



Barn at 45 Bagworth Lane, Newbold Heath, Newbold Vernon, Leicester, LE9 9NB

Report Prepared for: Benchmark Design Build Ltd
Report Reference: AEL-4491-PP1-1028721
Current use: Barn

Client Reference: None Provided
Date: 26/05/2026
Proposed use: Residential conversion



Planning Liabilities

Executive Summary | SEE PAGE 2

Low to moderate risk



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Executive Summary

Landmark Information Group Limited, trading as Argyll Environmental, was commissioned by Benchmark Design Build Ltd to conduct a Phase One Planning report for *Barn at No.45 Bagworth Road, Newbold Heath, Newbold Verdon, Leicester, LE9 9NB* (the Site). This report assesses qualitatively whether there are any potentially unacceptable risks in regards to land contamination through the creation of an initial conceptual site model.

Key findings

Introduction

The Site is a barn located north of 45 Bagworth Lane, Newbold Heath, Newbold Vernon, Leicester, LE9 9NB.

There are plans to convert the barn to two residential properties under planning consent 24/01016/P3CQ. Condition 2 relating to contaminated land was placed on this planning consent. An application to discharge this condition was submitted to the Local Authority under reference 25/01126/DISCON. This report is intended to support the discharge of this condition.

Summary

The Site is currently occupied by a barn; this was erected around 2011. It was historically used to store horse food and bedding. It is currently used as a workshop for private carpentry projects. Two jerry cans (<20L) of diesel are stored in the barn as well as small containers of chemicals such as paints, engine oils and degreasers. The barn does not have hardstanding and the floor consists of hardcore rubble. This is to be excavated during the redevelopment and used to create driveways for the residences. There is also a yard area for access to the west of the barn. This will remain as an access area.

The Site is in a mixed agricultural and residential area, with open agricultural land to the north, east and west, a large farmyard to the west and residential properties from immediately south. A petrol station was formerly located 65m to the south.

While there are only small amounts of contaminants identified at Site, given the lack of hardstanding there is potential for these to enter the ground in the event of spills / leaks. As such a contaminant pathway has been identified.

Recommendation

1. The Phase I should be submitted to the Local Authority for consideration.
2. Any ground workers must wear appropriate PPE during the development.
3. If any contamination is identified during re/development, all work must cease and you must alert the Local Authority.

Low to moderate risk

Note: This Executive Summary forms part of Landmark Information Group's Phase One Planning report (Ref. AEL-4491-PP1-1028721) and should be read in conjunction with the main body of the report.



Introduction

Understanding this report

The Phase One Planning report is a preliminary risk assessment. This report identifies potential contamination issues and other constraints associated with proposed re/development, in line with Land Contamination Risk Management guidance published by the Environment Agency. Please refer to the methodology section at the end of the report for more details.

Context and scope of works

Argyll Environmental, part of Landmark Information Group, has been instructed by Benchmark Design Build Ltd to carry out the below scope of works for *Barn at No.45 Bagworth Road, Newbold Heath, Newbold Verdon, Leicester, LE9 9NB* (the 'Site'):

- A review of the historical development of the Site and surrounding area, by reference to current and historical Ordnance Survey maps and plans and other sources of historical information (e.g. aerial photographs where available);
- A review of information contained within a Landmark environmental data pack and other relevant environmental information held on publicly available databases (including environmental permits and licences, discharge consents, pollution incidents, waste management facilities, etc.);
- Targeted regulatory consultation with the Environmental Health Department and Planning Departments (and any other statutory bodies as required, potentially including the Environment Agency and Petroleum Licensing Authority);
- A study of the environmental sensitivity of the Site, with reference to the local geological, hydrological and hydrogeological setting from BGS and EA information;
- Review of existing third party reports (e.g. Phase 2) and correspondence if appropriate and limited to 3hrs;
- Overview of other constraints that may impact upon the re/development such as mining, radon risk and Unexploded Ordnance (UXO) in accordance with LCRM guidance;
- A site walkover and discussions with current owner (where available) by an environmental auditor;
- The derivation of a Conceptual Site Model (CSM), identifying potential contaminant linkages at the Site based on Land Contamination Risk Management (LCRM) 2020 guidance;
- The provision of a fully interpretative report, including a qualitative risk assessment to determine if further Investigations are required under the planning regime and to protect clients from any future liabilities. The report will include an executive summary Identifying key Issues and detail 'next step' recommendations.
- Aftercare, including a detailed discussion with the Contaminated Land Officer/planning officer to discuss the proposed methodologies and scope of such works of further works (if required), to ensure that planning conditions relating to land contamination can be met and complied with fully.

