A comprehensive contaminated land risk assessment, designed to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also includes a flood screen and identifies any energy & infrastructure projects (such as fracking & HS2).

What's included
- Front page risk summary and clear ‘next steps’
- Consultant’s professional opinion
- Current and historical land use
- Flood screen
- Energy & Infrastructure projects screen
- Environmental constraints

Key features
- Assessment of the potential for contaminated land liabilities under Part 2A of the EPA 1990
- Full range of key environmental datasets including the UK’s most comprehensive landfill data
- Flood risk screening to highlight the need for a more detailed report
- Energy & Infrastructure projects screen to highlight the need for a more detailed report

Designed for:
Any party involved in the commercial property transaction, such as the Lawyer, Surveyor, Property Owner, Property Purchaser, Lender or Insurer.

This report may be used for redevelopment sites. However, for such transactions, especially complex cases, we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. See the product card for more details.

Use this report to understand:
- Contaminated Land Risk
  If the property is at risk of being identified by the Local Authority as contaminated land (Under Part 2A of the Environmental Protection Act 1990).
- Flood Risk Screen
  If there is a risk of flooding at or close to the site. This screen will highlight if a more detailed report should be purchased to complete the due diligence.
- Energy & Infrastructure Projects Screen
  If there are any energy & infrastructure projects, such as fracking, HS2, at or close to the site. This screen will highlight if a more detailed report should be purchased to complete the due diligence.
- Environmental Constraints
  If there are other factors which may have an influence on the property or surrounding area, such as environmental constraints. These include things like national parks or conservation area.

Why you need it:
To understand if there is a potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990 at the site.
Expert professional opinion included

Every report comes with expert professional opinion from Argyll Environmental, providing clear commercial guidance on the likelihood that the property will be designated as ‘contaminated land’ under Part 2A of the Environmental Protection Act 1990.

Key features

- Main risks clearly summarised, on the front page
- Clear recommendations and next steps, allowing lawyers and conveyancers to cut and paste key information for their clients
- Free re-review of any Further Action contaminated land reports simply send in relevant information and we will review

Unique and updated environmental data

Includes Landmark Information Group’s unique risk assessed land register data, which continues to capture details of properties deemed as unlikely to be designated as contaminated land – greatly improving the efficiency of transactions and negating the need for ‘Further Action’.

These other residential reports may be relevant to your site (The Sitecheck Assess report will recommend, where required):

**Sitecheck Flood**

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance and comes complete with an online map viewer to examine risks further. This report meets the needs of the Law Society Flood Risk Practice Note.

**Included in the report:**

Examines river, coastal, surface, groundwater and other sources of flood risk. Uniquely includes a manual review where the data reveals a significant risk of flooding and also considers the height of the property in relation to possible flood events, resulting in a highly accurate risk result.

**Energy and Infrastructure**

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects.

**Included in the report:**

Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

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

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Professional Indemnity Cover of £10million*

* Subject to terms and conditions
This report is issued for the property described as:
Testing House, Testing Avenue, Testinghampton, Testinghamshire, TE1 1ST

Report Reference: 140644243
National Grid Reference: 463650 102140
Customer Reference: INT Test 005 21/11/17_SAS
Report Date: 21 November 2017

**Contaminated Land**

Plausible contaminant linkages have been identified at the site. As such, potential liabilities have been identified under the relevant contaminated land legislation. Please refer to the next section for further information.

**Flood Risk Screen**

We have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.

**Energy & Infrastructure Screen**

A screening of Energy & Infrastructure projects has identified a project/s at or close to the property. You should purchase an Energy & Infrastructure report to better understand the potential impact on the property. Please refer to the next section for further information.

**Radon**

The property is not considered to be within a radon affected area. No further action is considered necessary.

**Environmental Constraints**

One or more environmental constraints have been identified within 250m of the property. Please refer to the next section for further information.

**CONTACT DETAILS**

If you require any assistance please contact our customer support team on:
0844 844 9966
or by email at:
helpdesk@landmark.co.uk
Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.

Section 1: Contaminated Land

Professional Opinion

In the professional opinion of Landmark Information, potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990. To quantify these, you may decide to undertake a more detailed assessment following the recommendation(s) set out below.

