Overall Opinion
PASSED

Argyll’s Overview
The Site is located within an area which is susceptible to surface water (pluvial) flooding. However, buildings and contents insurance should be available at standard terms.
A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance. You may also want to carry out further assessment and management of flood risk (see pages 3 & 4).

Report on:
Specimen Site, LONDON

Report prepared for:
Sample

Client Reference:
Sample

Report Reference:
Sample

National Grid Reference:
545130,178770

Report date:
20 March 2014

0845 458 5250
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Intelligent Due Diligence
Site Location

Report prepared on
Specimen Site, LONDON

Site Area (m²)
161.52

Current Use
Residential

Proposed Use
Residential

Report Author
Ben Furlong BSc (Hons) MSc, AIEMA
Telephone: 0845 458 5250
Flood Risk Screening

<table>
<thead>
<tr>
<th>Risk</th>
<th>Issue</th>
<th>Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Insurability</td>
<td>Is the Site likely to be insurable at standard terms?</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Flooding</td>
<td>What is the overall risk of flooding, assuming defences fail or are absent or over-topped?</td>
<td>High</td>
</tr>
<tr>
<td>3. Flood Defences</td>
<td>Are there existing flood defences that might benefit the Site?</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Effect</td>
<td>What is the risk of flooding when these defences are operational?</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

Flood Analysis

<table>
<thead>
<tr>
<th></th>
<th>River</th>
<th>Coastal</th>
<th>Ground Water</th>
<th>Surface Pluvial</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate to High</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low to Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Negligible</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Argyll's Comment

- The Site is lies in Flood Zone 3, but there are are raised flood defences along the banks of the River Thames which should offer protection against a tidal flood event. This is why the risk rating for river flooding differs when looked at with and without defences.
- The Site, overall, is at a medium risk of surface water flooding. Closer analysis of the data from JBA Consulting indicates that only 88.7% of the Site is at risk and that 81.9% of the Site area is at medium risk. The expected depth of flooding in this part of the site is likely to be in the range of 0.3-1m. Improvements in Site drainage might be possible to reduce this risk, but you would need expert advice on this. In addition, it is generally possible to keep water of this depth out of property by using flood resistance measures, and you may wish to investigate further into the works that might be suitable for this part of the Site, and their cost.

Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.
Recommendations

1. Flood protection measures may assist in reducing the effects of flooding on the Site (if defences are absent or fail) and could help to obtain property insurance (if not already available). Such measures include flood guards, gates, temporary barriers and tanking systems. The Environment Agency supports use of kitemarked flood products, which have been independently tested and meet the required standards. An initial survey of the Site can be conducted for approximately £250 and most providers will deduct this from the costs of any recommended products. Most houses can be protected from approximately £5,000, although significantly more may be required for high risk Sites such as this. Details of providers are available from the Flood Protection Association (contact details can be found at the end of this report). Argyll would be happy to arrange a survey by an approved supplier. Please contact us for further information.

2. If the Site is being purchased, it would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the Site.

3. You may wish to obtain insurance terms prior to completion of this transaction.
## Additional Considerations

<table>
<thead>
<tr>
<th>Item</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Riparian Ownership</strong></td>
<td>A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property. Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action. A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency. There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map. The Environment Agency has published useful guidance “Living on the edge” for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.</td>
</tr>
<tr>
<td><strong>Development Control</strong></td>
<td>Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency are normally consulted regarding any development within 20m of a Main River and Internal Drainage Boards should be similarly contacted regarding developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. The Environment Agency should also be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.</td>
</tr>
<tr>
<td><strong>Sewer Flooding</strong></td>
<td>In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat’s ‘DG5 - At Risk Registers’ record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded. The answer to this question is based on replies given by the relevant water and sewerage provider to specific enquiries. The response provided is based on the information held. Sometimes, the water and sewerage provider is unable to confirm whether the Site has flooded, but provides a response based on all properties connected to a local sewer network (normally up to ten houses). This is due to the way in which the data is collected.</td>
</tr>
</tbody>
</table>

**Argyll’s Comment**

Whilst this assessment is primarily a flood risk screening report, you may wish to consider the above potential liability considerations that fall outside the scope of the Flood Risk Screening Methodology.

Argyll can provide additional information on riparian ownership, development control and sewer flooding. The cost of this additional information is from £50 + VAT and any disbursements.

