

## **APPENDIX B**

### **Landmark Report**

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## Mill Street, Leominster, HR6 8EF

Prepared for:

**Cambria Consulting Limited**

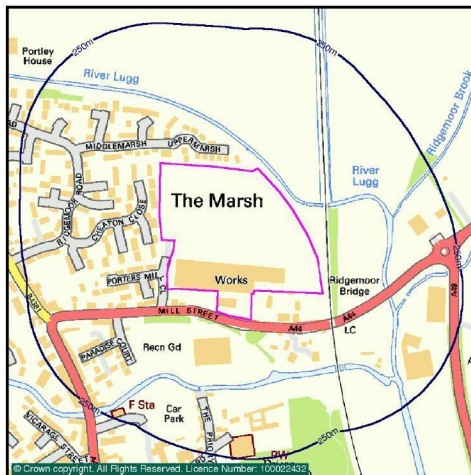
Report Reference: **SCD\_42624060\_2\_1**

Report Date: **16-NOV-2012**

Customer Reference: **db/5150s**

National Grid Reference: **349840 259650**

Site Area: **56311 m<sup>2</sup>**



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: **0844 844 9966**

Fax: **0844 844 9980**

Email: **info@landmarkinfo.co.uk**

Website: **www.sitecheck.co.uk**

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	11
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	14
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	18
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	20
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	21
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

<b>Current Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Statutory Authorisations</b>		
<b>Local Authority Pollution Prevention and Controls</b>		
F H Dale Ltd, Mill Street, LEOMINSTER, Herefordshire, HR6 8EB, Part B - Other Industries, Reference: 6.4/C/004, Status: Authorisation has varied, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	8	1

<b>Historical Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Potentially Contaminative Uses</b>		
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>		
Factory or works - use not specified, Date of Mapping: 1992	12	2

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Groundwater Vulnerability</b>		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	16	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	16	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	16	-
<b>Extreme Flooding from Rivers or Sea without Defences</b>		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Unknown, Contact Ref: 2	16	-



<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Flooding from Rivers or Sea without Defences</b>		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Unknown, Contact Ref: 2	16	-
<b>Areas Benefiting from Flood Defences</b>		
Type: Area Benefiting from Flood Defences, Contact Ref: 2	16	-

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Environmentally Sensitive Receptors</b>		
<b>Source Protection Zones</b>		
Midsummer Meadow, Reference: We051, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 2	17	-
Midsummer Meadow, Reference: We051, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 2	17	-

<b>Other Factors</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Geological</b>		
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Highly Unlikely, Contact Ref: 4	18	-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a radon affected area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 4	18	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 4	18	-
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 4	18	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 4	18	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 4	18	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 4	18	-



