



LAND AT MYNYDD MAEN, CRUMLIN

Report Prepared for: Not Supplied

Report Reference: 321324538

Client Reference: 168768502_ESF

Date: 19 October 2023



Contaminated Land **PASSED – PRUDENT ACTION**

Executive Summary | SEE PAGE 1

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Consultant Commentary | SEE PAGE 5

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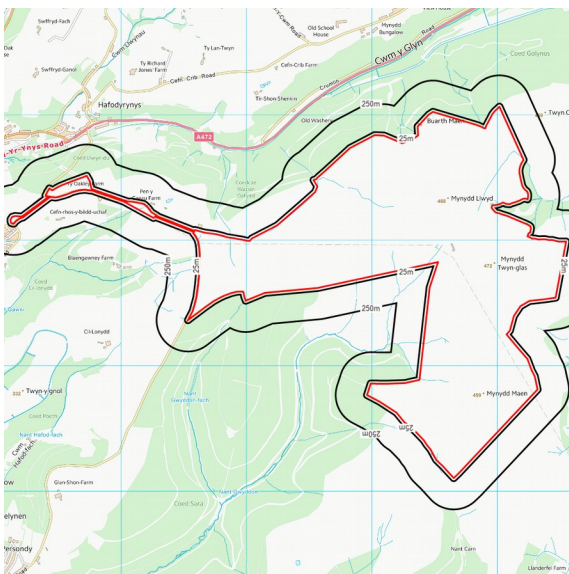
Flood Risk **PASSED**

Executive Summary | SEE PAGE 1

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Agricultural Considerations **IDENTIFIED**

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Contaminated Land

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PASSED – PRUDENT ACTION



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, it would be prudent to consider our recommendations below.



Argyll's Recommendations

Prudent enquiries

Risk: We have identified a sheep wash and potentially poorly managed farm yards adjacent to and in the connecting lines linking the various areas of the Site, which could have contaminated the ground to some degree. Given the size and setting it is unlikely to result in environmental liability for the farm. However, it could reduce productivity in the area and create problems for future development.

Action: Ask the vendor to supply any relevant information they have. This could include ground conditions and signs of pollution or reduced productivity.

Inspect the area of interest for obstructions, discoloured soil, distressed vegetation and poor soil quality.



Flood Risk

SEE PAGE 6 OR [CLICK HERE](#)

PASSED



Consultant's Summary

The Site is not considered to be at significant risk of flooding. However, it would be prudent to consider our recommendations below.



Insurance

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.



Recommendations

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

Risk: There are on Site watercourses.

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.

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.



Agricultural Considerations

SEE PAGE 44 OR [CLICK HERE](#)

IDENTIFIED



Professional Opinion and Recommendations

We have identified agricultural considerations that may be of relevance to the Site.

Agricultural Land Classifications

The farm is classified as Grade 4, Grade 5 and Non-Agricultural. The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.

Make enquiries with the land owner or Natural England for further information.

Open access land

Open Access Land has been identified at the farm. Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land.' This land can be used for walking, running, watching wildlife and climbing. This could have an impact on land use and farm operations.

Contact the Local Authority for further information.

Historical rights of way

There may be historic rights of way on the farm. The Countryside and Rights of Way Act 2000 made provisions to complete the legal record of rights of way on a definitive map by 2026. Historic rights of way (those existing prior to 1949), that are not recorded on the definitive maps by 2026 will be lost. Projects are underway to re-instate historic rights of way.

Contact the Local Authority for further information.

Ancient woodland

We have identified ancient woodland on site. This could affect/restrict farming operations due to the level of protection assigned.

Please contact the relevant authority if there are plans to alter or carry out works near/on any of these features.



Ground Hazards & Coal Mining

SEE PAGE 58 OR

[CLICK HERE](#)

IDENTIFIED



Professional Opinion and Recommendations

We have identified ground hazards that may affect the site or nearby area.

Insurance Claims

Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.

Mining

The Site has been identified in a Coalfield Consultation Area. As such, the Site is at risk of ground stability issues, and some further investigation may be required.

The Site has been identified in an area that might have been used for mining other than coal in the past.

We recommend you obtain a Landmark Coal report to better understand the nature of coal mining operations at and close to the Site.

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.



Energy & Infrastructure

SEE PAGE 71 OR

[CLICK HERE](#)

IDENTIFIED



Professional Opinion and Recommendations

We have identified projects that may affect the Site or nearby area. These projects could result in visual impact or noise to the neighborhood. They could also affect nearby property values; this could be a negative affect or a positive one. For instance, being near a new rail link may boost values in the local area.

Wind Energy

The Site is within 4km of an operational or planned wind farm or wind turbine.

Solar Energy

The Site is within 2km of an operational or planned solar farm.

As such, you may wish to find out further information regarding the potential operations, and understand any possible effect on the Site. You could contact the Local Authority to find out if there are any planning applications to carry out any associated activities in the local area, or contact the operating company using the information within the data section provided below.



Report Scope

Report Prepared on: **LAND AT MYNYDD MAEN, CRUMLIN**
Current Use: **Assumed agricultural**
Proposed Use: **Assumed agricultural**
Transaction Type: **Assumed purchase**
Site Area (m²): **3732657.91**
National Grid Reference: **325330 197790**



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Contaminated Land Consultant Commentary



On-site Sources

LOW

A review of historical maps dating from 1879 shows the following potentially contaminative uses on the farm: potential poor farm yard management at Ty Oakley Farm on the north west, a sheep wash on the north-west c.1962-1976. However, these appear to be on assumed connecting lines adjoining different areas of the Site. Therefore we have assessed these as off Site features.

According to current mapping and aerial photography the farm is formed of arable land and grassland/moorland, with telecommunication masts in the east and traversed by electricity pylons.

Off-site Sources

MODERATE

A review of historical maps dating from 1879 shows the following potentially contaminative uses within 100m of the farm: disused quarries 35m east and 65m north c.1880; multiple agricultural buildings from adjacent north c.1880-2023; a tank, likely water 5m west c.1976-1999; the aforementioned potential poor farm yard management at Ty Oakley Farm adjacent the north west, a sheep wash adjacent north-west c.1962-1976.

According to current mapping and aerial photography the farm is surrounded by arable land or grassland, associated farmyards and areas of woodland.

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

- a landfill site called Hafodyrynys Road, accepting commercial and household waste from 1972 until 1980, 212m west.

Pathways and Receptors

MODERATE TO HIGH

The general area appears to be in agricultural and forestry use, with residential properties located 10m west.

No superficial deposits have been identified underlying the Site. The bedrock hydrogeology is classified as a Secondary Aquifer - A.

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

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

The Site contains multiple drainage channels and streams.

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.

Flood Risk

Consultant Commentary

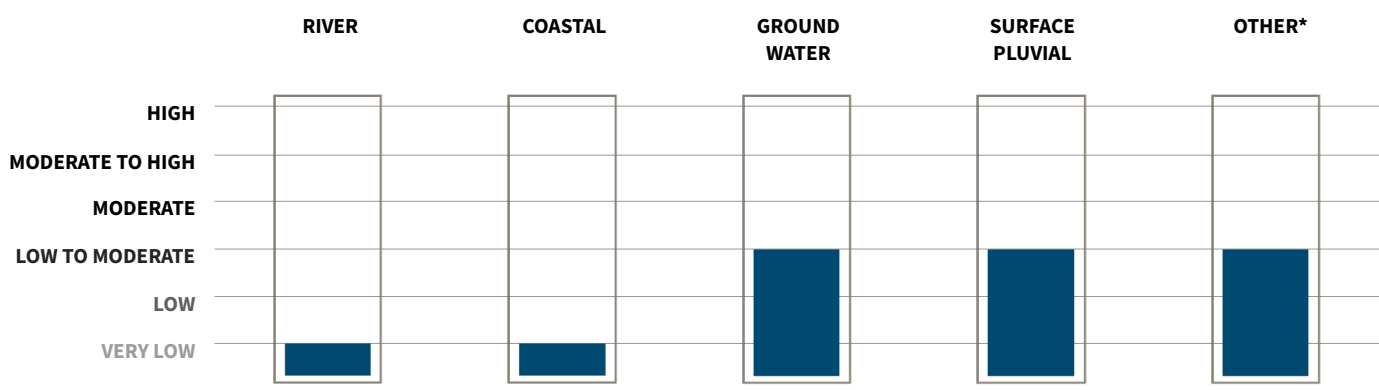


Flood Analysis

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? **LOW TO MODERATE**

Are there existing flood defences within 500m of the Site? **NO**



* 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	The identified moderate to high and moderate risks for surface water flooding are largely limited to the course of channels on Site. As the majority of the Site is not at risk, the rating has been reduced.
Other Factors	Several channels are located on Site. Given their size and nature, and the topography of the area, they are unlikely to pose a significant risk to the Site.

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.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	0	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**	0	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	0
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	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	1



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	0	0	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	0	1	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	2	N/A

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

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	No	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	No	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

Environmental Sensitivity

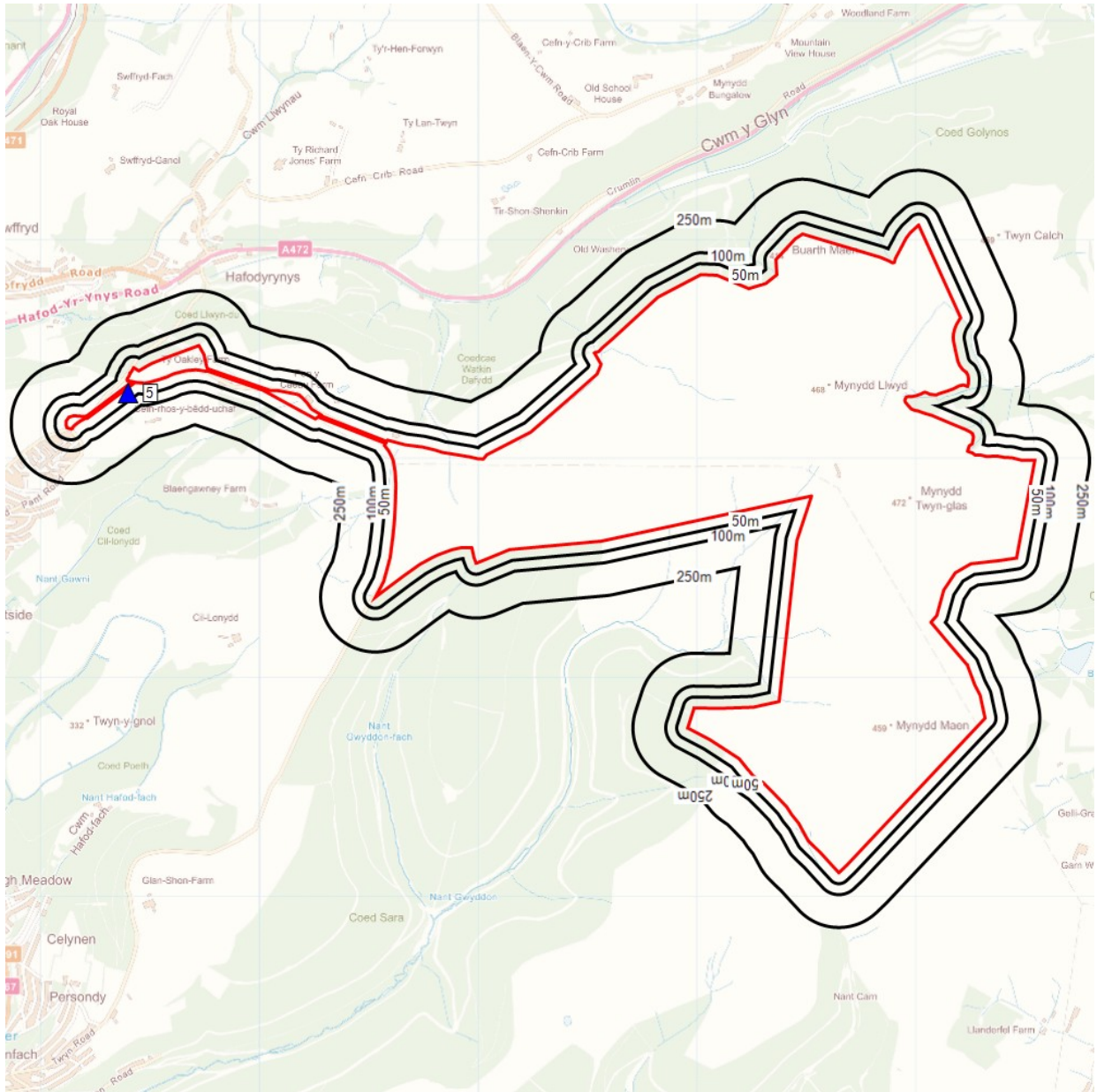
Environmental Sensitivity	On-site	1-250m	251-500m
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

**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 | |



Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

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.



Discharges

Consented Discharges to Controlled Waters

Map ID	Details	Distance	Direction	Contact
5	<p>Summary: Unknown Discharge Date of Issue: 2nd October 1989 Name: Dwr Cymru Cyfyngedig Location: Pant Newbridge (Pantside) Discharge Type: Unspecified Property Type: Water Supply Grid Discharge Environment Type: Not Supplied Receiving Water: Soakaway Status: Consent expired</p>	20m	W	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)

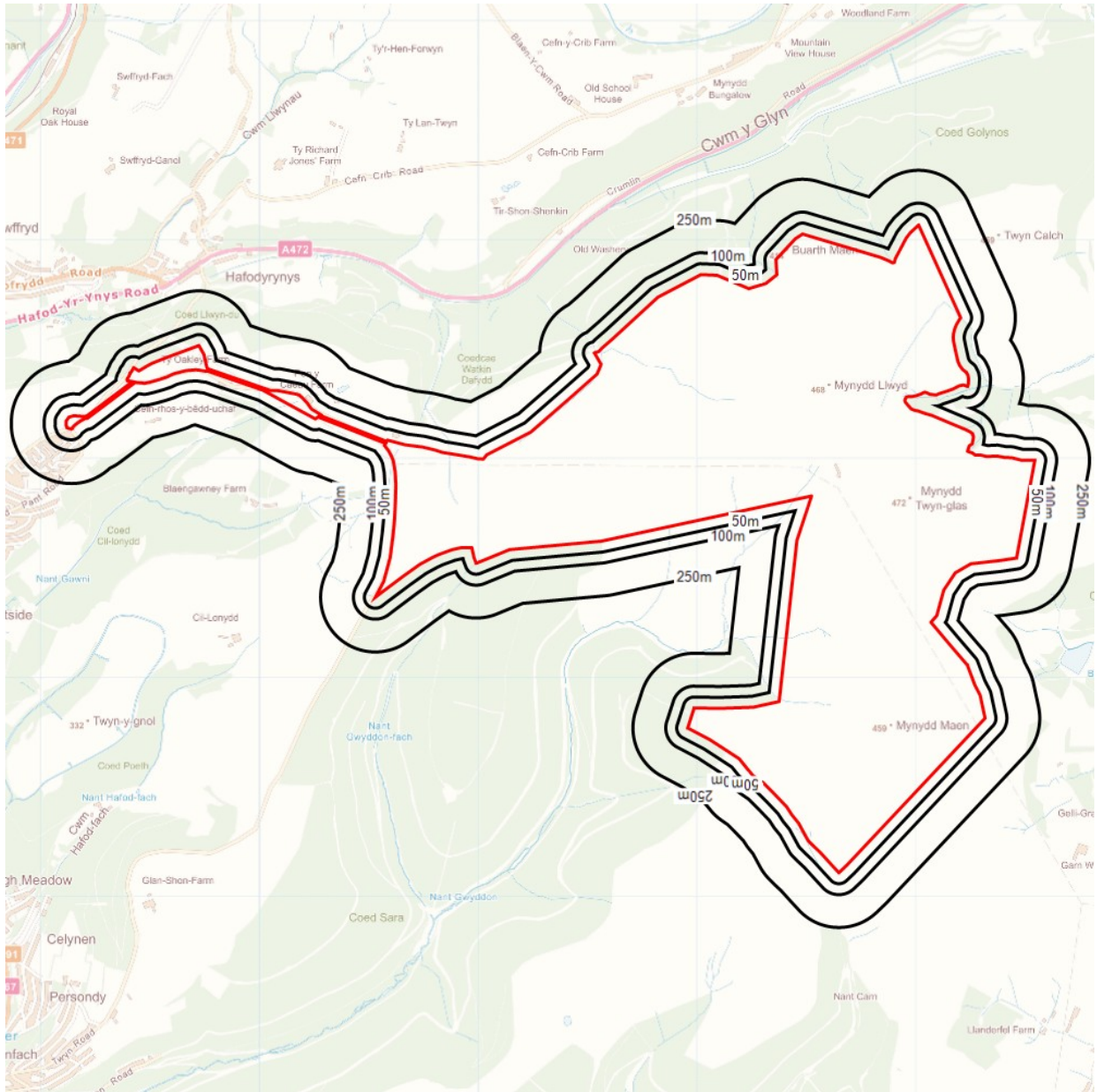
No features identified.

