Envirosearch®
A Landmark service

08/04/2009

User Guide

For the Property Professional

The environmental search for residential conveyancers

LANDMARK®
Information Group

Envirosearch

User Guide

Table of Contents

Appendix

1. Introduction – About this Guide

1.1 This Guide has been prepared by Landmark Information Group Limited to assist busy conveyancing practitioners to decide:

Whether to obtain an Envirosearch on behalf of their clients.

What that search reveals.

What steps they should take next, in the best interests of their clients.

1.2 The Guide is not intended to usurp the role of the professional advisor, who is uniquely placed to view the whole transaction in consultation with the client, but it is intended to inform that discussion and provide guidance to the advisor in that situation on how to progress the matter speedily, efficiently and cost-effectively.

1.3 It is intended that this Guide is regularly updated to keep pace with the rapid changes to the conveyancing process and to reflect the role which accurate and dependable environmental information plays in that process. Copies of this Guide are available free of charge from www.landmarkinfo.co.uk. Alternatively call the Envirosearch helpline on 0844 844 9966 or email helpdesk@landmarkinfo.co.uk.

1.4 For further information on any of the topics raised in this Guide the practitioner is referred to any of the available textbooks on the subject, such as:

The Law Society's Conveyancing Handbook, Law Society Publications.

The Law Society's Environmental Law Handbook, Law Society Publications.

Environmental Law in Property Transactions, Butterworths.

Guide to Contaminated Land, Blackstones.

2. Why should I get an Envirosearch?

2.1 A commonly held misconception is that conveyancing transactions have been carried out for decades without any serious environmental problems arising. Practitioners now need to be concerned about the environmental issues underpinning a property purchase.

2.2 There have been a number of instances where serious problems have arisen and it will have been apparent to most practitioners, at least since the introduction in 2000/2001 of the Contaminated Land regime in Part IIA of the Environmental Protection Act 1990, that there are environmental issues in mainland Great Britain that have been largely ignored until now, but which present real risks to purchasers of the affected property.

2.3 In the light of growing public concern about such issues, the Law Society, on 13 June 2001, published in the Law Society's Gazette and distributed to the legal profession generally, a Guidance Note on contamination issues in property transactions. This Guidance points out the risks referred to in this Guide and offers some suggestions to practitioners as to how they may go about serving the client's needs in this area, and lessening the risk of being found negligent.

Those steps include a warning that "[in] every transaction [practitioners] must consider whether contamination is an issue". Contemporary comment suggests that this requires more than merely mentioning the subject to a client and involves some active investigation of the risks.

2.4 Whilst contaminated land is perhaps the most obvious risk to contemplate, it is by no means the only one. For example, if contaminants are present, but the land is not "contaminated" within the technical meaning of the word, enjoyment, saleability and value can still be affected. There may be significant restrictions on the usability of the property, not to mention concerns relating to flooding, subsidence and other risks not directly attributable to contamination as such.

2.5 The main risks are that:

A financial liability to clean up the polluted site may fall upon the current owner of the land.

The property itself may be structurally unsound, hazardous to health, dangerous or otherwise uninhabitable.

The value and/or the use of the property may be adversely affected by some problem.

2.6 Whilst it is by no means yet settled that it would be negligent of a professional advisor to fail to mention these risks to a conveyancing client, the issues have been aired by professional journals, publications, press, media coverage and public debate for several years now. There is such a clear body of collective wisdom available on the subject, and public awareness of the issues, that a Court may now take the view that such issues should be raised by professional advisors as a matter of course, even in routine transactions.

2.7 In the view of the buying public, it is the solicitor, licensed conveyancer or the co-ordinator of the transaction who is expected to raise and deal with these issues, rather than the surveyor, estate agent or mortgage lender. However, in dealing with the issues, the practitioner is able to draw on the expertise of the Chartered Environmental Surveyor who is uniquely qualified to comment on both environmental risk and value. Should independent full site investigations then need to be made the practitioner is able to engage the services of a suitably qualified environmental consultant.

2.8 Step 4 of the Law Society Guidance advises independent site history investigations by obtaining a site report from a commercial company. Obtaining an Envirosearch will give the practitioner as much information as is currently economically available, in an **accurate and dependable form**, on which to base the discussions and advice to their client.

2.9 Furthermore, Envirosearch removes the burden of interpretation of the information disclosed in respect of contaminated land by incorporating a risk assessment that includes the professional opinion of a Chartered Environmental Surveyor. This opinion covers the likelihood of the property being classed as contaminated within the meaning of the current legislation and the likely effect on the use of the property and its value.

3. When should I get an Envirosearch?

3.1 An Envirosearch Report should be obtained in connection with any dealing or valuation to do with domestic property, including purchase, mortgage, or further advance, or before any domestic building work, such as self-build or an extension, is undertaken. The Report should be obtained before exchange of contracts or any other form of binding obligation.

3.2 Envirosearch is intended for individual domestic properties only. If significant development of the property is intended, or if the practitioner is acting in a commercial transaction, a more detailed site specific search can be obtained from Landmark, or from Landmark's agents.

4. How do I get an Envirosearch?

4.1 An Envirosearch Report can be ordered by using one of our order forms or alterntively via our website at www.landmarklegalreports.co.uk.

To obtain an order form or register for an account to order online please contact:

Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: **0844 844 9966**
Fax: **0844 844 9980**
DX: **154400 Henley-on-Thames 2**
E-mail: **helpdesk@landmarkinfo.co.uk**
Internet: **www.landmarkinfo.co.uk**

4.2 A separate search should be made for each individual property having a different postal address.

4.3 Order forms should be completed by including:

The full postal address and postcode of the property.

The name and Document Exchange (DX) number (if applicable) of the practitioner.

The practitioner's file reference and telephone number.

A plan of the property (see paragraph 4.4 below).

4.4 If you are using an order form it is requested that a plan showing the location of the property is enclosed with your order. If a plan is not supplied there may be difficulties in identifying the location of the property and this may introduce a delay.

4.5 In normal circumstances an Envirosearch Report will be despatched to the practitioner within 24 to 48 hours of the receipt of the order.

4.6 The Envirosearch Report is also available electronically, normally within 24 hours.

5. What is my Envirosearch telling me?

5.1 The Report will include information from a number of statutory and non-statutory sources, and site history as determined by an analysis of a series of up to six historical maps dating from the 1850's. The Report provides a professional opinion on the likelihood of contaminated land and the impact of any contamination on property value. The Report also gives helpful comments or suggested actions, together with the contact details of the organisations where further information may be obtained.

5.2 Landmark has agreements for the supply or collection of data with a number of national data providers. Notably, Landmark is a Licensed Partner of Ordnance Survey and a Value Added Reseller for the Environment Agency, the Coal Authority and British Geological Survey. The currency of the data sets used is determined by the frequency of updates by the data providers under their respective agreements with Landmark.

5.3 Any person relying on an Envirosearch report must comply with Landmark's Terms and Conditions.

5.4 The replies in the Envirosearch report will be given in the belief that they accord with the data sets and update cycles listed in Appendix 3, but on the understanding that Landmark is not legally responsible for them except as detailed in the Terms and Conditions, which may vary from time to time. You should also note the following:

This report incorporates flood hazard maps, data and information in relation to flood risk ("Information") licensed by Risk Management Solutions Inc. (RMS) to Landmark Information Group Ltd ("Landmark"). RMS is not engaged in the insurance, real estate, finance or related industries. The Information provided is not intended to constitute professional advice or an endorsement by RMS of any kind regarding the use and suitability of the Information. The Information is based on the scientific data, mathematical and empirical models, and encoded experience of scientists and engineers, and is inherently imprecise.

The Information is being provided "as is", without any warranty of any kind. RMS disclaims all representations and warranties, express or implied, including but not limited to implied warranties of merchantability, non-infringement and fitness for a particular purpose, or any warranties as to the accuracy, completeness, reliability or certainty of the Information. You rely on the information solely at your own risk.

RMS specifically disclaims any and all obligations and liability with respect to any decisions or advice made or given as a result of the Information. In no event shall RMS (or its parent, subsidiary or other affiliated companies) be liable for any direct, indirect, special, incidental or consequential damages (including loss of profits, loss of business and loss of interruption of business), suffered by you, a counterparty or any third party, arising out of (1) any use of or reliance upon this Information; (2) any decisions or advice made or given as a result of the contents of the Information or use thereof; or (3) any errors, omissions or inaccuracies in the Information.

5.5 Landmark is constantly working with data providers to improve the data sets and the information available to Landmark may change. Accordingly, there is no protection period relating to an Envirosearch report and practitioners should not attempt to rely on a previous report. Practitioners who rely on a previous report will not have the benefit of Landmark's Professional Indemnity Insurance cover.

5.6 Practitioners should note that addresses may have been compared to the Royal Mail Postal Address File standard and therefore may have been changed to comply with this standard.

5.7 Aerial Photo

5.7.1 The Aerial Photo gives a view of the property and the vicinity out to the 250 metre search buffer.

5.8 Location Maps

5.8.1 The Ordnance Survey map provided on page 3 of the report should normally allow the practitioner to easily verify that the report has been correctly located on the subject property. In the event of any doubt as to the correct location the practitioner should raise this immediately with the agent.

5.8.2 The map should always be inspected for any descriptive text that may reveal additional information

5.8.3 This map also shows the Envirosearch report search zones in relation to key local features, such as local streets and schools.

