

Sample Site, Sample Street, Sample Town, XX1 1XX, England

Site area: 14842 m²

Prepared for
Current use
Proposed use
Transaction type

Law firm LLP
Commercial
Commercial
Assumed purchase



	Contaminated land	Page 2	Passed 
	Operational compliance		Not Identified
	Flood	Page 2	Further Action 
	Climate change	Page 7	Identified
	Ground stability	Page 9	Identified
	Radon	Page 10	Not Identified

 Authored by
Consultant Name

 Consultant.Name@landmark.co.uk
 0000 000000



Contaminated land summary

Passed ✓



Flood summary

Further Action ⚠

Overall risk of contaminants from **on-site** activities

Low to moderate

Risk of contaminants from **off-site** activities impacting the site

Moderate

Environmental sensitivity (pathways and receptors) rating

Moderate



Liability assessment

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

Recommendation

No action required

Operational Compliance

The Site does not appear to be engaged in activities that require permitting

Would a **Flood Risk Assessment** be required if development was proposed?

Yes

What is the risk of river/coastal flooding in an undefended **scenario or assuming defences fail?**

Moderate to high

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

Yes

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

Moderate to high



Professional opinion

We have identified a significant risk of flooding. We recommend you undertake the action outlined.

Recommendation

Flood Solutions Consult (from £450.00 + VAT)

Risk: The Site is at significant risk of surface water flooding.

Action: Understand risk by assessing the potential flood depths. This will reassess the extent of risk and inform the best strategy to protect against any future flooding.

Insurance

Insurance terms may not easily be available without a high premium or excess

 Contaminated land: consultant’s commentary

Passed 



Risk	On-site	Off-site
 Multiple features present		
  Authorised industrial processes	Not Identified	Identified
  Landfill and waste	Not Identified	Not Identified
  Incidents and enforcements	Not Identified	Not Identified
  Current land uses	Not Identified	Not Identified
  Historical land uses	Identified	Identified

On-site

Low to moderate

 Historical map review:

A review of historical maps shows the Site existed as open land in the earliest available map edition, dated 1879, with a farm and pond in the east. The farm was cleared c.1899. The pond was infilled c.1976, and the Site remained vacant until c.1985 when it was developed into an office building.

Off-site

Moderate

 Historical map review:

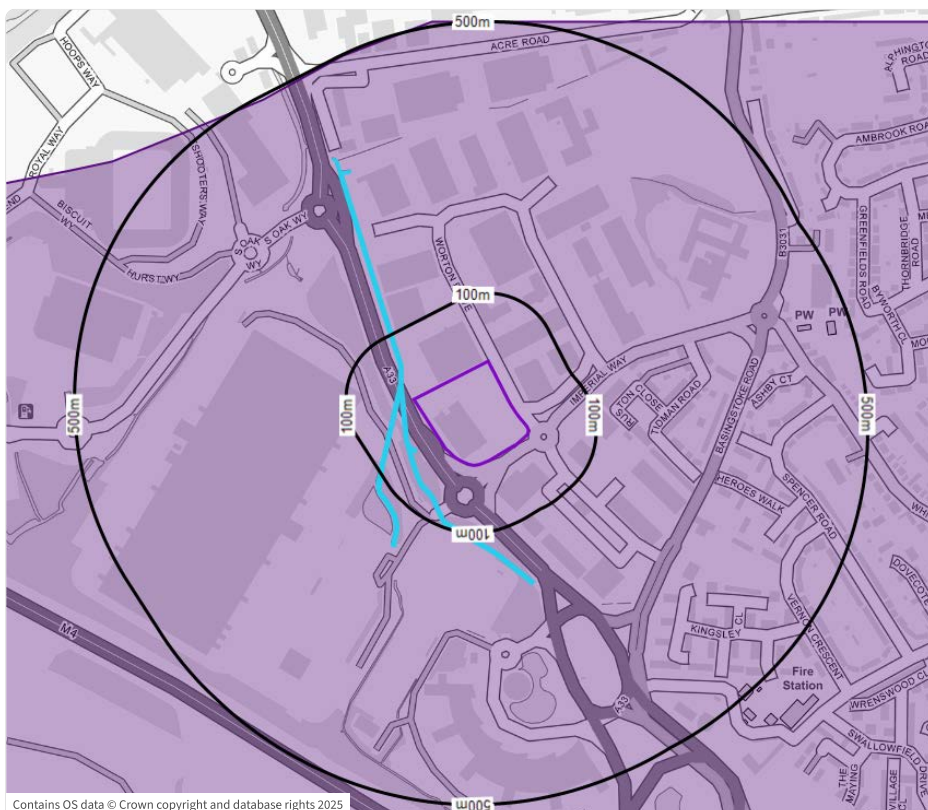
A review of historical maps dating from 1879 shows the following potentially contaminative uses within 100m of the Site: the aforementioned farm and infilled pond extending off-site, various works from adjacent north with associated tanks, and an electrical substation 15m east.

Environmental data:

We have identified numerous Integrated Pollution Prevention Control (IPPC) and Integrated Pollution Control (IPC) permits for various combustion processes associated with the wider industrial area. Further details can be found in the data section of this report.

Contaminated land: consultant's commentary

Passed 



Pathways and receptors

Moderate

-  The general area appears to be in commercial and industrial use, with no residential properties located within 100m
- No superficial deposits have been identified underlying the Site. The bedrock hydrogeology is classified as Unproductive Strata.
- The Site does not lie within a groundwater Source Protection Zone (SPZ).
- There are no non-potable abstraction licences within 100m.
- There are no potable abstraction licences within 500m.
- The nearest watercourse is a drainage channel 15m west.
- Finally, no designated eco-receptors were identified within a 500m radius of the Site.