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

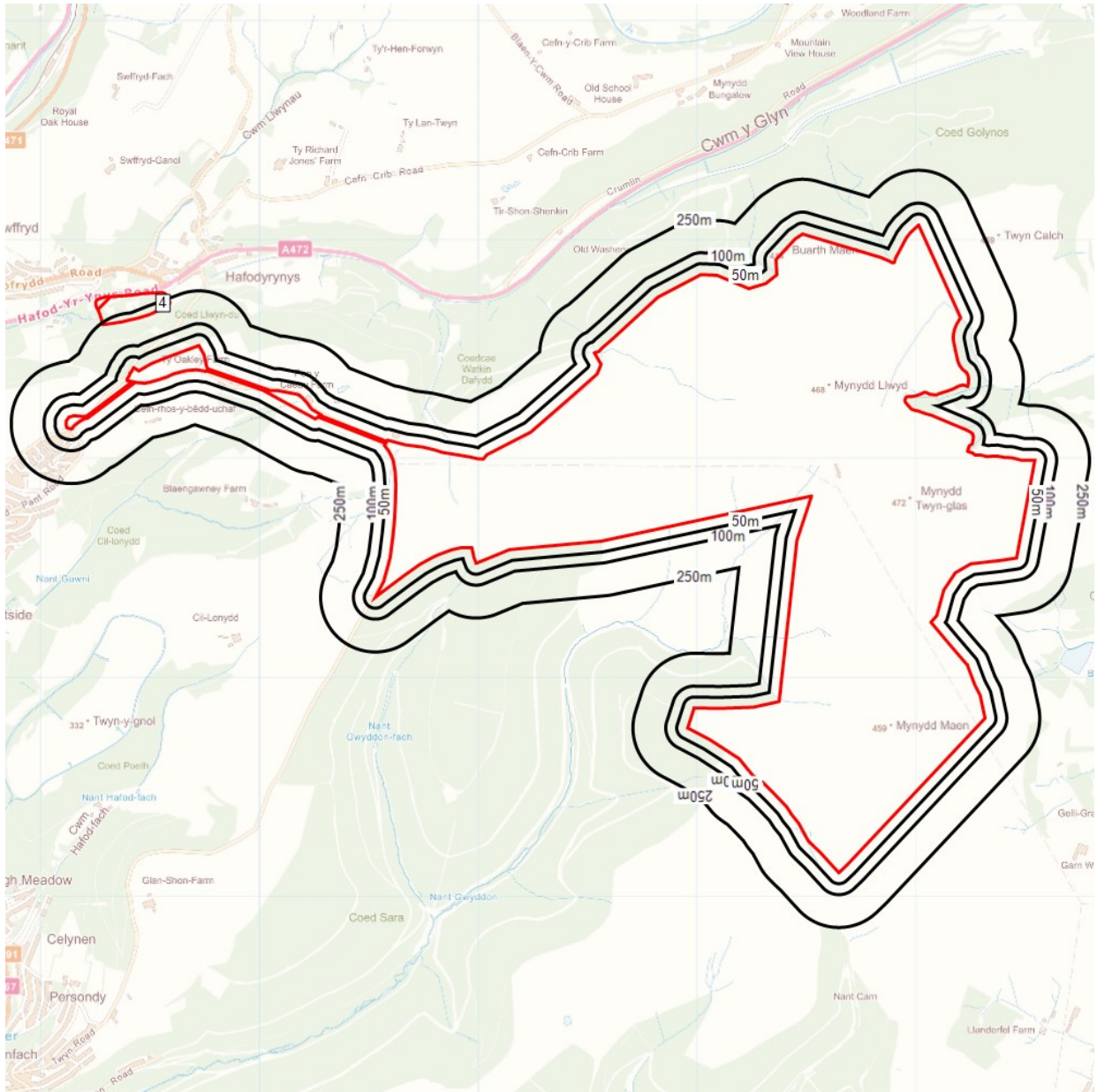
No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



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- | | | | | |
|--|---|--|--|--|
| | 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 | | | |



Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

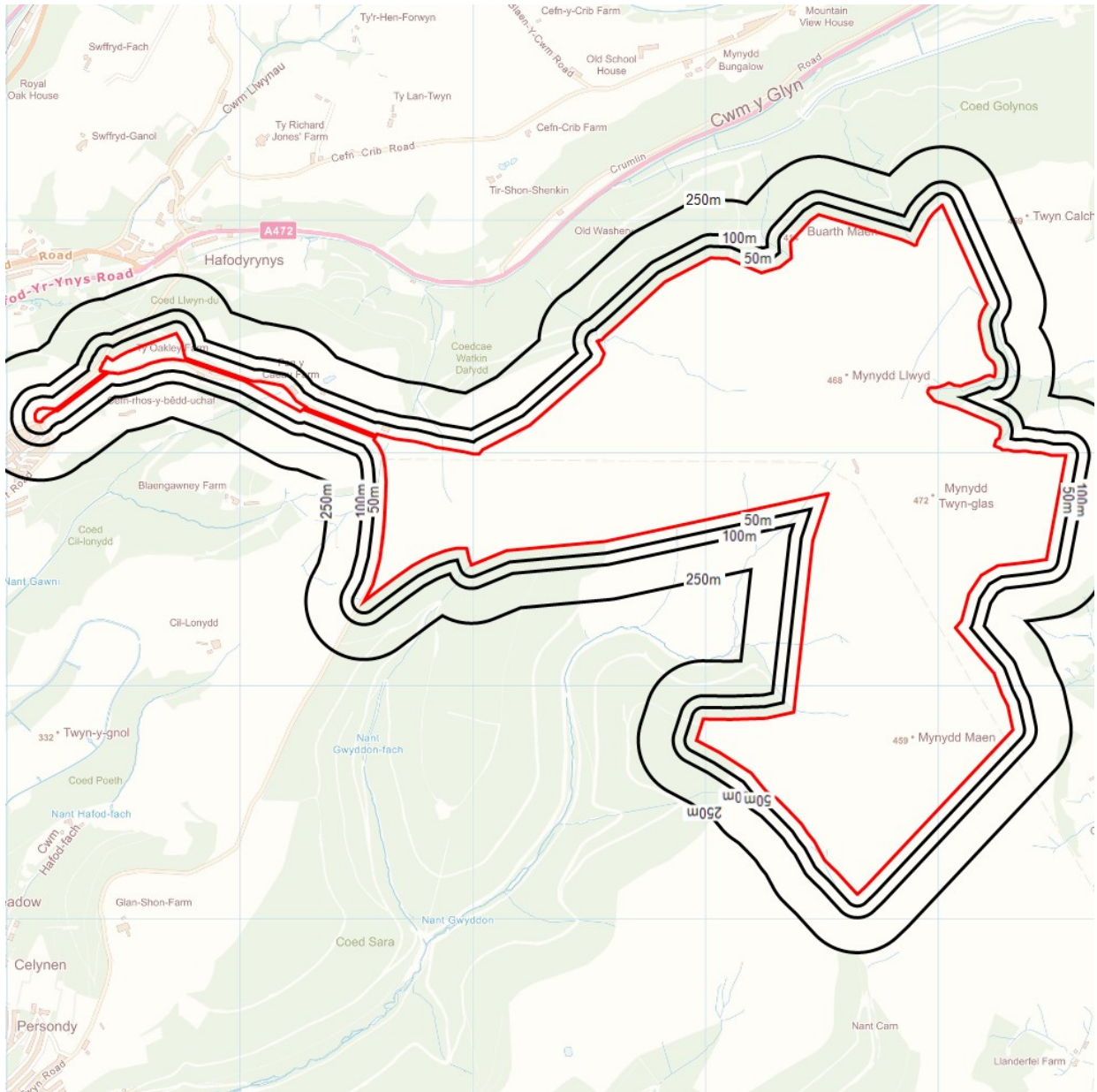
No features identified.

Historic Landfill

Map ID	Details	Distance	Direction	Contact
4	<p>Date of Issue: Last Input Date: 31st December 1980 Name: Hafodyrynys Road Reference: EAHLD14543 Location: Hafodyrynys Specified Waste Type: Deposited Waste included Commercial and Household Waste First Input Date: 31st December 1972</p>	212m	W	3



Contaminated Land: Current Land Uses



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Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

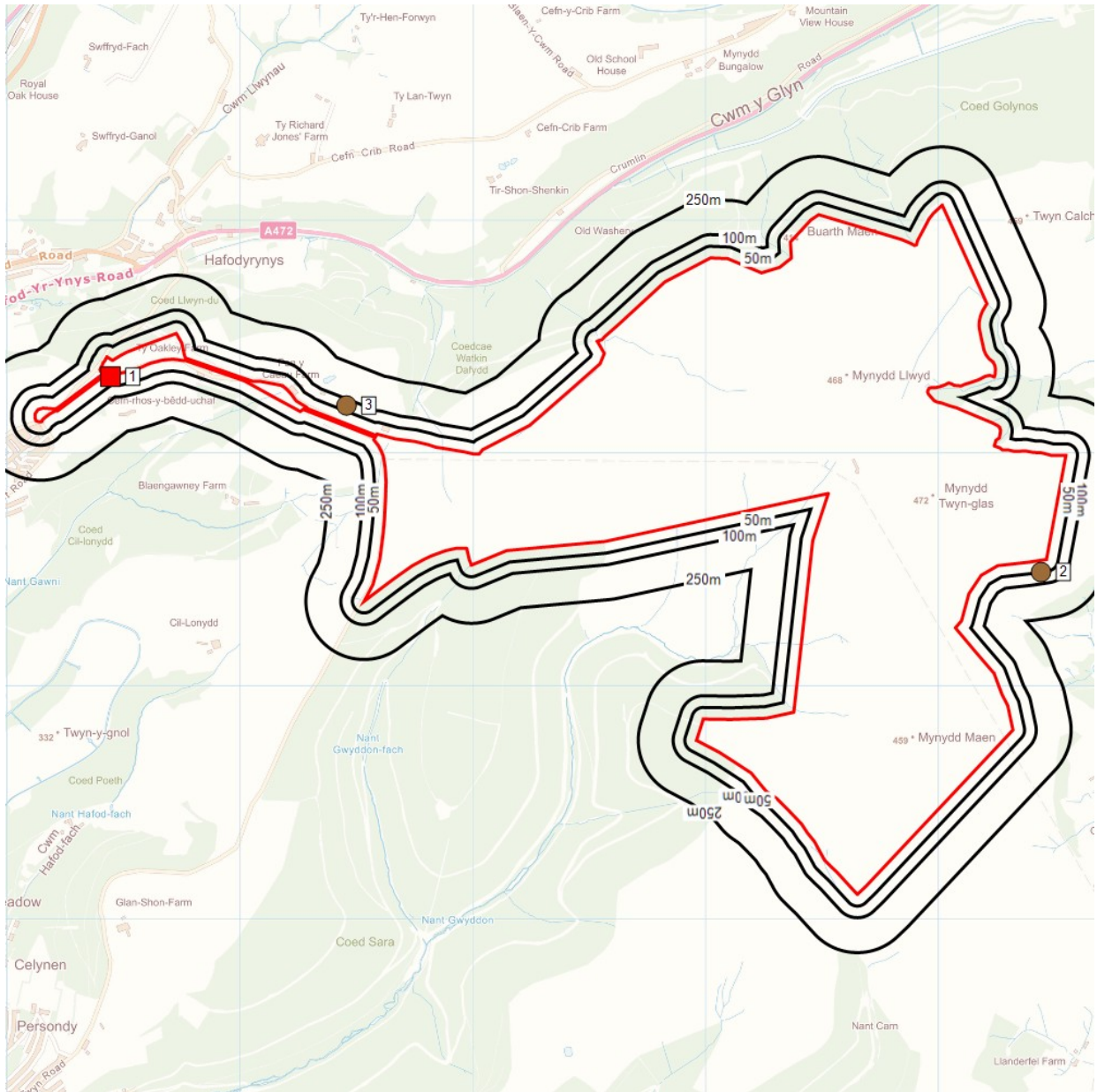
No features identified.

Fuel Station Entries

No features identified.



Contaminated Land: Historical Land Uses



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- | | | | |
|--|---|--|---------------------------------------|
| | Site | | Former Marshes |
| | Multiple Features Present | | Potentially Infilled Land (Non-Water) |
| | Historical Tanks And Energy Facilities | | Potentially Infilled Land (Water) |
| | Potentially Contaminative Industrial Uses (Past Land Use) | | |



Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
1	Type: Tanks Date of Mapping: 1976	17m	W	1

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
2	Class: General quarrying Map Published Date: 1886	50m	E	1
3	Class: General quarrying Map Published Date: 1886	74m	W	1



Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

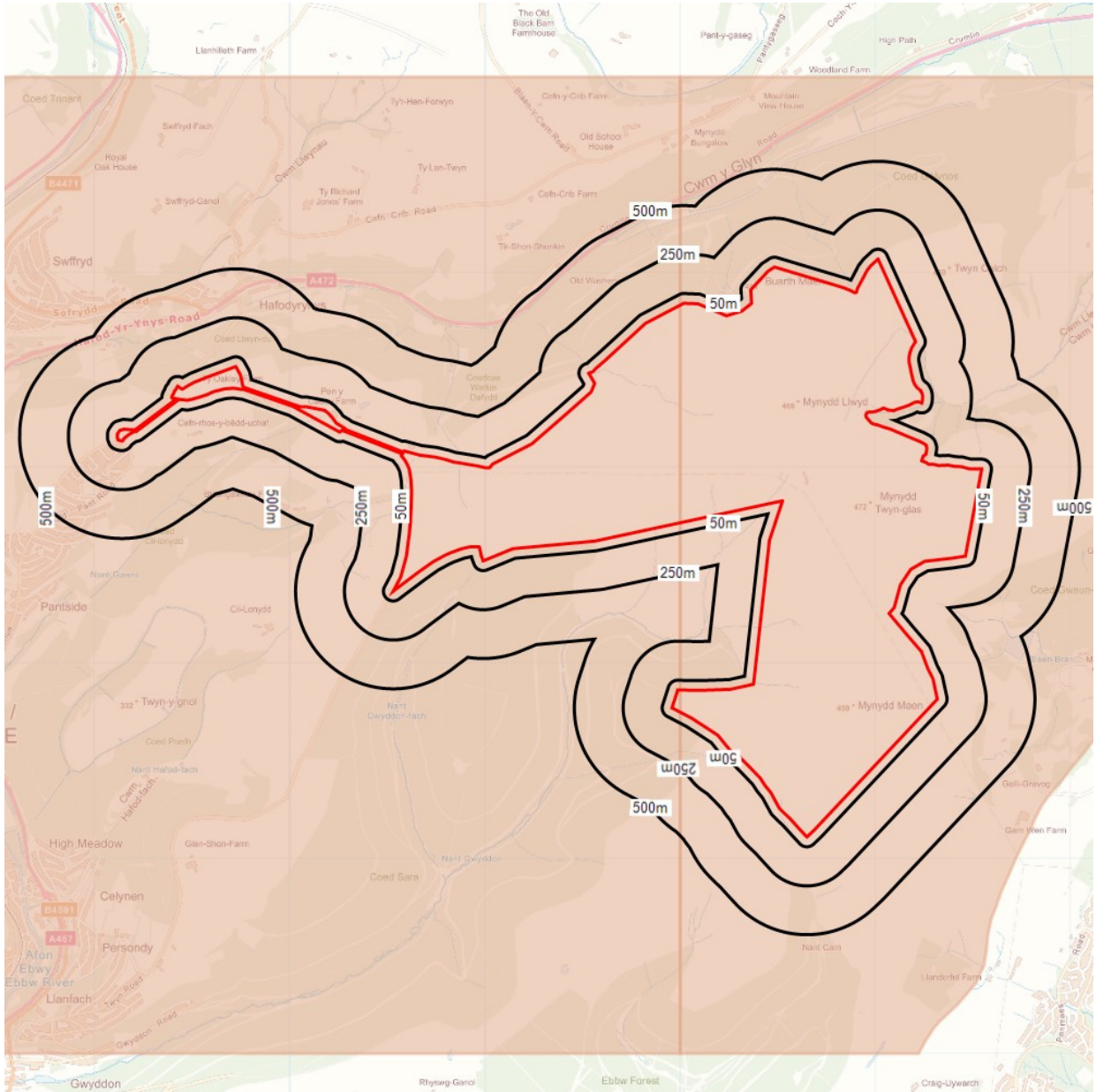
Potentially Infilled Land (Water)

No features identified.