We have been informed that there are proposals to convert the existing barn into two residential units. This was approved by the Local Planning Authority under reference 24/01016/P3CQ. This included a condition (condition 2) relating to contaminated land. An application to discharge condition 2 was submitted to the Local Planning Authority under reference 25/01126/DISCON. This report is intended to aid in the discharge of this condition.



Summary of Findings

Summary - Historical Review

This section includes a review of available historical mapping and recent aerial photography for the Site and surrounding area. A review of Landmark data (379371885 and 402880864) has also been carried out, with pertinent information summarised below.

Overview	Details
Historical on-site	A review of historical maps indicates that the Site was open agricultural land from the earliest map edition, dated 1886. No significant changes were noted until a barn was erected between the 2013 and 2016 map editions. Historic satellite imagery shows the barn had been erected by 2011. We were informed by the Site representative that the current owners acquired the Site approximately 30 years ago. It was arable land at this time and was subsequently converted to grassland. No historic environmental data, such as permits, trade directories or landfill records have been identified on Site.
Historical off-site	A review of historical maps dating from 1886 shows the following potentially contaminative uses within 250m of the Site: a pond 195m northwest, filled c.1983, a farmyard from 50m west c.1955-2026 and a fuel station 65m south c.1958-2006 and a further farmyard 230m southeast c.1983-2026. Landmark data shows an inactive trade directory for asphalt processes 160m southeast and an obsolete fuel station entry 75m south.

Summary - Current Review

This section includes a current overview of the Site and surrounding area using information gathered from the Site walkover (undertaken by Finlay Birkbeck on 19/05/2026) and Landmark data (402880864).

Overview
On-Site Overview - Site Description The Site consists of a barn, with a yard area in the west. The Barn This is of steel frames construction with tin corrugated wall and roof panels. It was erected prior to 2011. It has a pitched roof, with several standpipes and it is accessed by slider doors in the west and a door in the east. We were informed by the Site representative that the barn has mostly been used for storage of horse food, hay and bedding. In recent years it has been used for small scale carpentry projects as well as the fabrication of a shepherd's hut. A car, a van, a tractor and a ride-on lawn mower are stored in this area. Two fuel containers, <20L in capacity, were present as well as engine oil containers. Small quantities of chemicals, such as degreasers, thinner and paints were stored on a work bench in the south. Various tools, metal parts and items such as insulation fibre are in the barn. This area is underlain by unsealed hardcore. Yard area This is the western portion of the Site and provides access. This is underlain by hardcore. A disused tractor and a container are in this area. While the container could not be accessed it was confirmed by the Site representative it was used to store hay. A review of Landmark data shows no records of any current permits, waste or industrial facilities, or trade directories on Site



Risk Assessment

Surface Conditions

There was evidence of vegetation die back. Minor staining was noted in the barn, this was close to the tractor and may have been water leakage.

Site Topography

The Site was largely flat, with a gentle slope from north to south.

Drainage and Services

The Site is not currently connected to drainage. Condition 11, relating to drainage was placed upon planning consent 24/01016/P3CQ. A drainage plan was submitted to discharge this condition, under reference 25/01126/DISCON. At the time of writing, this has not yet been approved.

Off-site overview

Adjacent and nearby land uses include:

- North: A horse-riding area immediate north, consisting of shredded rubber on top of hardcore. A caravan adjacent north. Arable land from 25m to 250m north.
- South: Residential properties to 135m, then open land, to 250m south. A pond is 165m southwest.
- East: Grassland to 95m west then arable land to 250m. Residential properties are to the southeast.
- West: Bagworth Road adjacent west, a residential property 10m west and a farmyard 50m to 75m west. Farmland beyond this to 250m west.

