

EnviroSmart



Phase 1 Contaminated Land Assessment

Site address

Northfield Farm
Withington Road
Andoversford
GL54 4LL

Date issued

May 2021

Report status

Final

Grid Reference

402810, 217230

Site Area

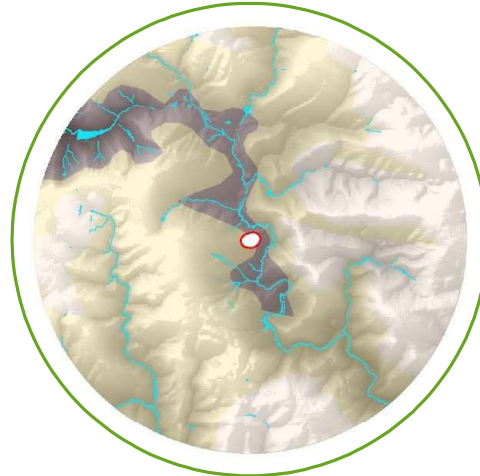
1.33 ha

Report prepared for

Agrarian Ltd
Walgaston
Mobley
Berkeley
Gloucestershire
GL13 9EN

Report reference

74441R1



Risk – Moderate/low

Given the long term use of the Site as a farm and the presence of both above ground and below ground fuel storage tanks there is therefore potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks. The location of the underground storage tank should be verified and the tank should be appropriately emptied / decommissioned and removed taking care not to contaminate surrounding ground with any residual fuel left in the tank or associated pipework. Also, given that the Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m³), we recommend that either further Radon Assessment is undertaken or that appropriate Radon Mitigation Measures are included in any future built structures.

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The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence). It is acknowledged that the risk assessment findings are based on documentary sources of information alone.

Site analysis

1. Probability/likelihood of a contaminant hazard at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Summary of existing and proposed development

The Site is currently a disused farm. Development proposals comprise the conversion of 5 barns into residential dwellings.

Environmental Setting

British Geological Survey mapping indicates the absence of any superficial deposits beneath the Site. The bedrock geology consists of Crickley Member which is classified as a Principal Aquifer.

The nearest water feature is a pond, located on-Site.

The Site is located within Cotswolds (Area of Outstanding Natural Beauty) and the Cotswold Hills (decommissioned Environmentally Sensitive Area).

Site History

The Site is shown as being developed since the first available map in 1883. The Site is mapped as Northfield Farm since 1902. Further development occurred on-Site in 1979 with the addition of another building and a pond has been present on-Site since 2015. Off-Site land uses include a railway line which was located c. 250 m north east of the Site between 1902 - 1966.

Radon

The Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m³).

Coal Mining

The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.

Summary of Conceptual Site Model (CSM)

Source of Contamination

Potential for inorganic and organic contaminants and asbestos containing materials to be present within the subsurface soils associated with the long term use of the Site as a farm including the presence of both above ground and below ground fuel storage tanks.

There is also the potential for radon within the subsurface.

Receptors

Human Health, Controlled Water (Groundwater within the underlying bedrock Principal aquifer; and the nearest surface water feature (pond) located on-Site).

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust, consumption of home grown produce, ingress into water supply pipework and subsequent water ingestion, migration of vapours to surface; inhalation indoors, liberation of sub surface ACMs and inhalation of asbestos fibres and lateral migration towards on-Site buildings; potential to cause long term health effects.

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration, dissolution into aqueous phase and preferential migration via drainage structures and lateral and vertical groundwater movement via natural or artificial flow paths.

Preliminary Risk Assessment

Overall, the preliminary risk classification of the Site in relation to the proposed redevelopment is considered to be Moderate/Low.

Recommendations / Next Steps

Phase 2 intrusive investigation

Given the long term use of the Site as a farm and the presence of both above ground and below ground fuel storage tanks there is therefore potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

Appropriate emptying/ decommissioning and removal of underground storage tank

The location of the underground storage tank should be verified and the tank should be appropriately emptied / decommissioned and removed taking care not to contaminate surrounding ground with any residual fuel left in the tank or associated pipework.