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Risk Management Options

Flooding can often be managed by the installation of flood protection measures either on/within the building(s) or across the Site. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Both flood resistance and flood resilience solutions can be integrated with design proposals for new build properties or retro-fitted to existing properties. Specific flood protection packages can often include both resistance and resilience measures. What is suitable will depend on a number of factors including flood source, likely flood depths, property design and age.

Research conducted by CLG Sustainable Buildings Division and the Environment Agency revealed that installing flood resistance measures may be inappropriate where likely flooding will be deep. Certain types of building construction are unable to resist the pressure load placed on the exterior skin of the building by retained flood waters. Generally a flood depth between 0.6m and 1.0m above ground level is used as a benchmark to decide whether to consider flood resilience measures rather than rely on flood resistance measures. This is dependent on the age and construction of the property.

Guideline Costs for Resistance Measures

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Cost Estimate for Baffles (+ VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard 900mm single door</td>
<td>£750</td>
</tr>
<tr>
<td>Standard 1800mm double entrance door</td>
<td>£950</td>
</tr>
<tr>
<td>Large roller shutter door up to 2745mm span</td>
<td>£1420 including channel</td>
</tr>
<tr>
<td>Standard garage door</td>
<td>£1400 - £1575</td>
</tr>
<tr>
<td>Standard window up to 1240mm span</td>
<td>£750</td>
</tr>
<tr>
<td>Large window 1240mm to 2150mm span</td>
<td>£550 - £700</td>
</tr>
<tr>
<td>Single air brick</td>
<td>£60 - £90</td>
</tr>
<tr>
<td>Double air brick</td>
<td>£80 - £230</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Cost Estimate for Tanking (+ VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tanking of basement, walls, or floors</td>
<td>£25 - £50 per metre²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System Component</th>
<th>Cost Estimate for Plumbing (+ VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Simple non-return valve</td>
<td>£35 - £170</td>
</tr>
<tr>
<td>Sophisticated non-return valve</td>
<td>£670 - £900</td>
</tr>
</tbody>
</table>

The costs above are for indicative budget purposes only. They are based on installing components of a standard design and colour. If the Site requires bespoke products, these are likely to cost more (for example, if the Site is in a conservation area, different colours may be required).

If you require a property specific assessment of which measures are suitable, and a more accurate cost appraisal, Argyll will need to complete a FLOODSOLUTIONS Consult Report. This report normally costs from £500 to £1000 (plus VAT) and provides more detailed information on the likelihood and, in particular, the depth of all potential types of flooding. Argyll can also arrange for one of a panel of specialist contractors to provide a tailored estimate for flood protection measures.
# Tabular Summary

## Flooding

<table>
<thead>
<tr>
<th>Current Flood Risk</th>
<th>Source</th>
<th>On-site</th>
<th>1-250m</th>
<th>251-500m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooding From Rivers or Sea</td>
<td>EA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Flooding From Rivers or Sea (in an Extreme Flood)</td>
<td>EA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Areas Benefiting from Flood Defences</td>
<td>EA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Flood Storage Areas</td>
<td>EA</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Flood Defences</td>
<td>EA</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NAFRA Data</td>
<td>EA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Groundwater Flooding Risk</td>
<td>ESI</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Surface Water Flooding (1:75 year rainfall event)</td>
<td>JBA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Surface Water Flooding (1:200 year rainfall event)</td>
<td>JBA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Surface Water Flooding (1:1000 year rainfall event)</td>
<td>JBA</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Dam or Reservoir Failure</td>
<td>JBA</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

## Historical Flooding

| Historical Flood Events                                                           | EA     | -       | -      | -        |
| Geological Indicators of Flooding                                                | BGS    | -       | YES    | YES      |

## Other Flood Information

| Height of Site Above Sea Level                                                    | OS     | 3.9m    |        |          |
| Distance of Site Boundary to Nearest Water Feature                               | OS     | 466.3m  |        |          |

## Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.
Current Flood Risk

Flood Risk and Groundwater Susceptibility

- Client Site
- Area at risk of flooding from one source
- Area at risk of flooding from more than one source
- Area susceptible to groundwater flooding

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20 March 2014
Current Flood Risk

Flooding from River or Sea (Flood Zone 3)