Below we have detailed potential contamination sources identified from the Site visit.

Feature

Other Hazardous Material Storage

There is a 20L diesel container and a 5L fuel container stored in the barn. Small quantities (<5L) of chemicals are also stored in the barn, these include engine oil, paints and degreasers.

Asbestos Containing Materials (ACMs) in Building

Given the age of the barn and its construction, no ACM are expected to be present.

Regulatory Consultation

This section details the responses from consultation with the appropriate authorities along with any pertinent planning information.

Regulator	Response
Local Authority: Online planning records	A review of Hinckley and Bosworth Borough Councils planning portal was undertaken and the following pertinent planning consents and applications were identified: • Consent 02/00566/FUL dated 05/07/2002 for the erection of a barn and formation of all-weather riding surface. No conditions relating to contaminated land were placed on this application



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- Consent 24/01016/P3CQ dated 04/03/2025 for the Conversion of existing barn to 2 residential units. Condition 2 relating to contaminated land was placed on this consent.
- Application 25/01126/DISCON to discharge conditions C2 (Land Contamination), C5 (Waste and Recycling Storage), and C11 (Drainage) attached to planning permission 24/01016/P3CQ. This application is currently awaiting decision.

Other considerations

Our assessment is focussed on the risk from contaminants in, on, or under the ground. However, the following aspects have been considered to meet the requirements of LCRM guidance.

Item	Details
Mining (including coal)	The Site is in an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.
General natural background contamination	The BGS Estimated Soil Chemistry data indicates the following background concentrations expected at the Site: • Arsenic: <15 mg/kg • Cadmium: <1.8 mg/kg • Lead: <100 mg/kg • Nickel: 15-30 mg/kg Background contamination levels for the above contaminants are below Soil Guideline Values (SGVs) for the above heavy metals. As such, we have not considered these sources further.
Radon gas	Radon is a colourless, odourless radioactive gas, formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. The Site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the action level). You should consult your Local Building Control department about specific requirements in your area.
Invasive species	No obvious signs of invasive species* were identified during the Site walkover, and the Site representative/client is not aware of the presence of any invasive species. However, you would need a specialist to confirm this. *Invasive species we have limited to Japanese Knotweed, Himalayan balsam, New Zealand pigmyweed and Giant hogweed
Potential for Asbestos Containing Materials (ACMs) in buildings	Given the age of the barn and its tin construction, no ACM are expected to be present.
Unexploded ordnance (UXO)	The Construction (Design and Management) Regulations require the identification of health and safety hazards and risks, which includes assessing the potential for the Site to contain or have been affected by unexploded ordnance. A preliminary UXO assessment should be carried out as part of the re/development of the Site to identify if a detailed unexploded risk assessment is needed. Following this, you may need to put relevant measures in place.

Site Sensitivity



Risk Assessment

The following information on site sensitivity has been obtained from BGS online geological map viewer, as well as Landmark data (data pack 402880864).

Geology

Feature	Details
Made Ground	Made ground is present in the barn and yard area. This consists of hardcore and is expected to exceed 1m in depth.
Superficial Deposits	This is the Oadby Till Member. This consists of Diamicton with subordinate lenses of sand, gravel, clay and silt. Thickness varies up to 20m but is typically 1-7m.
Bedrock Geology	This is the Edwalton Member. This consists of mudstone and siltstone. Thickness is between 35m to 45.
BGS Borehole Records	No BGS boreholes have been identified in proximity to the Site. .
Geological Faults	No geological faults have been identified on Site or in proximity.

Hydrogeology and Hydrology

Feature	Details
Superficial deposits	Secondary Aquifer – Undifferentiated This is an aquifer where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value.
Bedrock geology	Secondary Aquifer – B These aquifers are mainly lower permeability layers that may store and yield limited amounts of groundwater through characteristics like thin cracks (called fissures) and openings or eroded layers.
Abstractions	There are currently no licensed groundwater abstractions located within 500m of the Site. There are no surface water abstractions within 500m radius of the Site.
Source Protection Zones and Safeguard Zones	The Site does not lie within a groundwater Source Protection Zone or safeguard zone. The Site does not lie within a Source Protection Zone The Site lies within a Nitrate Vulnerable Zone.
Water features	The nearest water feature is a pond 145m southwest. Shallow groundwater in the Site area is anticipated to flow in a southerly direction.

