



BRIGHTON COLLEGE, EASTERN ROAD,  
BRIGHTON, BRIGHTON & HOVE, BN2 0AL



Reference:  
Sample\_Floodview\_1\_071125

Grid reference:  
532426 104140

Your reference:  
Sample\_Floodview\_1

Date:  
7 November 2025

Consultant's guidance and recommendations inside.



Customer Support

[info@groundsure.com](mailto:info@groundsure.com)

## Overall flood risk

### Risk to site

High

Page 2 →

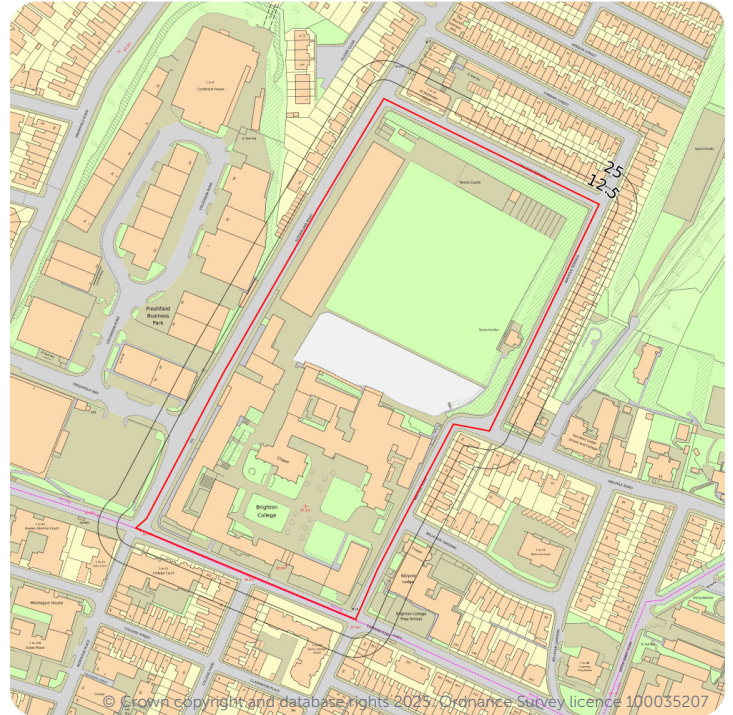
Groundsure Floodview Report complies with relevant Law Society practice notes on flood risk in property transactions.

### Building assessment

Identified

Page 2 →

Quickly spot which structures face the highest risk and act with confidence.



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## Search results

River and coastal

Very Low

Surface water

Highly Significant

Page 6 →

Groundwater

Moderate

Page 8 →

Past flooding

Not identified

Flood defences

No

FloodScore™ insurance rating

High

Page 2 →

NPPF requirements

Yes

Page 3 →

## Your flooding search is covered!

Need answers on other potential risks to the property?

**Groundsure Review** brings all our assessments together into a single, expert-led report.

[Learn more about Review](#)

**Have questions?** Our experts are on hand to help you interpret the findings. [Contact us](#)

## Flooding

High

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

### Section links

[Building assessment](#) → [Surface water](#) →  
[Groundwater](#) → [FloodScore™ insurance](#) →

### Risk to site

River and coastal flooding	Very Low	
Surface water flooding	Highly Significant	→
Groundwater flooding	Moderate	→
Past flooding	Not identified	
Flood storage areas	Not identified	

### Risk to building(s)

Not identified	
Identified	→
Identified	→
Not identified	
Not identified	

FloodScore™ insurance rating




High



## Next steps

### Flooding

An elevated level of flood risk has been identified at the property.

- We understand that the property has a basement, as such this is an additional entry point for flood waters and could increase the severity of any damage caused. We recommend seeking specialist advice on ways to mitigate or reduce the ingress of water;
- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding can be found at <https://knowledge.groundsure.com/factsheet-groundwater-flooding> 
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> 
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

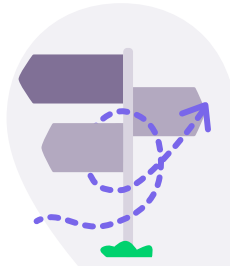
## National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 11](#) →.