Radon assessment / mitigation measures

Given that the Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m³), we recommend that either further Radon Assessment is undertaken or that appropriate Radon Mitigation Measures are included in any future built structures.

Further information can be found at <http://www.ukradon.org/information/> Additionally local building control may have further knowledge in relation to radon risks within the area.

1. Introduction



1.1 Background

The study site (from herein known as 'the Site') is situated at Northfield Farm in Withington Road, Andoversford. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Agrarian Ltd in May 2021 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested in order to support a proposed planning application for the Site.

The proposed development is for the conversion of 5 barns into residential dwellings.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

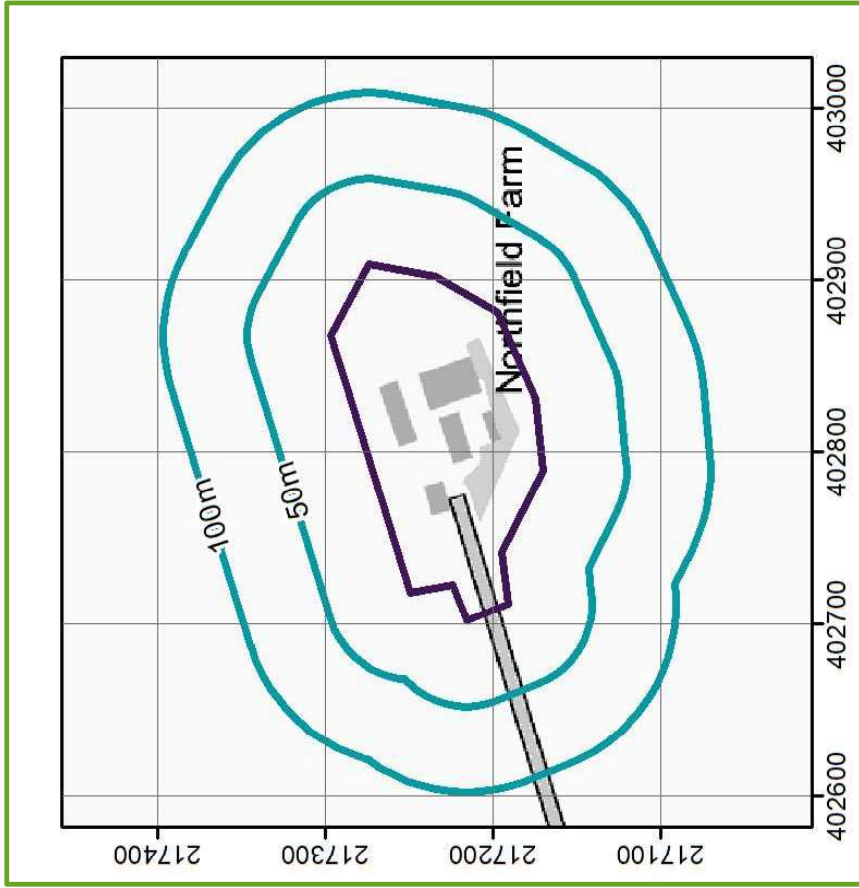
Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

