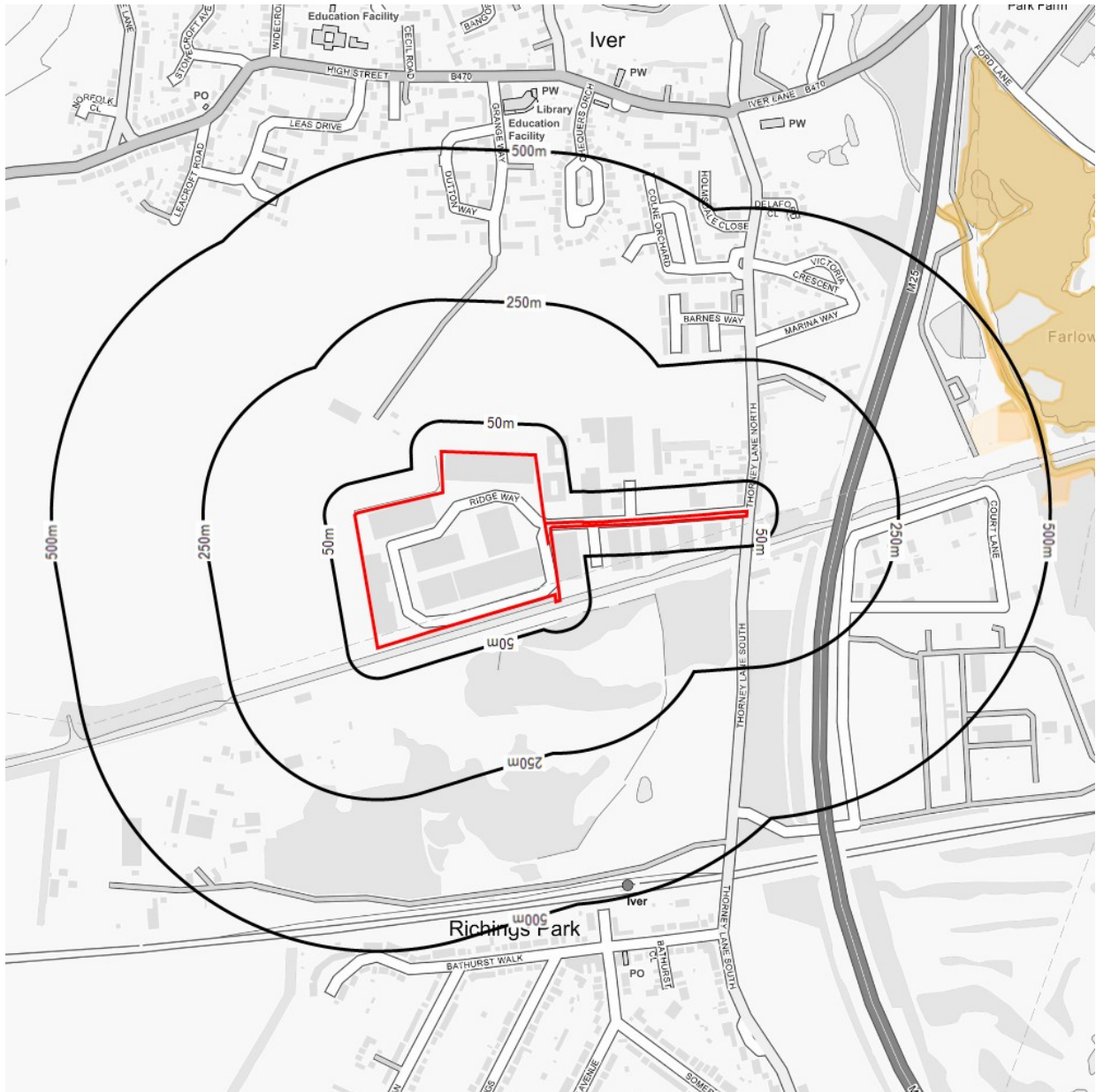


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Flood Risk: River and Coastal (map 2)



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RoFRS - Very Low



RoFRS - Low



RoFRS - Medium



RoFRS - High



Flood Risk: River and Coastal

Flooding from Rivers or Sea without Defences (Flood Zone 3)

Details	Distance	Direction	Contact
Environment Agency	472m	E	3

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

Details	Distance	Direction	Contact
Environment Agency	392m	E	3

Areas Benefitting from Flood Defences

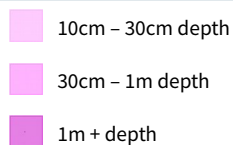
No features identified.