#### Site

Mill Street, Leominster, HR6 8EF

#### Grid Reference

349840, 259650

#### Report Reference

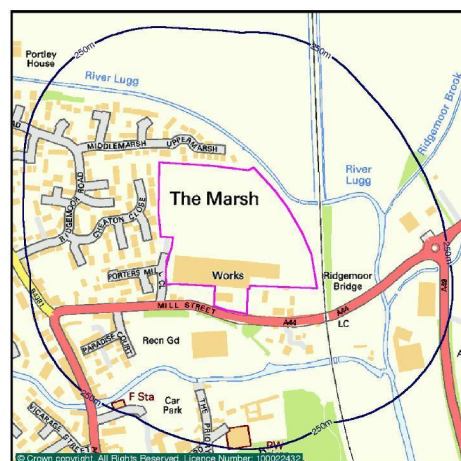
SCD\_42624060\_2\_1

#### Customer Reference

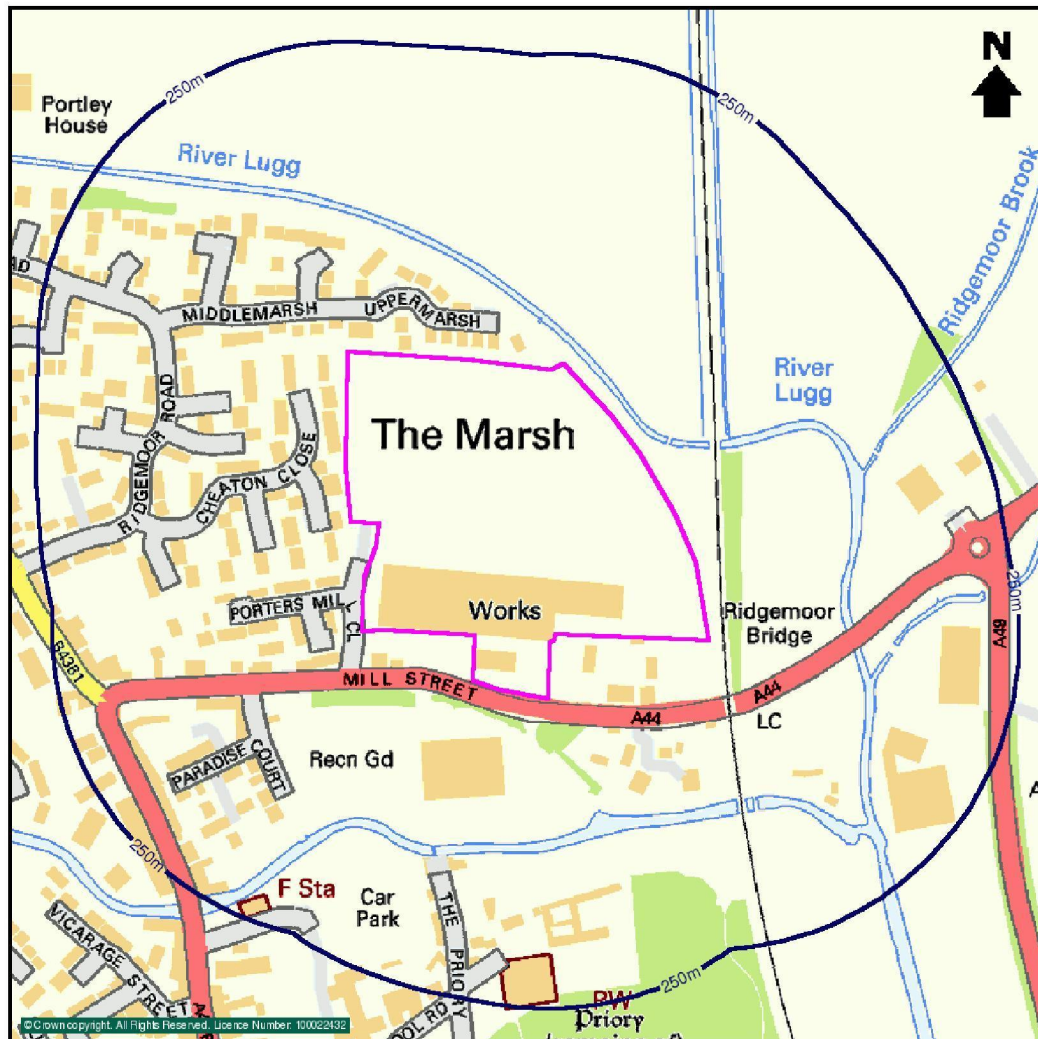
db/5150s

#### Size of Site

56311 m<sup>2</sup>







**Site**  
Mill Street, Leominster, HR6 8EF

**Grid Reference**  
349840, 259650

**Report Reference**  
SCD\_42624060\_2\_1

**Customer Reference**  
db/5150s

**Size of Site**  
56311 m<sup>2</sup>





Current Land Use	On Site	0-250m
Contaminants	1	20
<b>Waste / Landfill Sites</b>		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
<b>Statutory Authorisations</b>		
Local Authority Pollution Prevention and Controls	1	1
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
<b>Discharge Consents</b>		
Discharge Consents	0	10
Water Industry Act Referrals	0	0
<b>Industrial Processes</b>		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
<b>Storage of Hazardous Substances</b>		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
<b>Contraventions</b>		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	1

<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>1</b>	<b>20</b>
<b>Potentially Contaminative Uses</b>		
Contemporary Trade Directory Entries	0	7
Fuel Station Entries	0	1
<b>Miscellaneous</b>		
BGS Recorded Mineral Sites	0	0