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply or Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any flood plains within 500m?</td>
<td>&lt;501m</td>
<td>YES</td>
</tr>
<tr>
<td>Type: Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.</td>
<td></td>
<td>On Site N/A</td>
</tr>
</tbody>
</table>

Flooding from River or Sea in an Extreme Flood (Flood Zone 2)

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply or Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any flood plains (extreme flood) within 500m?</td>
<td>&lt;501m</td>
<td>YES</td>
</tr>
<tr>
<td>Type: Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.</td>
<td></td>
<td>On Site N/A</td>
</tr>
</tbody>
</table>

The Site (or part of it) is at a high risk of flooding from rivers and the sea, as defined by the Environment Agency’s Flood Map. The risk of annual flooding is greater than 1% (from rivers) or greater than 0.5% (from the sea). Properties in Flood Zone 3 may have difficulty in obtaining flood insurance (most insurers will only cover risks of less than 1.33% annual probability). All development proposals would need to be accompanied by a Flood Risk Assessment, in accordance with NPPF. Developments such as emergency services stations, basement dwellings and caravans, mobile homes and park homes for permanent residential use, etc. are not compatible with this level of risk. Significant planning constraints would apply to such developments as residential, care homes, hotels, short-let caravan parks, camping, etc. Parts of the Site may be within an area of land where water has to flow or be stored in times of flood (>5% annual risk of flooding) within which severe planning constraints apply. It is recommended that a Flood Solutions Consult Report is undertaken to further define the flood risk issues and potential development constraints.

Flood Defences

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any flood defences within 500m?</td>
<td>&lt;501m</td>
<td>NO</td>
</tr>
</tbody>
</table>

There are no flood defences within 500m of the Site. There may be a small residual risk of flooding from overtopping or failure of defences more distant from the Site. Reference should be made to the assessment of ‘Areas Benefiting from Flood Defences’ to ascertain whether the Site could potentially be at risk.

Areas Benefiting from Flood Defences

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the Site or any areas within 500m benefit from flood defences?</td>
<td>&lt;501m</td>
<td>YES</td>
</tr>
</tbody>
</table>

The Site is within an Area Benefiting from a Flood Defence, as defined by the Environment Agency. There is therefore a residual risk that the Site may flood if the protection standard of the defences is exceeded, or if the defences should fail. It is recommended that further investigations are undertaken into the standard of these defences. Please contact us for further information.
**Flood Storage Areas**

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any flood storage areas within 500m?</td>
<td>&lt;501m</td>
<td>NO</td>
</tr>
</tbody>
</table>

The Site is over 500m from a Flood Storage Area (FSA) as defined by the Environment Agency. These areas store flood water during flood events. It is unlikely that any FSA presents any associated flood risk to the Site.

**NaFRA Property Flood Likelihood Database**

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the flood likelihood category for the Site?</td>
<td>On Site</td>
<td>Low</td>
</tr>
</tbody>
</table>

The Site (or part of it) has been defined as being at Low Flood Risk within the Environment Agency’s National Flood Risk Assessment. This classification relates to the locality as a whole, rather than the individual Site and relates only to the risk of coastal or river flooding. This classification should not raise difficulties in obtaining flood insurance for properties on the Site.

**Environment Agency Data**

The data in the NaFRA Property Flood Likelihood Database is sourced from the Environment Agency’s National Receptor Dataset (NRD). The information provided includes the flood likelihood category low, moderate, or significant according to the NaFRA flood likelihood analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis used to produce NaFRA, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

**Groundwater Flooding**

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the risk of groundwater flooding at the Site?</td>
<td>On Site</td>
<td>Negligible</td>
</tr>
</tbody>
</table>

Information from ESI indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence will be less frequent than 1 in 200 years return period. No further investigation of risk is deemed necessary unless the proposed site use is unusually sensitive. However, data may be lacking in some areas, so assessment as ‘negligible risk’ on the basis of the map does not rule out local flooding due to features not currently represented in the national datasets used to generate this version of the map.

**ESI Data**

ESI provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI’s classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.