Spatial Flood Defences (with attributes)

Details	Distance	Direction	Contact
Environment Agency	478m	E	3

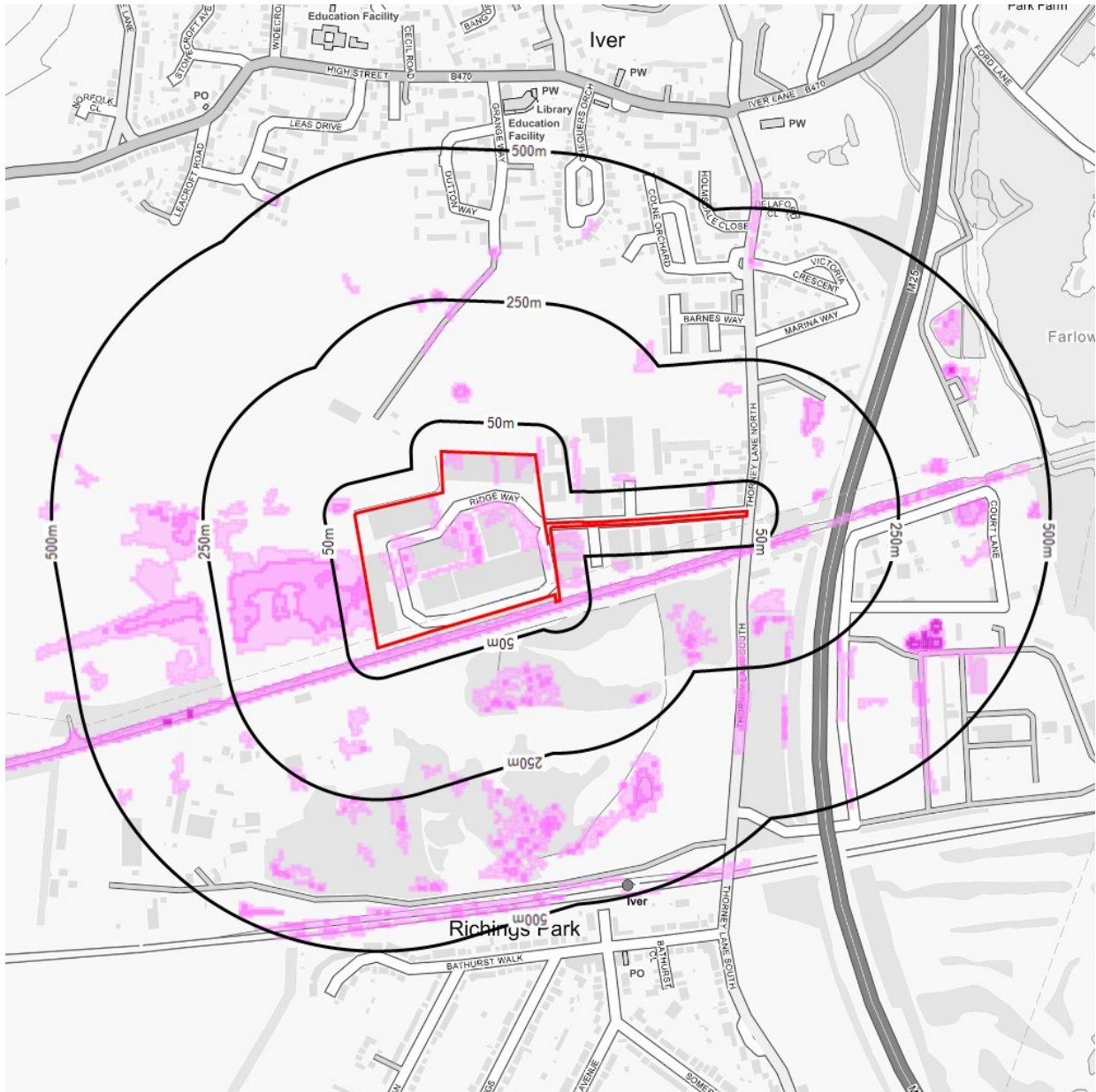
Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Low	392m	E	3
Risk: Medium	431m	E	3
Risk: High	447m	E	3