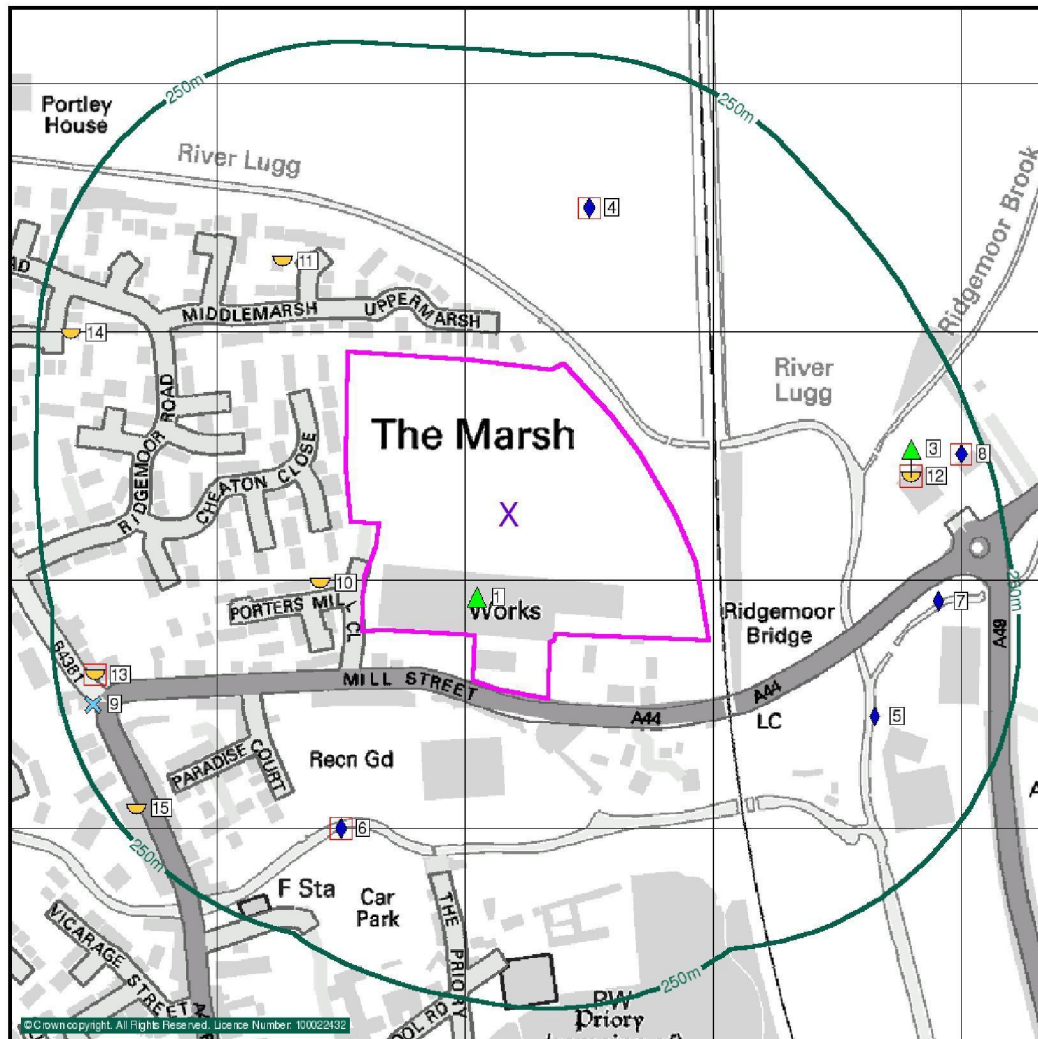
<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>1</b>	<b>10</b>
<b>Potentially Contaminative Uses</b>		
Historical Tanks And Energy Facilities	0	4
Potentially Contaminative Industrial Uses (Past Land Use)	1	6
<b>Potentially Infilled Land</b>		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	0

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>
<b>Pathways and Receptors</b>	<b>8</b>	<b>4</b>
<b>Pathways</b>		
Groundwater Vulnerability	3	n/a
Drift Deposits	0	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0
Flooding from Rivers or Sea without Defences	1	0
Areas Benefiting from Flood Defences	1	0
Flood Water Storage Areas	0	0
Flood Defences	0	1

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>
<b>Pathways and Receptors</b>	<b>8</b>	<b>4</b>
<b>Environmentally Sensitive Receptors</b>		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	1
Source Protection Zones	2	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	1
<b>Protected Countryside Areas</b>		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	8	6
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	1
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	1
Potential for Ground Dissolution Stability Hazards	0	0
Potential for Landslide Ground Stability Hazards	1	1
Potential for Running Sand Ground Stability Hazards	1	1
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1
Non Coal Mining Areas of Great Britain	1	1