5.9 Information Map

5.9.1 The “Information Map” on page 4 shows the information contained in parts 1 and 2 and section 4.2 of the Envirosearch Report, with the exception of enquiry 2.1, which is not mapped to avoid clutter.

5.9.2 The Information Map shows the site history for the property being searched.

5.9.3 The Information Map also shows the latest landfill boundaries available from the relevant environment agency.

5.10 Enquiries and Replies

5.10.1 The Envirosearch report is based on the data listed in Appendix 3 to this Guide. The practitioners’ attention is drawn to the update cycles for this information.

5.10.2 The relevant environment agency and British Geological Survey records may not be complete for landfill, waste transfer, treatment or disposal sites prior to 1976. The practitioner is therefore advised to make separate enquiries of the Local Authority Environmental Health Office in relation to landfill prior to this date.

5.10.3 Practitioners are also referred to Part 2 of the Report, which discloses areas of potentially infilled land that may be early “landfill” sites or infilled water features.

5.11 Part 1 of the Report

Part 1 of the report contains Standard Environmental Enquiries and Replies. The enquiries apply to land within the following bands: on site to 25 metres, 25 - 250 metres, 250 - 500 metres from the centre of the search.

These answers are drawn from the statutory registers held by the relevant environment agency, the Health and Safety Executive (HSE), the British Geological Survey (BGS) and Local Authorities using the following records:

Registered Landfill sites (the relevant environment agency).

Recorded Landfill sites prior to 1974 (British Geological Survey (BGS)).

Licensed Waste Management Facilities (Landfill) (the Environment Agency).

Local Authority Recorded Landfill Sites prior to 1974 (the relevant local authority).

Registered Waste transfer, treatment or disposal sites (the relevant environment agency).

Licensed Discharges to Controlled Waters (the relevant environment agency).

Registered or authorised keeping or disposal of radioactive substances (the relevant environment agency).

Licensed industrial processes or discharges (the relevant environment agency).

Sites permitted to release discharges into the air (Local Authority, the relevant environment agency).

Sites authorised or subject to regulations concerning the keeping or handling of hazardous substances, explosives, dangerous substances, and sites constituting a major accident hazard (Local Authority and HSE).

Records of any enforcements, prohibitions, or prosecutions relating to contamination prosecutions relating to licensed processes or planning hazardous substances (Local Authority, the relevant environment agency).

Contaminated Land Register Entries and Notices [Part IIa sites] (Local Authority, the relevant environment agency).

5.12 Part 2 of the Report

Part 2 of the Report contains Enquiries and Replies, and states whether the enquiries apply to land within 25 metres and 250 metres from the centre of the search.

The enquiries relate to the following:

Potentially contaminative industrial sites identified from current published trade directories.

Potentially contaminative industrial sites identified from analysis of 1:10,560 scale and selected 1:10,000 scale historical Ordnance Survey maps.

Areas of potentially infilled land identified from analysis of 1:10,560 scale and selected 1:10,000 scale historical Ordnance Survey maps.

Historical Tanks and Energy Facilities identified from analysis of 1:2,500 scale and 1:1,250 scale historical Ordnance Survey maps covering a period from 1943-1996.

The information provided in Part 2 of the Report relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping.

5.13 Part 3 of the Report

Part 3 of the Report contains Enquiries and Replies that apply to land within 25 metres or, in the case of subsidence hazard, 250 metres from the centre of the search relating to the following:

Areas affected by coal mining (Coal Authority).

Shallow Mining subsidence risk – such as coal, ironstone etc (BGS).

Natural Subsidence Hazard (BGS).

Radon Affected Areas (Health Protection Agency (HPA) & BGS).

Radon Protective Measures for new dwellings or extensions (HPA & BGS).

5.14 Part 4 of the Report

Part 4 of the Report contains Enquiries and Replies which apply to land within 250 metres from the centre of the search relating to the following:

The potential for the search area to be affected by flooding from rivers, taking flood defences into account. (RMS)

The potential for the search area to be affected by flooding from rivers, assuming the absence of flood defences. (RMS)

The potential for the search area to be affected by surface water flooding. (RMS)

The risk of potential tidal flooding.(Norwich Union)

The presence of overhead transmission lines, masts or pylons (Ordnance Survey).

5.14.1 The replies given on areas of potential flooding from rivers and surface water are based on data from Risk Management Solutions Inc. Modelling of 1 in 75, 1 in 100 and 1 in 1000 year risk is used to arrive at a "Yes" or "No" answer to questions 4.1 a, b and c based on the worst case.

5.14.2 Question 4.1 d identifies if the area within 250 metres from the centre of the search is potentially affected by tidal flooding. If the potential for tidal flooding is identified a property specific flood risk rating is given of High, Medium, Low, Negligible, May Become Isolated or No Data Available.

5.14.3 Flood information is not mapped.

5.14.4 The information given in the Report on transmission lines, masts and pylons relates only to information shown on Ordnance Survey digital mapping.

How do I proceed now?

6.1 Envirosearch constitutes what is known as a “desk-study”, occasionally known as a “screening report”, which is an information-gathering source. The information revealed in the search report is a starting point for further investigation. It cannot give definitive answers to what problems actually affect individual properties.

Specifically in relation to the risk of contaminated land every Envirosearch contains a risk assessment including the professional opinion of a Chartered Environmental Surveyor to assist the practitioner in this decision making process.

6.2 In accordance with the Law Society Guidance, the practitioner will now need to discuss the implications of the information provided with the client and others involved in the purchase transaction, including lenders and other professionals, to decide how best to proceed.

6.3 Essentially, the Report will show either:

No identifiable problem (PASSED).

Entries in relation to which further advice/further investigation may be necessary (FURTHER ACTION).

6.4 **Clear search or no identifiable problem (PASSED)**

6.4.1 In many cases the search will reveal no entries of any concern whatsoever and the practitioner can advise the client to proceed, safe in the knowledge that the information is as accurate and reliable as modern mapping and information techniques can make it. Keeping the search with the file or deeds will assist if future reference needs to be made in relation to the information disclosed. In these circumstances, Council of Mortgage Lenders’ advice would be that it is not necessary to alert the lender to the existence or contents of the report.

6.4.2 Such a report would be PASSED with the benefit of a professional opinion indicating that there are no adverse effects on value and no likelihood that the site would be declared contaminated within the meaning of Part IIA of the Environmental Protection Act 1990. It is important to note that this professional opinion is based on information disclosed in Parts 1 and 2 of the associated Envirosearch report. However it does not extend to information contained in Parts 3 and 4 of the Report, for example subsidence, radon and flooding. Factors disclosed in Parts 3 and 4 of the report are included at the foot of the PASSED

6.4.3 Factors not covered by the PASSED certificate may still be of some concern to a purchaser client, for example flooding. The practitioner should discuss these issues with the client to decide how to proceed, if necessary following consultation with other professionals to ascertain the degree of risk posed by a revealed entry.

6.5 Entries in relation to which further advice/further investigation may be necessary (FURTHER ACTION)

6.5.1 Certain entries always carry an inherent degree of risk with them and certain types of land use have particular contaminating characteristics. For example, infilled land may be structurally unstable, landfill sites may give rise to methane gas generation, old gasworks may have contaminated the land with tars and other chemicals and petrol stations may have leaking underground storage tanks.

The nearer to the site the identified entry, the greater the risk that some problem may occur on the site in question.

6.5.2 Such a report is REFERRED free of charge to a Chartered Environmental Surveyor for a more detailed consideration of the risks posed by the revealed entries.

6.5.3 After referral the report may still be PASSED with the benefit of a professionally prepared certificate to the effect that there are no adverse effects on value and no likelihood that the site would be declared contaminated within the meaning of Part IIA of the Environmental Protection Act 1990.

6.5.4 It may however, not be passed, in which case the Chartered Environmental Surveyor will issue a report covering the main concerns and suggesting some FURTHER ACTION that could be taken to allay a client's fears about proceeding.

6.5.5 It is important to appreciate that where a report has been referred, and thereafter not passed, it does not necessarily mean that there is a problem with the land, merely that there may be, and this possibility may require further investigation. The FURTHER ACTION will assist practitioners to target any further enquiries the client may wish to make. Factors disclosed in Parts 3 and 4 of the report are included at the foot of the FURTHER ACTION page for consideration by the client and practitioner.

6.5.6 The decision whether to proceed, undertake further investigations or withdraw must be the client's, and it will frequently depend on factors unrelated to the environmental information revealed by the search. Factors such as the cost of the further investigations, the difficulty and delay involved in undertaking them, the accuracy and helpfulness of the further information revealed, the general time scale of the transaction and the client's attitude to risk will all influence the decision.

6.6 Often, the next step after obtaining an Envirosearch is simply to acquire further information (especially as it is usually easily obtainable from an obvious source), rather than to consider a site inspection at additional cost.

6.7 Obvious next steps could be:

In relation to further information contact the relevant agency or local authority using the Useful Contacts section of the report. The local authority may have inspected the revealed matter as part of its duties under Part IIA of the Environmental Protection Act 1990. It may also have records of the steps taken by a developer to make the land safe, which would avoid in most cases the need for a site investigation.

Structural concerns, contact a structural surveyor or engineer.

Contamination concerns, contact an environmental consultant.

Valuation concerns, if any still remain, contact a suitably qualified specialist surveyor or valuer.