Flood Risk: Surface Water (1:200 year event)



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 Site

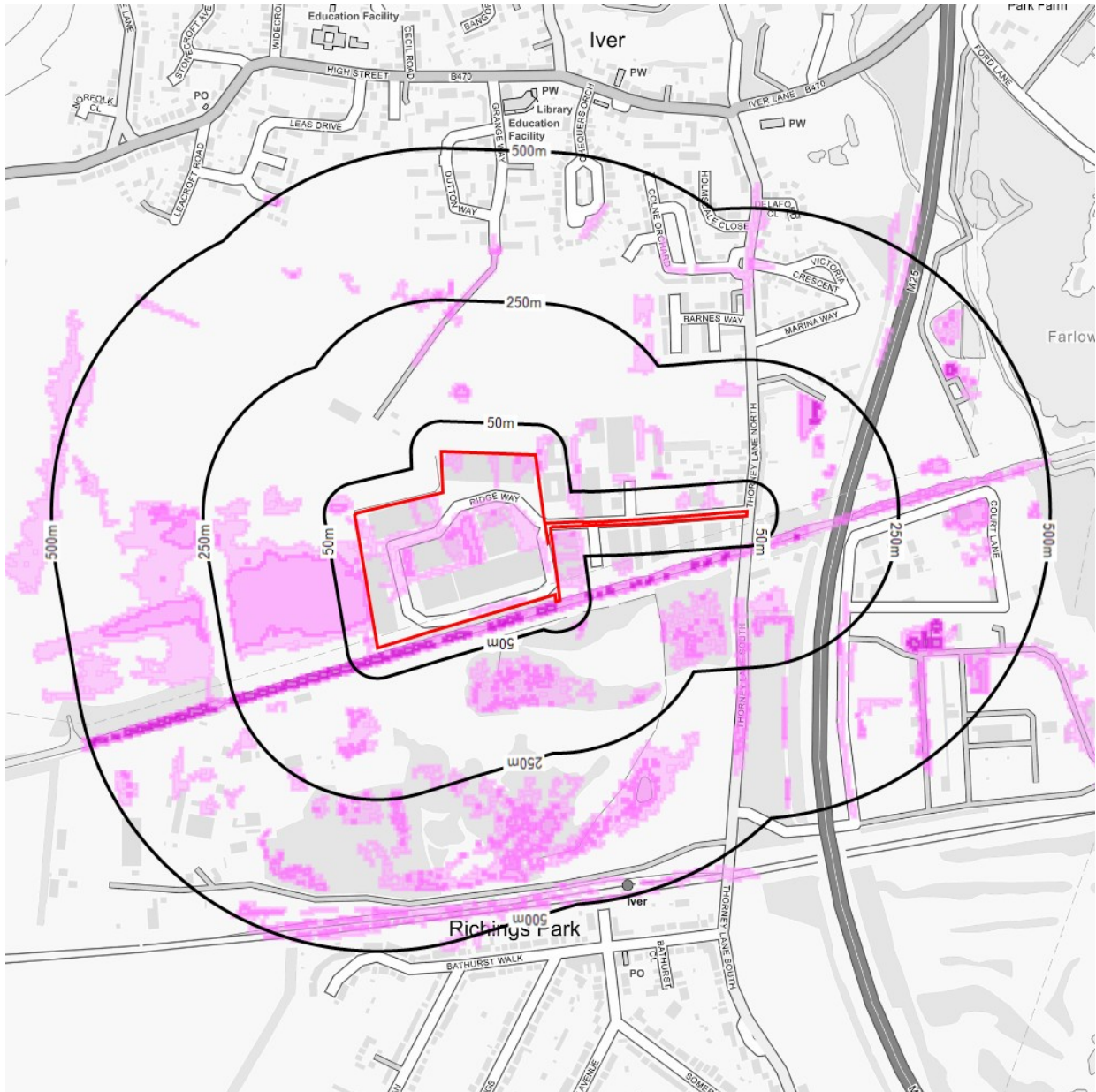
 10cm - 30cm depth

 30cm - 1m depth

 1m + depth



Flood Risk: Surface Water (1:1000 year event)



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Site

10cm – 30cm depth

30cm – 1m depth

1m + depth



Flood Risk: Surface Water

JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	E	1
Type: Greater than 0.3m and Less than or equal to 1.0m	1m	SE	1