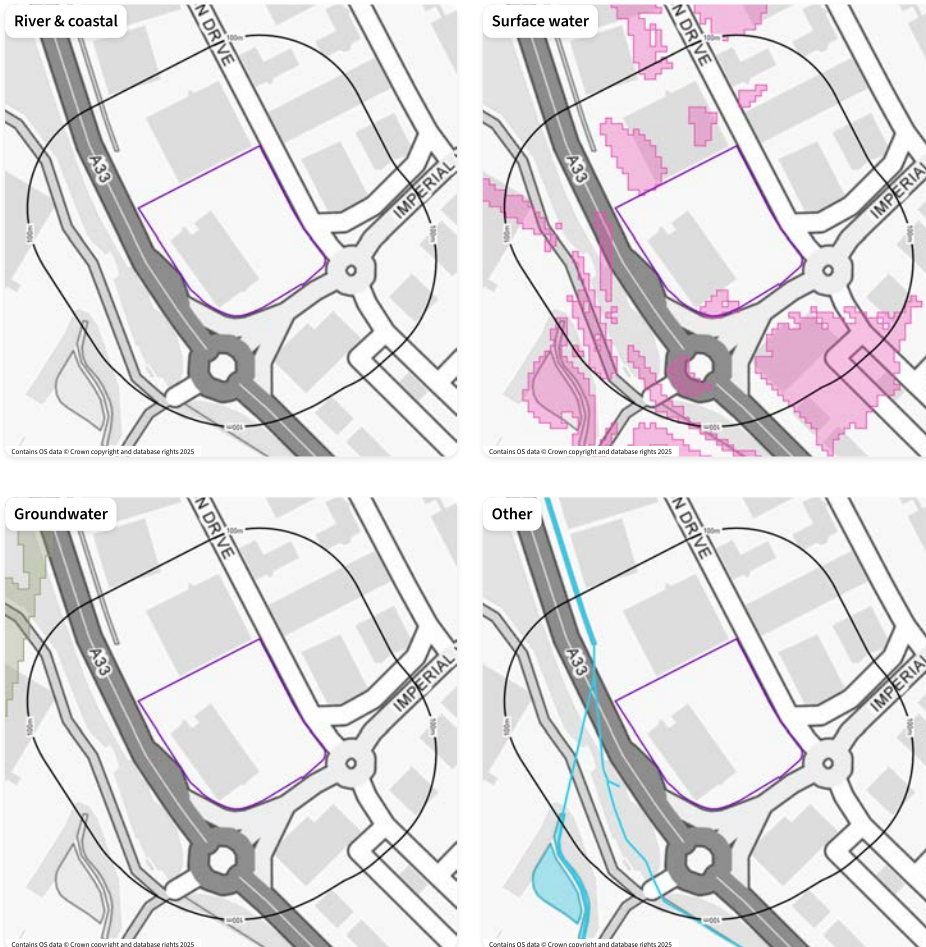
Additional sources of information

No additional sources of information have been used.

Risk	Search radius	Result
 Multiple features present		
 Water Features	100m	Identified
 Groundwater Vulnerability	On-site	Identified
 Abstraction Sensitivity	500m	Not Identified
 Environmental Designations	500m	Not Identified

Flood: consultant's commentary

Further Action !



■ River & coastal: River	Very Low
■ River & coastal: Coastal	Very Low
■ <u>Surface water</u>	Moderate to High
■ Groundwater	Very Low
■ <u>Other</u>	Low to Moderate

Surface water

Low lying areas in the south are at risk from surface water flooding. Depths may range between 0.3-1m during a flood event.

Other

A drainage channel is located 15m west. Given the size and nature of this watercourse it is unlikely to present a significant risk.

Flood: other considerations

Dam and reservoir failure

Not Identified

Dam and reservoir failure

The Site is not within an area that would be flooded in the event of significant infrastructure failure.

Recommendation

No action required

Flood risk management options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan. Report

Climate change

Identified 

Flood

Today **Moderate to High**

2050 RCP 4.5 **Moderate to High**

Recommendations

1. You should review your current flood report which provides a more detailed review of current risk.
2. Enquire about our follow-on FloodSolutions Consult product from £450+VAT. This aims to reassess the extent of risk and inform the best strategy to protect against any future flooding. Email floodsolutionsconsult@landmark.co.uk or call our in-house environmental consultants on **0330 036 6115** to understand if this is the best option.
3. Ask the seller whether flooding has occurred in the area before.
4. The government has set out its 2021-2027 investment for flood defences policy. The local authority should be able to provide further information on any schemes benefiting the area.
5. Establish the availability of buildings and contents insurance before exchanging contracts.

Coastal erosion

Risk (undefended) **Negligible**

Distance from coast: > 2000m. The site is not considered likely to be affected by coastal erosion. No SMPs have been identified.

Recommendation

1. No further action required.

Ground stability

Today **Low**

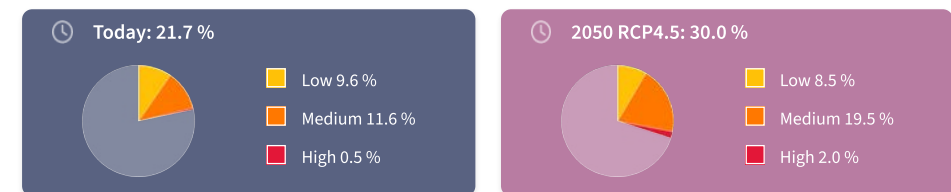
2050 RCP 4.5 **Highly Unlikely**

Data indicates that it is highly unlikely that foundations will be affected by increased clay shrink-swell due to changes in climate by 2050.

Recommendation

1. No further action required

Heat stress



Percentage of days spent in, and the severity of heatwave conditions.

Information provided uses temperature thresholds and current models for the location, applying worst case RCP8.5 predictions, the only scenario modelled by UKCP18 at a local level. A heatwave is a period of at least three consecutive days with daily maximum temperatures on, or above the Met Office threshold (28 °C for this location). The severity of the heatwave is calculated UKHSA thresholds. For this location: daily maximum temperatures above 38 °C is high, above 31 °C is medium and below 31 °C is low.

Recommendations

1. Employers should make a suitable assessment of the risks where relevant under the Health and Safety at Work Regulations 1999. The HSE provides Heat Stress advice and a checklist for employers to use <https://www.hse.gov.uk/simple-health-safety/risk/index.htm>.
2. Controlling temperatures may require greater energy and use of air conditioning. This will need to be accounted for in any business's net zero data, target setting and mitigation.