Contaminated Land: Groundwater Vulnerability

Bedrock



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Principal Aquifer

Secondary Aquifer A

Secondary Aquifer B

Secondary Aquifer Undifferentiated

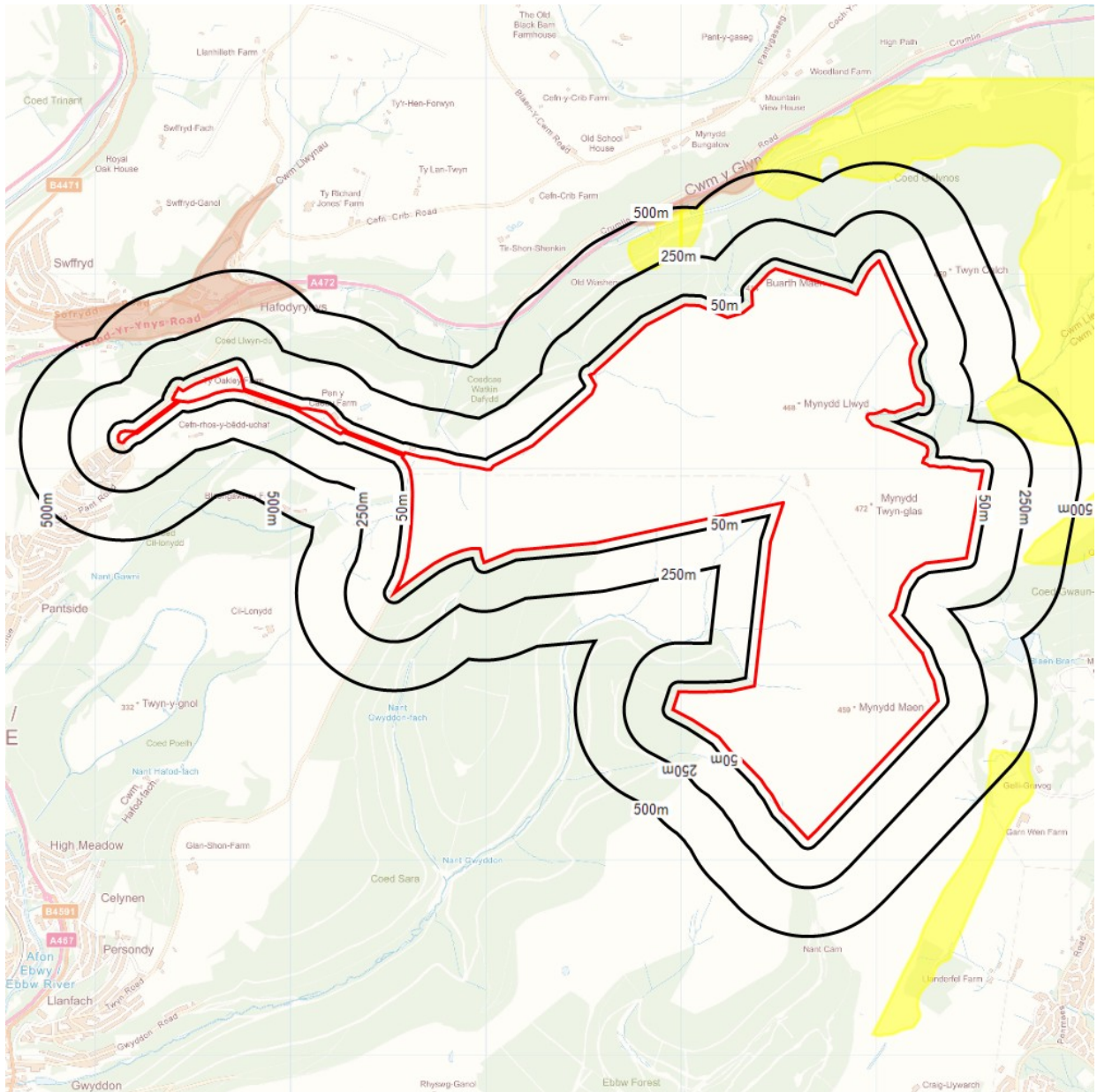
Unproductive Strata

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: Secondary Aquifer - A	0m	N	3

Superficial Aquifer Designations

No features identified.



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: H Rock Name: Hughes Member Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	NW	4
Lex Code: H Rock Name: Hughes Member Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	N	4
Lex Code: RA Rock Name: Rhondda Member Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	SW	4

BGS 1:50,000 Superficial Deposits

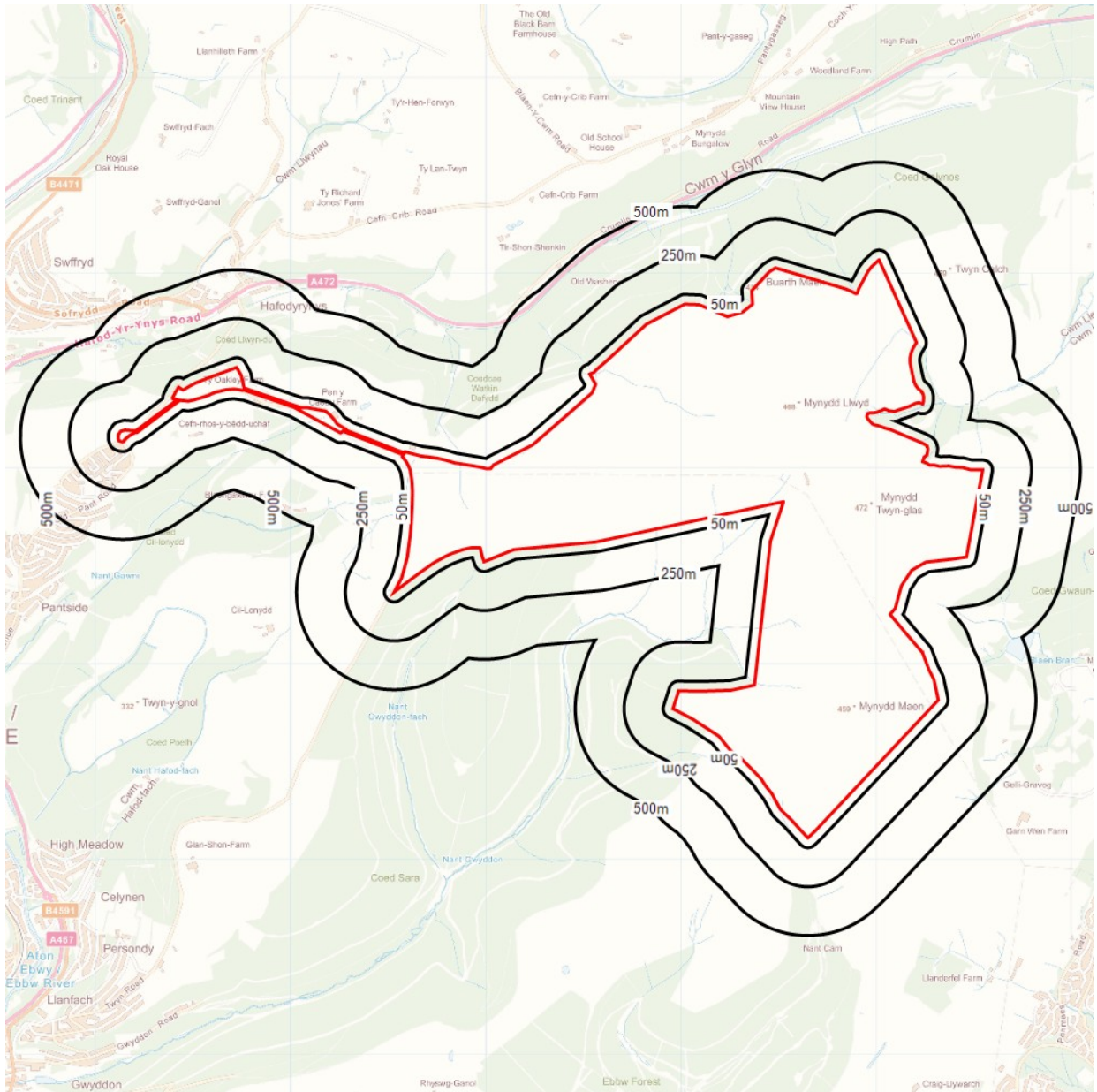
No features identified.

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 249 Map Name: Newport Bedrock Geology: Available Superficial Geology: Available	0m	N	4



Contaminated Land: Environmental Sensitivity

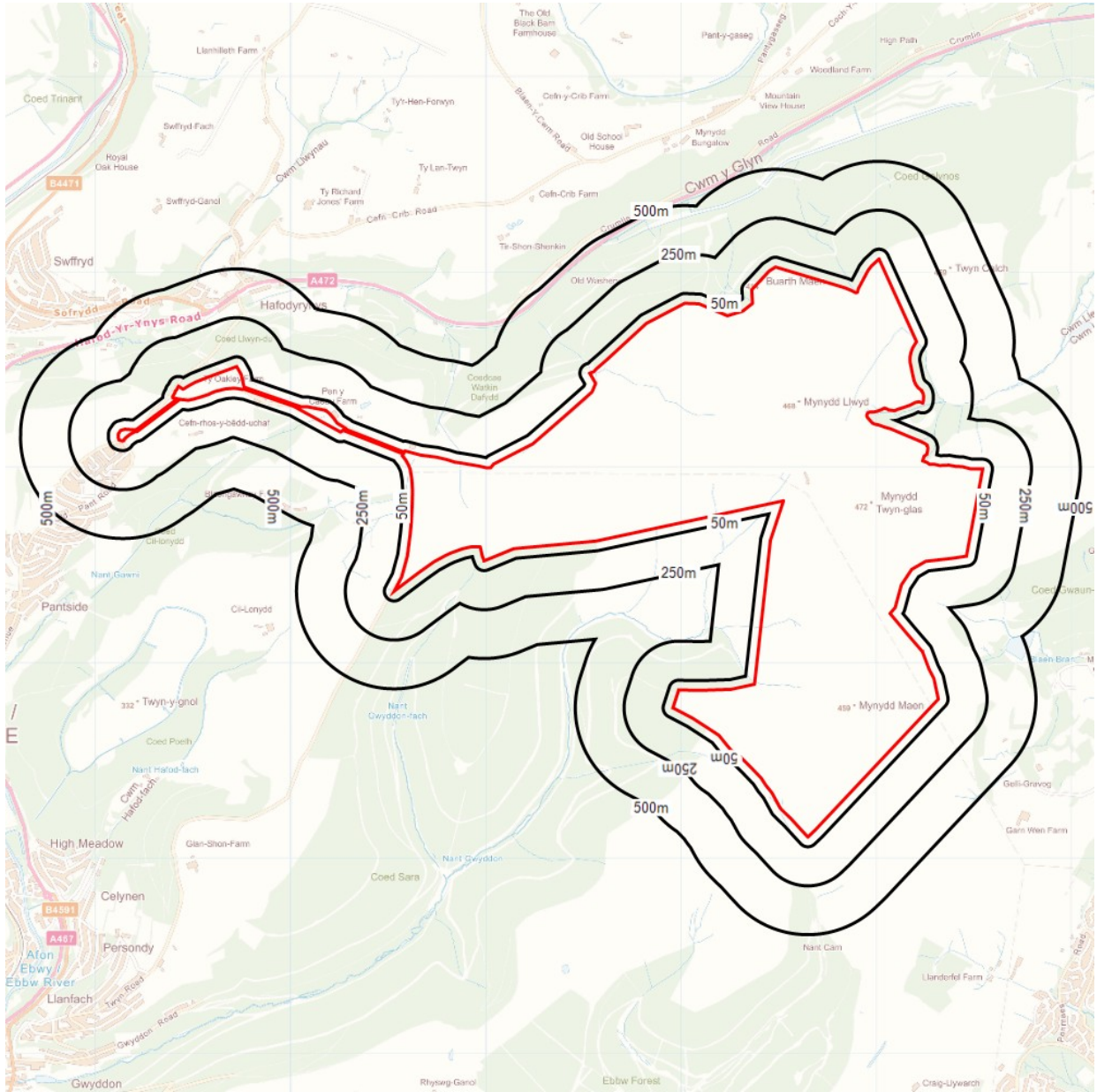


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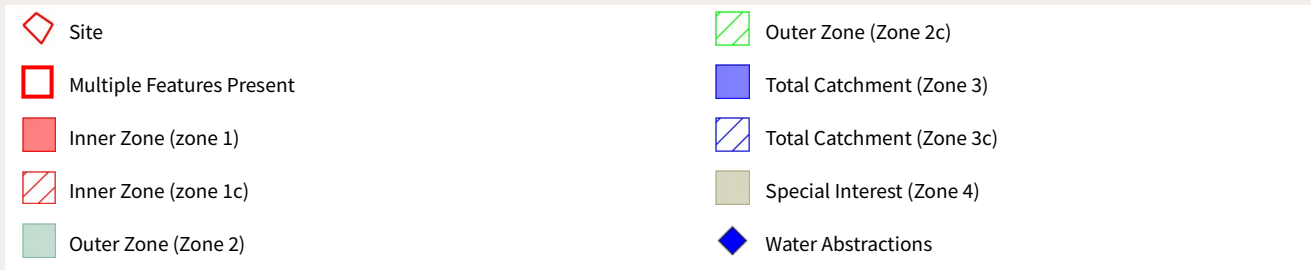
- | | | |
|---------------------------|--------------------------|--------------------------------------|
| Site | National Nature Reserves | Sites of Special Scientific Interest |
| Multiple Features Present | National Parks | Special Areas of Conservation |
| Local Nature Reserves | National Scenic Areas | Special Protection Areas |
| Marine Nature Reserves | RAMSAR Sites | |



Contaminated Land: Source Protection Zones



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Environmental Sensitivity

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.

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: <ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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.