Type: Greater than 1.0m	341m	E	1
Type: Equal to 0.1m	351m	W	1

JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	E	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	W	1
Type: Greater than 1.0m	324m	SW	1
Type: Equal to 0.1m	332m	S	1

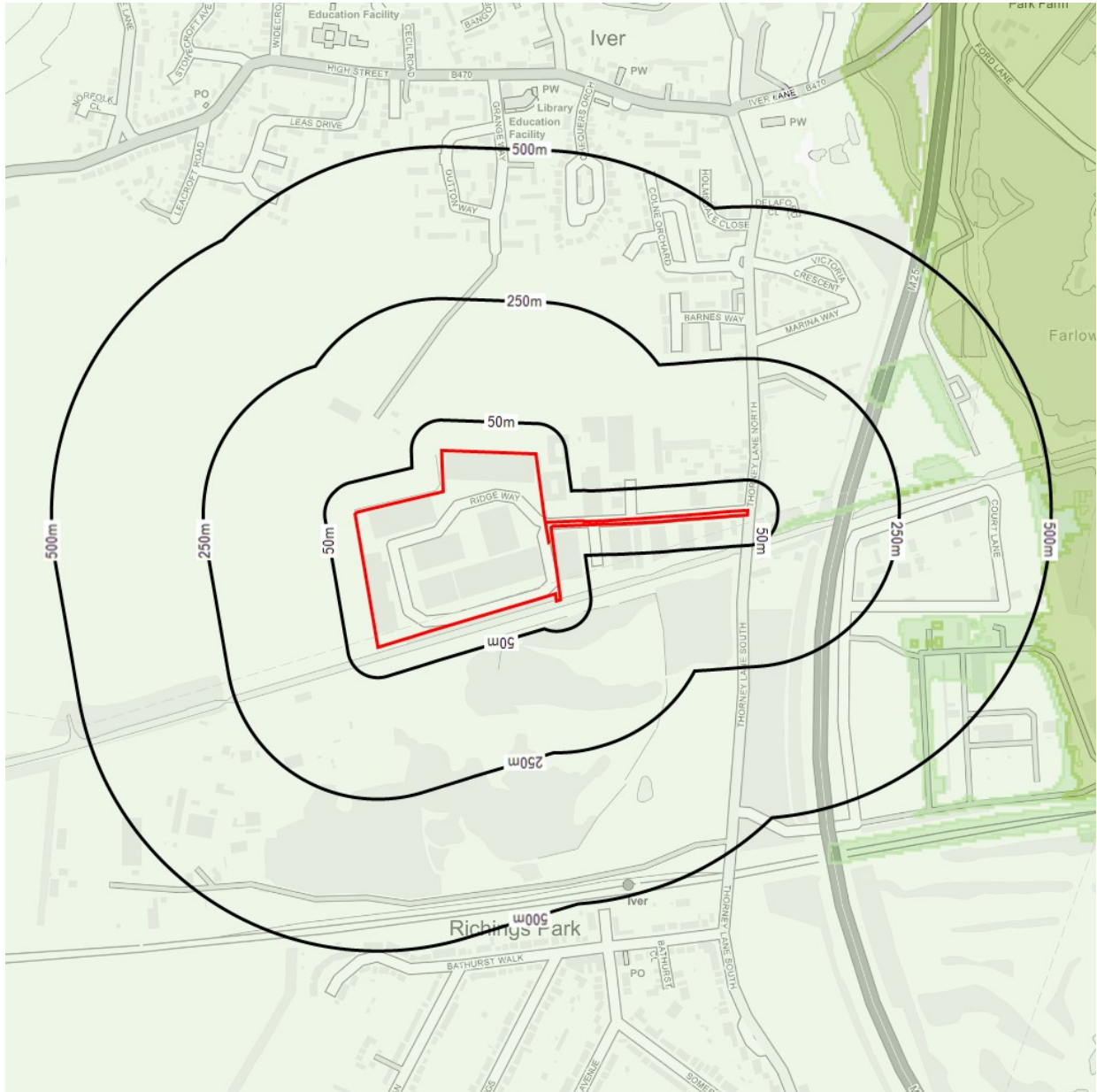
JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	E	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	SE	1
Type: Equal to 0.1m	0m	NW	1
Type: Greater than 1.0m	6m	SE	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2021