Negotiating appropriate price adjustments, in addition to, or instead of, the above.

It cannot be over-emphasised that until the actual extent of a potential problem is investigated and revealed, a practitioner cannot fully advise on its implications, and Envirosearch is only designed to provide the information to enable practitioners to identify the next questions.

Equally, the perception of risk is almost invariably worse than the reality, so a practitioner may feel that in the majority of cases the client would be safe in proceeding without further investigation; on the other hand an investigation may put the client's mind at rest.

6.8 Practitioners should develop a range of professional contacts to call on quickly should the client wish to proceed with further investigations. Not knowing where to turn for assistance would cause delay.

6.9 If the subject property is to be charged as security for a loan, the lender should be contacted in any case where entries are revealed, indicating whether the property has been PASSED, REFERRED or whether FURTHER ACTION has been suggested. Practitioners should inform the lender what further steps are being taken by the borrower and ask the lender what, if any, further enquiries the lender requires.

6.10 The report should be kept with the title deeds, along with other important documentation.

Appendix 1: Specific issues in relation to Parts 1 – 4

Specific issues in Part 1

Question 1.1. - Landfill Sites

The landfill information in Envirosearch comes from four sources:

- Landmark's own database containing over 13,000 open or closed landfill sites collected from the public registers. Landfill is shown as both points and boundaries.
- Records from the British Geological Survey showing over 3,000 old landfill sites which were operating at the time of the Control of Pollution Act 1974 (COPA) , and would therefore not have been subject to any strict regulation or monitoring. Landfill is shown as both points and boundaries.
- Latest information from the Environment Agency showing the boundaries or point locations of over 2,500 current licensed landfill sites in England and Wales.
- Records collated by Landmark sourced from individual Local Authorities that were able to provide information on sites operating prior to Control of Pollution Act 1974 (COPA). Landfill is shown as both points and boundaries.

General information

Landfill is well established as the main disposal method for Great Britain's waste. Up to 90% of all domestic waste takes this route and it is estimated that there are currently over 13,000 landfill sites in Great Britain.

There are three main categories of landfill sites; those accepting domestic, industrial and commercial wastes, those accepting hazardous waste and those accepting inert waste for example, brick, rubble or soil. All three present a potential risk to residential properties.

The main risk presented by landfills is from the methane gas created by the microbiological decomposition of biodegradable materials. Methane gas is highly flammable and can become explosive if it accumulates in a confined space. Other landfill emissions also include traces of heavy metals and complex organic compounds such as dioxins. There is concern that people living near certain landfill sites could be at risk from serious illnesses such as cancer and DEFRA are conducting a study to determine the health risks associated with landfill sites.

The practitioner should be aware that landfill could affect the homeowner in six ways:

- Presence of harmful substances
- Combustibility of materials used to fill the landfill
- Chemical attack on building materials
- Emission of flammable, toxic, asphyxiant or corrosive gases
- Problems with ground stability
- Problems associated with odour and water drainage

If a landfill site is identified the report will disclose the licence details. For further information on a particular site please contact the relevant agency or Local Authority referenced in the Useful Contacts section of the report.

Specific information

Question 1.1a. - Registered landfill sites

The records in this section are taken from Landmark's own database containing over 13,000 open or closed landfill sites collected from the public registers.

In the case of this data set, where no boundary is available, approximate positions of the sites have been supplied using a grid reference point. At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site.

Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the point grid reference of the site.

On the information map the landfill site is shown either as a red triangle or a red hatched polygon and a "buffer" is shown as an orange hatched circle.

Question 1.1b. - BGS recorded landfill sites

This section comprises of records from the British Geological Survey showing over 3,000 old landfill sites which were operating at the time of the Control of Pollution Act (COPA) 1974, and would therefore not have been subject to any strict regulation or monitoring.

Most BGS landfill sites have boundaries and these are shown on the information map as a red hatched polygon. Where no boundary is available these sites are shown as a red star.

Question 1.1c. - Licensed waste management facilities

This section comprises of the latest information from the Environment Agency showing the boundaries or point locations of over 2,500 current licensed landfill sites in England and Wales.

Records of licensed waste management facilities (landfill) cover consents issued for active landfill sites by the Environment Agency under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No.1056 of the Waste Management Licensing Regulations 1994. These landfill sites are shown on the map as a red hatched polygon or a red circle.

Question 1.1d. - Local Authority recorded landfill sites

The records in this section have been collated by Landmark sourced from individual Local Authorities that were able to provide information on sites operating prior to the Control of Pollution Act (COPA) 1974.

Appropriate authorities are listed with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should note the following:

a) If the response to 1.1d advises that the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is now included in questions 1.1a and 1.1c.

b) If no data has been made available, for all or part of the search area, you should be aware that a negative response to question 1.1d does not necessarily confirm that no local authority landfills exist.

Where a landfill site is duplicated in sections 1.1a, 1.1b, 1.1c and 1.1d, it is possible for both a buffer and a landfill boundary for the same site to appear on the Information Map.

Question 1.2. - Waste Transfer, Treatment or Disposal

In addition to landfill two other types of waste disposal facility that practitioners should pay particular attention to are metal recycling sites and incinerators. These sites can be significant, particularly if they have handled radioactive and toxic wastes.

Incinerators may affect surrounding air quality through release of emissions from the chimney; and once closed, incinerators have specific contaminants such as ash and waste water, which should be properly removed or rendered harmless.

Waste transfer and treatment stations, although usually posing a lower risk than landfills, incinerators or metal recycling sites, can also be significant. The level of risk to the homeowner will usually depend on how well the site is/was managed but there is increasing concern that waste storage sites may pose a health hazard to those living near them.

The practitioner should be aware of the following risks associated with waste processes:

- Spillage of 'difficult waste' on site such as petrol, oil and paint.
- Build-up of some wastes in drains.
- Chemicals being washed off site by rainwater and affecting surrounding land.
- Noise and dust.

If a licence for a waste transfer, treatment or disposal site has been identified the report will disclose the licence details. For further information on a particular site please contact the relevant agency referenced in the Useful Contacts section of the report.

Question 1.3 (a) and (c). - Discharges and Industrial Processes

There are thousands of industrial processes in Britain with permits to release pollutants to the air, ground and water. Around 2,000 factory sites can be categorised as major industrial processes, such as power stations, incinerators, chemical manufacturers and cement producers while some 12,000 can be classified as smaller industrial processes.

Many sites releasing discharges are maintained under the concept of Integrated Pollution Prevention and Control. Discharges from these sites can be to air, land or water and include gases, contaminated cooling water and spoil. For example, a paper mill may release polychlorinated biphenyl (a chemical sometimes used in the treatment of timber), dioxins and chlorine compounds to land and toxic gases such as formaldehyde to the air.

The most toxic substances are controlled by 'Water Industry Act Referrals'. The list of substances is given in the Environmental Protection (Prescribed Processes and Substances) Regulations 1991 and consists of substances considered to be so toxic that priority should be given to eliminating pollution by them. Other discharge consents could include storm tank discharges or septic tanks.

If a licence for an industrial process or discharge has been identified, the Report will disclose the type of licence. The Local Authority Pollution Prevention and Control Enforcements data is limited to England and Wales and has been collected from Local Authority public register records. Currently no data is available from the Scottish Environment Protection Agency for Scotland. Use the Useful Contacts section should further enquiries need to be made.

Question 1.3 (b). - Radioactive Substances

The keeping, use, accumulation and disposal of radioactive substances in Great Britain is regulated by the Radioactive Substances Act 1993 (RSA1993). The main purpose of this Act is to provide radiation protection to members of the public.

If managed correctly and regulations are not breached, most RSA sites should pose a low risk.

Radioactive licences fall into four Consent Bands:

RSA 1 Large nuclear installations that both store and re-process nuclear fuels on-site e.g. Sellafield.

RSA 2 Large nuclear installations that both store and process nuclear fuels on-site e.g. nuclear power stations.

RSA 3 Registered sites that are authorised to accumulate and dispose of radioactive materials. Only non-nuclear operations are carried out on site e.g. hospitals.

RSA 4 Registered sites that keep and use radioactive material e.g. mobile laboratories, universities for use in monitoring appliances, alarm systems, tritium lighting and industrial plants. Only non-nuclear operations are carried out on site.

Only band 1 and 2 consents are included in the Envirosearch report.

If a licence for a radioactive substance has been identified, the report will disclose the licence details. Use the Useful Contacts section should further enquiries need to be made.

Question 1.4. - Discharges to the air (regulated by the Local Authority and SEPA)

If operated according to regulations any emissions to the air should present a low risk to health. However, where sites are not operated correctly such emissions can pose increased risks to health.

Air pollution has been linked to respiratory diseases such as asthma and a recent study at the University of Birmingham indicates that early exposure to toxic pollutants, even in the womb, can be a serious health risk. Children and elderly people are most at risk.

If a licence for a discharge to air has been identified, the report will disclose the licence details. Use the Useful Contacts section should further enquiries need to be made.

Question 1.5. - Hazardous Substances, Dangerous Substances, Control of Major Accident Hazards

Storage of Hazardous Substances relates to the granting of consents under the Planning Hazardous Substances Act 1990 in England and Wales and the Planning Hazardous Substances Act 1997 in Scotland. Hazardous Substance Consents are designed to ensure that hazardous substances can be kept or used in significant quantities, only after the responsible authorities have had the opportunity to assess the risk to surrounding areas.