You should be aware of the following:

A review of the available historical mapping has identified that the site is on or within 25 metres of Military Land shown on 1898-1991 edition maps.

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Recommendations

Landmark Information may be able to revise the risk assessment by reviewing additional information. To take advantage of the free re-review service, please forward relevant information to: helpdesk@landmarkinfo.co.uk

This should include:

A written comment from the Environmental Health Department (Local Authority) including the following:

A comment on the Property’s potential to be investigated under Part 2A of the Environmental Protection Act, 1990. The comment needs to include whether or not the Property is likely to be investigated under this legislation, if so what priority it has been given, and a reason for this priority status. Please note that Local Authorities can take up to 20 working days to provide this information.

Or, if the Site has recently been redeveloped, planning information may be available from the Planning Department (Local Authority):

Planning permission for the Property including contaminated land conditions, with written confirmation from the Local Authority that these have been fully discharged. Please note, planning permission without contaminated land conditions will not be accepted.

Alternatively, we can collect and review this additional information on your behalf at a cost of £450 + VAT.

If the Property is operational, you should consider undertaking an Environmental Audit in order to investigate current operational environmental liabilities, compliance issues and any historical legacy that the Property owner may be exposed to. We can offer a contaminated land, compliance and other environmental audits from £950 + VAT.

A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer risk identified in the context of the report, subject to its validity, wording and terms.

Please call 0845 4585250 for further information.
Section 2: Flood Risk Screen

NONE IDENTIFIED

Landmark Information have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.

Section 3: Energy & Infrastructure Screen

IDENTIFIED

Landmark Information have identified Energy or Infrastructure projects at or close to the property. In order to gain more detailed information regarding the projects and the potential impact, it is recommended that you purchase an Argyll Energy & Infrastructure report. If you would like more information, please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Section 4: Radon

NONE IDENTIFIED

The property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Section 5: Environmental Constraints

IDENTIFIED

Landmark Information have identified the following environmental constraints at or close to the property: Sites of Special Scientific Interest, Ramsar Sites and Special Protection Areas.

Please refer to section 5 of this report for more details. If you would like more information, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Next Steps
If you require any assistance, please contact our Customer Services Team on:
0844 844 9966 or helpdesk@landmark.co.uk
Location Plan
The map below shows the location of the property.

Contains Ordnance Survey data © Crown copyright and database right 2017.
Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action'. In this case, we will include our recommendations and next steps.

For all other environmental factors, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land
In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood Risk Screen
This section is a flood screen. This means that if we highlight a flood risk at the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider projects such as High Speed Rail (HS2), Crossrail, Oil and Gas Exploration (Fracking), Solar and Wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are considered).

Section 4: Radon
In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 5: Environmental Constraints
In this section, we identify factors that may have an influence on the property or surrounding area, such as environmental constraints. These include things like national parks or conservation areas.

Next Steps
If you require any assistance, please contact our customer service team on:
0844 844 9966 or helpdesk@landmark.co.uk
Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.
## Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark’s extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

### Question

Have any historical potentially contaminative land uses been identified within 250m of the property?

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Potentially Contaminative Industrial Uses (Past Land Use)</strong>&lt;br&gt;<strong>Class:</strong> Military Land&lt;br&gt;<strong>Map Published Date:</strong> 1898-1991</td>
<td>On Site 1</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td><strong>Historical Tanks And Energy Facilities</strong>&lt;br&gt;<strong>Type:</strong> Tanks&lt;br&gt;<strong>Date Of Mapping:</strong> 1968</td>
<td>102m 1</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td><strong>Type:</strong> Tanks&lt;br&gt;<strong>Date Of Mapping:</strong> 1952-1971</td>
<td>101m 1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td><strong>Potentially Infilled Land (Non-Water)</strong>&lt;br&gt;<strong>Details:</strong> Unknown Filled Ground (Pond, marsh, river, stream, dock etc)&lt;br&gt;<strong>Map Published Date:</strong> 1870</td>
<td>On Site 1</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><strong>Details:</strong> Unknown Filled Ground (Pond, marsh, river, stream, dock etc)&lt;br&gt;<strong>Map Published Date:</strong> 1870</td>
<td>14m 1</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Details:</strong> Unknown Filled Ground (Pond, marsh, river, stream, dock etc)&lt;br&gt;<strong>Map Published Date:</strong> 1898</td>
<td>136m 1</td>
<td></td>
</tr>
</tbody>
</table>

No features identified for this property.