Human Health and Eco Receptors

Feature	Details
Site Users	The Site is going to be re/developed for residential use, with associated gardens. Therefore, groundworkers and end users are considered sensitive receptors.



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Buildings/Services	The Site is not connected to the water mains. Drainage is to be installed during the development, and a drainage plan has been submitted to the Local Authority. As of 20/05/2026 this is awaiting approval.
Third Parties	The nearest residential properties are located adjacent south.
Eco Receptors	No designated eco receptors were identified within 100m. No protected areas of countryside were identified within 100m.
Other Sensitive Land Uses	No further sensitive land uses were identified within 100m of the Site.



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Potential Contamination Sources

The following potential contamination sources have been identified.

Source	Associated contaminants	Further consideration required
Historic – On Site		
Agricultural land (until c.1996)	Pesticides, herbicides, nitrates and ammonia	Yes
Historic – Off Site		
Fuel station 65m south (c.1958-2006)	Petroleum hydrocarbons (PHs), Polycyclic aromatic hydrocarbons (PAHs), V/SVOCs, BTEXs, asbestos, heavy metals, acids and alkalis and inorganic compounds	Yes
Inactive trade directory for asphalt processes 160m southeast.	PHs, PAHs, heavy metals, volatile/semi-volatile organic compounds (V/SVOCs), acids and alkalis.	No. Distance and elevation beneath Site ensure no plausible contaminant pathway.
Current – On Site		
Diesel and fuel	PHs	Yes
Chemicals (e.g. paints, engine oils, degreasers)	V/SVOCs	No, limited quantities stored
Current – Off Site		
Farmyard from 50m west	PHs, PAHs, heavy metals, pesticides, herbicides, nitrates and ammonia	Yes



Risk Assessment

Potential Pathways and Receptors

Potential pathways considered are: human uptake (dermal contact, ingestion, inhalation), diffusion, vertical migration, lateral migration, surface run-off, building contact, and plant uptake.

The following receptors have been identified.

Receptor	Comments
Human Health	Site users and visitors would be considered sensitive receptors. Residential properties are proposed on Site, with additional properties from adjacent south. The Site is to be converted into two residential properties, with associated gardens. This includes the excavation of hardcore from the barn to create driveways for the properties.
Buildings/services	The Site will be connected to the water mains as part of the development.
Groundwater	The superficial hydrogeology is classified as a Secondary A – Undifferentiated (Oadby Till Member). The bedrock hydrogeology is classified as Secondary Aquifer – B (Edwalton Member) No groundwater abstractions have been identified within 500m. The Site does not lie within a groundwater Source Protection Zone or Safeguard Zone.
Surface water	The nearest water feature is a pond 145m southwest. No surface water abstractions have been identified within 500m.
Eco receptors	No ecological receptors have been identified within 500m of the Site.

Conceptual Site Model

Below is the Conceptual Site Model which explores the environmental risk at the Site. For the statutory definition of contaminated land, a Very High or High risk are most likely to represent contaminated land, a Moderate or Moderate/Low risk represents potentially contaminated land, and a Low and Very Low risk represents land which is unlikely to be designated contaminated land.

Contamination source	Pathway	Receptor	Severity	Probability	Risk	Comment
Agricultural land <i>Pesticides, herbicides, nitrates and ammonia</i>	Dermal contact	Human Health	Mild	Low Likelihood	Low	The Site was agricultural land until the current owners purchased it approximately 30 years ago. At this time, it became grassland.
	Ingestion					
	Inhalation					
	Building contact	Buildings/services	Minor	Unlikely	Very Low	It is expected that agricultural chemicals and pest/herbicides were used on Site throughout this time. Given the Site was never in intensive agricultural use it is expected that limited quantities were used. In addition, as the Site has not been in agricultural use for approximately 30 years, it is expected that any