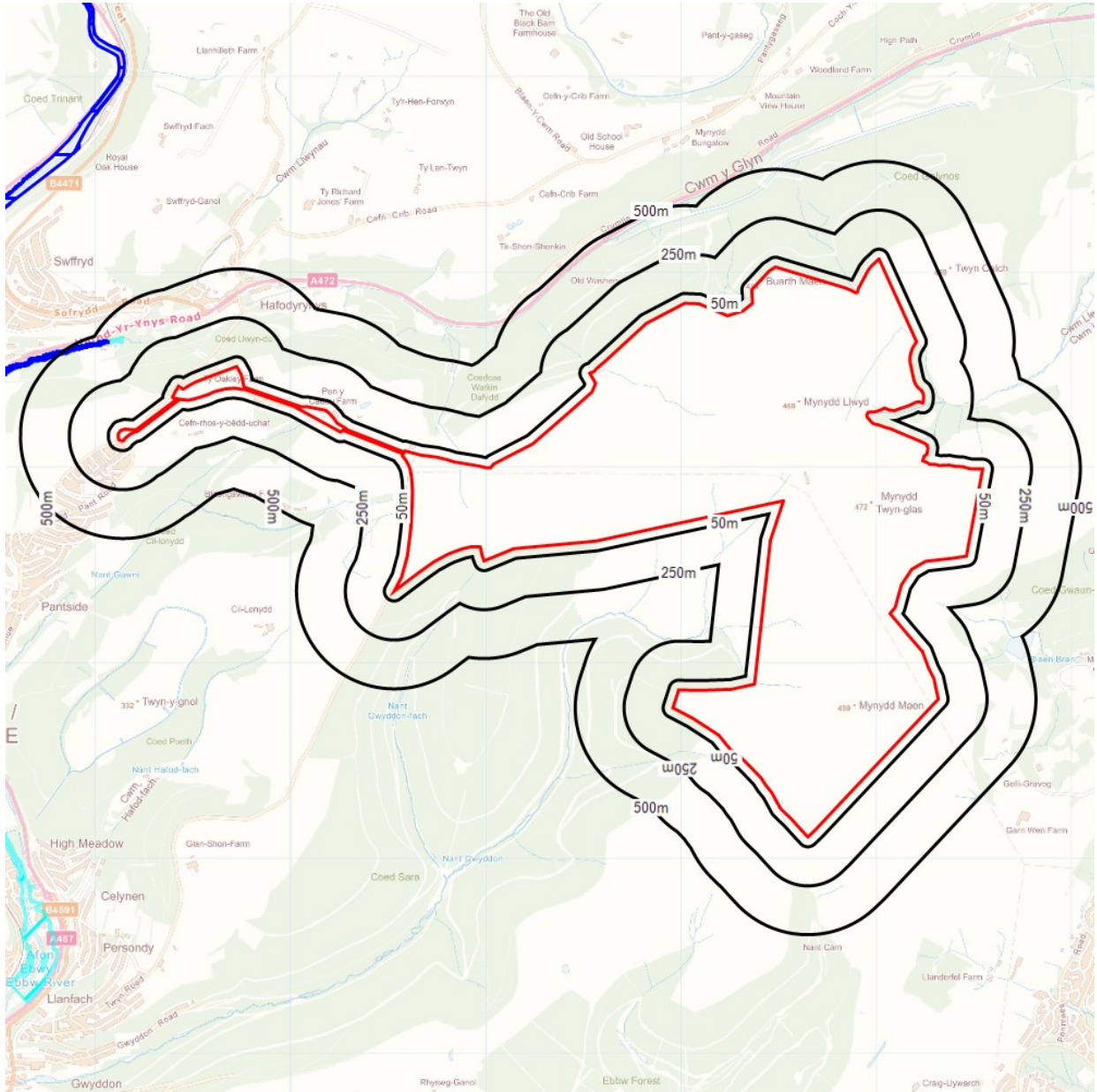
Flood Risk: Tabular Summary

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	No
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	No
OS VectorMap District - Water Features	No	Yes	Yes
OS MasterMap Water Network	Yes	Yes	Yes



Flood Risk: River and Coastal (map 1)



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◇ Site

▭ Flood Zone 3

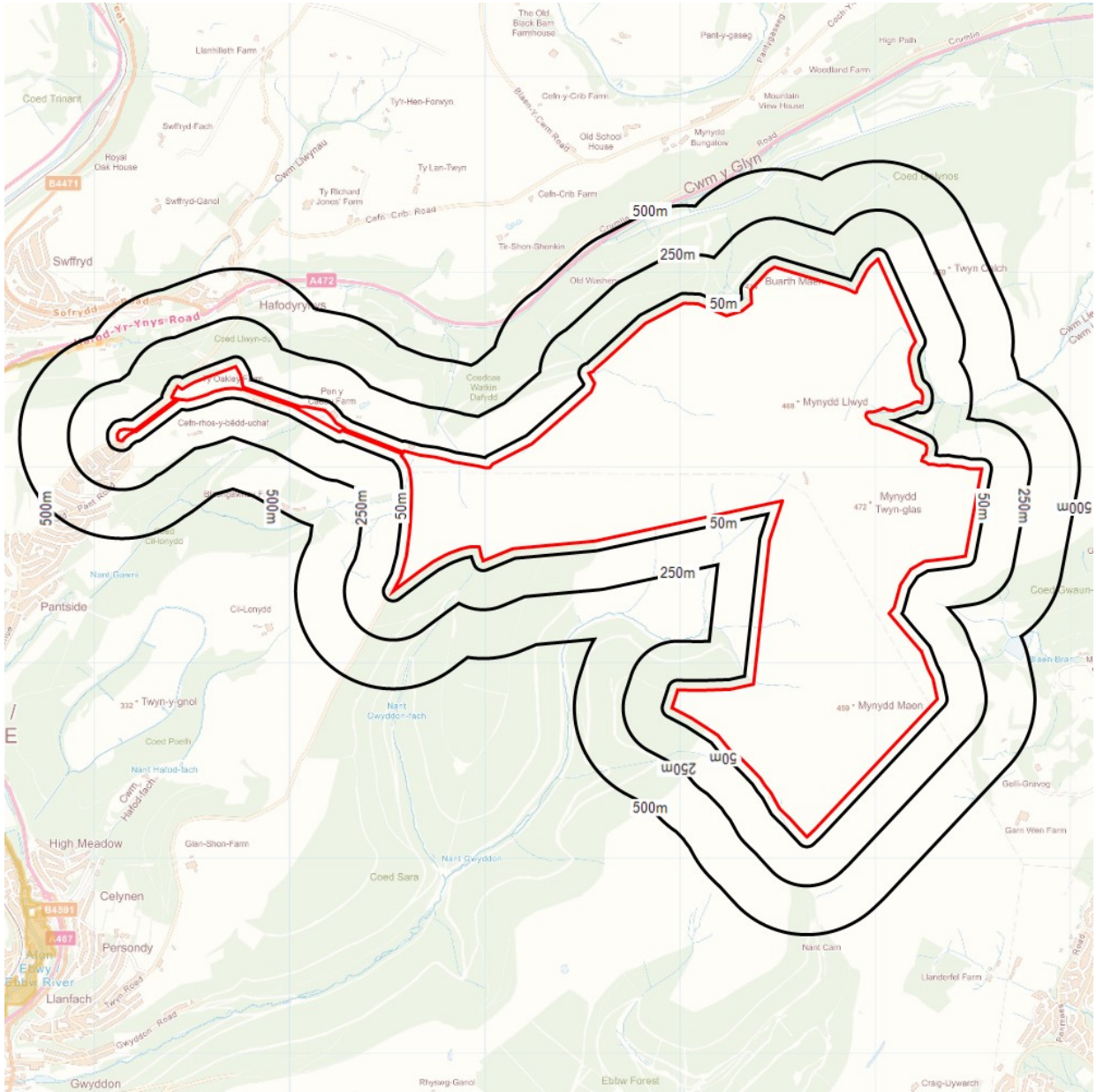
▬ Flood Defences

▭ Flood Zone 2

▭ Areas Benefiting from Flood Defences



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
Natural Resources Wales	425m	W	3

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

Details	Distance	Direction	Contact
Natural Resources Wales	369m	W	3

Areas Benefitting from Flood Defences

No features identified.

Spatial Flood Defences (with attributes)

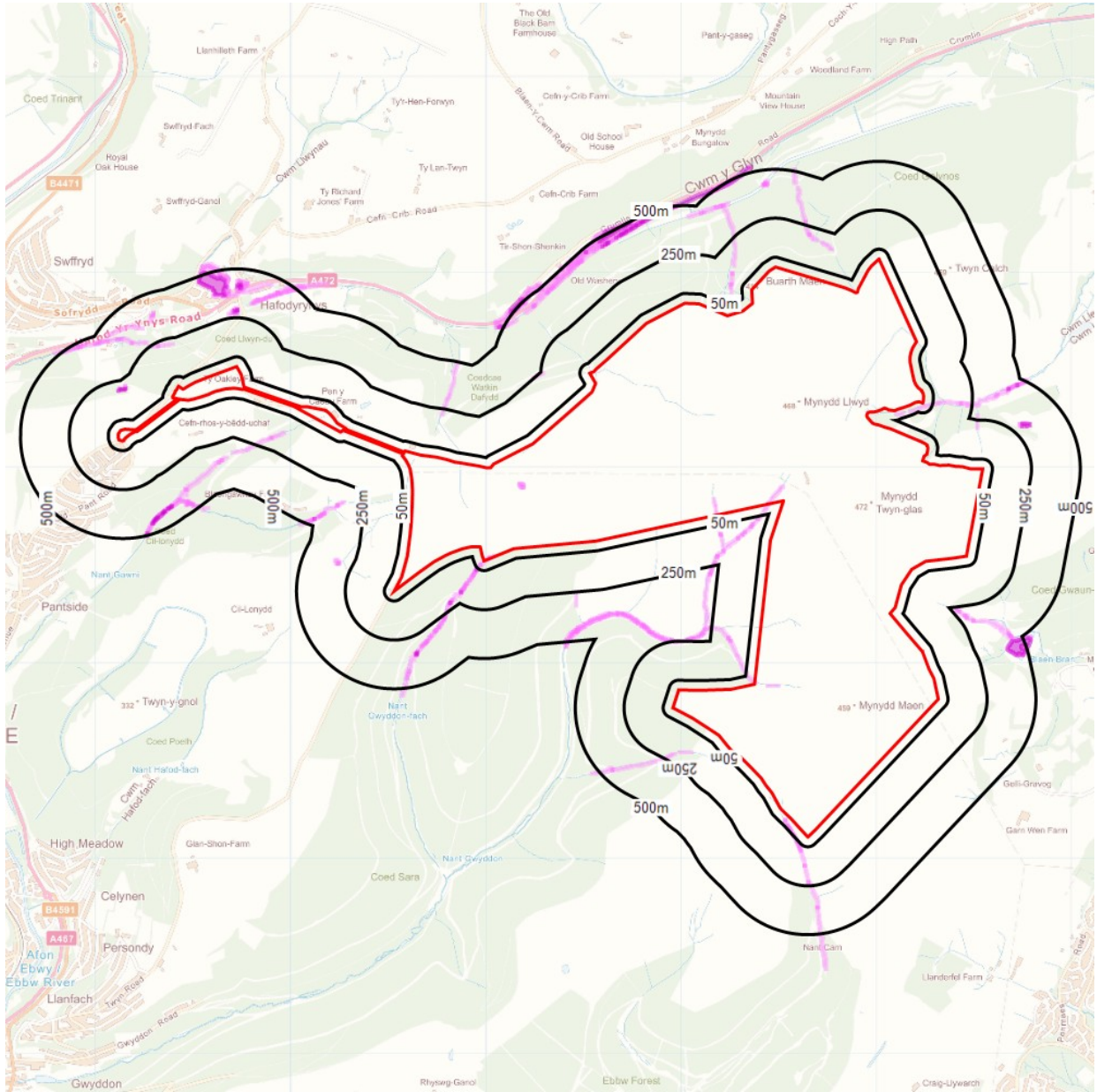
No features identified.

Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Low	369m	W	3
Risk: High	375m	W	3
Risk: Medium	437m	W	3
Risk: Very Low	484m	W	3



Flood Risk: Surface Water (1:75 year event)



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◇ Site

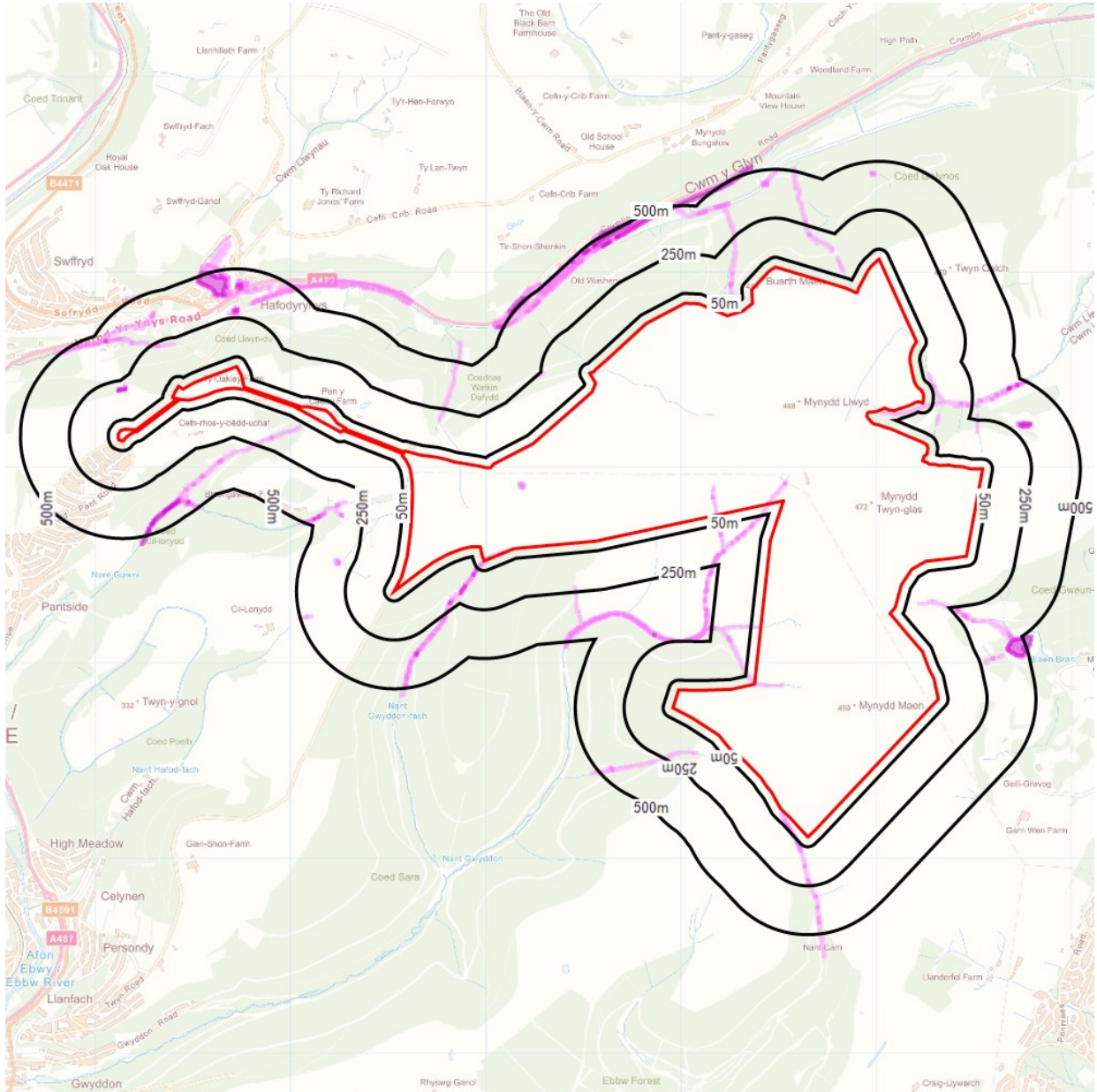
10cm - 30cm depth

30cm - 1m depth

1m + depth



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



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◇ Site

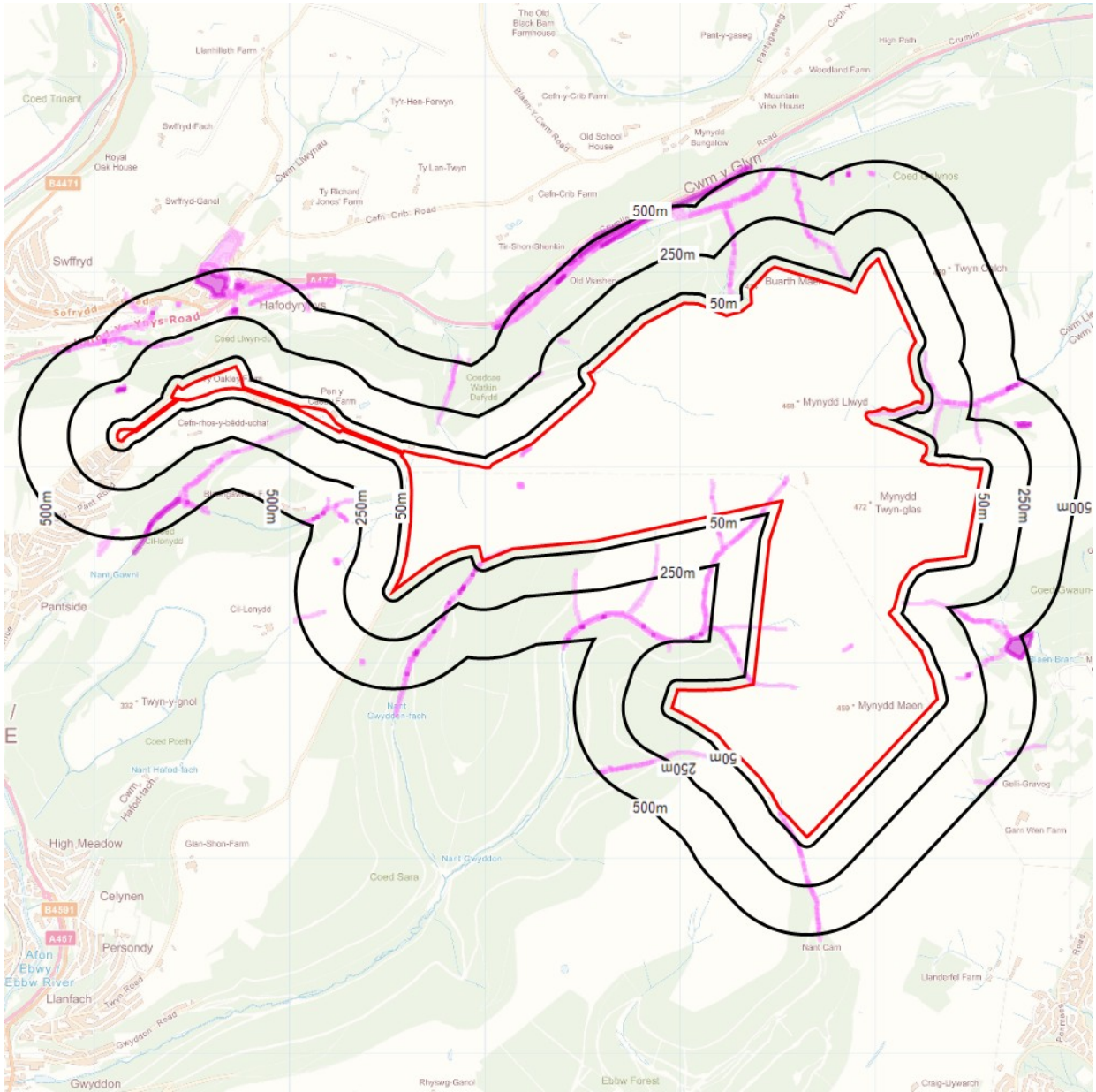
10cm - 30cm depth

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



JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	S	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	E	1
Type: Greater than 1.0m	56m	W	1
Type: Equal to 0.1m	179m	W	1

JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	W	1
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	W	1
Type: Equal to 0.1m	0m	S	1
Type: Greater than 1.0m	56m	W	1

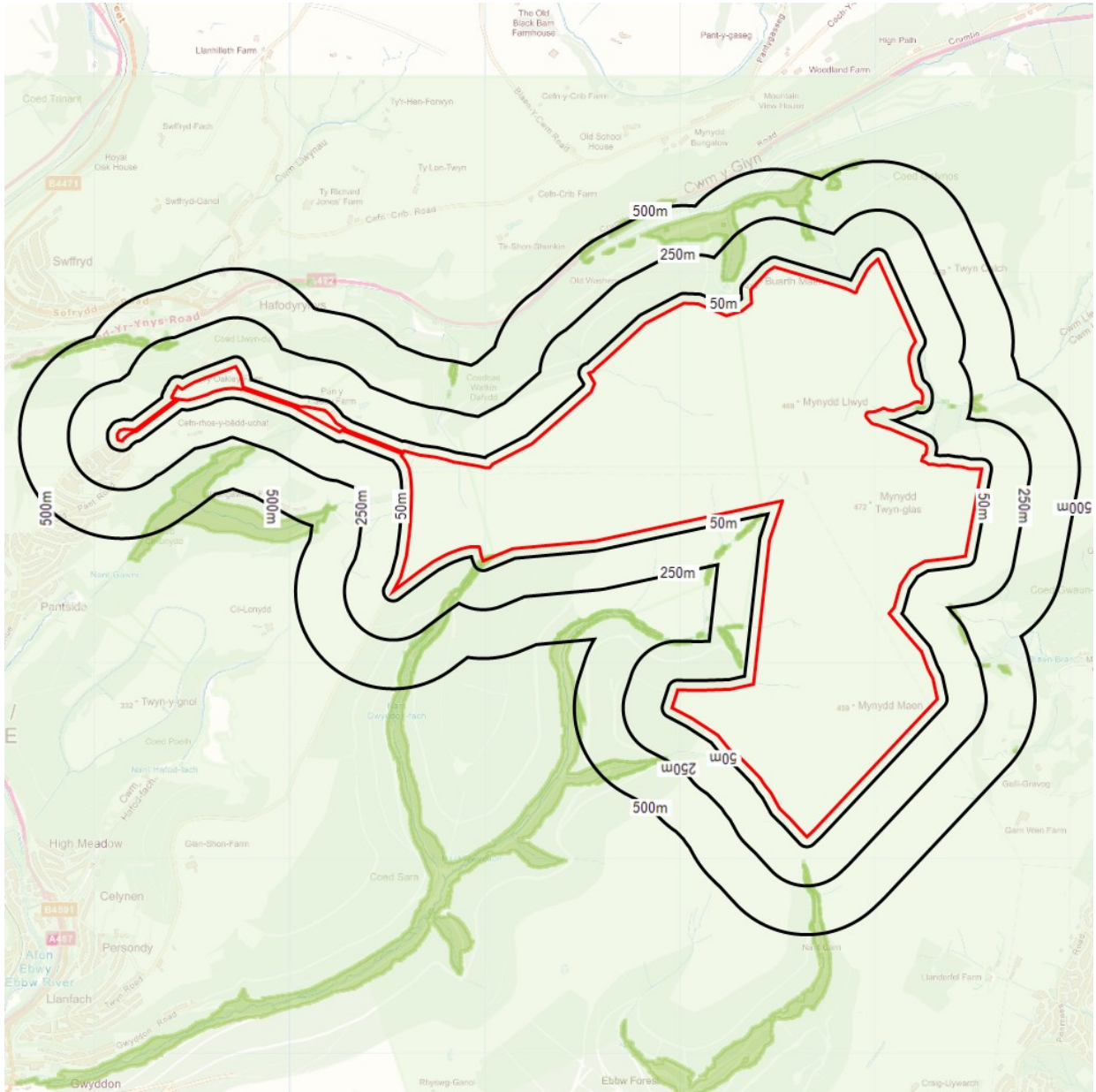
JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	W	1
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	W	1
Type: Greater than 1.0m	56m	W	1
Type: Equal to 0.1m	187m	S	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023



Flood Risk: Groundwater



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◇ Site

■ High Risk

■ Moderate Risk

■ Low Risk

■ Negligible Risk



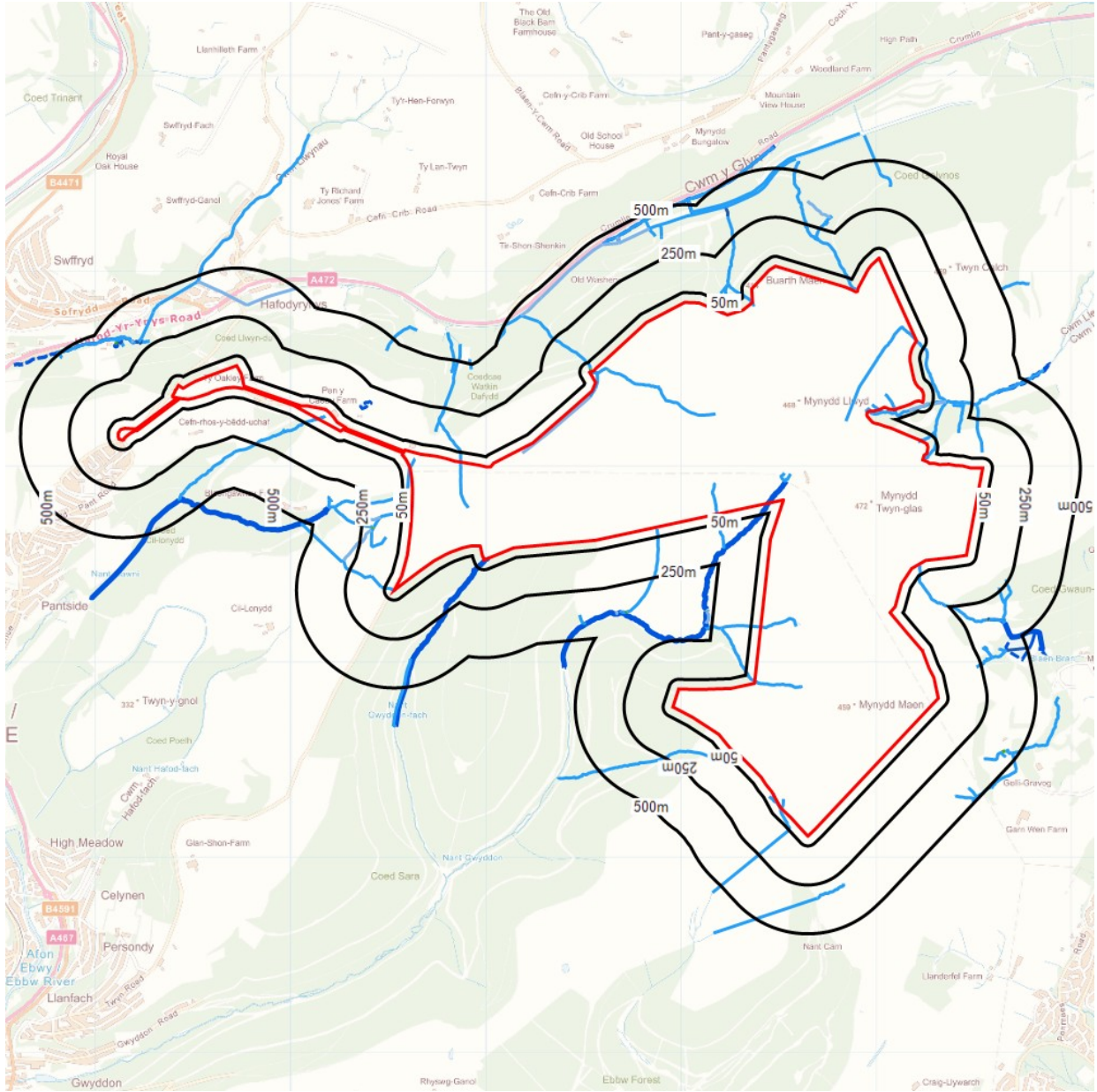
Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Low	0m	W	1
Type: Moderate	0m	SW	1
Type: Negligible	0m	N	1



Flood Risk: Other



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- | | |
|-------------------------|-------------------------|
| Site | Tidal River |
| Water Feature | Lake or Reservoir |
| Flood Storage Areas | Forshore and Sea |
| Recorded Flood Outlines | Underground River |
| Primary Flow (named) | Marsh |
| Primary Flow (un-named) | Canal, Lock or Transfer |
| Secondary Flow | |



Flood Storage Areas

No features identified.

Recorded Flood Outlines

No features identified.

OS VectorMap District - Water Features

Details	Distance	Direction	Contact
Ordnance Survey	126m	W	2

OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: Type: Primary Flow (un-named)	0m	N	2
Name: Type: Secondary Flow	0m	NW	2
Name: Type: Underground River	0m	NW	2
Name: Nant Gwyddon Type: Primary Flow (named)	0m	SE	2
Name: Type: Lake or Reservoir	229m	SE	2

Agricultural Considerations

Data Section



Agricultural Data: This section presents data relating to designated features and land classifications that could be of relevance to the Site.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data to a maximum of 100m. We display the number of records found in each database under the relevant heading. Where we have not been able to search a database, we will display the abbreviation N/A instead.
Land classifications	<ul style="list-style-type: none">• Agricultural Land Classifications: The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.• Open access land: Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land'.
Sites of interest	<ul style="list-style-type: none">• Listed buildings: Listed buildings are considered to be of special architectural or historic interest and require planning consideration.• Ancient woodland: Ancient woodland is defined as an area that has been wooded continuously since at least 1600 AD and require planning consideration.• Scheduled monuments: Scheduled monuments are considered to be of national importance and require planning consideration.



Agricultural Considerations: Tabular Summary

Land Classifications

Agricultural Land Classifications	On-site	1-250m	251-500m
Nitrate Vulnerable Zones*	0	0	N/A
Provisional Agricultural Land Classifications*	121	68	N/A
Post 1988 Agricultural Land Classifications *	0	0	N/A
Open access land	On-site	1-250m	251-500m
Open Access Land*	5	2	N/A

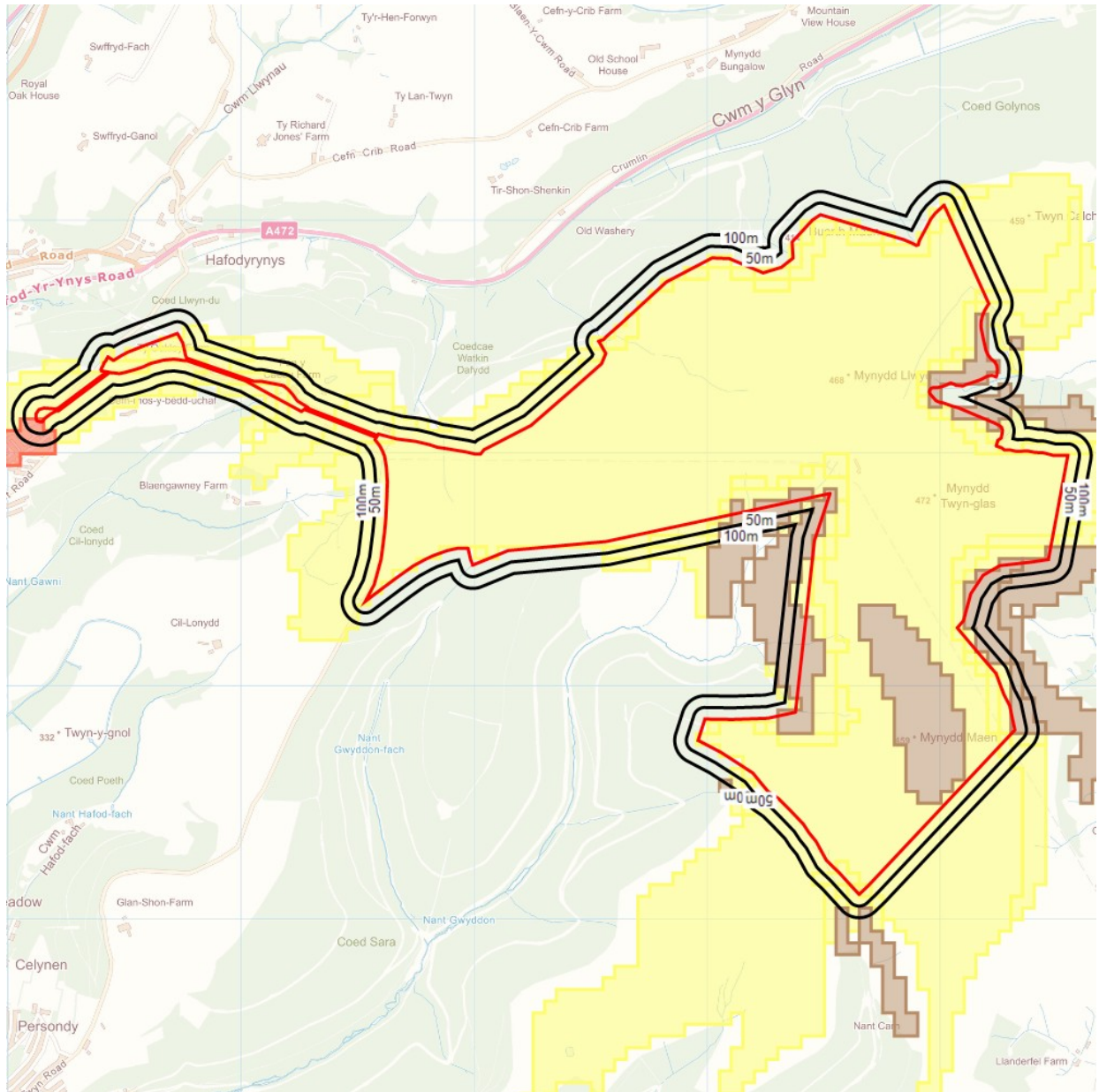
Sites of interest

Listed buildings	On-site	1-250m	251-500m
Listed Buildings*	0	0	N/A
Ancient woodland	On-site	1-250m	251-500m
Ancient Woodland*	3	4	N/A
Scheduled monuments	On-site	1-250m	251-500m
Scheduled Monuments*	0	0	N/A