Report Reference: 140644243
### Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as “Contaminated Land” under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any incidents or enforcements been identified within 250m of the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contaminated Land Register Entries and Notices</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Environmental Pollution Incidents</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Prosecutions Relating to Controlled Waters</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Prosecutions Relating to Authorised Processes</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Enforcement and Prohibition Notices</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Planning Hazardous Substance Enforcements</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Local Authority Pollution Prevention and Control Enforcements</strong></td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Contaminated Land

Section 1c: Landfill and Waste Sites

The information in this section is telling you about active and historic landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any landfill and waste sites been identified within 250m of the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Landfill</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Registered Landfill Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Authority Recorded Landfill Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BGS Recorded Landfill Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Waste Sites - Authorised Landfill Site Boundaries</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Integrated Pollution Control Registered Waste Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Registered Waste Treatment or Disposal Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental Permitting Regulations - Waste Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Registered Waste Transfer Sites</td>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Section 1d: Authorised Industrial Processes

The map below shows the location of any current or recent land uses that could have the potential to cause contamination. Further details are shown on the following pages.
Contaminated Land

Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any current or recent authorised industrial processes been identified within 250m of the property?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Map ID | Details | Distance | Contact**
---|---|---|---
**Fuel Station Entries**
No features identified for this property.

**Local Authority Pollution Prevention and Controls**

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 6 | Name: JT Sydenham & Co  
Reference: Not Given  
Date of Issue:  
Location: Whale Island Way, PORTSMOUTH, PO2 8EW  
Description: PG6/2 Manufacture of timber and wood-based products  
Status: Authorisation revoked| 243m | 2 |

**Control of Major Accident Hazards Sites (COMAH)**
No features identified for this property.

**Planning Hazardous Substance Consents**
No features identified for this property.

**Notification of Installations Handling Hazardous Substances (NIHHS)**
No features identified for this property.

**Explosive Sites**
No features identified for this property.

**Contemporary Trade Directory Entries**
No features identified for this property.

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.
Flood Risk Screen

Section 2a: River and Coastal Flooding
River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water. Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a potential risk of river or coastal flooding at the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

Section 2b: Surface Water Flooding
Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a potential risk of surface water flooding at the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

Section 2c: Groundwater Flooding
Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a risk of groundwater flooding at the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

Section 2d: Other Flood Risks
We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there other flood risks identified that could impact the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

Next Steps
If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.
Section 3a: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing (“fracking”) investigation.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area?</td>
<td>No</td>
</tr>
</tbody>
</table>

Section 3b: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We only search those wind power developments which generate between 1MW and 50MW of power.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 4km of existing or proposed wind farms or wind turbines?</td>
<td>No</td>
</tr>
</tbody>
</table>

Section 3c: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We only search those solar developments which generate between 1MW and 50MW of power.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 2km of existing or proposed solar farms?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Section 3d: Other Renewable Power Plants

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section identifies planning applications associated with these other types of renewable energy (BEIS only provides data relating to developments which have a capacity to generate over 1MW of power).

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 2km of any other existing or proposed renewable power plant?</td>
<td>No</td>
</tr>
</tbody>
</table>
Section 3e: Infrastructure

This section identifies if there are any Infrastructure projects, such as the High Speed 2 Rail Link (HS2) and Crossrail at or close to the property. HS2 is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas. The Crossrail 1 project is a rail project stretching from Reading and Heathrow in the west to Shenfield and Abbeywood in the east. It will improve journey times across London, ease congestion and improve connections.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property located in an area that could be impacted by the development of either HS2 or Crossrail 1?</td>
<td>No</td>
</tr>
</tbody>
</table>

Next Steps

We have identified energy or infrastructure projects that may impact the property. We recommend you purchase a SiteSolutions Energy & Infrastructure report to gain further information on the type and location of the project. Please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.
Radon

**Section 4: Radon Findings**

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property in a radon affected area?</td>
<td>The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).</td>
</tr>
<tr>
<td>What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?</td>
<td>No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.</td>
</tr>
</tbody>
</table>

**Next Steps**

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The Building Research Establishment (BRE) publishes a guide (BR293): Radon in the workplace. Advice on radon in the workplace can be obtained from the Public Health England.