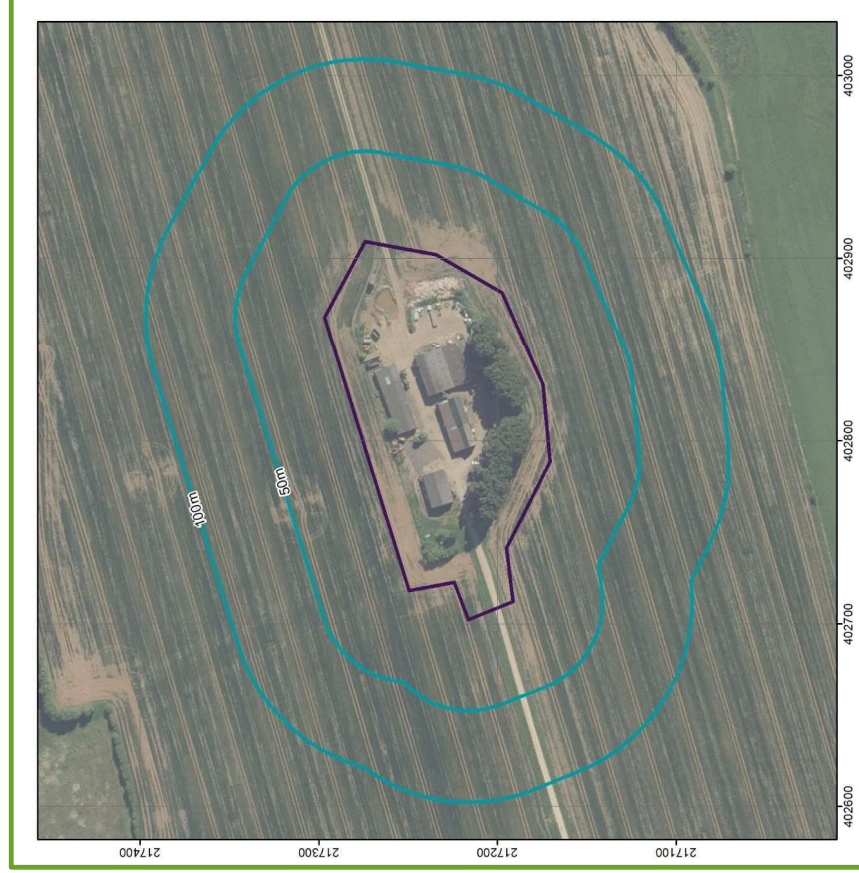
It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