Flood Risk: Groundwater



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Site



High Risk



Moderate Risk



Low Risk



Negligible Risk



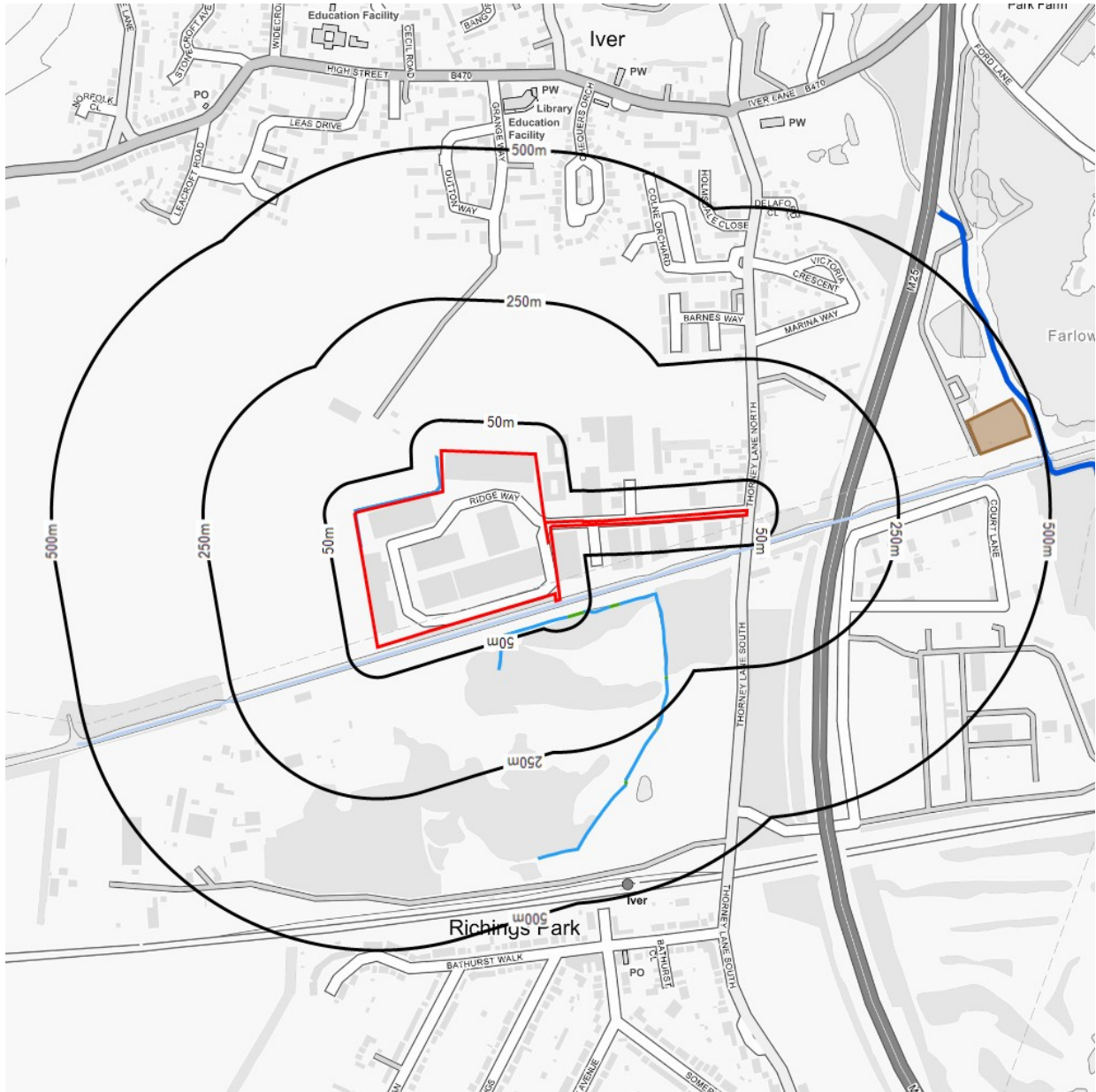
Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1
Type: Low	35m	E	1
Type: Moderate	241m	E	1