For further information, please contact Public Health England (see Contacts section) or go to www.ukradon.org.
This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

### Question
Is the property within 250m of an area likely to be impacted by Environmental Constraints?

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 250m of an area likely to be impacted by Environmental Constraints?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Details

#### National Nature Reserves
No features identified for this property.

#### Local Nature Reserves
No features identified for this property.

#### Marine Conservation Zones
No features identified for this property.

#### Sites of Special Scientific Interest

<table>
<thead>
<tr>
<th>Name</th>
<th>Reference</th>
<th>Total Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portsmouth Harbour</td>
<td>1003174</td>
<td>12642544.62</td>
</tr>
</tbody>
</table>

#### Ramsar Sites

<table>
<thead>
<tr>
<th>Name</th>
<th>Reference</th>
<th>Designation Date</th>
<th>Total Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portsmouth Harbour</td>
<td>UK11055</td>
<td></td>
<td>12496431.87</td>
</tr>
</tbody>
</table>

#### Special Areas of Conservation
No features identified for this property.

#### Special Protection Areas

<table>
<thead>
<tr>
<th>Name</th>
<th>Reference</th>
<th>Designation Date</th>
<th>Total Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portsmouth Harbour</td>
<td>UK9011051</td>
<td></td>
<td>12496431.87</td>
</tr>
</tbody>
</table>

#### Nature Improvement Areas
No features identified for this property.

#### Environmentally Sensitive Areas
No features identified for this property.

#### World Heritage Sites
No features identified for this property.

#### Ancient Woodland
No features identified for this property.

#### Country Parks
No features identified for this property.

#### Areas of Outstanding Natural Beauty
No features identified for this property.

#### Forest Parks
No features identified for this property.
### Environmental Constraints

**Details**

<table>
<thead>
<tr>
<th>National Parks</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>No features identified for this property.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.
Useful Information

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Useful Contacts

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

**Landmark Information Group**
Imperium
Imperial Way
Reading
RG2 0TD

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

**0844 844 9966**

Or by email at:

**helpdesk@landmark.co.uk**

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landmark Information Group Limited</td>
<td>Imperium Imperial Way Berkshire RG2 0TD</td>
<td>T: 0844 844 9966 E: <a href="mailto:helpdesk@landmark.co.uk">helpdesk@landmark.co.uk</a> W: <a href="http://www.landmark.co.uk">www.landmark.co.uk</a></td>
</tr>
<tr>
<td>2</td>
<td>Portsmouth City Council, Environmental Health Department</td>
<td>Civic Offices Guildhall Square Hampshire PO1 2AZ</td>
<td>T: 023 92822251 W: <a href="http://www.portsmouth.gov.uk">www.portsmouth.gov.uk</a></td>
</tr>
<tr>
<td>3</td>
<td>Natural England</td>
<td>County Hall Spetchley Road WR5 2NZ</td>
<td>T: 0300 060 3900 E: <a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a> W: <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a></td>
</tr>
<tr>
<td>4</td>
<td>British Geological Survey, Enquiry Service</td>
<td>British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG</td>
<td>T: 0115 936 3143 E: <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a> W: <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a></td>
</tr>
</tbody>
</table>

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

Information for Professional Advisers
This report is designed to satisfy the concerns raised by the Law Society Practice Note and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. The report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

Other Information
Positional Accuracy
We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Landfill and Waste
At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre buffer around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes
Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Historical Land Uses
This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks.
Useful Information

(at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Other Information

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property. Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property/site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007).

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Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.
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• enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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• handle complaints speedily and fairly
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TPOs Contact Details:

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

Report Reference: 140644243

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

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If you want to make a complaint, we will:

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- 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:
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Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD
Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

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

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