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	Vertical and lateral migration	Groundwater	Mild	Low Likelihood	Low	contaminants in the ground will have undergone natural attenuation. The underlying hydrogeology is not considered to be a significant receptor. This contains clays and mudstones which will prevent the migration of any contaminants off Site.
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Contamination source	Pathway	Receptor	Severity	Probability	Risk	Comment
Fuel station 65m south <i>Petroleum hydrocarbons (PHs), Polycyclic aromatic hydrocarbons (PAHs), V/SVOCs, BTEXs, asbestos, heavy metals, acids and alkalis and inorganic compounds</i>	Dermal contact	Human Health	Medium	Unlikely	Low	A fuel station was located 65m south of the Site from c.1958-2006. This will have included underground storage tanks and operations may have included vehicle servicing as well as a car washing.
	Ingestion					
	Inhalation	Buildings/ services	Medium	Unlikely	Very Low	However, given the distance of this feature from the Site, and its elevation below the Site, a plausible contaminant pathway has not been identified and the risk is considered low to moderate.
	Building contact					
	Vertical and lateral migration	Groundwater	Severe	Unlikely	Low to Moderate	

Contamination source	Pathway	Receptor	Severity	Probability	Risk	Comment
Diesel and fuel <i>PHs</i>	Dermal contact	Human Health	Medium	Low Likelihood	Low to Moderate	Diesel is stored in a 20L plastic containers and lawn mower fuel is in a 5L jerry can. Both are stored in the barn.
	Ingestion					
	Inhalation	Buildings/ services	Minor	Unlikely	Very Low	While these are stored in limited quantities, there is no hardstanding in the barn. As such, any spills or leaks will result in contaminants entering the ground. This could put ground workers at risk during the redevelopment.
	Building contact					
	Vertical and lateral migration	Groundwater	Mild	Low Likelihood	Low	The underlying hydrogeology is not considered to be a significant receptor. This contains clays and mudstones which will prevent the migration of any contaminants off Site.

Contamination source	Pathway	Receptor	Severity	Probability	Risk	Comment
Farmyard	Dermal contact	Human Health	Medium	Low Likelihood	Low to Moderate	A farmyard is located 50m west. This consists of several agricultural buildings and a yard area. Given its proximity
	Ingestion					

Risk Assessment

PHs, PAHs heavy metals pesticides, herbicides, nitrates and ammonia	Inhalation Building contact	Buildings/ services	Minor	Unlikely	Very Low	and slight elevation above the Site, a plausible contaminant linkage has been identified. The farm was not labelled as a piggery, dairy farm or poultry farm in historic mapping. As such, it is expected that historical operations will have been limited in scale. It appears to be underlain by good quality hardstanding which will prevent contaminants from entering the ground. However, this could not be confirmed.
	Vertical and lateral migration	Groundwater	Mild	Low Likelihood	Low	The underlying hydrogeology is not considered to be a significant receptor and contains clays and mudstones which will inhibit the migration of any contaminants in the ground away from the farmyard.

Conclusion and Recommendations

Low to moderate risk

Summary of risk assessment

The Site formed agricultural land until approximately 30 years ago, when it entered use as grassland. A barn was erected c.2011. It was initially used for storage of horse food and bedding and has recently been used for small scale private carpentry projects.

While a former fuel station and trade directory have been identified to the south, the risk posed is not considered significant, given the elevation of the Site above these land uses. A farmyard is located 50m west and while a contaminant pathway has been identified, given the limited scale of operations, presence of hardstanding and the nature of the underlying hydrogeology, the risk posed is expected to be low.

While only limited contaminants are expected to be present, a plausible contaminant pathway has been identified as groundworkers may be exposed to contaminants during the excavation of hardcore during the redeveloped. As such, appropriate PPE (gloves, steel toed boots) must be worn.

Overall, the risk has been determined to be Low to Moderate.