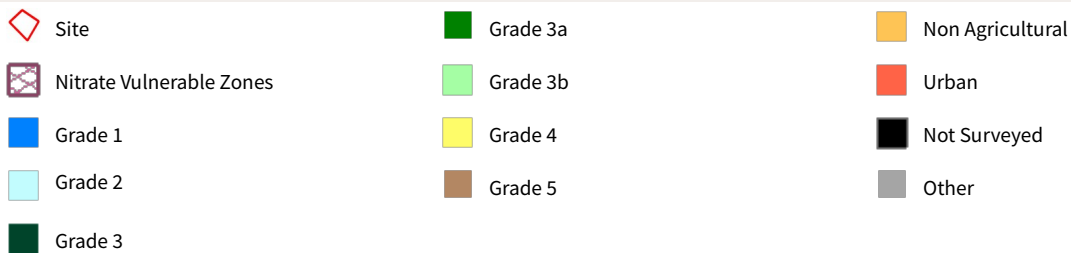
*dataset searched to 100m



Agricultural Land Classifications



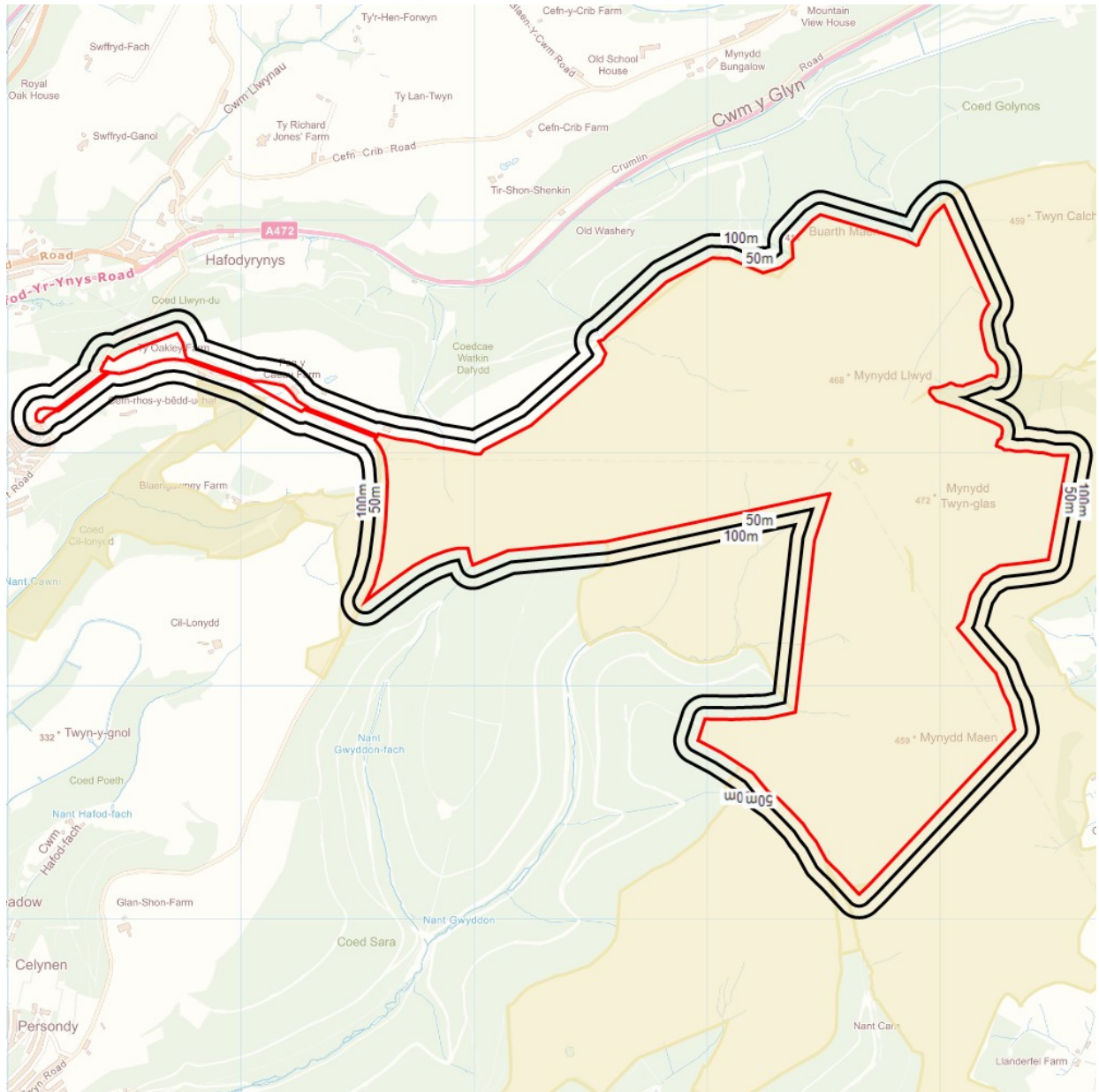
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Agricultural Considerations: Land Classifications Map

Open access land



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Site



Open access land



Agricultural Land Classifications

Nitrate Vulnerable Zones

No features identified.

Provisional Agricultural Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 19082500, 28262500, 42335000, 49672500, 94497500, 119082500 Provider: The Welsh Government Provider reference: 10971, 11529, 12175, 12335, 12976, 13127	0m	W	1
Land Classification: Grade 4 Area size: 94497500, 119082500 Provider: The Welsh Government Provider reference: 12175, 12976	0m	NE	1
Land Classification: Grade 4 Area size: 94497500, 119082500 Provider: The Welsh Government Provider reference: 12175, 12976	0m	E	1
Land Classification: Grade 4 Area size: 94497500, 119082500 Provider: The Welsh Government Provider reference: 12175, 12976	0m	N	1
Land Classification: Grade 4 Area size: 94497500, 119082500 Provider: The Welsh Government Provider reference: 12175, 12976	0m	SE	1
Land Classification: Grade 4 Area size: 94497500, 119082500 Provider: The Welsh Government Provider reference: 12175, 12976	0m	S	1
Land Classification: Grade 4 Area size: 94497500, 119082500, 235365000 Provider: The Welsh Government Provider reference: 11366, 12175, 12976	0m	NW	1
Land Classification: Grade 5 Area size: 25077500 Provider: The Welsh Government Provider reference: 21853	0m	E	1
Land Classification: Grade 5 Area size: 52560000, 1161780000 Provider: The Welsh Government Provider reference: 19505, 22282	0m	SE	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	0m	NE	1
Land Classification: Non-Agricultural Area size: 23387500, 27580000, 34732500, 35012500 Provider: The Welsh Government Provider reference: 37885, 39283, 40554, 41765	0m	S	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Non-Agricultural Area size: 1710000, 1937500, 2622500, 12795000, 27580000, 34732500 Provider: The Welsh Government Provider reference: 37885, 38263, 39283, 39657, 40166, 40920	0m	W	1
Land Classification: Non-Agricultural Area size: 23387500, 35012500 Provider: The Welsh Government Provider reference: 40554, 41765	0m	N	1
Land Classification: Non-Agricultural Area size: 27580000, 35012500 Provider: The Welsh Government Provider reference: 39283, 40554	0m	NW	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	0m	N	1
Land Classification: Non-Agricultural Area size: 23387500, 35012500 Provider: The Welsh Government Provider reference: 40554, 41765	0m	NE	1
Land Classification: Urban Area size: 1520000 Provider: The Welsh Government Provider reference: 47486	0m	W	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	4m	E	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	7m	S	1
Land Classification: Grade 4 Area size: 235365000 Provider: The Welsh Government Provider reference: 11366	8m	S	1
Land Classification: Non-Agricultural Area size: 34732500 Provider: The Welsh Government Provider reference: 37885	8m	S	1
Land Classification: Non-Agricultural Area size: 23387500 Provider: The Welsh Government Provider reference: 41765	9m	NE	1
Land Classification: Non-Agricultural Area size: 32480000 Provider: The Welsh Government Provider reference: 41393	10m	W	1
Land Classification: Non-Agricultural Area size: 2622500 Provider: The Welsh Government Provider reference: 40920	13m	W	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	14m	S	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	14m	SW	1
Land Classification: Non-Agricultural Area size: 1710000 Provider: The Welsh Government Provider reference: 39657	14m	W	1
Land Classification: Non-Agricultural Area size: 2622500 Provider: The Welsh Government Provider reference: 40920	16m	W	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	17m	W	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	19m	S	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	19m	NE	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	20m	E	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	21m	NW	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	22m	S	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	23m	W	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	27m	NE	1
Land Classification: Non-Agricultural Area size: 23387500 Provider: The Welsh Government Provider reference: 41765	30m	NE	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	32m	NW	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	33m	S	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	33m	SW	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	34m	S	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	42m	SE	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	42m	S	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	45m	S	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	47m	W	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	47m	W	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	48m	W	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	49m	NE	1
Land Classification: Non-Agricultural Area size: 2622500 Provider: The Welsh Government Provider reference: 40920	51m	W	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	58m	W	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	59m	NE	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	59m	S	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	59m	S	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	59m	NE	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	60m	E	1
Land Classification: Non-Agricultural Area size: 23387500 Provider: The Welsh Government Provider reference: 41765	61m	S	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	63m	SW	1
Land Classification: Non-Agricultural Area size: 1265000 Provider: The Welsh Government Provider reference: 42066	64m	W	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	65m	W	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	66m	SW	1
Land Classification: Non-Agricultural Area size: 2622500 Provider: The Welsh Government Provider reference: 40920	68m	W	1
Land Classification: Non-Agricultural Area size: 23387500 Provider: The Welsh Government Provider reference: 41765	70m	NE	1
Land Classification: Grade 4 Area size: 28262500 Provider: The Welsh Government Provider reference: 12335	71m	W	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	72m	W	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	73m	SW	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	73m	W	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	76m	S	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	76m	W	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	77m	S	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	78m	S	1
Land Classification: Grade 4 Area size: 28262500 Provider: The Welsh Government Provider reference: 12335	79m	W	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	80m	S	1
Land Classification: Non-Agricultural Area size: 2622500 Provider: The Welsh Government Provider reference: 40920	83m	W	1
Land Classification: Grade 4 Area size: 28262500 Provider: The Welsh Government Provider reference: 12335	84m	W	1
Land Classification: Non-Agricultural Area size: 27580000 Provider: The Welsh Government Provider reference: 39283	84m	W	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	89m	NE	1



Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Land Classification: Non-Agricultural Area size: 34732500 Provider: The Welsh Government Provider reference: 37885	90m	W	1
Land Classification: Non-Agricultural Area size: 35012500 Provider: The Welsh Government Provider reference: 40554	90m	NW	1
Land Classification: Non-Agricultural Area size: 32480000 Provider: The Welsh Government Provider reference: 41393	91m	S	1
Land Classification: Grade 4 Area size: 94497500 Provider: The Welsh Government Provider reference: 12976	93m	S	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	93m	NE	1
Land Classification: Grade 5 Area size: 52560000 Provider: The Welsh Government Provider reference: 22282	96m	E	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	96m	NW	1
Land Classification: Grade 4 Area size: 119082500 Provider: The Welsh Government Provider reference: 12175	100m	E	1

Post 1988 Agricultural Land Classifications

No features identified.

Open access land

Open Access Land

Details	Distance	Direction	Contact
Type: Statutory Access Land Name: Not Supplied Area size: Comments: Act: Urban Common Provider: Natural Resources Wales Provider reference: 257	0m	N	1

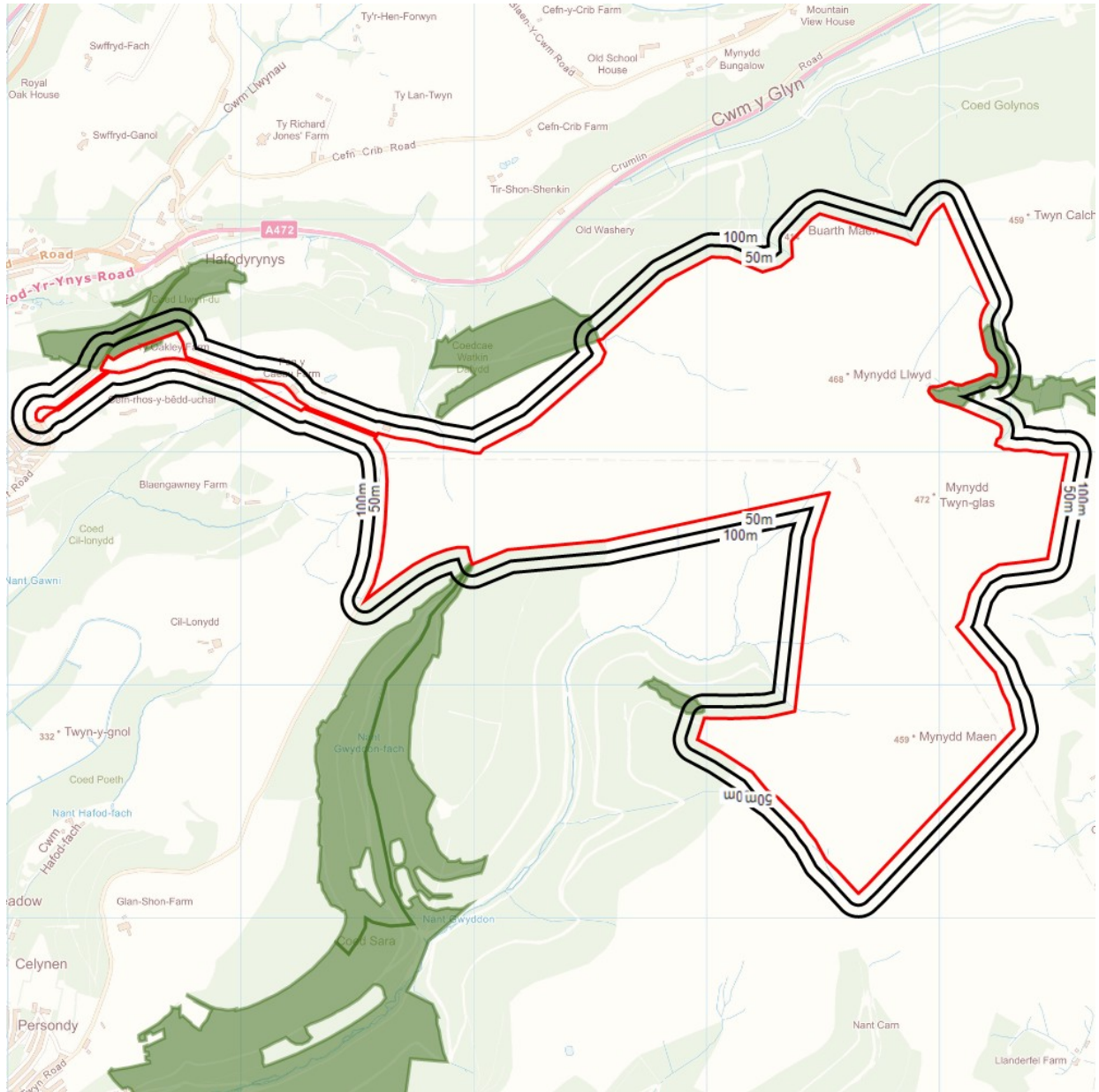


Agricultural Considerations: Land Classifications

Details	Distance	Direction	Contact
Type: Conclusive Registered Open Country Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 1528	0m	S	1
Type: Conclusive Registered Open Country Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 2862	0m	NE	1
Type: Conclusive Registered Open Country Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 2861	0m	SE	1
Type: Conclusive Registered Open Country Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 752	0m	N	1
Type: Conclusive Registered Open Country Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 707	3m	S	1
Type: Dedicated Forests Name: Not Supplied Area size: Comments: Not Supplied Provider: Natural Resources Wales Provider reference: 277	26m	W	1



Agricultural Considerations: Sites of interest Map



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Site



Ancient woodland

● Listed Buildings

..... Scheduled monuments



Listed buildings

Listed Buildings

No features identified.

Ancient woodland

Ancient Woodland

Details	Distance	Direction	Contact
Woodland Type: Ancient and Semi-Natural Woodland Name: Not Supplied Area Size: 99555.36 Provider: Natural Resources Wales Provider reference: 15292	0m	NE	3
Woodland Type: Plantation on Ancient Woodland Name: Not Supplied Area Size: 75551, 1203592.67 Provider: Natural Resources Wales Provider reference: 39851, 40261	0m	W	3
Woodland Type: Plantation on Ancient Woodland Name: Not Supplied Area Size: 154051.13 Provider: Natural Resources Wales Provider reference: 42644	1m	NW	3
Woodland Type: Plantation on Ancient Woodland Name: Not Supplied Area Size: 303509.9 Provider: Natural Resources Wales Provider reference: 40257	3m	W	3
Woodland Type: Ancient and Semi-Natural Woodland Name: Not Supplied Area Size: 66064.8 Provider: Natural Resources Wales Provider reference: 14580	7m	W	3
Woodland Type: Plantation on Ancient Woodland Name: Not Supplied Area Size: 13490.82 Provider: Natural Resources Wales Provider reference: 41227	27m	SW	3

Scheduled monuments

Scheduled Monuments

No features identified.

Ground Hazards & Coal Mining

Data Section



Ground Hazards & Coal Mining Data: This section contains information on natural and mining related hazards which may affect the Site. These includes 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.