General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<p>Site Boundary</p> <p>Search Buffer</p> <p>Bearing Reference Point</p> <p>Reference Number</p> <p><b>Miscellaneous</b></p> <p>BGS Recorded Mineral Site</p> <p><b>Potentially Contaminative Use</b></p> <p>Potentially Contaminative Use</p>	<p>BGS Recorded Landfill Site</p> <p>Licensed Waste Management Facilities (Landfill)</p> <p>Local Authority Recorded Landfill Site</p> <p>Registered Waste Transfer Site</p> <p>Registered Waste Treatment or Disposal Site</p> <p>Registered Landfill Site</p> <p>Point Location of Registered Landfill Site</p>	<p>BGS Recorded Landfill Site (Point)</p> <p>Licensed Waste Management Facilities (Location)</p> <p>Local Authority Recorded Landfill Site (Point)</p> <p>Registered Waste Transfer Site (Point)</p> <p>Registered Waste Treatment or Disposal Site (Point)</p> <p>Registered Landfill Site (Point)</p> <p>Potential Landfill Buffer</p>	<p>Local Authority Pollution Prevention and Control</p> <p>Planning Hazardous Substance Consent</p> <p>Explosive Site</p> <p>NHHS</p> <p><b>Industrial Processes</b></p> <p>Integrated Pollution Control</p> <p>Integrated Pollution Prevention Control</p> <p>Integrated Pollution Control Registered Waste Site</p> <p>Local Authority Integrated Pollution Prevention and Control</p>	<p>Local Authority Pollution Prevention and Control</p> <p>Contaminated Land Register Entry or Notice (Point)</p> <p>Contaminated Land Register Entry or Notice</p> <p>Registered Radioactive Substance</p> <p><b>Discharge Consents</b></p> <p>Discharge Consent</p> <p>Water Industry Act Referral</p>

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Herefordshire Council, - Has not been able to supply Landfill data, Contact Ref: 5	-	On Site	E

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
F H Dale Ltd, Mill Street, LEOMINSTER, Herefordshire, HR6 8EB, Part B - Other Industries, Reference: 6.4/C/004, Status: Authorisation has varied, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	1	On Site	S
Leominster Service Station, A49(T) Roundabout, Ridgemoor, LEOMINSTER, Herefordshire, HR6, Part B - Fuel and Power Industry Sector, Reference: P24, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	3	0-250m	E

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Dwr Cymru Cyfyngedig, Leominster - Manhole F139, Hr6 8ut, Sewerage Discharge, Reference: AN0126701, Version: 1, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	4	0-250m	N
Dwr Cymru Cyfyngedig, Leominster - Manhole F139, Hr6 8ut, Sewerage Discharge, Reference: An0126701, Version: 2, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	4	0-250m	N
The Director, Brightwells Easters Mart Ludlow Rd, Ludlow Road, Leominster, Herefordshire, Hr6 0de, Sewage Discharge, Reference: An0336001, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 2	5	0-250m	SE
British Gas West Midlands, Leominster Gas Holder, Unknown Discharge, Reference: AI4002301, Version: 1, Status: Consent expired, Positional Accuracy: Located by supplier to within 10m, Contact ref: 2	6	0-250m	SW
Dwr Cymru Cyfyngedig, Leominster - Manhole F19, Hr6 8dy, Sewerage Discharge, Reference: AN0126201, Version: 1, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	6	0-250m	SW
Dwr Cymru Cyfyngedig, Leominster - Manhole F19, Hr6 8dy, Sewerage Discharge, Reference: An0126201, Version: 2, Status: Varied under EPR 2010, Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	6	0-250m	SW
Department Of Transport, Leominster Bypass Outfall No 2, Unknown Discharge, Reference: An0025020, Version: 1, Status: Consent expired, Positional Accuracy: Located by supplier to within 10m, Contact ref: 2	7	0-250m	E