1.5 Site location plan

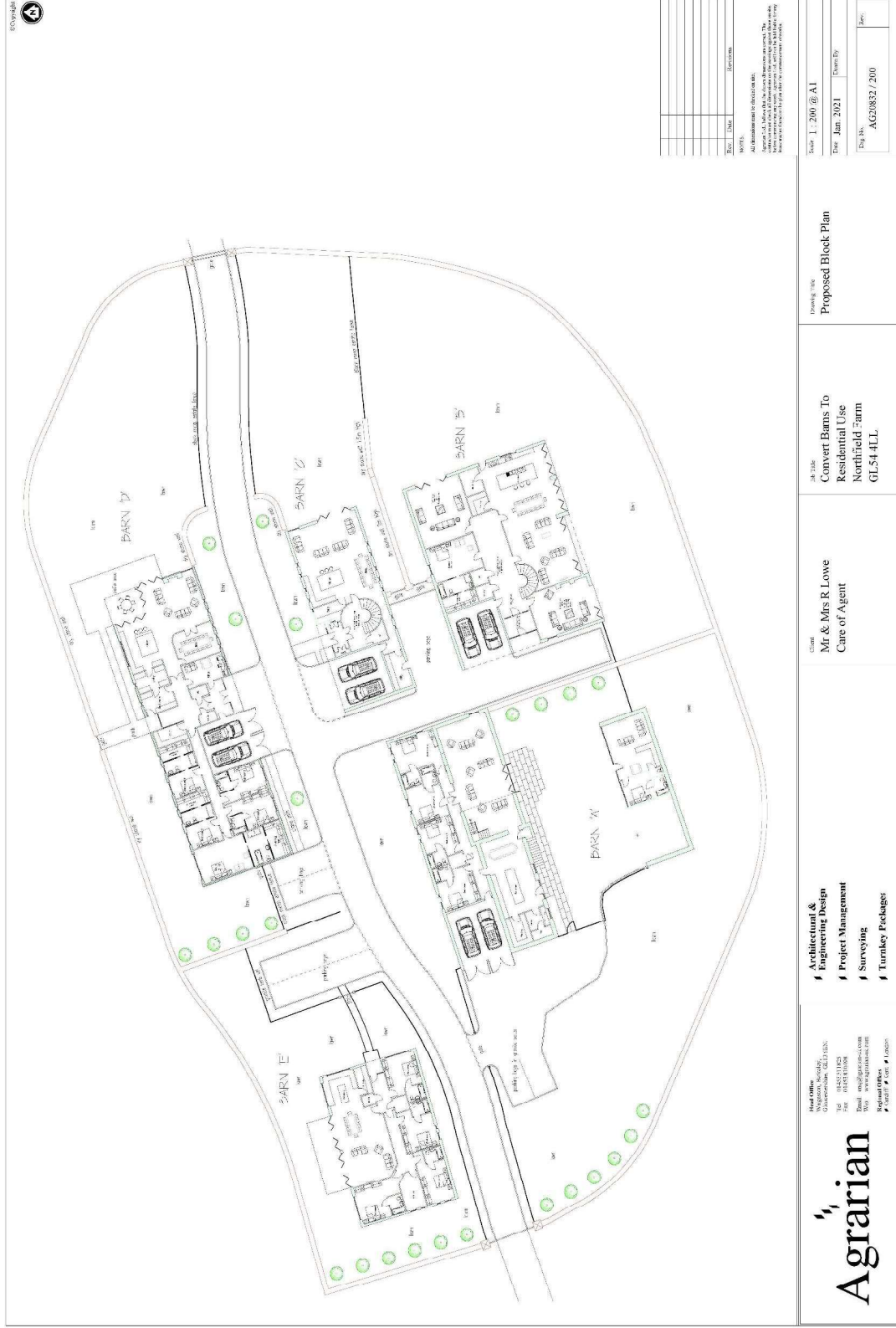


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1.6 Proposed Site development plan




2. Land quality assessment




2.1 Site details

Site name:	Northfield Farm	Current land cover:	Majority softstanding/bare earth (80%) with some hardstanding/building cover (20%)
Current use:	Disused farm	Site area:	1.33 ha
Proposed use:	Residential with garden		



2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
	Date	On-Site				
Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	1883 - 1884	The Site is developed with two structures and a pump	The surrounding area is undeveloped.	<p>The land use history suggests that there is the potential for contamination to have occurred on-Site relating to the following:</p> <p>Farm</p> <ul style="list-style-type: none"> - Bulk storage of fuels and/or miscellaneous chemicals. - Miscellaneous small scale fuel and chemical spills (i.e., fuels used for heating/agricultural machinery/other vehicles, oils and lubricants, herbicides/pesticides, fertilisers, paints/thinners, creosote, etc.). - Potential for localised/historical deposition of domestic/agricultural waste materials. <i>Note: there is no direct evidence, including topographic evidence, that any such waste disposal or infilling activities have taken place on the Site. Also, given the open nature of the wider site, it is considered unlikely that any significant wastes were deposited in close proximity to the existing structures.</i> - Made Ground associated with former development/demolition activities. - Animal effluent from the housing of livestock within the on-site buildings. - Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. 	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
	1902 - 1903	There has been further on-Site development and another pump is labelled. The whole Site is labelled as Northfield Farm.	A railway line has been constructed c. 250 m north east			
	1922 - 1924	No apparent change	No apparent change			
	1945	Aerial imagery shows no apparent change	No apparent change			
	1955	No apparent change	No apparent change			
	1966	No apparent change	The railway line is labelled as dismantled.			
	1972	No apparent change	No apparent change			
	1979	The Site has been developed with another building and the pumps are no longer labelled.	No apparent change			
	1982 - 1995	No apparent change	No apparent change			
	1999	Aerial imagery shows no apparent change	No apparent change			
	2000	No apparent change	No apparent change			
	2005 - 2014	Aerial imagery shows no apparent change	Aerial imagery shows no apparent change			
2015	Aerial imagery shows a pond in the east of the Site.	Aerial imagery shows no apparent change.				
2017 - 2020	Aerial imagery shows no apparent change	Aerial imagery shows no apparent change				