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. We display the number of records found in each database under the relevant heading. Where we have not been able to search a database, we will display the abbreviation N/A instead.
Coal Mining	This section is driven by the Site's proximity to Coalfield Consultation Areas.
Subsidence	This section uses several different datasets to assess the susceptibility of the Site to the subsidence
Natural and Mining Related Hazards	This section looks at non-coal mining hazards, including former mineral sites and landfill sites.
Radon	Both the likelihood of radon being an issue, and the requirement for radon protection measures.



Ground Hazards & Coal Mining: Tabular Summary

Coal Mining

Coal Mining	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Coalfield Consultation Areas	1	N/A	N/A

Subsidence

Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	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*	0	0	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

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
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	0	3	N/A
Mining Instability	1	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	25	N/A	N/A



Ground Hazards & Coal Mining: Tabular Summary

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

Radon

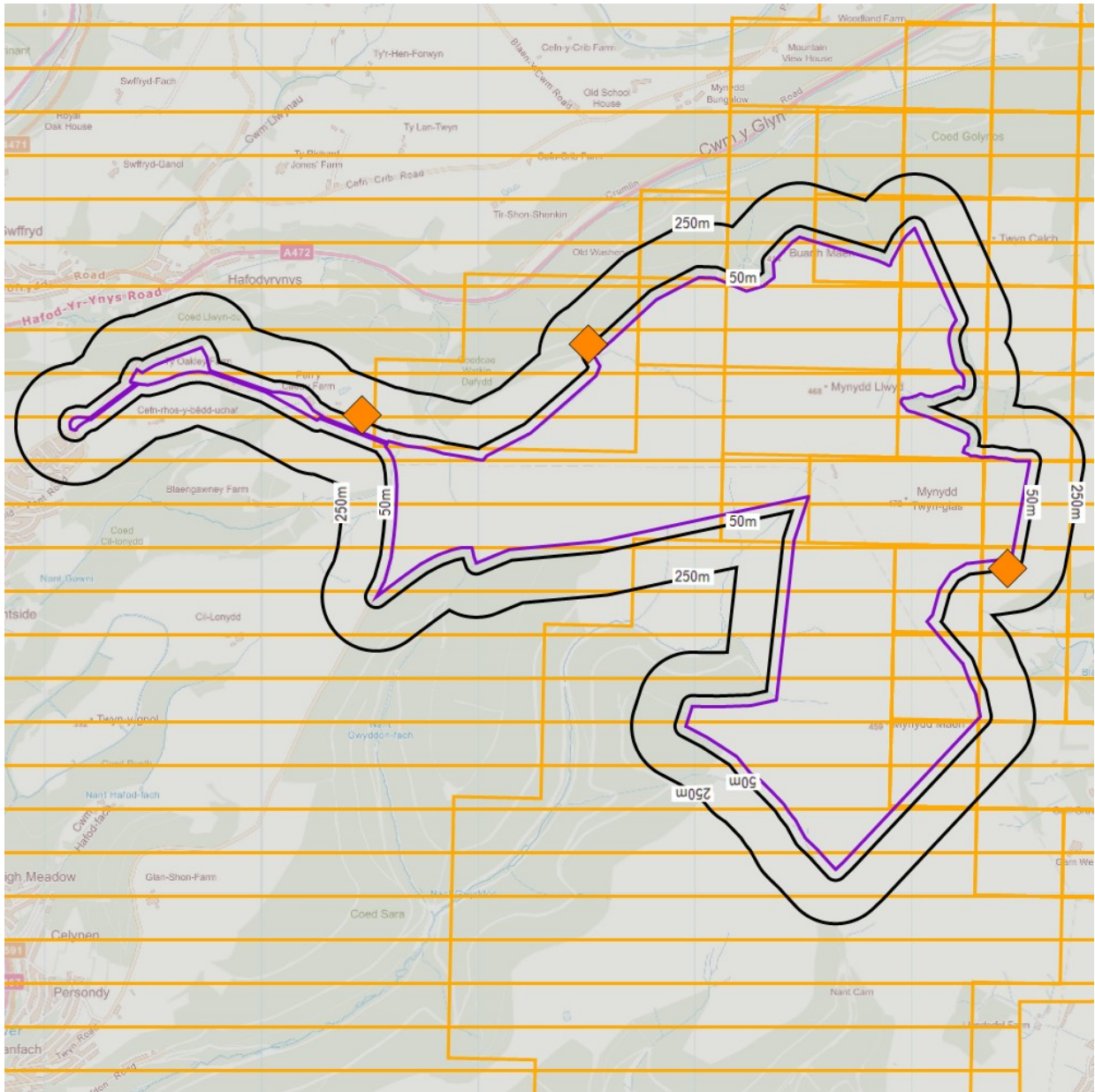
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

** dataset searched to 25m

* dataset searched to 50m



Ground Hazards & Coal Mining



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- | | | | |
|--|-------------------------------|--|---|
| | Site | | Brine Subsidence Solution Area |
| | Coalfield Consultation Area | | Salt Mining Related Feature |
| | Mining from Historical Maps | | Infilled Land |
| | Mining Cavities | | Landfills |
| | Other Mining | | Natural Cavities |
| | CBSCB Compensation District | | Potential for Ground Stability Hazards - High |
| | Brine Pumping Related Feature | | Potential for Ground Stability Hazards - Moderate |



Coal Mining

Coal Mining Subsidence Damage Claims

No features identified.

Coalfield Consultation Areas

Details	Distance	Direction	Contact
Name: The Coal Authority	0m	N	5



Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

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

No features identified.

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.



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Former Mining

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: Blaen-Bran Type: Opencast Periodic Type: Carboniferous Geology: Rhondda Member Commodity: Sandstone Location: Cwmbran, Torfaen Status: Ceased Reference: 175813 Location Accuracy: Located by supplier to within 10m	46m	E	4
Name: Coedcae Watkin Dayydd Drift Type: Underground Periodic Type: Carboniferous Geology: Hughes Member Commodity: Coal - Deep Location: Hafodyrynys, Newbridge, Gwent Status: Ceased Reference: 137996 Location Accuracy: Located by supplier to within 10m	55m	NW	4
Name: Pen-Y-Caeau Type: Opencast Periodic Type: Carboniferous Geology: Hughes Member Commodity: Sandstone Location: Crumlin, Newbridge, Caerphilly Status: Ceased Reference: 175800 Location Accuracy: Located by supplier to within 10m	76m	W	4



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Mining Instability

Details	Distance	Direction	Contact
Mining Evidence: Inconclusive Coal Mining Mining Type: Coal Source: Ove Arup & Partners Boundary Quality: As Supplied	0m	N	6

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

Details	Distance	Direction	Contact
Reference: Not Supplied Name: Abercarn Alternate Name/Mine: Commodity: Coal Ceased Operation: Not Supplied Custodian: Not Supplied	0m	N	7
Reference: 3541 Name: Glyn Alternate Name/Mine: Nos. 1, 2 Commodity: Coal; Tillery Ceased Operation: 1896 Custodian: Not Supplied	0m	N	7
Reference: 7393 Name: Hafodyrynys Alternate Name/Mine: Commodity: Coal; Lower Three Quarter Ceased Operation: 1921 Custodian: Not Supplied	0m	W	7
Reference: 9959 Name: Panteg and Albion Road Alternate Name/Mine: Cwmlickey, Gorse Bush Commodity: Coal; Droideg; New; Red; Rock; Yard; Fireclay Ceased Operation: 1927 Custodian: Not Supplied	0m	NE	7
Reference: 6865A Name: Blaendare Alternate Name/Mine: Cwmlickey, Mountain Old Commodity: Coal; Elled or New Ceased Operation: 1915 Custodian: Not Supplied	0m	NE	7
Reference: Not Supplied Name: Blaendare Alternate Name/Mine: Commodity: Coal; New Ceased Operation: Not Supplied Custodian: Ebbw Vale Steel Iron and Coal Co. Ltd., Ebbw Vale.	0m	NE	7



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Reference: Not Supplied Name: Cwmlickey Alternate Name/Mine: Commodity: Coal; Rock; Ironstone; Spotted Ceased Operation: Not Supplied Custodian: Adams and Vachell, Victoria Chambers, Newport.	0m	E	7
Reference: 4477 Name: Blindells Black Vein or Glyn Alternate Name/Mine: Cwmlickey, Golynos, Nos. 3, 4, Waterwheel Commodity: Coal; Rock Ceased Operation: 1903 Custodian: Not Supplied	0m	N	7
Reference: Not Supplied Name: Blaendare Alternate Name/Mine: Abernant, Bee's, Cwmbran, Davids, Gilberts, Griggs, Penyrheol, Phillips, Sperrins, White House Commodity: Coal; Meadow; Rock; Yard; Ironstone; Meadow; Spotted Pins; Fireclay Ceased Operation: 1852 Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	E	7
Reference: Not Supplied Name: Aberdare Alternate Name/Mine: Phillip's, Sperrin's, Tunnel Commodity: Coal; Meadow; Rock or Black Ironstone; Meadow Ceased Operation: Not Supplied Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	E	7
Reference: Not Supplied Name: Cwmlickey Alternate Name/Mine: Commodity: Coal; Meadow; Rock or Black; Ironstone; Meadow Pins Ceased Operation: Not Supplied Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	E	7
Reference: Not Supplied Name: Blewitts Alternate Name/Mine: Commodity: Coal; Stone or Old; Ironstone; Spotted Pins Ceased Operation: Not Supplied Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	SE	7
Reference: Not Supplied Name: Cwmbran Alternate Name/Mine: Commodity: Coal; Meadow; Rock Ceased Operation: 1865 Custodian: Adams and Vachell, Victoria Chambers, Newport.	0m	SE	7
Reference: Not Supplied Name: Cwmbran Alternate Name/Mine: No. 2 or Clay Commodity: Ironstone Ceased Operation: 1866 Custodian: Guest, Keen and Nettlefolds, Ltd., Cwmbran Colliery, Newport.	0m	SE	7



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Reference: Not Supplied Name: Cwmbran Alternate Name/Mine: Chain Commodity: Ironstone; Meadow Pins; Spotted Pins; Fireclay; Meadow Ceased Operation: Not Supplied Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	E	7
Reference: Not Supplied Name: Cwmbran Alternate Name/Mine: No. 2 Commodity: Coal; Meadow; Red; Ironstone; Spotted; Fireclay Ceased Operation: 1863 Custodian: Adams and Vachell, Victoria Chambers, Newport.	0m	E	7
Reference: Not Supplied Name: Cwmbran Alternate Name/Mine: Blewitts Commodity: Coal; Meadow; Rock; Red; Ironstone; Red; Bottom Mine; Spotted Ceased Operation: 1864 Custodian: Llewellyn and Co. Glanwern Offices, Pontypool.	0m	E	7
Reference: Not Supplied Name: Glyn Alternate Name/Mine: Mouth New Commodity: Coal; Old; Red; Ironstone; Pins Ceased Operation: Not Supplied Custodian: Ebbw Vale Steel Iron and Coal Co. Ltd., Ebbw Vale.	0m	N	7
Reference: Not Supplied Name: Blaendare Alternate Name/Mine: Commodity: Coal; Rock or Black Ceased Operation: Not Supplied Custodian: Eastern Valleys Black Vein Collieries, Ltd., Pontnewynydd, Pontypool.	0m	NE	7
Reference: Not Supplied Name: Blaendare Alternate Name/Mine: Commodity: Coal; Elled; Red; Fireclay; New Ceased Operation: 1908 Custodian: Baldwin's Ltd., Pontypool.	0m	NE	7
Reference: 6865 Name: Blaendare Alternate Name/Mine: Commodity: Coal; Rock or Black Ceased Operation: 1907 Custodian: Not Supplied	0m	E	7
Reference: Not Supplied Name: Blaendare Old Alternate Name/Mine: Commodity: Coal; Elled Ceased Operation: 1896 Custodian: Baldwin's Ltd., Pontypool.	0m	E	7
Reference: Not Supplied Name: Panteg and Albion Alternate Name/Mine: Commodity: Coal; Droideg; Red Ceased Operation: 1926 Custodian: Baldwin's Ltd., Pontypool.	0m	E	7



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Details	Distance	Direction	Contact
Reference: 1983 Name: Cwmbran Alternate Name/Mine: Commodity: Coal; Meadow Ceased Operation: 1886 Custodian: Not Supplied	0m	E	7
Reference: 9956 Name: Cwmbran Alternate Name/Mine: Cwmcarn, Henllis Commodity: Coal; Black; Elled; Meadow; Old (Gellideg); Red Ceased Operation: 1928 Custodian: Not Supplied	0m	N	7

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.

Potentially Infilled Land (Non-Water)

No features identified.

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.



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.



Radon

Radon Potential

No features identified.

Energy & Infrastructure

Data Section



Energy & Infrastructure Data: This section details the data used as part of our Energy and Infrastructure analysis. Each key area has the data mapped with the detail outlined beneath.

contents

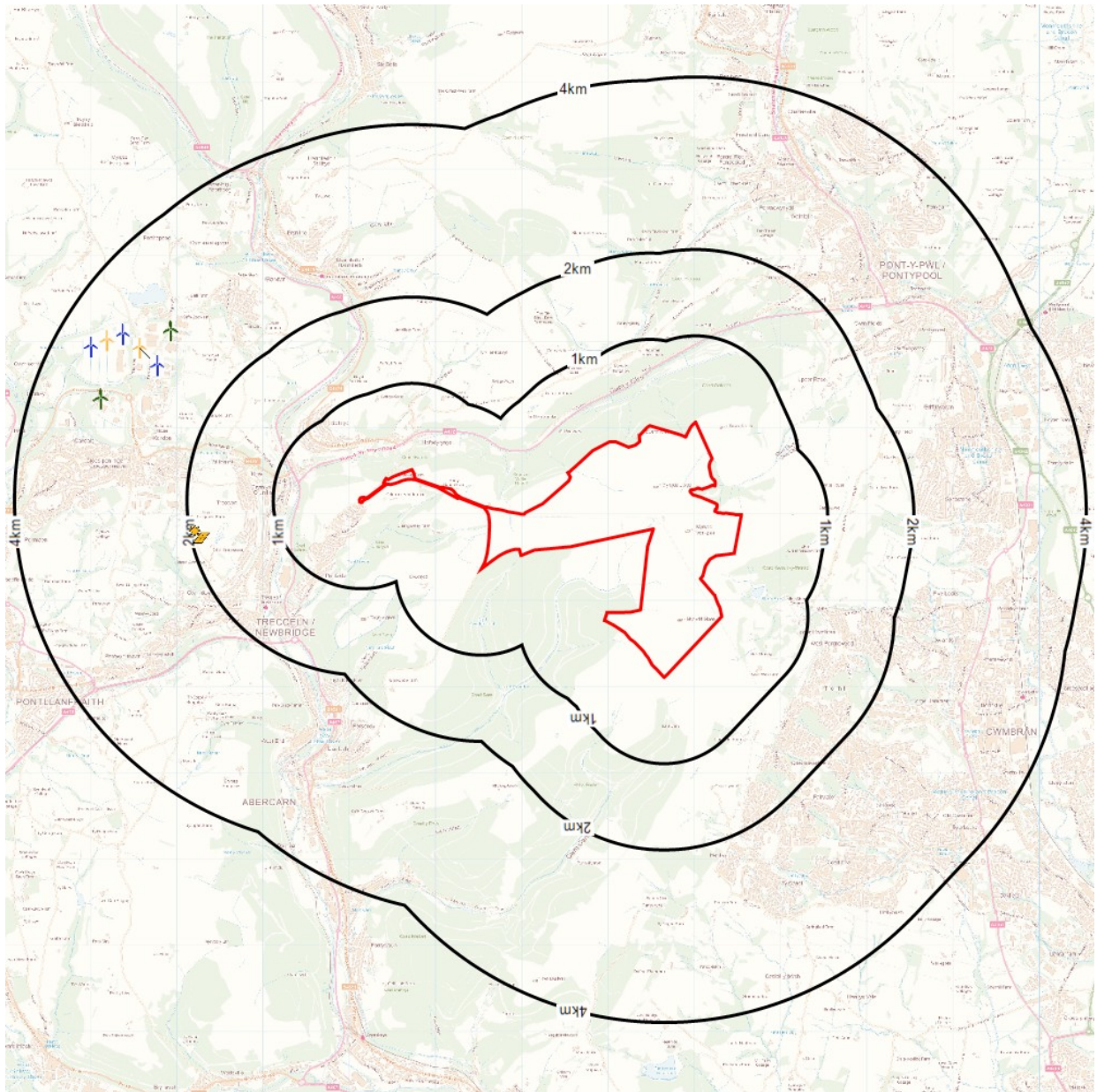
Tabular Summary	Provides an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 4km. We display the number of records found in under the relevant heading. Where we have not been able to find data, we will display the abbreviation N/A instead.
Oil and Gas Exploration	Licences or drilling facilities with 4km of the Site. Onshore oil and gas exploration and production licences relate to areas of land (blocks). The presence of one or more of these licences does not mean that exploration or production will definitely happen.
Wind Energy	Operational or planned wind farms or turbines within 4km of the Site. Includes wind projects in the UK Wind Energy Database and locations of individual wind turbines and planning applications for wind turbines with an output of 1MW.
Solar Energy Facilities	Operational and proposed solar farms within 2km of the Site. The data provides the name of the operating company, the generating capacity, and the farm's operational status.
Other Renewable Energy	Renewable power sources with an output of 1MW within 2km of the Site. These power sources are: Small / Large Hydroelectric; Shoreline Wave; Tidal Barrage / Stream; Biomass; Co-firing; Anaerobic/ Sewage Digestion; Hot Dry Rocks; Landfill Gas; Energy from Waste (EfW) Incineration; and Advanced Conversion Technology.
High Speed 2 (HS2)	HS2 track sections, stations, safeguarding limits homeowner zones and extended homeowner protection zones within 4km of the Site. This report comments on both phases using current available information.
Crossrail	Crossrail 1 and 2 track sections, stations and safeguarding limits within 2km of the Site. Crossrail (CR1) is a rail project stretching from Reading and Heathrow in the west, to Shenfield and Abbeywood in the east. Crossrail 2 (CR2) is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London.
Railways	Above and below ground railways within 250m of the Site, including trams and light rail.