Climate change

Identified 

Energy performance

No EPC found onsite

Non-Domestic Energy Performance

Landlords will need to demonstrate the building has reached the highest EPC band that a cost-effective package of measures can deliver.

Date	For who?	Minimum EPC rating
1st April 2023	All Tenancies	E
1st April 2025	All rented buildings must have valid EPC	E
1st April 2027	New Tenancies	C (proposed rating)
1st April 2030	All Tenancies	B (proposed rating)

If an exemption applies, landlords will need to register this on the PRS Exemption Register. In some cases exclusions apply. It is the landlord's obligation to ensure they are compliant.

Recommendations

- 1 We have not been able to confidently match an EPC to this property. This may be because one has not been carried out or that one has not yet been registered. We recommend you conduct further investigations.
- 2 Consult a surveyor if needed to assess what works can be undertaken to meet any potential future standards.
- 3 For more information on EPCs <https://www.gov.uk/guidance/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>. The current rating may impact on your ability to let, or continue to let the property, so speak to your legal adviser.

EPCs summary data

No EPCs have been found within the boundary of your site.

EPCs summary

Rating	Count
A+	0
A	0
B	0
C	0
D	0
E	0
F	0
G	0

🏠 Ground stability

Identified ⚠️



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Risk	Search radius	Result
Multiple features present		
    Man-made hazards	On-site	Identified (1)
   Natural hazards	Mixed	Not Identified
  Mining	Mixed	Not Identified
  Brine and Salt	On-site	Not Identified

Summary

We have identified a risk of ground stability hazards at the site.

Recommendations

- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the site. The survey should assess whether any properties are affected by ground stability issues.
- 2 If any on-site properties have been built recently, contact Building Control at the Local Authority in order to check whether they were constructed to a standard that will minimise the risk of structural damage. Alternatively, the properties may benefit from building warranty through companies such as the NHBC.
- 3 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 4 If any active ground instability appears to be affecting properties on the site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

Radon

Not Identified 



Summary

The site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

Recommendations

- 1 The result is only valid for sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	13
Datasets searched	15
Contaminated land	
Authorised industrial processes	17
Landfill and waste	Not identified
Incidents & enforcements	Not identified
Current land uses	Not identified
Historical land uses	22
Water features	24
Groundwater vulnerability	26
Abstraction sensitivity	Not identified
Environmental designations	Not identified
Flood	
River and coastal	Not identified
Surface water	27
Groundwater	Not identified
Other	28

Climate change

River flooding	31
Coastal flooding	Not identified
Surface water flooding	32
Coastal erosion	Not identified
Ground stability	Not identified
Heat stress	33
Energy performance	Not identified

Ground stability

Man-made hazards	34
Natural factors	Not identified
Mining	Not identified
Brine and salt	Not identified

Understanding the data

Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

Data contents

Authorised industrial processes	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
Landfill and waste sites	Detailed information on waste and landfill sites for the Site and surrounding area.
Incidents and enforcements	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Current land use	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	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.
Pathways and receptors	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

Flood

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.

We present the data in three buffer zones, extending to a maximum of 500m.

Data contents

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

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

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

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

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.

Climate change

Flood

The flood risk analysis in this section considers the on-site undefended river, coastal and surface water flood risk. The results of this section may differ from the main Flood summary in our report, as it is using different sources of data.

The data appendix will include information on short-, medium-, and long-term predictions, along with detailing three return periods: 1:75, 1:200, 1:1000.

Understanding the data

Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your site.

Ground stability

The ground stability analysis in this report includes consideration of shrink-swell of clay soils. The results of this section may differ from the main Ground stability summary in our report, as it is using different sources of data.

Heat stress

The heat stress data used within this report is derived from the UKCP18 regional climate projections for average summer temperatures.

Energy performance

This data shows the EPC information for any EPCs located within the boundary of your site.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

Radon

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more).

Datasets searched

Contaminated land

Authorised industrial processes

Local Authority Pollution Prevention and Controls
 Planning Hazardous Substance Consents
 Control of Major Accident Hazards Sites (COMAH)
 Notification of Installations Handling Hazardous Substances (NIHHS)
 Explosive sites
 Integrated Pollution Controls
 Registered Radioactive Substances
 Water Industry Act Referrals
 Discharge Consents
 Integrated Pollution Prevention and Control
 Local Authority Integrated Pollution Prevention and Control

Landfill and waste sites

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

Incidents and enforcements

Enforcement and Prohibition Notices
 Prosecutions Relating to Authorised Processes
 Planning Hazardous Substance Enforcements
 Prosecutions Relating to Controlled Waters
 Local Authority Pollution Prevention and Control Enforcements
 Prosecutions (Post 2000)

Contaminated Land Register Entries and Notices
 Substantiated Pollution Incident Register

Historical land use

Potentially Contaminative Industrial Uses (Past Land Use)
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Historical Tanks And Energy Facilities

Current land use

Fuel Station Entries
 Contemporary Trade Directory Entries

Water features

OS VMD- water Features
 OS MM Water Network

Groundwater vulnerability

Bedrock Aquifer Designations
 Superficial Aquifer Designations
 Scottish Bedrock Aquifer Productivity
 Scottish Superficial Aquifer Productivity

Abstraction sensitivity

Water Abstractions
 Source Protection Zones

Environmental designations

National Nature Reserves
 Local Nature Reserves
 Marine Nature Reserves
 Sites of Special Scientific Interest
 National Parks
 Ramsar Sites
 Special Areas of Conservation
 Special Protection Areas

Flood

River and coastal flooding

Flooding from Rivers or Sea without Defences
 Extreme Flooding from Rivers or Sea without Defences
 Risk of Flooding from Rivers or Sea (RoFRS)
 Flood Defences (with attributes)
 Flood Map: Areas Benefitting from Flood Defences