Sites that may hold a Hazardous Substance Consent range from small industrial premises to large chemical works. For example, ICI Chlor-Chemicals in Runcorn, Cheshire stores large quantities of chlorinated paraffins. Chlorinated paraffins are highly toxic and easily distributed to air, water and soil.

The Government has recently signed an agreement to phase out emissions and discharges of such hazardous substances by 2020. If stored and used correctly then hazardous substances listed under the Acts should not pose a risk to homebuyers.

The Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 specify dangerous substances and the quantities of these substances that trigger obligations to notify the Health and Safety Executive of their use. The NIHHS Regulations require emergency plans to be kept up to date and regularly tested.

Under the Control of Major Accident Hazards (COMAH) Regulations 1999, sites storing above specified amounts of hazardous substances and those carrying out particularly toxic or hazardous activities must provide information to the public on the nature of the hazard and action to be taken in the event of an accident. The regulations mainly apply to chemical and petrochemical industries and to those that produce or use substances with flammable, toxic or explosive properties.

The Explosives Act 1875 and 1923 controls the registration, storage and supply of various categories of explosive substances to ensure public safety and security. For example, the legislation would control the storage of high explosives in a magazine. All premises where explosives are stored must be registered. By far the largest proportion of such premises are used for the storage of fireworks.

Homebuyers will wish to know if such substances are being stored close to the home and if they are being managed effectively. If such a use has been identified, the Report will disclose the type of site, and the Useful Contacts section can be used if any further enquiries need to be made.

Question 1.7. - Contaminated Land Register Entries and Notices (Part IIA sites)

This section includes details of any “contaminated land” within the meaning of Part IIA of the Environmental Protection Act 1990 that has been identified within the search area. These will be categorised as:

- Sites identified as contaminated.
- Sites identified as Special Sites.
- Sites identified as contaminated but now remediated.

Specific issues in Part 2

Question 2.1. - Potentially Contaminative Industrial Uses.

Contemporary trade directories can highlight potentially contaminative land uses. These are sites where current (or past) industrial uses may pose a risk to the homebuyer. The information given will cover a large range of local businesses including for example petrol stations, garages, workshops, dry cleaners, laundries, factories, laboratories etc. Additional land uses of this type may also appear on the location and information maps included with the Envirosearch report.

Petrol stations for example are common in residential areas and pose a particularly high risk to homeowners. The London Fire Service has recently estimated that up to 70% of existing underground storage tanks may be leaking. In one case in Gallway, petrol was found to migrate up to 300 metres from a filling station and caused severe damage to three residential properties. There are over 16,000 operating petrol stations in Great Britain and many other industrial premises that have licences to store petroleum.

The Environment Agency, Scottish Environment Protection Agency (SEPA) or your Local Authority may hold details of current potentially contaminative activities. Further information on petrol and fuel sites can be obtained from the Petroleum Licensing Officer at your Local Authority. Information held by them may include details of storage tank numbers, sizes, dates of testing and details of any past leaks or problems.

If nearby industrial sites have been identified, the Report will disclose the details of the site. Practitioners are also advised to inspect the location map included with the Envirosearch report for any current land uses additional to those given in reply to Question 2.1.

Question 2.2 and 2.3. - Potentially Contaminated Land - Site history

The information given in these sections relates to potentially contaminative land uses that have been identified by the analysis of Ordnance Survey historical mapping. (See Appendix 2).

The Envirosearch site history information, which is drawn from a series of up to six historical map editions, identifies features within 25 metres and within 250 metres of the centre of the report area. The first of these Ordnance Survey maps, with a source scale of 1:10,560, will be the earliest County Series map of the site and is likely to date from between 1850 and 1890. The subsequent maps follow at approximately 30-year intervals.

Landmark are unique in having completed this analysis for the whole of mainland Great Britain (excluding some rural parts of Scotland). The data that Landmark have collected is also unique in that it is site specific point, line and polygon data which is accurately geo-referenced to the Ordnance Survey National Grid.

Landmark's analysis has identified approximately 400,000 sites in Britain which were formerly used for industrial purposes and a further 275,000 sites which may have been infilled. It is difficult to assess the risk from specific past land uses and some sites may have had multiple uses. It is possible for a consultant to make a good general risk assessment.

If potentially contaminative past land uses have been identified, the report will disclose the type of land use, the published date (range of dates) of the map(s), together with the distance and direction from the centre of search to the nearest point of the feature.

These past land uses, or site history, are shown on the information map contained in the Envirosearch report. Large sites (i.e. in excess of 100 metres in any direction) are shown as a site boundary. Smaller sites (i.e. less than 100 metres in any direction) may be shown as single points.

The category 'Works Unspecified' has been used for any building shown on the historical mapping which has symbology relating to industrial use or the text 'Works' on the map. No further information is available from the mapping.

Further information may be sourced from cross-referencing the area with historical trade directories at your local library.

Uniquely, the First Edition (c.1850 – 1890) OS County Series 1:10,560 maps for Great Britain can also be viewed free of charge and copies of these and subsequent editions can be purchased on Landmark's website: www.old-maps.co.uk.

Potentially Infilled Land

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

Materials used to fill quarries, pits and ponds have never been catalogued and so in most cases the type of infill used is not known. Most infilled sites must therefore be regarded as potentially contaminated, especially if a site lies on or close to a source of contaminative material for example a mine or a factory.

The stability of infilled land is questionable and research has found several cases where residential properties have been affected by subsidence because of previous quarrying or similar mining activity. Although many will not pose a significant risk to homebuyers, some past uses may have left toxic, carcinogenic (cancer causing) or deleterious (asbestos containing) substances.
If potentially infilled land has been identified, the Report will disclose the type of land use and the date of mapping.

Question 2.4. - Historical Tanks and Energy Facilities

The information provided in this section relates to the location of Historical Tanks and Energy Facilities identified from Ordnance Survey historical mapping. These have been captured as point locations from a variety of large scale mapping based upon a predetermined list of text. The features themselves are related to energy and petroleum storage.

The types of text found on the maps have been categorised into 9 types of information relating to tanks and energy and fuel use. These types are Tanks, Potential Tanks, Petroleum Storage Facilities, Oil Industry Facilities, Gas Industry Facilities, Gas Monitoring Facilities, Electricity Industry Facilities, Electrical Sub Station Facilities and Miscellaneous Power Facilities.

NB: It should be noted that as the Ordnance Survey abbreviation for tank (tk) is the same as that for track it is possible that some of these points may have been captured when the feature is undetermined by symbology.

The position of the point has been located at the centre of the identified feature text to ensure that the point would be within approx 30 metres of the feature it was describing.

Landmark's analysis has identified over 390,000 features in Britain. If Historical Tanks and Energy Facilities have been identified the report will disclose the published date (range of dates) of the map(s) and the distance from the centre of search to the point of the feature. These Historical Tanks and Energy Facilities are shown on the information map contained in the Envirosearch report.

Specific issues in Part 3

Question 3.1. - Coal Mining Areas

These replies are intended to help the practitioner decide if a coal mining search is required. Many areas are affected by past, present or future surface or underground coal mining activities. Coal mining is a potentially contaminative land use. In a coal mining area there may be the risk of subsidence and the danger of collapse from old mine workings. There may also be the risk of emissions of mine gas and discharges of contaminated mine water. The Law Society produces a directory of the cities, towns and villages in Great Britain that may be affected by mining activity.
The replies given on whether or not the property being searched is in a coal mining area are based on map data from the Coal Authority. This data is made up of 1km areas, which may be affected by past, current or proposed underground or surface coal mining activity. Every Envirosearch report is located accurately on the subject property. Because we compare this accurate location with the Coal Authority map data the Envirosearch report can reliably determine if a coal mining search is required.
If the property is identified as being within a coal mining area it is advisable to obtain a coal mining report. Contact the Coal Authority using the Useful Contacts section in the Report.

Question 3.2. - Shallow Mining Subsidence Risk

The data used for Reporting the risk of subsidence from shallow mine workings has been collated by the British Geological Survey by analysis of their geological maps, maps of mine workings and by using their own extensive local geological knowledge and expertise.

The British Geological Survey have defined shallow mining as workings within 40 metres of the ground surface. This does not include deeper mine workings. In general shallow mine workings have a greater potential for generating severe ground movement at the surface than deeper workings.

Although shallow mining can cause ground movement, it will not necessarily cause building movement. This will depend on the type, condition and construction of the building and other influencing factors particular to the site.

The risk rating is obtained by estimating the shallow mining risk from a range of causes, the relative significance of each cause and the extent of each cause within any given postcode sector. The rating uses information collected at, or better than, postcode sector level.

The Comments/Suggested Action column indicates the type of action normally associated with each level of risk.

Question 3.3. - Natural Subsidence Risk

The data used for reporting the risk of natural ground subsidence has been supplied by the British Geological Survey using their GeoSure data.

Natural hazards can cause ground movement; this includes movement as a consequence of swelling clays, unstable slopes, ground dissolution and compression. Such hazards relate directly to the conditions below ground level and are inherent in the rocks and soils our houses are built on. However, it is possible that these may be exaggerated or subdued by the interaction of other 'above ground' factors, including vegetation, availability of water, and human activities. The impact of such hazards also depends on the type, condition and construction of the buildings in the area of search.