2.2 Conceptual understanding (potential sources of contamination)

		POTENTIAL SOURCES OF CONTAMINATION			PROBABILITY OF CONTAMINATION												
		LOW LIKELIHOOD	NEGLECTIBLE	PROBABILITY OF CONTAMINATION													
 <p>Current land use</p>	<p>The Site is currently a disused farm.</p> <p>There are one or more buried storage tanks known to be present on Site.</p> <p>There is a known buried fuel storage tank at the Site. No further information, including the location of the tank has been provided by the client.</p> <p>Site photographs (Photograph 3 and 4 Section 3.2) also show two above ground fuel tanks located on Site.</p>			<p>Given the Site's current use, there is potential for localised contamination relating to the following:</p> <ul style="list-style-type: none"> - Miscellaneous fuel and chemical spills - Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. 													
	 <p>Neighbouring industrial land uses <i>(see environmental data report in Section 3.3 for full listing)</i></p>	<p>No potentially contaminative land uses are located within 250m of the Site.</p> <table border="1"> <thead> <tr> <th>Distance from Site</th> <th>Number of active industrial land uses</th> <th>Number of inactive industrial land uses</th> </tr> </thead> <tbody> <tr> <td>1 - 50 m</td> <td>0</td> <td>0</td> </tr> <tr> <td>51 - 100m</td> <td>0</td> <td>0</td> </tr> <tr> <td>101 - 250 m</td> <td>0</td> <td>0</td> </tr> </tbody> </table>			Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses	1 - 50 m	0	0	51 - 100m	0	0	101 - 250 m	0	0	<p>Given the absence of any current potentially contaminative land uses/activities within 250 m of the Site no associated contamination hazards have been identified.</p>
Distance from Site		Number of active industrial land uses	Number of inactive industrial land uses														
1 - 50 m		0	0														
51 - 100m		0	0														
101 - 250 m	0	0															
Nr	Nearest distance	Land use / permitted activity / authorisation															
0	NA	Fuel station entries															
0	NA	Gas pipelines															
0	NA	Underground electrical cables															
0	NA	Control of major accident hazards sites (COMAH)															
0	NA	Notification of installations handling hazardous substances (NIHHS)															
0	NA	Explosives sites															
0	NA	Planning hazardous substance consents															
0	NA	Planning hazardous substance enforcements															
0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990															
0	NA	Records of Licensed Discharge Consents.															
0	NA	Local Authority pollution prevention and control sites															
0	NA	Local Authority pollution prevention and control enforcements															
0	NA	Records of Category 3 or 4 Radioactive Substance Licences															

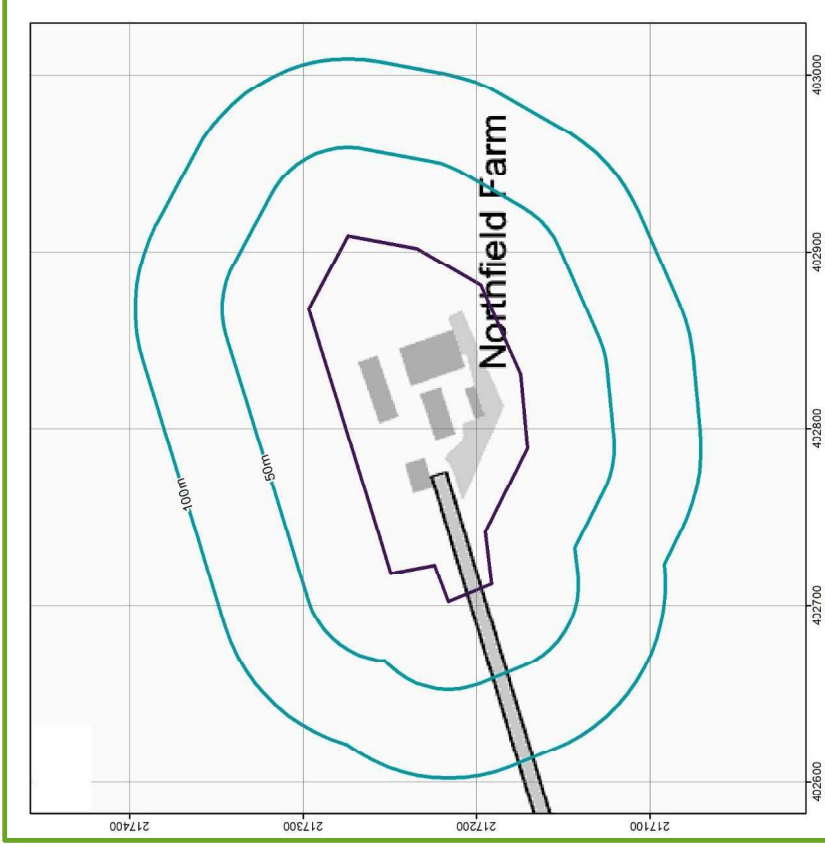
2.2 Conceptual understanding (potential sources of contamination)