Surface water flooding

JBA Pluvial 75 Depths
 JBA Pluvial 200 Depths
 JBA Pluvial 1000 Depths

Groundwater flooding

Groundwater Flood Risk 5m
 JBA Pluvial 75 Depths
 Flooding from Rivers or Sea without Defences

Other

Flood Water Storage Areas
 Historic Flood Events
 VMD Water Features

Datasets searched

OS MasterMap Water Network
OS Terrain 5 DTM
JBA Dam Break
JBA Dam Break - Coverage

Radon

Radon

Radon Potential

Climate change

Flood

JBA Undefended Fluvial
JBA Undefended Surface Water
JBA Undefended Coastal
JBA Climate Change - River Flood 2030
JBA Climate Change - River Flood 2050
JBA Climate Change - River Flood 2080
JBA Climate Change - Pluvial Flood 2030
JBA Climate Change - Pluvial Flood 2050
JBA Climate Change - Pluvial Flood 2080
JBA Climate Change - Coastal Flood 2030
JBA Climate Change - Coastal Flood 2050
JBA Climate Change - Coastal Flood 2080

Coastal erosion

BGS Coastal Erosion Susceptibility
Boundaries - Enhanced Coastline
National Coastal Erosion Map (NCERM)

Ground stability

Potential for Shrinking or Swelling Clay Ground Stability Hazards

BBGS Geoclimate UKCP09 - Shrink Swell - 2030s
BBGS Geoclimate UKCP09 - Shrink Swell - 2050s
BBGS Geoclimate UKCP09 - Shrink Swell - 2080s

Heat stress

Heat Stress Events

Energy performance

Energy Performance of Buildings Certificates

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

Brine and salt

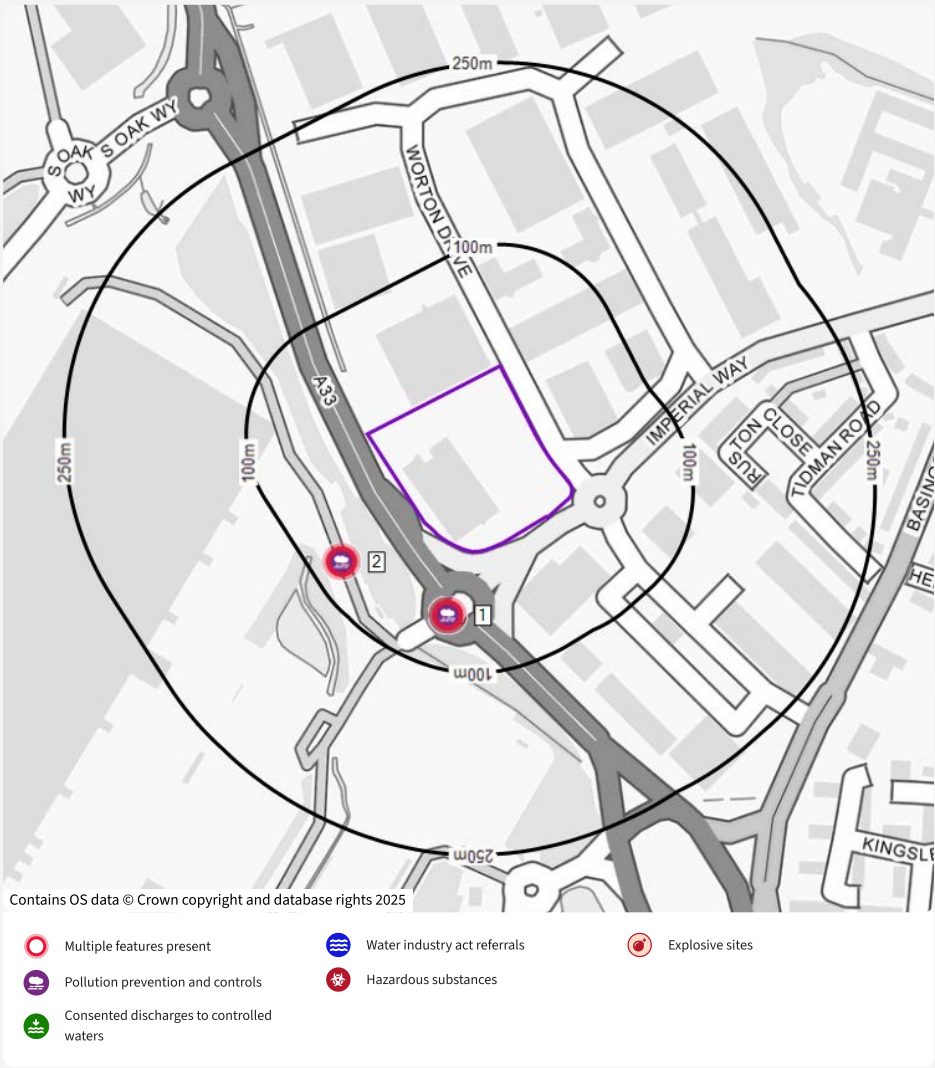
CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

Contaminated land: Authorised industrial processes

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Off-site			
Id	Details	Distance	Contact
Integrated pollution controls			
1	Permit Ref.: BD5194 Permit Type: Combustion Processes Process: 1.3 A (A) Combustion processes within the Fuel & Power Industry Operator: Scottish And Newcastle Uk Ltd Permit Issued: 1998-11-24 Status: Revoked - Now IPPC Address: Berkshire Brewery Imperial Way READING Berkshire RG2 0PN Positional Accuracy: Automatically positioned in the proximity of the address Source: Environment Agency	56m S	4

Contaminated land: Authorised industrial processes

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Off-site			
Id	Details	Distance	Contact
Integrated pollution controls			
1	Permit Ref.: AG1441 Permit Type: Combustion Processes Process: 1.3 A (A) Combustion processes within the Fuel & Power Industry Operator: Courage Ltd Permit Issued: 1992-08-03 Status: Application received by HMIP but is not yet authorised Address: Berkshire Brewery Imperial Way READING RG2 0PN Positional Accuracy: Automatically positioned in the proximity of the address Source: Environment Agency	57m S	4