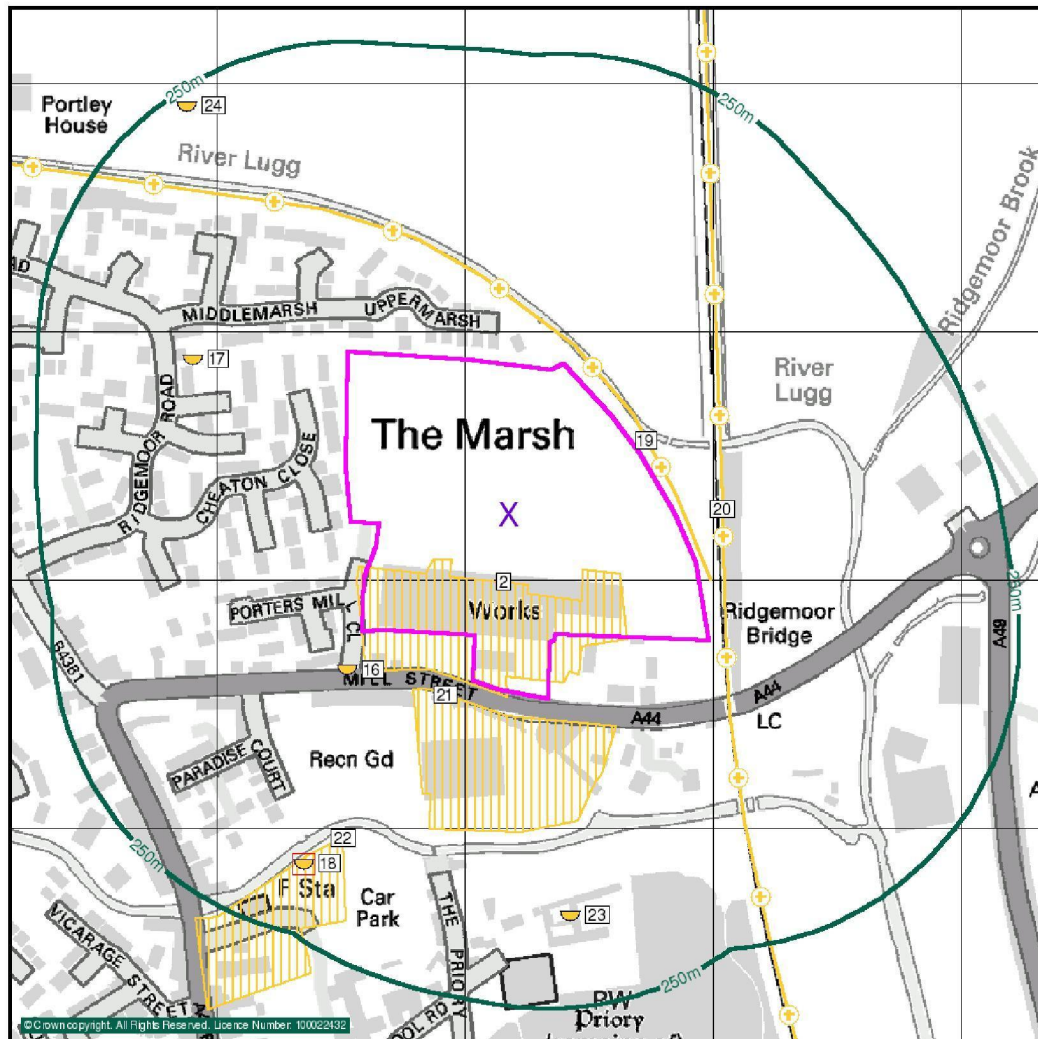
Contaminants	Ref No.	Search Buffer	Direction
Discharge Consents			
<b>Discharge Consents</b>			
Elf Oil Uk Ltd, Elf Service Station A49 Leominster, Sewage Discharge, Reference: An0052902, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	8	0-250m	E
Fina Plc, Elf Service Station A49 Leominster, Unknown Discharge, Reference: An0052901, Version: 1, Status: Consent expired, Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	8	0-250m	E
Rontec Watford Limited, Elf Service Station A49 Leominster, Unknown Discharge, Reference: AN0052902, Version: 2, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m, Contact ref: 2	8	0-250m	E











Contraventions	Ref No.	Search Buffer	Direction
<b>Substantiated Pollution Incident Register</b>			
Authority: Environment Agency - Midlands Region, Upper Severn Area, Incident Date: 27th February 2003, Incident Reference: 140208, Water Impact: Category 4 - No Impact, Air Impact: Category 4 - No Impact, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2 Pollutant: Specific Waste Materials: Commercial Waste,	9	0-250m	SW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
<b>Contemporary Trade Directory Entries</b>			
J P Underhill, 6, Porters Mill Close, Leominster, Herefordshire, HR6 8BL, Caravans - Servicing & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	10	0-250m	W
Dust The Job, 67, Middlemarsh, Leominster, Herefordshire, HR6 8UP, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	11	0-250m	NW
Total, Ludlow Road, Leominster, Herefordshire, HR6 0DQ, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	E
Walter Jones & Co Ltd, 1-3, Mill Street, Leominster, Herefordshire, HR6 8EB, Lawnmowers & Garden Machinery - Sales & Service, Status: Active, Positional Accuracy: Automatically positioned to the address	13	0-250m	W
National Tyres And Autocare, 48, Bridge Street, Leominster, Herefordshire, HR6 8DZ, Tyre Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	W
D C Services, A, 105, Ridgemoor Road, Leominster, Herefordshire, HR6 8UH, Powder Coatings, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Contemporary Trade Directory Entries</b>			
Carpenter Goodwin Ltd, Flat 1, 29-31, Bridge Street, Leominster, Herefordshire, HR6 8DU, Agricultural Machinery - Sales & Service, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	15	0-250m	SW
<b>Fuel Station Entries</b>			
Total Leominster, Mill Street, Leominster, Herefordshire, HR6 0AL, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location	12	0-250m	E