POTENTIAL SOURCES OF CONTAMINATION		PROBABILITY OF CONTAMINATION	
 <p>EA recorded pollution incidents <i>(see environmental data report in Section 3.3 for full listing)</i></p>	<p>No Environment Agency pollution incidents have been recorded within 250 m of the Site.</p>	<p>NEGLECTIBLE</p>	<p>No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.</p>
	<p>There are no Environment Agency listed historical landfills located within 500 m of the Site.</p> <p>There are no registered landfills located within 500 m of the Site.</p> <p>There are no Local Authority listed historical landfills located within 500 m of the Site.</p> <p>The following other waste sites are registered within 500 m of the Site:</p> <ul style="list-style-type: none"> 0 Records of registered waste transfer sites. 0 Records of registered waste treatment or disposal sites. 0 Records of licenced waste management facilities. 		
 <p>Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i></p>	<p>According to current UK radon mapping the Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m³).</p>	<p>LOW LIKELIHOOD</p>	<p>3 to 5% of homes are at or above the UK radon action level (200 Bq/m³).</p>

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

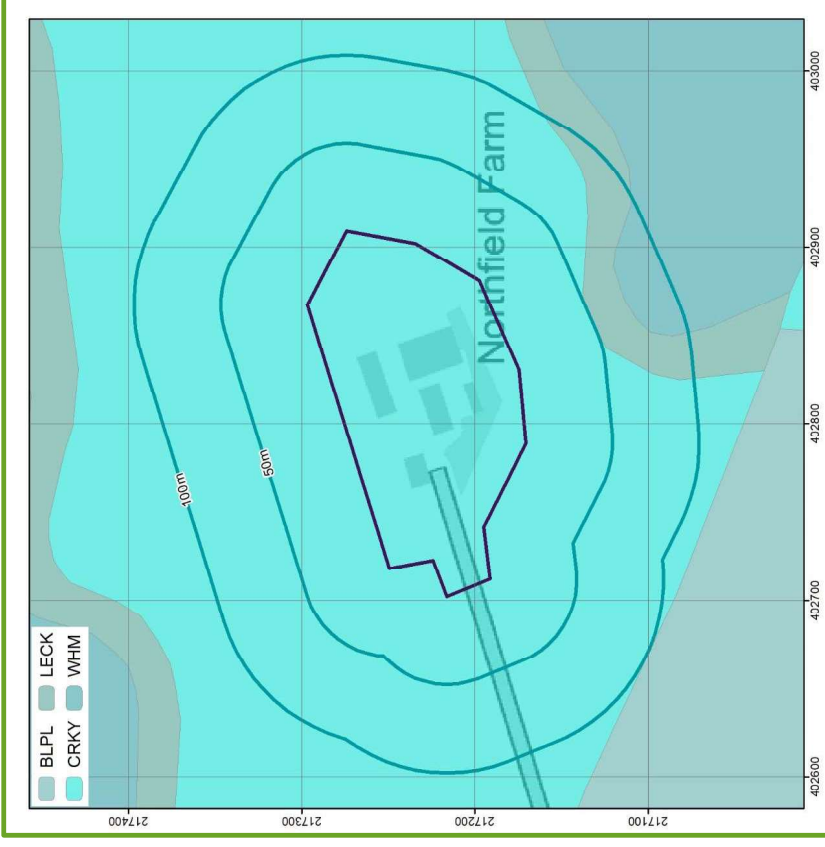
		POTENTIAL RECEPORS		POTENTIAL SEVERITY OF IMPACT			
				SEVERE	MILD		
 <p>Geology and Groundwater <i>(see the environmental data report in Section 3.3 for full details)</i></p>	<p>British Geological Survey mapping indicates the absence of any superficial deposits beneath the Site.</p> <p>British Geological Survey mapping indicates that the bedrock geology consists of Crickley Member (CRKY) which comprises of limestone and is classified as a Principal Aquifer.</p> <p>According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2021). The risk of groundwater flooding at the Site is 'negligible'.</p> <p>The Site lies within a total catchment groundwater Source Protection Zone (SPZ III).</p> <p>There are no groundwater abstraction licences within 1 km of the Site.</p>	<p>A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow.</p> <p>Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site.</p> <p>The depth to groundwater beneath the Site is unknown.</p> <p>The absence of any groundwater abstractions does not necessarily indicate a low resource potential. Small scale abstractions, such as for private water supplies, may not be listed.</p>		 <p>Geohazards <i>(see the environmental data report in Section 3.3 for full details)</i></p>	<p>The Site does not lie within a 'Coal Mining Reporting Area'.</p> <p>There are no brine affected areas within 75 m of the Site.</p> <p>No or limited artificial ground / Made Ground is anticipated on Site.</p> <p>There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.</p>	<p>The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.</p> <p>The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues.</p> <p>BGS GeoIndex Onshore mapping does not have any artificial deposits recorded at the Site.</p>	