The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.
### Surface Water Flooding

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?</td>
<td>On Site</td>
<td>Medium</td>
</tr>
<tr>
<td>What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?</td>
<td>On Site</td>
<td>Medium</td>
</tr>
<tr>
<td>What is the risk of surface water flooding at the Site following a 1 in 1000 year rainfall event?</td>
<td>On Site</td>
<td>High</td>
</tr>
</tbody>
</table>

**JBA Consulting Data**

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year and 1:1000 year events.
Historical Flooding

Historical Flood Events

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any historical flood events occurred at the Site or within 500m?</td>
<td>&lt;501m</td>
<td>NO</td>
</tr>
</tbody>
</table>

The Environment Agency’s records have no indication of past flooding within 500m of the Site. As these records are not comprehensive, it may still be prudent to ask the relevant authorities and the Site owner whether they are aware of any previous flooding at the Site or in the surrounding area.

Environment Agency Data

Historical Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply or Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any geological deposits which indicate the Site may have been flooded in the past?</td>
<td>&lt;26m</td>
<td>NO</td>
</tr>
</tbody>
</table>

Data from the British Geological Survey (BGS) indicates that the type of deposits in the locality of the Site are not of the type normally associated with floodplains. However, this data should only be considered as complementary to the Environment Agency’s Flood Map. This BGS data does not indicate the likelihood of flooding, since such deposits may be due to flood events which occurred thousands of years ago. Refer to the other assessments in this report for an overall assessment of flood risk.

British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DIGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DIGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.
### Other Flood Information

#### Height Above Sea Level

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum height of the Site above sea level</td>
<td>On Site</td>
<td>3.8m</td>
</tr>
<tr>
<td>Average height of the Site above sea level</td>
<td>On Site</td>
<td>3.9m</td>
</tr>
<tr>
<td>Maximum height of the Site above sea level</td>
<td>On Site</td>
<td>3.9m</td>
</tr>
</tbody>
</table>

The Site is at a relatively low height above sea level. However, this is not in itself indicative of the degree of flood risk and reference should be made to other assessments within this report.

#### Distance to Water Features

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply or Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any water features within 500m?</td>
<td>&lt;501m</td>
<td>YES</td>
</tr>
</tbody>
</table>

There is a water feature shown on the Ordnance Survey within 500m of the Site. This does not represent a flood risk in itself, but its presence has been taken into account in the overall risk assessment in this Report.

#### Dam or Reservoir Failure

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Reply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?</td>
<td>On Site</td>
<td>NO</td>
</tr>
</tbody>
</table>

Neither the Site nor areas near to it will be likely to flood if a dam or reservoir in the surrounding area failed.

**JBA Consulting Data**

Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risks to people and property. These models are able to predict the areas likely to flood on all sides of a feature, should an element of it fail e.g. a wall, dam or earth bund.
Glossary

Business Continuity Plan
A business continuity plan is a strategic plan of action for a business to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of suffering avoidable losses. For example, it may cover such items as emergency accommodation and computer back up off site.

Flood Evacuation Plan
A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Coastal Flooding
Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Flood Resistance Measures
These measures are designed to prevent flood water from entering the buildings on Site.

Flood Resilience Measures
These measures are intended to make buildings more resilient to flood damage so that they recover more quickly from flooding. They are not designed to prevent flood water entering the property.

Flood Risk Assessment
A full Flood Risk Assessment (FRA) Report is a bespoke report required under NPPF for any development site within Environment Agency Flood Zones 2 or 3 and/or any development site larger than 1 hectare. These reports are generally prepared following liaison with the Local Planning Authority and the application of the sequential test.

Flood Zone 1
The area where flooding from rivers or sea is very unlikely as defined by the Environment Agency. There is less than 0.1% (1 in 1000) chance of flooding occurring each year.

Flood Zone 2
The area of medium probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1000) for coastal flooding.

Flood Zone 3a
The area of high probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of 1% (1 in 100) or greater for river flooding and 0.5% (1 in 200) or greater for coastal flooding.

Flood Zone 3b
The boundary between 3a and 3b is a planning decision made by the Local Authority. This information is usually in the strategic flood risk assessment. This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

Groundwater Flooding
Groundwater flooding occurs when ground water levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys and in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels.

NPPF
This relates to the National Planning Policy Framework and the associated Technical Guidance.

Pluvial (Surface Water) Flooding
Pluvial flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Rainfall Event
A period of rainfall that is expected to occur on average once every ‘X’ years. A rainfall event is also measured in terms of duration (hours or days) and the intensity of the event may differ depending upon where it occurs.
Return Period
Return periods are a measure of how likely flooding is to occur. They are commonly expressed as a ratio (for example 1 in 75 or 1:75). This means that this level of flooding is expected once in every 75 years.