The risk rating is obtained by estimating the subsidence risk from a range of causes, the relative significance of each cause and the extent of each cause. The GeoSure data is designed to be site specific within the limitations of scale and the resolution of the geological information on which they are based.

Question 3.4 a. - Radon Affected Areas

The replies given on radon affected areas are based on Radon Potential data from the British Geological Survey (BGS) and the Health Protection Agency (HPA). This data indicates the probability of radon occurring in the property being searched.

These replies are intended to help the homebuyer decide whether a radon assessment from the HPA might be required for an existing dwelling. The estimate is based on an analysis of radon measurements in dwellings within the affected area.

A 'Radon Affected Area' is defined as where it is estimated that the radon concentration in 1% or more of homes exceeds the 'Action Level'.

Question 3.4 b. - Radon Protective Measures for New Buildings and Extensions

The replies given on level of radon protective measures are based on Radon Potential data from the British Geological Survey (BGS) and the Health Protection Agency (HPA).

Radon protective measures have been required to be installed for new dwellings or extensions to existing dwellings since 1999. The need for protective measures is based on estimates by both the HPA and BGS on the basis of a combined analysis of geological and HPA measurement data.

It should be noted that in the case of new dwellings or extensions to existing ones, areas where radon protection is required are those where it is estimated that the radon concentration in 3% or more of homes exceeds the 'Action Level'.

Specific issues in Part 4

Question 4.1 - Flooding

The replies given on areas of potential flooding from rivers and surface water are based on data from Risk Management Solutions Inc., which models 1 in 75, 1 in 100 and 1 in 1000 year risk.

Where the area within 250 metres from the centre of the search is identified as potentially affected by tidal flooding, data from Norwich Union is used to give a property specific flood risk rating.

If potential flooding is identified as a concern it is recommended that further investigation is undertaken to obtain more detailed information, such as that contained in the Homecheck Flood report.

Question 4.2 Overhead Transmission Lines, Masts and Pylons

This question identifies the following features derived from Ordnance Survey Land-Line™ mapping: aerial ropeway, chairlift, electricity transmission lines, pipelines, (suspended) ski lifts, electricity pylon, flare stack, lighting tower and radio mast. Practitioners should note that the information given in the report on transmission lines, masts and pylons relates only to information shown on Ordnance Survey digital mapping.

Practitioners should also note the Ordnance Survey do not currently record mobile phone transmitters as a specific feature on the digital map. Accordingly, mobile phone transmitters cannot be separately distinguished for disclosure in the Envirosearch report. Some transmitters, however, are attached to masts that are surveyed and recorded by the Ordnance Survey and these masts are identified and disclosed in the Envirosearch report.

Appendix 2: Potentially Contaminative Past Industrial Land Use Categories

The following Categories are used for the data extracted from Historical Ordnance Survey maps.

Report Description	Remarks
Air shafts	Air shafts
Animal by-products (i.e. gelatine, soap, glue etc)	Animal by-products (i.e. animal parts) e.g. soaps, candles & bone works
Animal slaughtering & basic processing of meat (other than poultry)	Animal slaughtering & basic processing
Area liable to flood	Areas 'liable to flood' as indicated on the historical maps
Batteries, accumulators & primary cells [manufacture]	Batteries, accumulators, primary cells, electric motors, generators & transformers
Brewing & malting	Brewing & malting
Cement, lime & plaster products [manufacture]	Concrete, cement, lime & plaster products, also includes lime kilns
Cemetery or graveyard	Cemetery, modern burial grounds & graveyards
Chemical manufacturing general	Manufacture of cosmetics, manure, fertilisers & pesticides, detergents, oil, organic-based pharmaceuticals, glues, gelatines, recording tapes, photographic film
Clay bricks & tiles [manufacture]	Manufacture of clay bricks, breeze blocks & tiles, including associated activities e.g. brick fields, also solitary kilns (other than lime kilns)
Coal storage & depot	Coal storage/depot
Constructional steelwork, metal structures & products & building materials [manufacture]	Constructional steelwork, metal structures & products & building materials
Distribution, telecoms, medical, navigation, metering & lighting equipment [manufacture]	Manufacturing of distribution, telecoms, medical, navigation, metering & lighting
Disturbed ground	Disturbed ground greater than 200m in one dimension
Domestic appliances [manufacture]	Manufacturing of domestic appliances
Dyes & pigments [manufacture]	Dye & pigments
Electricity production & distribution (including large transformers)	Electricity generation & distribution, including large transfer stations
Factory or works — use not specified	Factory & works — use not specified
Food processing — major	Major food processing, includes dairies
Former marsh	Feature is only shown when land has subsequently been built on
Fuel: retail sale of automotive fuel	Sale of automotive fuel
Gas manufacture & distribution	Gas processing/manufacture & oil refining
General quarrying	Quarrying of all stone (including limestone, gypsum, chalk & slate) & ores, includes all open-cast mining & slant workings also slate/slab works, flint works, stone yards
Glass & glass products excluding flat glass [manufacture]	Flat glass & glass products manufacture
Heap, unknown constituents	Must be associated with relevant extraction industry including spoil & slag
Heavy product manufacture — rolling & drawing of iron, steel & ferroalloys	Heavy product manufacture, rolling & drawing of iron, steel & ferroalloys includes major tube works
Hospitals	All hospitals including sanatoriums but not lunatic asylums
Insulated wire & cable [manufacture]	Insulated wire & cable for electrical/telephonic purposes
Laundries & dry cleaning	Laundries & dry cleaning
Leather tanning & dressing	Tannery, leather goods & skinners
Machinery: engines, building & general industrial [manufacture]	Manufacturing of engines, building & general industrial machinery, including nuts & bolts, gas fittings, wire rope & ordnance accessories
Metal casting/foundries	Furnaces & metal processing/casting/forges/smelting including ferro & aluminum alloys, manganese works etc
Metals: treatment & coating including electroplating	Electro-plating, galvanising & anodizing
Military land	All military establishments including firing ranges (if not specified as civilian)
Mineral products non-metallic (including abrasives & asbestos) [miscellaneous manufacture]	Abrasives, asbestos etc
Mineral railway	Mineral railways
Mining & quarrying general	Areas of mining & single or groups of shafts other than coal & not specified including levels, or adits, etc
Mining of coal & lignite	Coal mining, the manufacturing of coke or charcoal included, are associated surface activities in area, also individual coal mine shafts
Motor vehicles: maintenance & repair e.g. Garages	Repair & sale of i) cars & bikes, ii) parts, iii) services
Natural & man-made textile manufacture & products	Natural & man-made textile manufacture & products including hemp rope
Office machinery & computers [manufacture]	Computers, office machinery, business/industrial electrical goods
Oil, petroleum, gas, refining & storage	Major oil & petrol storage & all gasometers which are not in gas works

Appendix 2: Potentially Contaminative Past Industrial Land Use Categories cont.

Report Description	Remarks
Outfalls	Outfalls including warm water, industrial effluent & sewage unless directly attached to other sewerage feature e.g. end of sewer pipe
Paints, varnishes, printing inks, mastics & sealants [manufacture]	Paints, varnishes, printing inks, mastics, sealants & creosote
Paper packaging products [manufacture]	Pulp, paper & cardboard manufacture
Pipelines	Above ground pipelines other than sewerage
Plastic goods, all general manufacture, including building, packaging & tubing	All plastic goods, including building, packages, tubing etc & the manufacture of tar, bitumen & asphalt
Printing of newspapers	Printing of newspapers
Printing: miscellaneous excluding newspapers	Printing other than news print
Pulp, commodity grade paper & paperboard manufacture	Paper, card, etc products e.g. Packaging
Quarrying of sand & clay, operation of sand & gravel pits	Extraction of alluvial sediments (sand, stone, clay, peat, marl & gravel)
Railways	Railway tracks — up to 4 tracks wide
Recycling of metal waste & scrap metal	Recycling of metal waste including scrapyards & car breakers
Refuse disposal	Refuse & waste disposal including incinerators & sanitary depot
Road haulage	Transport depot — road haulage, corporation
Rubber natural products manufacture	Natural & synthetic rubber products including tyres & rubber products
Sawmilling, planing & impregnation (i.e. Treatment of timber)	Sawmilling, planning & impregnation (i.e. treatment of timber), wood products, telegraph works, timber yard e.g. veneer
Sewage	Sewerage, septic-tanks, includes all filter beds
Spirit distilling & compounding	Spirit distilling & compounding
Tableware & other ceramics [manufacture]	Tableware & other ceramics
Technical & environmental testing & analysis	Various technical & environmental testing & analysis
Transport manufacturing & repair	Manufacturing & repair including i) ships, ii) aerospace, iii) rail engines & rolling stock
Transport support & cargo handling	Boat building, wharf & quays, cargo/transport handling facilities
Transport: air & space, cargo & handling & transport support	Air & space transport
Transport: light manufacture	Manufacture of cars, lorries, buses, motorcycles, bicycles
Weapons & ammunition [manufacture & storage]	Civilian manufacture & storage of weapons, ammunition, explosives & rockets

Potentially Infilled Land

Report Description	Remarks
Unknown filled ground (pond, marsh, river, stream, dock etc)	These are water features which were previously mapped but which no longer appear on subsequent and current map editions
Unknown filled ground (pit, quarry etc)	Natural or man-made depression or unspecified pits

Historical Tanks and Energy Facilities

The following Categories are used for the data extracted for the Historical tanks and Energy facility data set The remarks illustrate how the categories were identified from the maps with an example of the type of text captured.