General	Potentially Contaminative Use	Potentially Infilled Land
 Site Boundary	 Point Feature	 Point Feature
 Search Buffer	 Area Feature	 Area Feature
 Bearing Reference Point	 Line Feature	 Line Feature
 Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Historical Tanks And Energy Facilities</b>			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1983 - 1989	16	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1983 - 1989	17	0-250m	NW
Gas Monitoring Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1983	18	0-250m	SW
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1968 - 1983	18	0-250m	SW
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Factory or works - use not specified, Date of Mapping: 1992	2	On Site	S
Railways, Date of Mapping: 1890 - 1963	19	0-250m	NE
Railways, Date of Mapping: 1890 - 1980	20	0-250m	E
Factory or works - use not specified, Date of Mapping: 1992	21	0-250m	S
Gas manufacture & distribution, Date of Mapping: 1890 - 1953	22	0-250m	SW
Hospitals, Date of Mapping: 1992	23	0-250m	S
Animal slaughtering & basic processing of meat [other than poultry], Date of Mapping: 1904	24	0-250m	NW

## Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	SO4959	1968
Ordnance Survey Plan	SO4959	1983
Ordnance Survey Plan	SO4959	1989

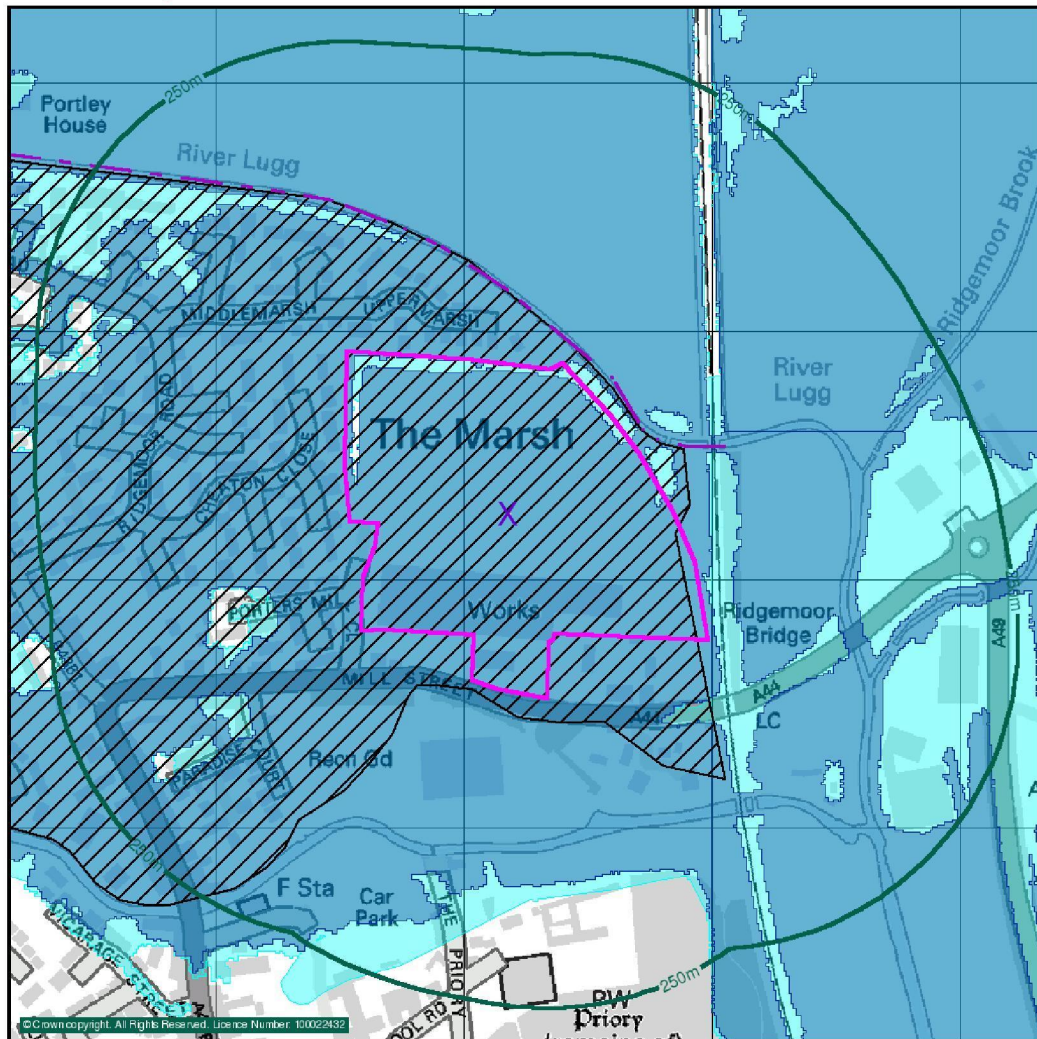
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SO45NE	1992