Superficial Geology and Artificial Deposits (BGS, 2021)



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Bedrock Geology (BGS, 2021)



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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

		POTENTIAL SEVERITY OF IMPACT	
		MEDIUM	SEVERE
 <p>Surface water <i>(see the environmental data report in Section 3.3 for full details)</i></p>	<p>The nearest water feature is a pond, located on-Site.</p> <p>The Site lies within a Flood Zone 1.</p> <p>The following surface water abstraction licences are held within 1 km of the Site:</p> <p>Pps Pipeline Systems (GmbH) construction: hydraulic testing abstraction located c. 470 m north west of the Site.</p>	<p>As the nearest surface water feature is located on-Site there is a potential linkage if any contamination were present on Site. Mobile contamination may potentially enter nearby water features via any shallow groundwater or possibly via preferential flow pathways such as buried services.</p>	
	 <p>Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i></p>	<p>The following environmentally sensitive land uses are present within 500 m of the Site:</p> <p>The Site is located within Cotswolds (Area of Outstanding Natural Beauty) and the Cotswold Hills (decommissioned Environmentally Sensitive Area).</p>	<p>No relevant environmentally designated sites/receptors have been identified.</p>
 <p>Human receptors</p>	<p>Proposed residents/users of the Site plus neighbouring residences.</p>	<p>Human receptors are proposed to be present on Site.</p>	

2.4 Regulator perspective

Consultation date	12th May 2021	Cotswold District Council
GeoSmart consultant	Jessica Bayliff	Karen Toomer
Consultation outcome	The council responded to a consultation request and stated that they do not hold a lot of information in relation to this Site and they are not aware if any previous Site investigations have been undertaken. The Site is known to have been used as a working farm so an application would likely have contaminated land related conditions.	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources - Farm - Fuel storage and use, including a buried fuel storage tank								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HI	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the long term use of the Site at the farm and the presence both above ground and buried fuel storage tanks, there is the potential for there to be contaminants present which has the potential to impact future Site users.
2		Consumption of home grown produce	HI		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HI		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MILD	UNLIKELY	VERY LOW RISK	Aggressive ground conditions are not anticipated to be present.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Crickley Member (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The potential presence of contaminants could impact groundwater quality within the bedrock.
6		Dissolution into pore water/shallow groundwater and subsequent lateral migration	CW		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
7		Dissolution into aqueous phase and preferential migration via drainage structures	CW	Pond (on-Site)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	As the watercourse is present on-Site, there is potential that an contaminants present on the Site could impact the watercourse, due to preferential migration or surface runoff.