Report Description	Remarks
Tanks	Tanks, i.e. Fuel Tank, Inspection Tank, Tk. This does not include tanks where the named purpose is not fuel related i.e. Slurry Tank.
Potential Tanks	Activities that potentially require a fuel tank on the premises, i.e. Depots and Garages.
Petroleum Storage Facilities	Facilities which are likely to hold petroleum i.e. Filling Stations, Petrol Stations and Petroleum Works.
Oil Industry Facilities	Facilities used in the oil industry i.e. Oil Depot, Oil and Grease Works, Oil Refinery, not including non petrol-based oils such as Fish Meal and oil works.
Gas Industry Facilities	Facilities used in the Gas Industry i.e. Liquid Gas Bottling Plant, Gas Wks
Gas Monitoring Facilities	Facilities used to monitor gas production and supply i.e. Gas Governor Station, Gas Valve Compound.
Electricity Industry Facilities	Facilities used by the electricity industry i.e. El Gen Sta, Electricity Depot
Electrical Sub Station Facilities	Electrical Substations i.e. El Sub Sta, Transmission Sub Station
Miscellaneous Power Facilities	Facilities related to power and fuel which were not identified in any other section i.e. Power Station, Fuel Depot.

Appendix 2: Potentially Contaminative Past Industrial Land Use Categories cont.

All of the above categories of information are considered within an initial risk assessment. Where the outcome is that there may be a high risk of contamination, relevant information is referred for a second opinion from a Chartered Environmental Surveyor.

It is important to note that this Risk Assessment is based on the information disclosed in Parts 1 and 2 of the associated Envirosearch Report and does not extend to other information that may be contained in that report for example subsidence, radon gas and flooding, which can also be a consideration to the client and practitioner.

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Aerial Photography	The current available coverage of the imagery is only for England and Wales. The imagery is at a resolution of between 25cm - 50cm. The original scale of the photography was 1:10,000 for the majority of the coverage with certain urban areas taken at a scale of 1:5,000. All images are orthorectified to the Ordnance Survey National Grid and stored in a seamless database.	**Getmapping**	Raster Mapping	From 2005	Variable	Aerial Photograph
BGS Recorded Landfill Sites	This data set relates to a survey of active landfill sites conducted on behalf of the DoE (DEFRA) in 1973. This data is already geo-coded. The survey includes over 3,000 sites accepting waste prior to the Control of Pollution Act (COPA) 1974, and would therefore not have been subject to any strict regulation or monitoring. Further details which may be available from BGS paper records include outline plans, site descriptions, waste types and tipping histories.	**British Geological Survey (BGS)**	Point or Polygon & Text	Not Applicable	Not Applicable	1.1b
Coal Mining Affected Areas	This data set is made up of 1km polygon areas which may be affected by coal mining activity.	**Coal Authority**	Polygon & Text	Not Applicable	As notified	3.1
Contaminated Land Register Entries and Notices	The contaminated land regulations, enacted in 2000, give effect to relevant sections of the Environmental Protection Act (1990) in regards to contaminated land. There are three sets of regulations that relate to England, Scotland and Wales. They are Contaminated Land (England) Regulations 2000 (SSI 227), Contaminated Land (Scotland) Regulations 2000 (SI 178), and Contaminated Land (Wales) Regulations 2001 (WSI 2197) respectively. There is also statutory guidance that complements the regulations. The regulations give power to define special sites, contaminated land and to remediate any land defined as contaminated as well as exclude and apportion liability for remediation.This data is collated by Landmark and sourced from the local authorities.	**Local Authorities**	Point or Polygon & Text	From February 2002	As notified	1.7
Contemporary Trade Directory Entries	This represents a sub-set of the Business Directory complied by Thomson Directories and is geo-coded by Landmark. The data set allows for comprehensive reporting, with over 400 different classifications that are likely to carry out potentially contaminative uses. The status of the site is also disclosed.	**Thomson Directories**	Point & Text	From 2001	Quarterly	2.1
Control of Major Accident Hazards Sites (COMAH)	This data is geo-coded by Landmark and relate to sites registered under the Control of Major Accident Hazards (COMAH) Regulations 1999. The Health and Safety Executive in conjunction with the Environment Agency and the Scottish Environment Protection Agency keeps records of those sites, where substances are present or in transit in quantities exceeding thresholds set in the regulations. The duties under these regulations are largely dependent on the type and quantities of substance. Following this rationale, sites are subdivided into top and lower tier sites. Sites storing above the specified amounts of hazardous substances and those carrying out particularly toxic or hazardous activities must provide information to the public on the nature of the hazard and action to be taken in the event of an accident. The regulations mainly apply to chemical and petrochemical industries and to those that produce or use substances with flammable, toxic or explosive properties. This legislation replaces the Control of Industrial Major Accident Hazards (COMAH) Regulations 1984.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Bi-annually	1.5

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Discharge Consents	For England and Wales, discharge consents are granted with conditions set by the EA under Section 84 (1) of the Water Resources Act 1991. For Scotland, these records are granted by SEPA under the Control of Pollution Act (COPA) 1974 as amended by the Environment Act 1995. These data are geo-coded by the supplier from 1:10,000 or 1:50,000 mapping. In considering whether or not to grant consents the Environment Agency (EA) or Scottish Environment Protection Agency (SEPA) has to take into account: whether statutory water quality objectives will be met, likely deterioration in water quality downstream and possible effects on other water uses downstream. Conditions are attached to consents in order to minimise effects. Such conditions may be related to discharge quantity; steps to minimise effects of pollution; sampling facilities and records to be maintained. These consents do not apply to discharges to sewers, since the sewerage undertaker regulates these. In addition, only those records that are supplied with a valid national grid reference are included.	**Environment Agency**	Point & Text	From 1950 (Dependent upon the area of the country)	Quarterly	1.3a
		Scottish Environment Protection Agency	Point & Text	From 1950	Variable	
Enforcement and Prohibition Notices	This data set is geo-coded by Landmark and contains any enforcement and prohibition notices relating to IPC authorised processes, which are brought under Section 23 (1) of the Environmental Protection Act (EPA) 1990. If the Environment Agency or the Scottish Environment Protection Agency, believes that the conditions of an authorisation have been breached it can serve an enforcement notice on the operator which requires remediation of the situation within a specified time. If the situation involves 'imminent risk of serious pollution of the environment', a prohibition notice may be served, requiring immediate closure of the process. It is an offence to operate a prescribed process without an authorisation, or to contravene conditions of an enforcement notice without reasonable excuse.	**Various**	Point & Text	From 1990	As notified	1.6
Explosive Sites	This data is geo-coded by Landmark and contain details of sites subject to the Explosive Act 1875 and 1923 (as amended) and ports licensed under the Dangerous Substances in Harbour Area Regulations 1987.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Bi-annually	1.5

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Flood Hazard 75,100 and 1000 Year Return	This dataset describes the surface water and major river flood hazard for 75,100 and 1,000 year return periods for England, Scotland & Wales. A return period is the statistical probability of the flood happening in any given year. i.e. a 75 year return period is a 1 in 75 chance. The Risk Management Solutions (RMS) data model does not take into account Coastal/Storm Surge Flooding, Dam Failure Flooding, Sewer Overflow Flooding or risk of flooding from the sea. The source data is created using 0.0005 decimal degree grid cells projected using WGS84 (Lat/Long). Landmark has translated the data into British National Grid - as a result of the translation, the data does not appear as a regular grid. Due to this re-projection cell sizes will vary across the country. Surface water flood hazard is defined in this context as flooding from minor rivers, water flowing across the ground or raised groundwater levels. The surface water hazard does not make any account for any flood defences which may be present. Two types of major river flood hazard classification are used: defended and undefended. The “defended” data assumes any flood defences present withstand the flood heights for which they were designed. The “undefended” data assumes that no flood defences are present, representing the possible outcome if any defences which are present are breached entirely. The defended dataset makes certain assumptions about flood defences around Great Britain. RMS state these assumptions take into account EA defences, the government defence assumptions from DEFRA, other literature, and discussions with the EA especially around river flood defences in London and the impact of tidal defences along the river including the Thames barrier. This data has flood depth information, grouped into four bands: 0-200mm, 201-500mm; 501-2000mm; 2,000mm and over.	**Risk Management Solutions Inc.**	Polygon & Text	Not Applicable	As Notified	A
Fuel Station Entries	This data is geo-coded by Landmark and comprises records held on the Catalist fuel database, which provides the location of petrol stations, diesel stations, hypermarkets etc. throughout Great Britain. The data set includes information on the status of the site, whether it is active, and the brand of petrol sold.	**Catalist**	Point & Text	From 1997	Quarterly	2.1
Historical Tanks and Energy Facilities	This data set contains facilities related to petroleum and energy storage including: tanks, petrol storage, potential tanks, electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. It been captured from post war 1:2500 and 1:1250 Ordnance Survey historical mapping covering a period from 1943 to 1996.	**Landmark**	Point	From 2003	Not Applicable	2.4
Integrated Pollution Controls	This data is geo-coded by Landmark and comprises of records maintained under the EPA (Prescribed Processes and Substances) Regulations 1991, under Integrated Pollution Control (IPC). These regulations were progressively implemented from 1 April 1991 in England and Wales and 1 April 1992 in Scotland. These are sites where larger, more polluting industries, hold authorisations to emit discharges direct to land, water or air. Applications for authorisation under IPC must consider the full impact of all releases to air, water and land. The Agency incorporates conditions which ensure that the operator uses the Best Available Techniques Not Entailing Excessive Cost (BATNEEC), to minimise or prevent releases of certain substances and to render such substances harmless. Authorised process operators are required to submit an annual emissions report. BATNEEC is not applicable in Scotland.	**Environment Agency**	Point & Text	From 1991	Quarterly	1.3c
		Scottish Environment Protection Agency	Point & Text	From 1992	Variable	