  

1:10,560	Mapsheet	Published
Herefordshire	012_SE	1890
Herefordshire	012_SE	1904
Herefordshire	012_SE	1930
Herefordshire	012_SE	1953
Ordnance Survey Plan	SO45NE	1964






## Flood Map



### General

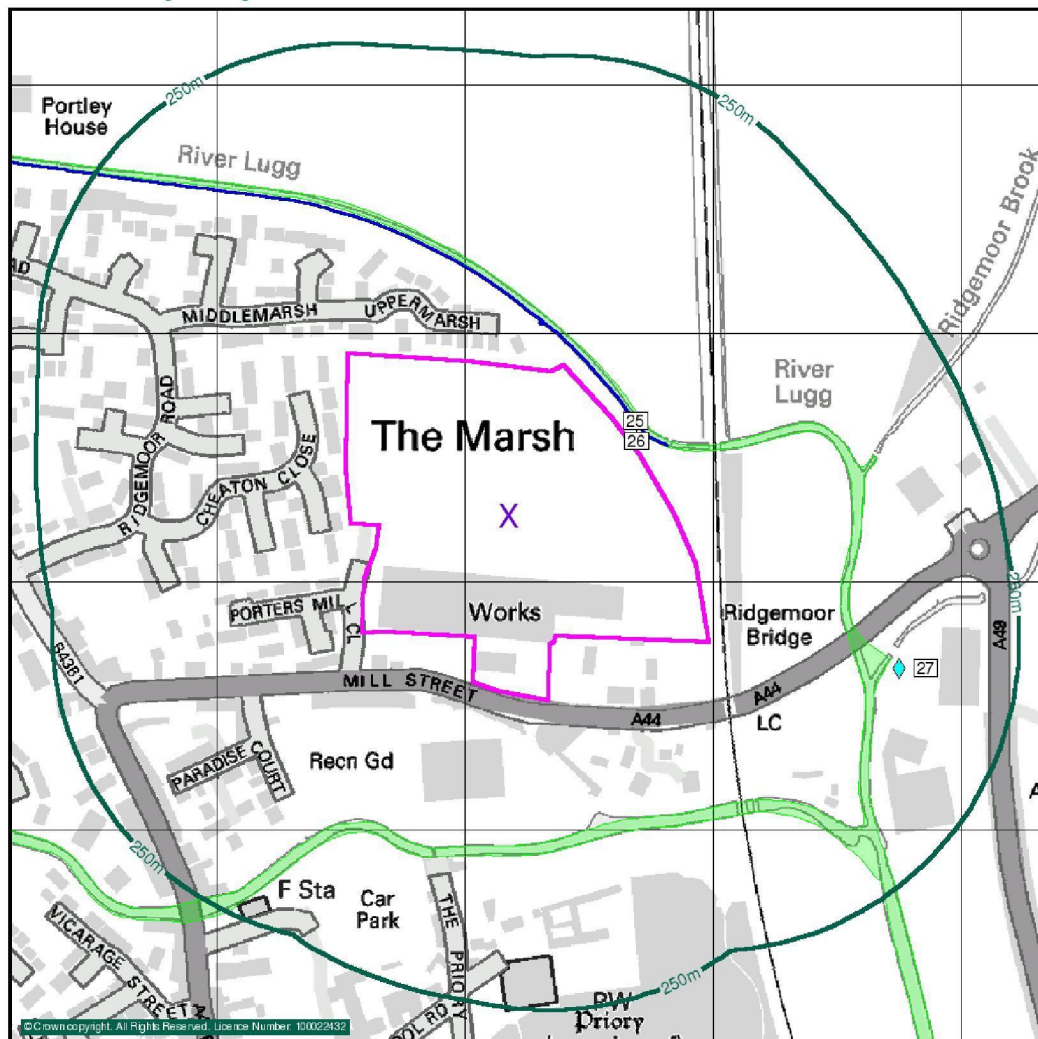
-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
-  Reference Number