River Flooding
River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Useful Contacts

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>Telephone/Fax/Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argyll Environmental Limited</td>
<td>General enquiries 0845 458 5250</td>
</tr>
<tr>
<td>Lees House</td>
<td>Fax 0845 458 5260</td>
</tr>
<tr>
<td>21-33 Dyke Road</td>
<td><a href="mailto:info@argyllenviro.com">info@argyllenviro.com</a></td>
</tr>
<tr>
<td>Brighton</td>
<td></td>
</tr>
<tr>
<td>BN1 3FE</td>
<td></td>
</tr>
<tr>
<td><a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a></td>
<td></td>
</tr>
<tr>
<td>Environment Agency National Customer Contact Centre (NCCC)</td>
<td>General enquiries 08708 506 506</td>
</tr>
<tr>
<td>PO Box 544</td>
<td>Fax 0845 988 1188</td>
</tr>
<tr>
<td>Rotherham</td>
<td><a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a></td>
</tr>
<tr>
<td>S60 1BY</td>
<td></td>
</tr>
<tr>
<td><a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a></td>
<td></td>
</tr>
<tr>
<td>British Geological Survey Enquiry Service</td>
<td>General enquiries 0115 936 3143</td>
</tr>
<tr>
<td>British Geological Survey</td>
<td>Fax 0115 936 3276</td>
</tr>
<tr>
<td>Kingsley Dunham Centre</td>
<td></td>
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<tr>
<td>Keyworth</td>
<td></td>
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<tr>
<td>Nottingham</td>
<td></td>
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<tr>
<td>NG12 5GG</td>
<td></td>
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<tr>
<td><a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a></td>
<td></td>
</tr>
<tr>
<td>(For advice on flood insurance)</td>
<td>Consumer helpline 0870 950 1790</td>
</tr>
<tr>
<td>British Insurance Brokers’ Association</td>
<td></td>
</tr>
<tr>
<td>8th Floor</td>
<td></td>
</tr>
<tr>
<td>John Stow House</td>
<td></td>
</tr>
<tr>
<td>8 Bevis Marks</td>
<td></td>
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<tr>
<td>London</td>
<td></td>
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<tr>
<td>EC3A 7JB</td>
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<tr>
<td><a href="http://www.biba.co.uk">www.biba.co.uk</a></td>
<td></td>
</tr>
<tr>
<td>JBA Risk Management - Head Office</td>
<td>General enquiries 01756 799 919</td>
</tr>
<tr>
<td>South Barn</td>
<td>Fax 01756 799 449</td>
</tr>
<tr>
<td>Broughton Hall</td>
<td><a href="mailto:info@jbarisk.com">info@jbarisk.com</a></td>
</tr>
<tr>
<td>Skipton</td>
<td></td>
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<tr>
<td>North Yorkshire</td>
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<tr>
<td>BD23 3AE</td>
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</table>

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Flood Risk Screening Methodology

The FloodSolutions Residence report is a desktop flood risk screening report, designed to enable property professionals to assess the risk of flooding at residential sites. It examines three areas; how flood risk affects the availability of insurance for a site; how flood risk affects the potential to redevelop a site; and the overall risk of flooding at a site (taking into account any flood defences present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between insurance companies and central Government. The report has been produced and quality-checked by qualified flood risk specialists using the data contained in this report.

Front Page Overview

In this section Argyll will summarise if any significant flood risks have been identified and whether insurance is likely to be available at Standard Terms.

The following table describes the possible outcomes of the report:

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Risk Rating and Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>PASSED ✓</td>
<td>Low and Low to Moderate - The Site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.</td>
</tr>
<tr>
<td>PASSED ✓</td>
<td>Moderate - The Site is located within an area which is at risk of flooding. In most cases insurance should be available at standard terms. However, this will depend on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.</td>
</tr>
<tr>
<td>FURTHER ACTION</td>
<td>Moderate to High and High - The Site is located within an area which is at risk of flooding and as a result insurance may not be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.</td>
</tr>
</tbody>
</table>

Insurance Availability

Argyll provides an indication of whether the Site is likely to be insurable for flood risk at standard terms. The answer to Question1 (on page 3) is based on consideration of NaFRA data supplied by the Environment Agency and surface water flooding data supplied by JBA Consulting. This data is used by a significant proportion of the insurance industry to help determine the suitability of a Site for insurance, although they may access additional information which could affect their assessment.