Off-site			
Id	Details	Distance	Contact
Integrated pollution controls			
1	Permit Ref.: AU9608 Permit Type: Combustion Processes Process: 1.3 A (A) Combustion processes within the Fuel & Power Industry Operator: Scottish And Newcastle Uk Ltd Permit Issued: 1996-03-06 Status: Authorisation superseded by a substantial or non substantial variation Address: Berkshire Brewery Imperial Way READING Berkshire RG2 0PN Positional Accuracy: Automatically positioned in the proximity of the address Source: Environment Agency	61m S	4

Contaminated land: Authorised industrial processes

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Off-site			
Id	Details	Distance	Contact
Integrated pollution controls			
1	Permit Ref.: AA8508 Permit Type: Combustion Processes Process: 1.3 A (A) Combustion processes within the Fuel & Power Industry Operator: Scottish And Newcastle Uk Ltd Permit Issued: 1992-05-29 Status: Authorisation superseded by a substantial or non substantial variation Address: Berkshire Brewery Imperial Way READING Berkshire RG2 0PN Positional Accuracy: Automatically positioned in the proximity of the address Source: Environment Agency	62m S	4

Off-site			
Id	Details	Distance	Contact
Integrated pollution prevention and control			
2	Permit Ref.: BP5344IH Local Authority: Reading Borough Council Operator: Scottish & Newcastle Uk Limited Permit Issued: 2006-02-20 Status: Superseded By Variation Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4
2	Permit Ref.: ZP3339XK Local Authority: Reading Borough Council Operator: Dalkia Utilities Services Plc Permit Issued: 2007-12-20 Status: Superseded By Variation Address: Berkshire Brewery Imperial Way Reading RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency	75m SW	4

Contaminated land: Authorised industrial processes

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Off-site			
Id	Details	Distance	Contact
Integrated pollution prevention and control			
2	Permit Ref.: Bp5344ih Local Authority: Reading Borough Council Operator: Heineken Uk Limited Permit Issued: 2011-07-25 Status: Surrendered Address: Berkshire Brewery, Reading Imperial Way,Berkshire Brewery, Reading Basingstoke Road Reading RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency	75m SW	4
2	Permit Ref.: TP3834TJ Local Authority: Reading Borough Council Operator: Heineken Uk Limited Permit Issued: 2011-07-25 Status: Surrendered Address: Berkshire Brewery, Reading Imperial Way,Berkshire Brewery, Reading Basingstoke Road Reading RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency	75m SW	4

Off-site			
Id	Details	Distance	Contact
Integrated pollution prevention and control			
2	Permit Ref.: Zp3635sb Local Authority: Reading Borough Council Operator: Veolia Energy & Utility Services Uk Limited Permit Issued: 2007-12-20 Status: Superseded Address: Berkshire Brewery, Reading Imperial Way,Berkshire Brewery, Reading Basingstoke Road Reading RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency	75m SW	4
2	Permit Ref.: ZP3339XK Local Authority: Reading Borough Council Operator: Dalkia Utilities Services Plc Permit Issued: 2007-12-20 Status: Superseded By Variation Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4

Contaminated land: Authorised industrial processes

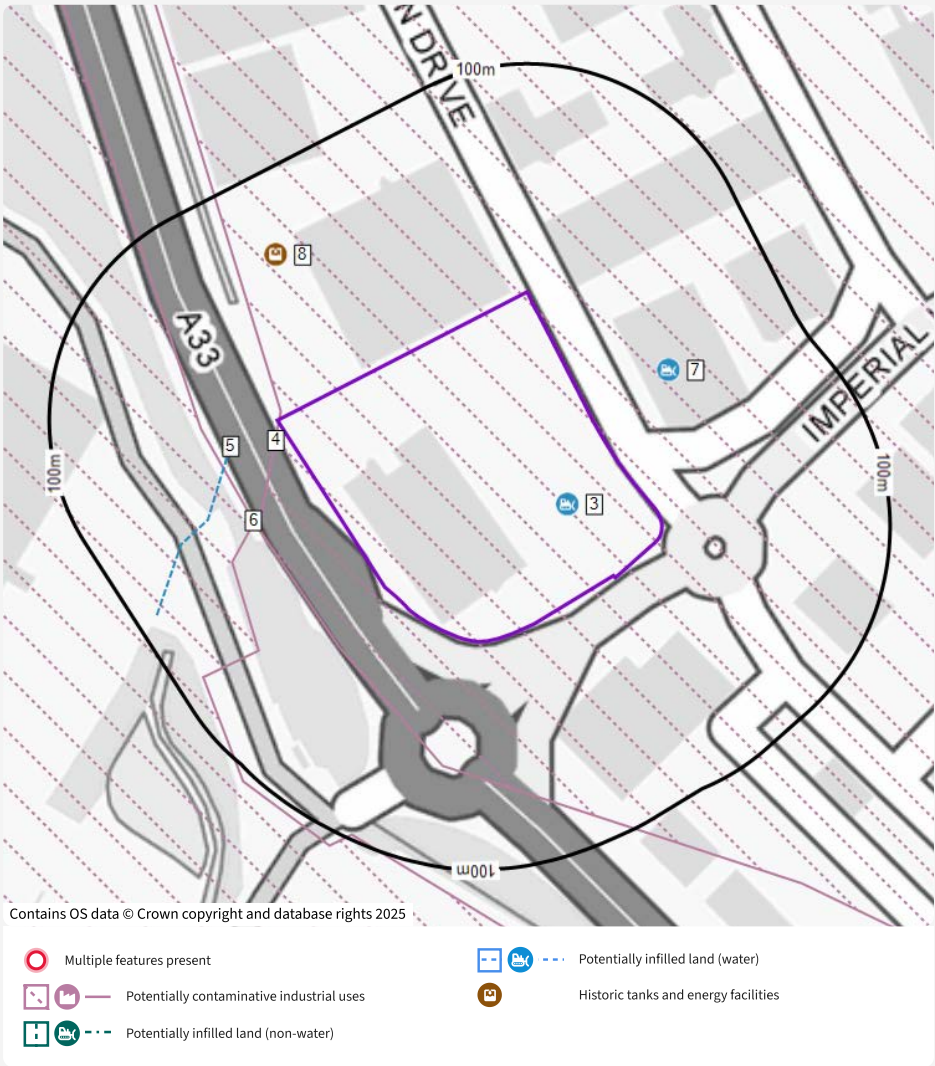
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Off-site			
Id	Details	Distance	Contact
Integrated pollution prevention and control			
2	Permit Ref.: NP3339FS Local Authority: Reading Borough Council Operator: Heineken Uk Ltd Permit Issued: Status: Surrender Effective Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4
2	Permit Ref.: NP3539FX Local Authority: Reading Borough Council Operator: Heineken Uk Ltd Permit Issued: Status: Surrender Effective Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4