### Area of Floodplain

-  Areas Benefiting from Flood Defences
-  Flood Water Storage Areas
-  Flood Defences
-  Extreme Flooding from Rivers or Sea without Defences (Zone 2)
-  Flooding from Rivers or Sea without Defences (Zone 3)



## Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
<p>Site Boundary</p> <p>Search Buffer</p> <p>Bearing Reference Point</p> <p>Reference Number</p>	<p>Area of Outstanding Natural Beauty</p> <p>Environmentally Sensitive Area</p> <p>Local Nature Reserve</p> <p>Marine Nature Reserve</p> <p>National Nature Reserve</p> <p>Ramsar Site</p>	<p>Site of Special Scientific Interest</p> <p>Special Area of Conservation</p> <p>Special Protection Area</p> <p>Nearest Surface Water Feature</p> <p>Water Abstractions</p> <p>Forest Park</p> <p>National Park</p> <p>National Scenic Area</p>

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	-	On Site	E
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	-	On Site	SW
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 28 Powys, Contact Ref: 2	-	On Site	E
<b>Drift Deposits</b>			
None	-		-
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Unknown, Contact Ref: 2	-	On Site	E
<b>Flooding from Rivers or Sea without Defences</b>			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Unknown, Contact Ref: 2	-	On Site	E
<b>Areas Benefiting from Flood Defences</b>			
Type: Area Benefiting from Flood Defences, Contact Ref: 2	-	On Site	E
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
Type: Flood Defences, Contact Ref: 2	-	0-250m	NE

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Environmentally Sensitive Receptors</b>			
<b>Nearest Surface Water Feature</b>			
Distance: 14m	25	0-250m	NE
<b>Sites of Special Scientific Interest</b>			
River Lugg, Total Area: 1424317.8(m2), Reference: 1006616, Contact Ref: 3	26	0-250m	NE
<b>Source Protection Zones</b>			
Midsummer Meadow, Reference: We051, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 2	-	On Site	E
Midsummer Meadow, Reference: We051, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 2	-	On Site	E
<b>Water Abstractions</b>			
Mrs Es Thomas, River Lugg Near Eaton Hill, Abstractions Agricultural, Reference: 19/55/12/0788, Permit Version: 100, Authorised Start: 01 April, Authorised End: 30 September, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	27	0-250m	E



Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Highly Unlikely Contact Ref: 4	On Site	E
Hazard Potential: Highly Unlikely Contact Ref: 4	0-250m	E
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a radon affected area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 4	On Site	E
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 4	On Site	E
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: No Hazard Contact Ref: 4	On Site	E
Hazard Potential: Very Low Contact Ref: 4	0-250m	S
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 4	On Site	E
Hazard Potential: Moderate, Contact Ref: 4	0-250m	E
<b>Potential for Ground Dissolution Stability Hazards</b>		
No Hazard		-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 4	On Site	E
Hazard Potential: Very Low, Contact Ref: 4	0-250m	E
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Low Contact Ref: 4	On Site	E
Hazard Potential: Low Contact Ref: 4	0-250m	E
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 4	On Site	E

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Other Factors		
Geological	Search Buffer	Direction
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 4	0-250m	E

### Registered Landfill Sites

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, 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. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

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

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

### Mining Instability Data

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The Sitecheck Data User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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Herefordshire  
HR1 2ZF

Telephone 01432 265533  
Fax 01432 260485

[www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

**2 Environment Agency National Customer Contact Centre (NCCC)**

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

**3 Natural England**

Northminster House  
Northminster Road  
Peterborough  
Cambridgeshire  
PE1 1UA

Telephone 0845 600 3078  
Fax 01733 455103

[enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)  
[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

**4 British Geological Survey Enquiry Service**

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NG12 5GG

Telephone 0115 936 3143  
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## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Landmark Information Group Ltd, The Smith Centre, Fairmile, Henley on Thames, Oxon, RG9 6AB. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

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

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

### **The Code's core principles**

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **COMPLAINTS**

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

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

#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

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



## **Search Code**

### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

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

#### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
The Smith Centre  
Fairmile  
Henley-On-Thames  
RG9 6AB

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

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

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

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