Flood Risk: Other



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Water Feature

Flood Storage Areas

Recorded Flood Outlines

Primary Flow (named)

Primary Flow (un-named)

Secondary Flow

Tidal River

Lake or Reservoir

Forshore and Sea

Underground River

Marsh

Canal, Lock or Transfer



Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

Details	Distance	Direction	Contact
Event Type: Historic Flood Event - Fluvial Start Date: 1987-01-01 End Date: 1987-12-12 Source: Main River Cause: Channel Capacity Exceeded (no raised defences)	392m	E	3

OS VectorMap District - Water Features

No features identified.

OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: Type: Primary Flow (un-named)	0m	NW	2
Name: Grand Union Canal Type: Canal, Lock or Transfer	7m	S	2
Name: Type: Underground River	32m	SE	2
Name: Colne Brook Type: Primary Flow (named)	480m	E	2

Site Solutions Combined

About this report



Site Solutions Combined Limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.argyllenvironmental.com. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION 	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2



Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. Recommendations: Some simple advice may be provided. Insurability: Insurance should be readily available.
PASSED – PRUDENT ACTION 	Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event. Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. Insurance: In most cases insurance should be readily available.
FURTHER ACTION 	Moderate to High and High: This report reveals a significant risk of flooding which should be addressed. Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. Insurance: Insurance may not be available without a higher premium or excess.

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of 'other factors'. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Argyll Environmental Ltd
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:

orders@argyllenviro.com

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Ordnance Survey	Adanac Drive Southampton Hampshire SO16 0AS	T: 03456 05 05 05 E: customerservices@ordnancesurvey.co.uk W: www.ordnancesurvey.gov.uk
3	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
4	South Buckinghamshire District Council (now part of Buckinghamshire Council), Environmental Health Department	Capswood Oxford Road Denham Berkshire UB9 4LH	T: 01895 837200 W: www.southbucks.gov.uk



Useful Contacts

Contact	Name	Address	Contact Details
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6	Landmark Information Group Limited	5 - 7 Abbey Court Eagle Way Sowton Exeter Devon EX2 7HY	T: 01392 441702 E: mailbox@landmarkinfo.co.uk W: www.landmarkinfo.co.uk
7	Thomson Directories	Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU	T: 01252 390025 W: www.thomsonlocal.com
8	Environment Agency, Head Office	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	T: 01454 624400
9	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



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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
Website: www.tpos.co.uk
Email: admin@tpos.co.uk



Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, 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

Tel: 03300 366 115

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,

Email: admin@tpos.co.uk

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