2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments	
8	Potential for volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the long term use of the Site at the farm and the presence both above ground and buried fuel storage tanks, there is the potential for there to be contaminants present which has the potential to impact future Site users.	
9		Consumption of home grown produce	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
10		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
11		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
12		Migration of vapours to surface; inhalation outdoors	HH	MEDIUM	UNLIKELY	UNLIKELY	LOW RISK	Aggressive ground conditions are not anticipated to be present.	
13		Building materials in direct contact with aggressive ground	PROP	MILD	UNLIKELY	UNLIKELY	VERY LOW RISK		
14		Dissolution into pore water/shallow groundwater and subsequent migration	CW	MEDIUM	Crickley Member (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The potential presence of contaminants could impact groundwater quality within the bedrock.
15		Dissolution into pore water/shallow groundwater and subsequent migration	CW	MEDIUM	Pond (on-Site)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
16		Dissolution into aqueous phase and preferential migration via drainage structures	CW	MEDIUM		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	As the watercourse is present on-Site, there is potential that an contaminants present on the Site could impact the watercourse, due to preferential migration or surface runoff.



2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
17	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HF	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the age of the existing building structures asbestos-containing material may be present within the building fabric and surrounding subsoils.
18	Potential for dissolved phase contaminants to be present within	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Crickley Member (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The potential presence of contaminants could impact groundwater quality within the bedrock.
19	shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Pond (on-Site)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
20	Potential for elevated methane to be present within the sub-	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HF	On-Site properties and their occupants	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	The gas generation potential of on-Site materials is considered to be limited.
21	surface soils	Lateral migration towards off-Site buildings; potential to cause an explosion	HF	Off-Site properties and their occupants	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
22	Potential for elevated carbon dioxide to be present within the	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HF	Occupants of on-Site buildings	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
23	subsurface soils	Lateral migration towards off-Site buildings; potential to cause asphyxiation	HF	Occupants of off-Site buildings	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
24	Potential for radon within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HF	Occupants of on-Site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m ³).
					OVERALL RISK RATING		MODERATE/LOW RISK	

2.6 Next Steps

✓		<p>Given the long term use of the Site as a farm and the presence of both above ground and below ground fuel storage tanks there is therefore potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.</p> <p>Further advice: Please contact info@geosmartinfo.co.uk for further information regarding the need for a Phase 2 investigation.</p> <p>For information on reputable site investigation companies, enquiries can be made directly to your local authority or via www.endsdirectory.com</p>
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2.7 Other recommendations

✓		<p>The location of the underground storage tank should be verified and the tank should be appropriately emptied / decommissioned and removed taking care not to contaminate surrounding ground with any residual fuel left in the tank or associated pipework.</p>
✓		<p>Given that the Site lies in an area where 3 to 5% of homes are at or above the UK radon action level (200 Bq/m³), we recommend that either further Radon Assessment is undertaken or that appropriate Radon Mitigation Measures are included in any future built structures.</p> <p>Further information can be found at http://www.ukradon.org/information/ Additionally local building control may have further knowledge in relation to radon risks within the area.</p>

3. Supporting Information



The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report Northfield Farm, Withington Road, Andoversford, GL54 4LL. REF: 278658895_1_1) including: <ul style="list-style-type: none"> • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil and water specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see <http://geosmartinfo.co.uk/terms-conditions/>

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298100

Email: info@geosmartinfo.co.uk

GeoSmart Information Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

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

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

TPOs contact details:

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

You can get more information about the PCCB from www.propertycodes.org.uk

Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

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

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

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Alan White
Operations Manager
GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
alanwhite@geosmartinfo.co.uk