Off-site			
Id	Details	Distance	Contact
Integrated pollution prevention and control			
2	Permit Ref.: TP3834TJ Local Authority: Reading Borough Council Operator: Heineken Uk Ltd Permit Issued: 2010-06-15 Status: Superseded By Variation Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4
2	Permit Ref.: ZP3635SB Local Authority: Reading Borough Council Operator: Dalkia Utilities Services Plc Permit Issued: 2006-02-20 Status: Superseded By Variation Address: Berkshire Brewery, Reading Imperial Way Basingstoke Road,, Reading Berkshire RG2 0PN Positional Accuracy: Automatically positioned to the address Source: Environment Agency - South East Region	75m SW	4

Contaminated land: Historical land uses

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On-site			
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use)			
4	Usage Summary: Factory or works - use not specified Map Published: 1990	0m N	2
Potentially in-filled land (water)			
3	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1913	0m N	2

Off-site			
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use)			
6	Usage Summary: Brewing & malting Map Published: 1990	31m W	2
Potentially in-filled land (water)			
5	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1961	22m W	2
7	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1913	40m NE	2

Contaminated land: Historical land uses

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Off-site			
Id	Details	Distance	Contact
Historical tanks and energy facilities			
8	Description: Tanks Positional Accuracy: Positioned to location of cartographic text	65m NW	2

Contaminated land: Water features

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- Surface water area

Tidal water area

Tidal river

Inland river
- Transfer

Foreshore

Reservoir

Lake
- Marsh

Canal

Lock or flight of locks

Water features

Details	Distance	Contact
---------	----------	---------

OS vectormap district water features

Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	94m SW	1

OS mastermap water network

Name: Type: inlandRiver Level: Data Provider: Ordnance Survey	17m W	1
Name: Type: inlandRiver Level: Data Provider: Ordnance Survey	24m W	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	30m NW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	39m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	43m W	1

Contaminated land: Water features

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Water features		
Details	Distance	Contact
OS mastermap water network		
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	45m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	55m NW	1
Name: Type: inlandRiver Level: underground Data Provider: Ordnance Survey	75m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	90m S	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	96m SW	1

Contaminated land: Groundwater vulnerability

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Groundwater vulnerability

Id	Details	Distance	Contact
Bedrock aquifer designations			
9	Aquifer Type: Unproductive Strata Source: Environment Agency	0m N	4

- Bedrock

Principal Aquifer

Secondary Aquifer A

Secondary Aquifer B

Secondary Aquifer Undifferentiated

Unproductive Strata
- Unknown

Superficial

Principal Aquifer

Secondary Aquifer A

Secondary Aquifer B

Secondary Aquifer Undifferentiated
- Unproductive Strata

Unknown

Unknown (lakes and landslips)

Flood: Surface water

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1:75 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Identified

1:200 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Identified

1:1000 return period	Distance	Result
0.3-1m	On-site	Not Identified
> 1m	On-site	Identified

Flood: Other

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Risk	Search radius	Result
 Historic flood events	50m	Not Identified
 Flood water storage areas	On-site	Not Identified
 Water features	25m	Identified

Historic flood events

Details	Distance	Contact
Flood Event Type: Historic Flood Event - Fluvial Flood Start Date: 2002-12-23 Flood End Date: 2003-01-12 Flood Source: Main River Flood Cause: Channel Capacity Exceeded (no raised defences) Data Provider: Environment Agency	241m NW	4
Flood Event Type: Historic Flood Event - Fluvial Flood Start Date: 1971-01-01 Flood End Date: 1971-12-12 Flood Source: Main River Flood Cause: Channel Capacity Exceeded (no raised defences) Data Provider: Environment Agency	309m NW	4
Flood Event Type: Historic Flood Event - Fluvial Flood Start Date: 2002-12-23 Flood End Date: 2003-01-12 Flood Source: Main River Flood Cause: Channel Capacity Exceeded (no raised defences) Data Provider: Environment Agency	421m W	4

Water features

Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m NW	1

Flood: Other

[← Back to summary.](#)

Water features		
Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	94m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	119m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	202m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	239m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	281m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	290m S	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	324m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	327m S	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	334m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	402m S	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	465m W	1