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Integrated Pollution Control Registered Waste Sites	This data is maintained under the EPA (Prescribed Processes and Substances) Regulations 1991, under Integrated Pollution Control (IPC). These regulations were progressively implemented from 1 April 1991 in England and Wales and 1 April 1992 in Scotland. Landmark extracts and geo-codes data for waste sites regulated under Part 1 of the Environmental Protection Act (EPA) 1990, from those maintained under the Environmental Protection Regulations (Prescribed Processes and Substances) 1991 relating to sites emitting discharges direct to air, water or land. Applications for authorisation under IPC must consider the full impact of all releases to air, water and land. The Agency incorporates conditions, which ensure that the operator uses the Best Available Techniques Not Entailing Excessive Cost (BATNEEC), to minimise or prevent releases of certain substances and to render such substances harmless. Authorised process operators are required to submit an annual emissions report. BATNEEC is not applicable in Scotland.	**Environment Agency**	Point & Text	From 1991	Quarterly	1.3c
		Scottish Environment Protection Agency	Point & Text	From 1992	Variable	
Integrated Pollution Prevention and Control	This data is geo-coded by Landmark and comprises of records maintained under the Integrated Prevention Pollution and Control Act (1999). This applies to processes once classified as Integrated Pollution Control and Local Authority Air Pollution Control under Part I and Part II of the Environmental Protection Act (1990) for England, Wales and Scotland. There are A and B installations which are regulated by the Environment Agency and Local Authorities respectively. In Scotland the Scottish Environment Protection Agency (SEPA) regulates both A and B installations. The regulations are being progressively introduced, to 2007, depending on the regulated activity. Currently, no data are available from the Scottish Environment Protection Agency for Scotland. In the case of England and Wales these data are solely sourced from the Environment Agency.	**Environment Agency**	Point & Text	From May 2001	Quarterly	1.3c
Licensed Waste Management Facilities (Landfill Boundaries)	This data covers consents for landfill sites issued by the Environment Agency under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No.1056 the Waste Management Licensing Regulations 1994. The boundaries of these sites are supplied by the EA and currently only relate to active landfill sites.	**Environment Agency**	Polygon & Text	From 1974	Quarterly	1.1c
Licensed Waste Management Facilities (Locations)	This data covers consents issued for current or recently current waste management licence by the Environment Agency, under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No.1056 the Waste Management Licensing Regulations 1994. Currently, this data is only available for England and Wales.	**Environment Agency**	Point & Text	From 1974	Quarterly	1.1c

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Local Authority Integrated Pollution Prevention and Control	This data is collected, collated and geo-coded by Landmark and comprises Local Authority Integrated Pollution Prevention and Control (LAIPPC) records, maintained under the Pollution Prevention and Control Act 1999. The system of Local Authority Integrated Pollution Prevention and Control (LA-IPPC) applies an integrated environmental approach to the regulation of certain industrial activities (A2 installations). It involves determining the appropriate controls for industry to protect the environment through a single permitting process. This means that emissions to air, water (including discharges to sewer) and land, plus a range of other activities with an environmental impact, must be considered together. IPPC aims to prevent emissions and waste production and where that is not practicable, reduce them to acceptable levels. The Environment Agency regulates the Integrated Pollution Prevention and Control (IPPC) regime, which covers A1 installations. Local authorities regulate the regimes: LAIPPC (A2 installations) and Local Authority Pollution Prevention and Control (LAPPC) (Part B) installations. Together, the three systems described above will gradually replace the pollution control regime set up under Part I of the Environmental Protection Act 1990. This will be completed by the end of 2007. Currently, no data is available from the Scottish Environment Protection Agency for Scotland. In the case of England and Wales this data is sourced solely from Local Authorities.	**Local Authorities**	Point & Text	From 2004	Annually	1.3c
Local Authority Pollution Prevention and Control	This data is collected, collated and geo-coded by Landmark. The records relate to authorisations granted under the Environmental Protection Act 1990 and permits issued under the Pollution Prevention and Control Act 1999. Processes for which consent is required are specified in the legislation and are separated into Part A and Part B processes. Local Authority Pollution Prevention and Control (LAPPC) are Part B processes. In England and Wales, Local Authorities regulate LAPPC, whereas in Scotland responsibility for regulating Part B processes transferred to the Scottish Environment Protection Agency in 1996.	**Local Authorities**	Point & Text	From 1991	Annually	1.4
		Scottish Environment Protection Agency	Point & Text	From 1996	Variable	
Local Authority Pollution Prevention and Control Enforcements	This data is collected, collated and geo-coded by Landmark. The records relate to enforcements that have been served on authorisations granted under the Environmental Protection Act 1990 and permits issued under the Pollution Prevention and Control Act 1999. Processes for which consent is required are specified in the legislation and are separated into Part A and Part B processes. Local Authority Pollution Prevention and Control (LAPPC) are Part B processes. The data is limited to England and Wales, and has been collected from Local Authority public register records since December 2000 where available. Currently, no data is available from the Scottish Environment Protection Agency for Scotland.	**Local Authorities Point & Text**	Point & Text	From December 2000	Annually	1.6
Local Authority Recorded Landfill Sites	This data is sourced from individual Local Authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Where these records have been passed by the Local Authority to the appropriate environment Agency the data was not collected from the Local Authority. Prior to the COPA legislation powers to control waste in the interest of public health were the responsibility of individual Local Authorities. This data has been collated and captured by Landmark.	**Landmark**	Point or Polygon & Text	From 2001	Not Applicable	1.1d

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Notification of Installations Handling Hazardous Substances (NIHHS)	This data is sites that come under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and are geo-coded by Landmark. These regulations specify dangerous substances and the quantities of these substances trigger obligations to notify the HSE of their use three months before such use commences. The NIHHS Regulations require emergency plans to be kept up to date and regularly tested. The list of notifiable substances is divided into specifically named substances. Notification is required for all sites on land, as well as jetties, piers and other structures in UK inland waters proposing use of such substances.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Not Applicable	1.5
Overhead Transmission Lines	Data derived from Ordnance Survey Land-LineTM data.	**Ordnance Survey**	Digital Mapping	Current	Quarterly	4.4
Planning Hazardous Substance Consents	This data is collected, collated and geo-coded by Landmark. The records relate to consents granted under the Planning (Hazardous Substances) Act 1990 as amended, for England and Wales and the Planning (Hazardous Substances) (Scotland) Act 1997, in Scotland. The regulations require a consent to be granted by the Local Authority for sites where the storage of certain hazardous substances is above the specified or controlled quantity.	**Local Authorities**	Point & Text	From 1992	Annually	1.5
		Health and Safety Executive (Scotland)	Point & Text	From 1995	Annually	
Planning Hazardous Substance Enforcements	This data is collected, collated and geo-coded by Landmark. The records relate to consents granted under the Planning (Hazardous Substances) Act 1990 as amended, for England and Wales and the Planning (Hazardous Substances) (Scotland) Act 1997, in Scotland. If the conditions set in consents are breached, the authority serves an order or enforcement notice on the relevant party. Enforcement notices may reinforce an existing condition or require the operator to remedy the cause of the breach within a specified period. Once the enforcement conditions are met, the authority has powers to withdraw the notice.	**Local Authorities**	Point & Text	From 1992	Annually	1.6
		Health and Safety Executive (Scotland)	Point & Text	From 1995	As notified	
Potential for Collapsible Ground Stability Hazards.	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Collapsible ground occurs when certain types of ground, that have an open porous structure with large pore spaces, collapse when too great a load is placed on them or when they become saturated when a lesser load is applied	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3
Potential for Compressible Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Potential for Ground Dissolution Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Ground dissolution occurs when certain types of bedrock contain layers of material that can dissolve within the ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as the development of collapse hollows that can directly impinge on buildings.	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3
Potential for Landslide Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. The Potential for Slope instability occurs due to particular types of slope becoming unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work, for example, cuttings or embankments, can all contribute.	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3
Potential for Running Sand Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Running sand occurs when loosely-packed sand flows (runs) because water flowing through the spaces between the grains reduces the contact between the grains and they are swept along in the flowing water. This may happen where springs occur at the base of sand outcrops, where excavations in sand go below the water table, around leaking drains or water pipes.	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3
Potential for Shrinking or Swelling Clay Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for superficial geology has been used. Shrinking/Swelling Clay can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground, which may affect foundations. Ground moisture variations can be related to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.	**British Geological Survey**	Polygon & Text	Not Applicable	Annually	3.3