Recommendations

1. Our Phase 1 should be submitted to the Local Planning Authority for consideration as part of any planning application for the Site.
2. Ground workers must wear appropriate PPE during the development.
3. Should any further contamination be identified during development, all work must cease, and you must alert the Local Planning Authority



Data



Proposed Site Plans





Risk Analysis Methodology

Our Phase One Planning report is a Preliminary Risk Assessment designed in line with Land Contamination Risk Management (LCRM) published by the Environment Agency. It has been carried out with due regard to industry guidance and code of practices including, but not limited to, CIRIA C552 (Contaminated land risk assessment. A guide to good practice), and BS 10175:2011+A2:2017 (Investigation of potentially contaminated sites) and associated guidance documents published by the British Standards Institute (the BSI). We follow an evidence and risk-based approach in our assessment.

Liabilities for contaminated land in England and Wales are primarily set out under Part 2A of the Environmental Protection Act 1990. Where re/development is taking place, the assessment and any necessary remediation is carried out under the statutory planning regime. The main policy document is the National Planning Policy Framework (NPPF) which sets out the principles that local planning authorities should follow when determining planning applications for contaminated or potentially contaminated land. The key paragraphs for contamination are 196 and 197 which read:

'196. Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.*

197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'

The interpretation of the wording "significant risk" within the context of existing legislation is based on the following:

'Significant harm is being caused or there is a significant possibility of such harm being caused, (where harm is defined as harm to health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property); and/or, significant pollution of Controlled Waters is being caused or there is a significant possibility of such pollution being caused'.

We assess potential risks qualitatively using the 'contaminant-pathway-receptor linkage' concept introduced in the EPA 1990. Where a 'source' is a source of contaminants, a 'pathway' a medium through which the contamination can mobilise, and 'a receptor' a person or entity that could be detrimentally affected by the contamination. Where each of these elements is present, it is considered that a potential contaminant linkage exists at the Site.



Methodology

CIRIA 552 Contaminated Land Risk Assessment Guide and NHBC Guidance for the Safe Development of Housing on Land Affected by Contamination.

Classification of consequence:

Classification	Definition
Severe	Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.
Mild	Exposure to human health unlikely to lead to "significant harm". Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services.

Classification of probability:

Category	Definition
High likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then there is no need to apply tests for probability and consequence.



Methodology

Classification of risk:

Probability (Likelihood)	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very high risk	High risk	Moderate risk	Low risk
Likely	High risk	Moderate risk	Moderate/Low risk	Low risk
Low likelihood	Moderate risk	Moderate/Low risk	Low risk	Very low risk
Unlikely	Moderate/Low risk	Low risk	Very low risk	Very low risk

Description of the classified risks:

Term	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
Moderate risk	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild.
Very low risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

Reliance

Argyll Environmental (part of Landmark Information Group Limited) has prepared this Phase One Planning report with all reasonable skill, care and diligence under: Argyll Environmental Conditions of Contract for Environmental Consultancy Services, January 2022, Version 3. This report has been prepared solely and exclusively for **Benchmark Design Build Ltd**. If reliance on this report is required by a third party, this may be arranged for an agreed fee.

Limitations

We have exercised such professional skill, care and diligence as expected by a 'competent person' as defined in the National Planning Policy Framework. However, we give no warranty, representation, or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. We accept no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report.

We accept no responsibility for the accuracy or completeness of third-party data reviewed within this assessment. Copies of the third-party data used in this report can be provided upon request (subject to any copyright limitations).

We do not include a physical investigation of the ground beneath the Site or its infrastructure. Therefore, it cannot be guaranteed that all land uses, or issues of concern will have been identified by this report.

Where we have provided budget estimates, the figures we have identified are based on documentation gathered on the Site and discussions with Site management. We are unable to warrant the accuracy of these figures and you are recommended to seek appropriate quotations where reliance on a budget estimate is required.



Methodology

The scope of our report does not include an assessment of the presence of asbestos containing materials within or below buildings at the Site, geotechnical considerations, buried services, unexploded ordnance, or invasive plants.



Complaints

This search has been produced by Landmark Information Group Limited, trading as Argyll Environmental, 1st Floor, 98 - 99 Queens Road, Brighton, BN1 3XF.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for a complaint to be considered under their formal internal complaints procedure.

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental (Part of Landmark Information Group), we will:

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

Complaints should be sent to:

Landmark Information Group Limited, trading as Argyll Environmental
1st Floor
98 - 99 Queens Road
Brighton
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Tel: 0330 036 6115

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