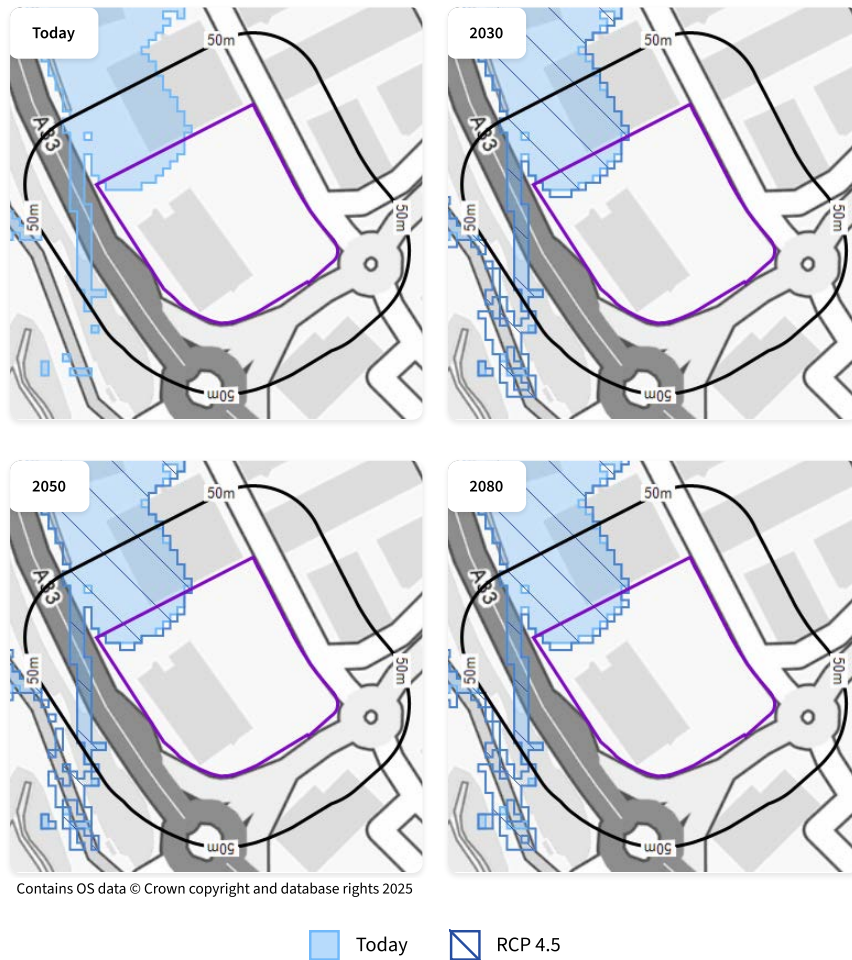
Water features		
Details	Distance	Contact
Name: Type: inlandRiver Level: Data Provider: Ordnance Survey	17m W	1
Name: Type: inlandRiver Level: Data Provider: Ordnance Survey	24m W	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	30m NW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	39m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	43m W	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	45m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	55m NW	1

Flood: Other

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Water features		
Details	Distance	Contact
Name: Type: inlandRiver Level: underground Data Provider: Ordnance Survey	75m SW	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	90m S	1
Name: Type: inlandRiver Level: onGroundSurface Data Provider: Ordnance Survey	96m SW	1