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Potentially Contaminative Industrial Uses (Past Land Uses)	From historical mapping, dating back to the middle of the 19th century, Landmark's Systematic Analysis has identified areas where, historically, the land uses were potentially contaminative. This is drawn from a series of up to six historic map editions - up to four Ordnance Survey 1:10,560 County Series Maps (usually pre-W.W.II), the first National Grid Black and White raster 1:10,560 map and the last National Grid edition Black and White raster map at 1:10,000 scale.	**Landmark**	Point, Polygon & Text	From 1850	Not Applicable	2.2
		Ordnance Survey	Point, Polygon & Text	From 1850	Not Applicable	
Potentially Infilled Land	From historical mapping dating back to the middle of the 19th century, Landmark's Systematic Analysis Department has identified areas where cavities and areas of water or marsh have potentially been infilled with materials. This is drawn from a series of up to six historic map editions - up to four Ordnance Survey 1:10,560 County Series Maps (usually pre-W.W.II), the first National Grid Black and White raster 1:10,560 map and the last National Grid edition Black and White raster map at 1:10,000 scale.	**Landmark**	Point, Polygon & Text	From 1850	Not Applicable	2.3
		Ordnance Survey	Point, Polygon & Text	From 1850	Not Applicable	
Property-based Flood Risk	This data set provides a property-based flood risk for all residential properties within the UK as supplied by Norwich Union (NU) insurance company. There are five levels of flood risk: High - Property has a flood risk more frequent than a 1 in 75 year event. Medium - Property has a flood risk between a 1 in 75 year and 1 in 250 year event. Low - Property has a flood risk between a 1 in 250 year and 1 in 1000 year event. Negligible - Property has a negligible risk of flooding, or is not on a flood plain. May Become Isolated - Property itself is not at risk of flooding however it may be isolated by flood waters in a 1 in 250 year event. In addition, each property is assigned one of 7 insurability assessments dependant upon the risk of flooding. For this to happen, the Medium (Amber) flood risk is broken down into more granular levels. NU use Ordnance Survey's Address-Point data to locate each individual address, before running an algorithm to assign individual properties a flood-risk rating and insurability assessment.	**Norwich Union**	Point & Text	Not Applicable	Annually	4.1d
Prosecutions Relating to Authorised Processes	This data set is geo-coded by Landmark and contains any prosecutions relating to IPC authorised processes, which are brought under Section 23 (1) of the Environmental Protection Act (EPA) 1990. If the conditions of an authorisation have been breached, the Environment Agency or the Scottish Environment Protection Agency can prosecute the operator. It is an offence to operate a prescribed process without an authorisation, or to contravene its conditions.	**Various**	Point & Text	From 1991	As notified	1.6
Prosecutions Relating to Controlled Waters	This data set is geo-coded by Landmark and includes actions brought under the provision of the Water Resources Act 1991	**Various**	Point & Text	From 1996	As notified	1.6

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Radon Potential	This data set, created jointly by the Health Protection Agency (HPA) and the British Geological Survey (BGS), provides the current definitive map of Radon Affected Areas in England and Wales. Radon is a natural radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations, posing a serious risk to health. The Health Protection Agency recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m-3). This is termed the Action Level. The data set allows an estimate to be made of the probability that an individual property in England and Wales is at or above the Action Level for radon. The Health Protection Agency defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level. The Health Protection Agency recommends that people in Affected Areas should test their homes for radon. The Radon Potential data set also provides information on the level of protection required for new dwellings under BR211 (1999) Radon: guidance on protective measures for new dwellings. Where it is estimated that the radon concentration in 3% or more of homes exceeds the Action Level, basic protective measures need to be installed in new dwellings (and extensions to existing ones). Where it is estimated that the radon concentration in 10% or more of homes exceeds the Action Level, full protective measures need to be installed. Whether or not a home is in fact above or below the Action Level can only be established by having the building tested.	**British Geological Survey (BGS) and Health Protection Agency (HPA)**	Polygon & Text	Not Applicable	Variable	3.4a/3.4b
Registered Landfill Sites	This data was sourced from public registers, which were visited annually. The data set covers consents that were issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. The data relates to open and closed sites, licensed for the landfill of waste. Some site polygons are available.	**Landmark**	Point or Polygon & Text	From 1976	Not Applicable	1.1a
Registered Radioactive Substances	This data set is geo-coded by Landmark and refers to Licences granted under the Radioactive Substances Act (RSA) 1993. This Act controls the storage, use and disposal of radioactive substances, through authorisation and registration systems and provides access to information regarding sites holding such consents. The Act applies to Crown premises, including mobile radioactive apparatus, but does not cover navy, army, air force, or visiting forces or the Secretary of State for Defence.	**Environment Agency**	Point & Text	From 1991	Quarterly	1.3b
		Scottish Environment Protection Agency	Point & Text	From 1970	Variable	
Registered Waste Transfer Sites	This data was sourced from public registers, which were visited annually. The data set covers consents that were issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. The data relates to open and closed sites, licensed for waste transfer. Some site polygons are available.	**Landmark**	Point or Polygon & Text	From 1976	Not applicable	1.2
Registered Waste Treatment or Disposal Sites	This data was sourced from public registers, which were visited annually. The data set covers consents that were issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. This dataset comprises details of open and closed sites, licensed for waste treatment or disposal. Some site polygons are available.	**Landmark**	Point or Polygon & Text	From 1976	Not applicable	1.2

Appendix 3: Data Sets used in the Envirosearch Report

Title	Remarks	Source	Data Type	Data Range	Update Cycle	Section
Shallow Mining Hazard	This assessment is based on data produced by the British Geological Survey (BGS) using the latest geological mapping information and interpretation by BGS geologists. Maps of shallow mining hazard are derived from 1:50,000 and 1:250,000 geological maps plus analysis of historical mine plans, enhanced by local geological knowledge built up during detailed geological mapping. This assessment takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mining has been defined as workings within 40 metres of the ground surface, and does not include deeper mine workings. Shallow mine workings may have a greater potential for generating ground movement at the surface than deeper workings. Although mining hazard can cause the ground movement, it will not necessarily cause building movement as this depends on the type and age of the building in the area of search.	**British Geological Survey**	Polygon & Text	From 1994	Bi-annually	3.2
Streetview	1:10,000 scale raster National Grid providing national coverage of Great Britain. This is derived from the Ordnance Survey Landplan® and OSCAR Traffic-Manager® road information..	**Ordnance Survey**	Raster Mapping	Current	Bi-Annually	Detail Maps
Substantiated Pollution Incident Register	This data is derived from public register information and related to substantiated pollution incident data that the Agency has deemed closed. The records relate to specific events which have been brought to the attention of the Agency and fall within their responsibility given that they may have an environmental and/or operational impact. Incidents are based on reports from members of the public, emergency services, local authorities, government departments, other regulators, industry, and agency staff. Examples may include reports that may affect land, air, and water, fish kills, illegal abstraction, low river flows, speeding vessels, and flooding. Public register information is provided by regional offices and incidents are supplied ready geo-coded based on 1:10,000 mapping. The system is two tier in nature, looking at environmental protection and water management. Incidents are graded from category 1 (Major Incident) to category 4 (No Impact). An impact category must be assigned for each affected environmental media; air, land, and water. An impact level is assigned to a particular incident but is determined by the maximum severity affecting one of the three media. Currently, this data is only available for England and Wales.	**Environment Agency**	Point & Text	From 2001	Quarterly	1.6
Water Industry Act Referrals	The Environment Agency is given powers to regulate some discharges to public sewers or certain dangerous substances under the Water Industry Act 1991 (WIA 91). These powers and the Regulations SI 1156 of 1989 (and amendments) establish the regulatory regime and Schedules of prescribed processes and prescribed substances which are to be controlled - defined under the Act as Special Category Effluents. Water Industry Act Referrals are Special Category Effluents containing particular substances, or deriving from specific processes, discharging to public sewers. Such processes include: any process for the production of chlorinated organic chemicals; any process for the manufacture of asbestos cement, paper or board; any process for the manufacture of paper pulp; any industrial process in which cooling water or effluents are chlorinated. This is not a complete list and does not indicate whether a referral has been given consent or otherwise.	**Environment Agency**	Point & Text	From 1991	Quarterly	3.4a
		Scottish Environment Protection Agency	Point & Text	From 1991	Variable	

Appendix 4: The Search Code

Search Code

Important Consumer Protection Information

This search has been produced by Landmark Information Group of The Smith Centre, Fairmile, Henley on Thames, RG9 6AB (Tel: 0844 844 9966, Fax: 0844 844 9980, Email: helpdesk@landmarkinfo.co.uk), which is registered with the Property Codes Compliance Board as a subscriber to the Search Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, Landmark Information Group is confirming that they keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

Keeping to the Search Code

How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered loss as a result of your search provider failing to keep to the Code.

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

IPCAS Contact Details

Telephone: 020 7520 3800
Email: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from Property Codes Compliance Board website at: www.propertycodes.org.uk

Please contact our Customer Service team on 0844 844 9966 if you would like a copy of the full search code.

Appendix 4: The Search Code

Complaints Procedure - Information for customers

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Respond to your complaint within 2 working days of receipt
- Try and resolve your complaint fully within 2 weeks of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 8 weeks.
- Liaise with counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

Complaints should be sent to:

Customer Relationship Manager
Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966
E-mail: helpdesk@landmarkinfo.co.uk

IPCAS can be contacted at:

IDRS Ltd, 24 Angel Gate, City Road, London EC1V 2PT
Phone: 020 7520 3800
Fax: 020 7520 3829
E-mail: info@idrs.ltd.uk