Under the Association of British Insurers’ Revised Statement of Principles on the Provision of Flooding Insurance (July 2008), the general policy of member companies is that flood insurance for domestic properties and small businesses should continue to be available for as many customers as possible until 1 July 2013, by which time a longer term solution should be implemented. The premiums charged and other terms will reflect the risk of flooding but insurance will be available:

1) for properties where the flood risk is not significant (generally defined as no worse than 1.33% or 1-in-75 years annual probability of flooding); and
2) to existing domestic property and small business customers at significant risk, providing the Environment Agency has announced plans to reduce that risk within five years, such as improving flood defences. (The commitment to offer cover will extend to the new owner of any applicable property subject to satisfactory information about the new owner).

However, for significant risk areas where no improvements in flood defences are planned, and in all cases other than domestic properties and small businesses, insurers cannot guarantee to provide cover, but will examine the risks on a case-by-case basis. The implementation of the revised Statement of Principles depends on action from the Government and is continually reviewed by insurers. In addition, the revised Statement of Principles does not apply to properties built after 1st January 2009. Different guidance applies to these (see Climate Change – Guidance on Insurance Issues for New Developments from www.abi.org.uk).
The responses to the question 'Is the Site likely to be insurable at standard terms?' assume the Site is an existing domestic property or small business and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence.

<table>
<thead>
<tr>
<th>Response</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>The Site is likely to be considered acceptable by insurance companies at standard terms and flood insurance should not be difficult to obtain. No further action required.</td>
</tr>
<tr>
<td>No</td>
<td>The Site is not likely to be considered acceptable by insurance companies at standard terms, on the basis of current information. Further work may be required in order to obtain acceptable insurance terms for the flood risk. This could include a more detailed risk assessment or the use of accredited products, flood resilient materials and temporary defences to defend the property.</td>
</tr>
</tbody>
</table>

**Flood Risk Rating**

Argyll provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking two questions:

1. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?
   
The answer to Question 2 (on page 3) provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

2. Are there existing flood defences which might benefit the Site?
   
The answer to Question 3 (on page 3) is based on the presence of any flood defences in the dataset provided by the Environment Agency within 500m of the Site. It should be noted that a residual risk of flooding may be present if such defences failed. Flood defences do not generally protect the Site against groundwater and surface water flooding.

If defences are present within 500m, a further question is asked (also on page 3):

3. What is the risk of flooding when these defences are operational?
   
This assesses the risk from river or sea flooding, assuming these defences work as intended and neither fail nor are overtopped.

Questions 2 and 4 are answered by one of six standard responses:

<table>
<thead>
<tr>
<th>Response</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>The overall flood risk rating for the Site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.</td>
</tr>
<tr>
<td>Low</td>
<td>The overall flood risk rating for the Site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the Site.</td>
</tr>
<tr>
<td>Low to Moderate</td>
<td>The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess this risk.</td>
</tr>
<tr>
<td>Moderate</td>
<td>The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the Site.</td>
</tr>
<tr>
<td>Moderate to High</td>
<td>The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.</td>
</tr>
<tr>
<td>High</td>
<td>The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.</td>
</tr>
</tbody>
</table>
Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1000 year rainfall events is provided for information only. For further information on each of these types of flooding, please refer to the Argyll FloodSolutions User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

The FloodSolutions Residence report has been designed to satisfy basic flood-related environmental due-diligence enquiries for residential properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the Site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The NaFRA dataset provided by the Environment Agency does take account of failure of flood defences but does not take into account particular local or temporary factors such as blockage. Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account. The data used in this report may have inherent limitations and qualifications. Further details are set out in the FloodSolutions User Guide which is available free of charge from our website www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250.

This report is provided under The Argyll Environmental Terms and Conditions for Flood Solutions Reports, a copy of which is available on our website, www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250.
Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, Lees House 21-23 Dyke Road, Brighton, BN1 3FE. Telephone: 0845 458 5250, Fax: 08456 458 5260, e-mail: orders@argyllenviro.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered 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

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.

Complaints should be sent to:
Legal Director
Argyll Environmental Ltd
Lees House
21-23 Dyke Road
Brighton
BN1 3FE

Telephone: 0845 458 5250
Email: orders@argyllenvironmental.com

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.