Energy & Infrastructure: Tabular Summary

Energy And Infrastructure

Oil and Gas Explorations	On-site	1-250m	251-500m
Licensed Areas for Onshore Energy Exploration and Production	0	0	N/A
Licensed Wells for Energy Exploration	0	0	N/A
Offered Blocks for Onshore Energy Exploration and Production	0	0	N/A
Wind Energy	On-site	1-250m	251-500m
Wind Farms	0	0	N/A
Wind Turbines	0	0	N/A
Renewable Energy Planning Database	0	0	N/A
Solar Energy	On-site	1-250m	251-500m
Renewable Energy Planning Database	0	N/A	N/A
Other Renewable	On-site	1-250m	251-500m
Renewable Energy Planning Database	0	N/A	N/A
High Speed 2	On-site	1-250m	251-500m
HS2 - Track	0	N/A	N/A
HS2 - Stations	0	N/A	N/A
HS2 - Safeguarding Limits	0	N/A	N/A
HS2 - Payment Zones	0	N/A	N/A
Crossrail 1	On-site	1-250m	251-500m
Crossrail - Safeguarding Limits	0	N/A	N/A
Crossrail - Stations	0	N/A	N/A
Crossrail - Track	0	N/A	N/A
Crossrail 2	On-site	1-250m	251-500m
Crossrail 2 - Track	0	N/A	N/A
Crossrail 2 - Stations	0	N/A	N/A
Crossrail 2 - Safeguarding Limits	0	N/A	N/A
Above and below ground railways	On-site	1-250m	251-500m
Railed Transport - Tracks	0	0	N/A
Railed Transport - Stations and Stops	0	0	N/A



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- Site
- OGA Offered Exploration Blocks
- Wind Farms
- Planning Apps – Wind Energy
- Planning Apps – Other Renewable Energy

- OGA Licensed Exploration Blocks
- Drilling Locations
- Wind Turbines
- Planning Apps – Solar Farms



Oil and Gas Exploration

Licensed Areas for Onshore Energy Exploration and Production

No features identified.

Offered Blocks for Onshore Energy Exploration and Production

No features identified.

Licensed Wells for Energy Exploration

No features identified.

Wind Energy

Wind Farms

Details	Distance	Direction	Contact
Name: Pen-y-Fan Industrial Estate (Resubmission) Operator: Not Supplied Developer: Stratus Environmental Ltd Owner: WR Energy Ltd Num Turbines: 1	3091m	W	1
Name: Oakdale Business Park Operator: Not Supplied Developer: Partnerships for Renewables Development Company Ltd Owner: Resonance British Wind Energy Income Num Turbines: 2	3455m	W	1

Wind Turbines

Details	Distance	Direction	Contact
Name: Pen-y-Fan Industrial Estate (Resubmission) Turbine	3091m	W	1
Name: Oakdale Business Park Turbine	3340m	W	1
Name: Oakdale Business Park Turbine	3577m	W	1

Renewable Energy Planning Database

Details	Distance	Direction	Contact
Reference: 17/0864/FULL Name: Pen-Y-Fan Industrial Estate Operator: Sirius Renewable Energy Type: Wind Onshore Turbine Capacity (MW): 1.75 Total Installed Capacity (MW): 1.8 Local Planning Authority: Caerphilly County Borough Council Address: Unit 4, Durisol UK, Parkway, Pen-Y-Fan Industrial Estate, Newport, Gwent Planning Application Submitted: 9th October 2017 Planning Permission Refused: 13th September 2018	2929m	NW	1



Details	Distance	Direction	Contact
Reference: 11/0552/FULL Name: Oakdale Business Park Operator: Resonance Type: Wind Onshore Turbine Capacity (MW): 2 Total Installed Capacity (MW): 4 Local Planning Authority: Caerphilly County Borough Council Address: Blackwood, Gwent Planning Application Submitted: 18th July 2011 Operational Date: 24th December 2013 Planning Permission Granted: 6th October 2011 Construction Date: 23rd August 2013	3216m	W	1

Solar Energy Facilities

Renewable Energy Planning Database

Details	Distance	Direction	Contact
Reference: 15/0512/FULL Name: Upper Pant-Ysgawen Farm/Crumlin Operator: Suncredit UK Type: Solar Photovoltaics Turbine Capacity (MW): n/a Total Installed Capacity (MW): 4.9 Local Planning Authority: Caerphilly County Borough Council Address: Pant-Ysgawen Farm, Pant Ysgawen Farm Lane, Newbridge, Newport, Gwent Planning Application Submitted: 22nd July 2015 Operational Date: 7th December 2016 Planning Permission Granted: 10th September 2015 Construction Date: 15th February 2016 Permission Expired Date: 10th September 2020	1896m	W	1

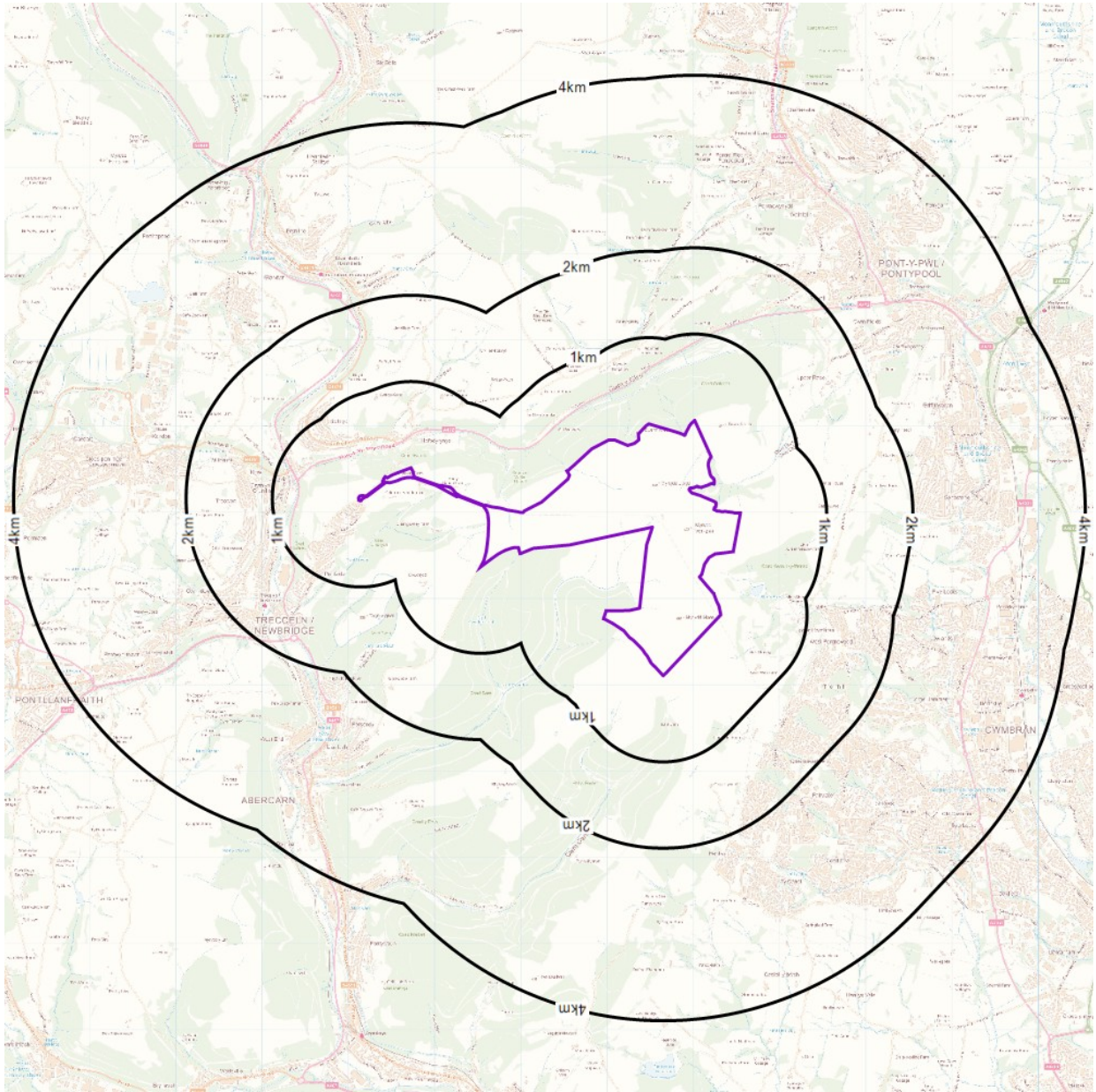
Other Renewable Energy

Renewable Energy Planning Database

No features identified.



Energy & Infrastructure: Infrastructure 1



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- | | |
|-----------------------------------|--|
| Site | HS2 – Track |
| Crossrail 1 – Track | HS2 – Station |
| Crossrail 1 – Station | HS2 – Safeguarding Limits |
| Crossrail 1 – Safeguarding Limits | HS2 – Homeowner Payment Zone 1 |
| Crossrail 2 – Track | HS2 – Homeowner Payment Zone 2 |
| Crossrail 2 – Station | HS2 – Homeowner Payment Zone 3 |
| Crossrail 2 – Safeguarding Limits | HS2 – Rural Support Zone |
| | HS2 – Extended Homeowner Protection Zone |



High Speed 2

HS2 - Track

No features identified.

HS2 - Stations

No features identified.

HS2 - Safeguarding Limits

No features identified.

HS2 - Payment Zones

No features identified.

Crossrail 1

Crossrail - Track

No features identified.

Crossrail - Stations

No features identified.

Crossrail - Safeguarding Limits

No features identified.

Crossrail 2

Crossrail 2 - Track

No features identified.

Crossrail 2 - Stations

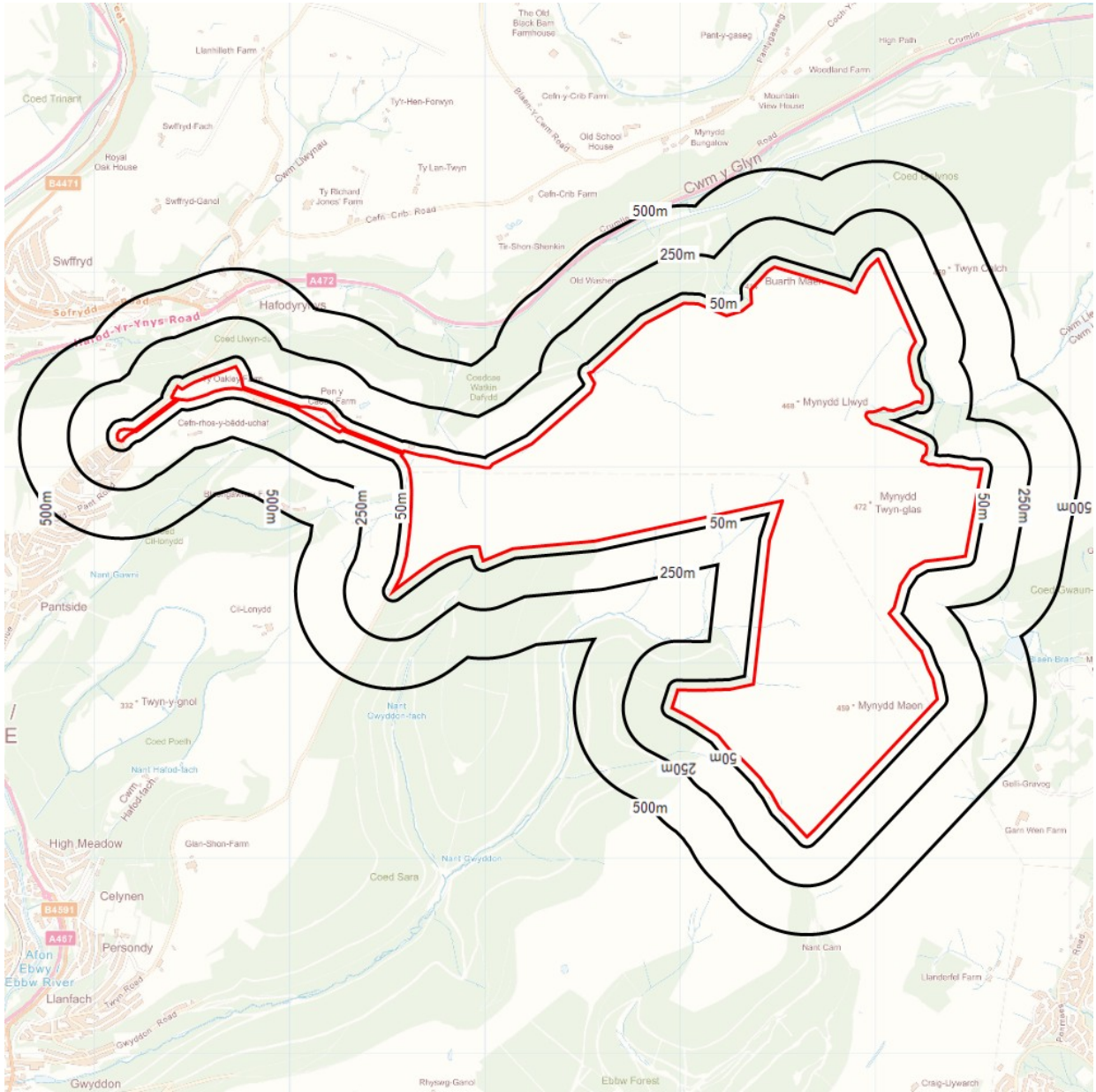
No features identified.

Crossrail 2 - Safeguarding Limits

No features identified.



Energy & Infrastructure: Infrastructure 2



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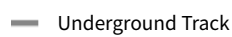
Site



Railway - Station



Track



Underground Track



Above and below ground railways

Railed Transport - Tracks

No features identified.

Railed Transport - Stations and Stops

No features identified.

Site Solutions Farm

About this report



Site Solutions Farm Limitations

Site Solutions Farm 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.landmark.co.uk/product-terms-conditions. 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:

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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:

argyll@landmark.co.uk

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	Natural Resources Wales	Ty Cambria 29 Newport Road Cardiff CF24 0TP	T: 0300 065 3000 E: enquiries@naturalresourceswales.gov.uk
4	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



Useful Contacts

Contact	Name	Address	Contact Details
5	The Coal Authority, Property Searches	200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W: www2.groundstability.com
6	Ove Arup & Partners	Central Square Forth Street Newcastle upon Tyne Tyne and Wear NE1 3PL	T: 0191 261 6080
7	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9960 E: customerservice@promap.co.uk W: www.landmarkinfo.co.uk

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British Geological Survey



Cyfoeth Naturiol Cymru Natural Resources Wales



Environment Agency



Historic England



HISTORIC ENVIRONMENT SCOTLAND





Useful Information

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Email: argyll@landmark.co.uk

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Complaints

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

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

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
Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: argyll@landmark.co.uk

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.