Climate change: River flooding

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Today

Return period	Risk
1/75	Moderate to High
1/200	Moderate
1/1000	Low

2030

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

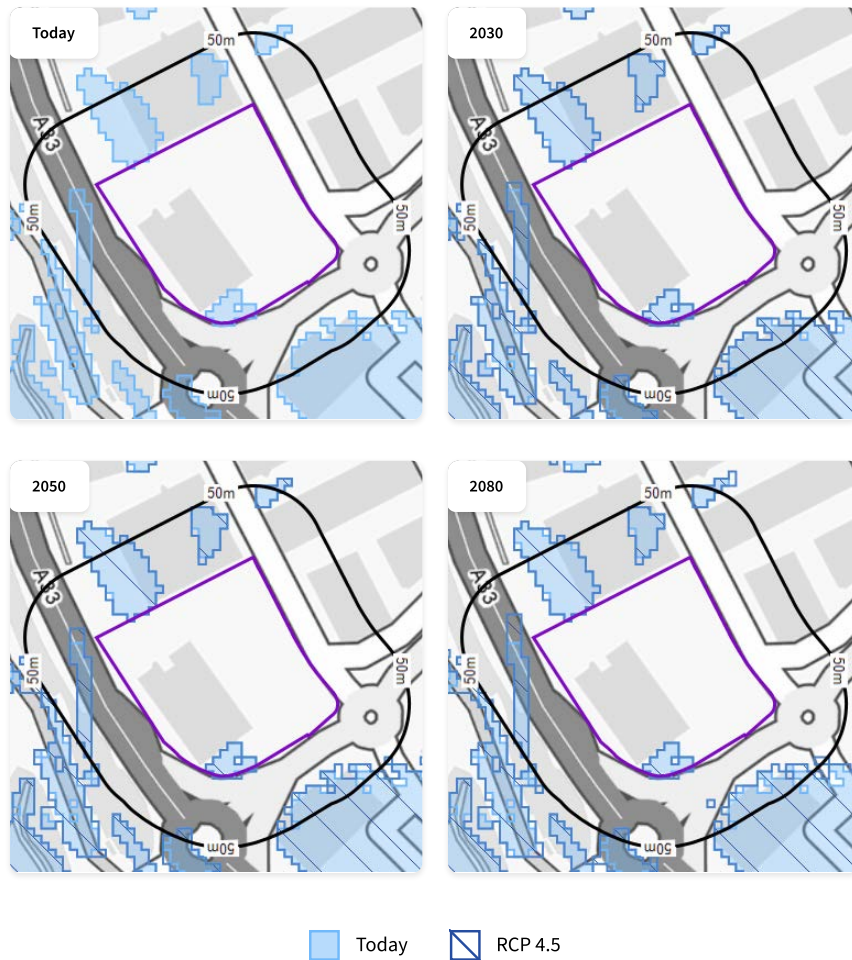
2050

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

2080

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

Climate change: Surface water flooding

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Today

Return period	Risk
1/75	Moderate to High
1/200	Moderate
1/1000	Low

2030

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

2050

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

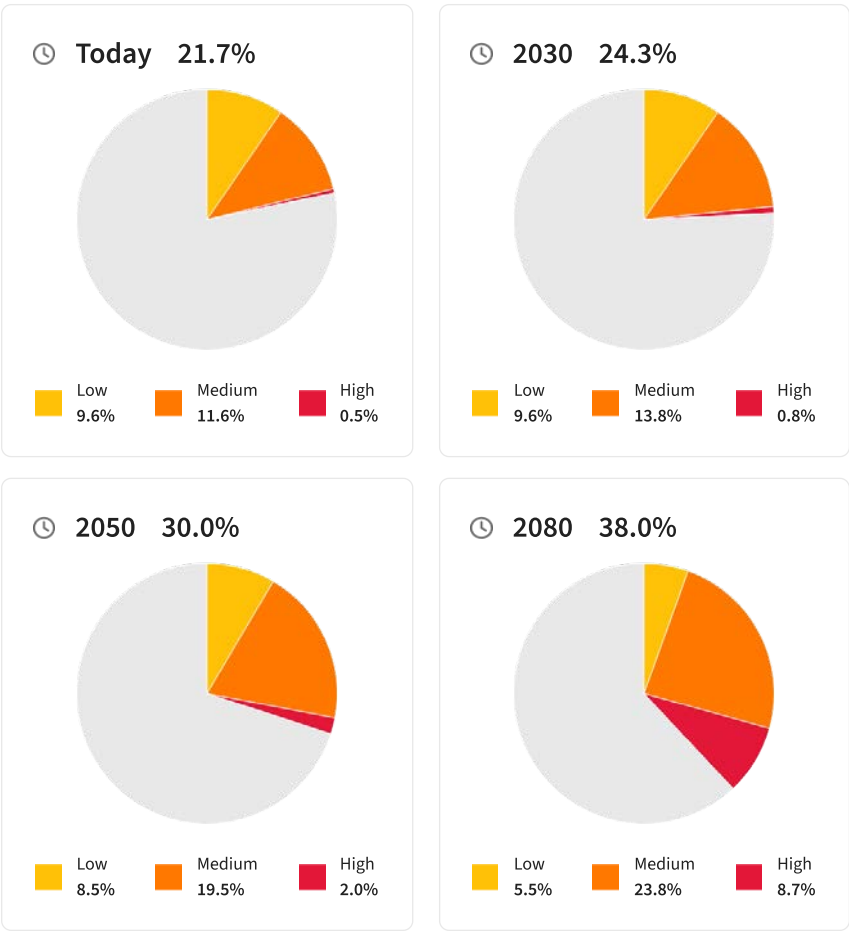
2080

Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Moderate to High	Moderate to High	Moderate to High
1/200	Moderate	Moderate	Moderate
1/1000	Low	Low	Low

Climate change: Heat stress

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Percentage of days spent in heatwave conditions



Thresholds for your location

Temperatures above 38 °C are classified as high severity, above 31 °C are medium severity. Temperatures below the medium threshold are low severity.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Today	Total	Low	Medium	High
Percentage	21.7%	9.6%	11.6%	0.5%
Days in heatwave	79 days	35 days	42 days	2 days

2030	Total	Low	Medium	High
Percentage	24.3%	9.6%	13.8%	0.8%
Days in heatwave	89 days	35 days	50 days	3 days

2050	Total	Low	Medium	High
Percentage	30.0%	8.5%	19.5%	2.0%
Days in heatwave	110 days	31 days	71 days	7 days

2080	Total	Low	Medium	High
Percentage	38.0%	5.5%	23.8%	8.7%
Days in heatwave	139 days	20 days	87 days	32 days

Ground stability: Man-made hazards

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Man-made hazards

Id	Details	Distance	Contact
Potentially infilled land (water)			
3	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1913	0m N	2
5	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1961	22m W	2
7	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1913	40m NE	2
10	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1961	105m SW	2
11	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1961	148m SW	2
12	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1961	160m E	2

Appendices

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Report limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood assessments.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Methodology

Contaminated land risk

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. 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.

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 with guidance	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the guidance suggested.	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

The operational compliance section of the report considers whether the Site is, or is likely to be, engaged in activities that require environmental permits. If any active permits are identified on Site they will be listed in this section as well as considered in the on-site sources of the consultant's commentary. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Flood risk

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 with guidance	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.

Methodology

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 risk on the summary page 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.

Climate change methodology

This section is designed to provide an overview of potential future risks. Some data on current risk is included to assist with comparisons, however further detailed advice and recommendations for managing current environmental risks at the property should be obtained through the standard environmental desktop search. The contemporary ratings contained in this report may differ from the results shown in other Landmark environmental reports which are focused solely on current risks.

Flood

This report includes primary analysis of the current on-site flood risk, and for Representative Concentration Pathway (RCP) 4.5, based on a 2050 projection, to highlight a medium-term view of climate change at the site. A stress testing table has also been included for the purposes of providing on-site analysis across a range of RCPs. The mapping will show the extent of any flood risk within the search buffer. Where flood risk is shown on the mapping, but does not appear within the site boundary, it does not form part of our on-site analysis.

Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your site. The distance from the site to the coastline is a straight-line measurement.

Ground stability

The data within the ground stability section of this report is generated using UKCP09 projections. We show the current hazard level and the likelihood that this would change based on the RCP 4.5, 2050 scenario.

This report includes primary analysis of the current ground stability risk, and for the average period of dry conditions (based on 2050) to highlight a medium-term view of climate change at the site based on average conditions. A stress testing table has also been included for the purposes of providing analysis based on drier, average or wetter conditions. In addition, should a risk be identified the data here will include additional time periods, and analysis based on drier, average or wetter conditions.

Heat stress

The heat stress section is based on heatwaves. The classification of the level of severity of the heatwave is set using UKHSA thresholds.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Energy performance

Where possible, an Energy Performance Certificate (EPC) rating for the property has been identified and reported, with the inspection date, and a 'valid until' date. If no EPC is available, this will either be reported as 'EPC unconfirmed' or 'No EPC found onsite'. Where 'EPC unconfirmed' or 'No EPC found onsite' is reported, it is possible that the property does have a valid EPC and we would recommend further checks are undertaken in this regard. The EPC ratings are harvested from the EPC register on a regular basis, but it is possible that during the period between updates, a property has been given a valid EPC.

Radon methodology

This report informs you whether any properties on site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.

Useful contacts

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk
 customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk
 helpdesk@landmark.co.uk
 0330 036 6619

3 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

 www.bgs.ac.uk
 enquiries@bgs.ac.uk
 0115 936 3143

4 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk
 03708 506 506

5 Environment Agency, Head Office

Rio House
Waterside Drive
Aztec West, Almondsbury
Bristol
BS32 4UD

 01454 624400

Important consumer protection information



This search has been produced by:

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Imperium
Imperial Way
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✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, 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:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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

Terms and conditions and copyright statement

Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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