Flooding

## Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

### Section links

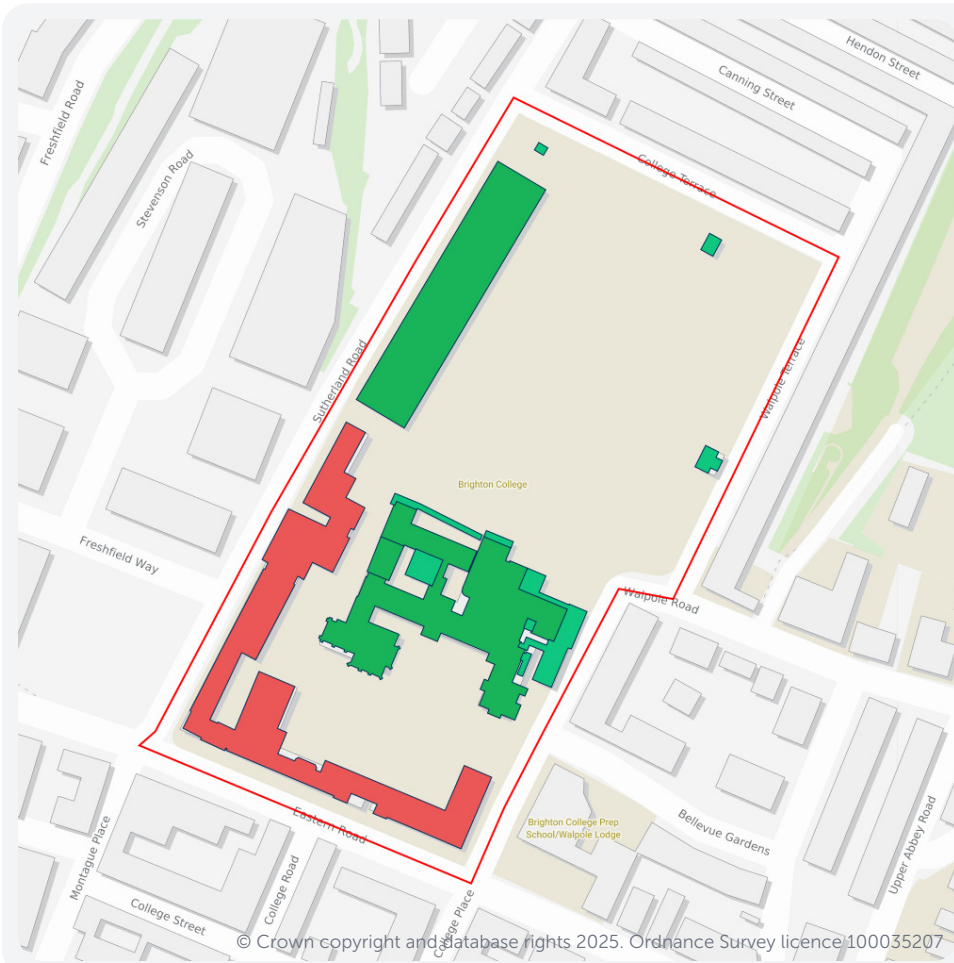
Back to section summary →

**Building assessment** →

**Surface water** →

**Groundwater** →

**FloodScore™ insurance** →



- Site Outline
- Building(s)    ···· Structure(s)
- Search buffers in metres (m)

Overall risk:

- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Negligible

Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey's National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiental Risk Analytics. In Scotland, Ambiental Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
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School  
532347, 104064

High

Very Low

Highly Significant

Moderate

No

No

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Chapel 532408, 104088	Low	Very Low	Negligible	Moderate	No	No
Ancillary Building 532379, 104111	Low	Very Low	Negligible	Moderate	No	No
Construction Building 532408, 104226	Low	Very Low	Negligible	Moderate	No	No
Sports Pavilion 532520, 104154	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532428, 104119	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532396, 104107	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532400, 104130	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532442, 104082	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532440, 104065	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532452, 104079	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532521, 104248	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 532447, 104290	Negligible	Very Low	Negligible	Low	No	No

Flooding

## Surface water flooding ?

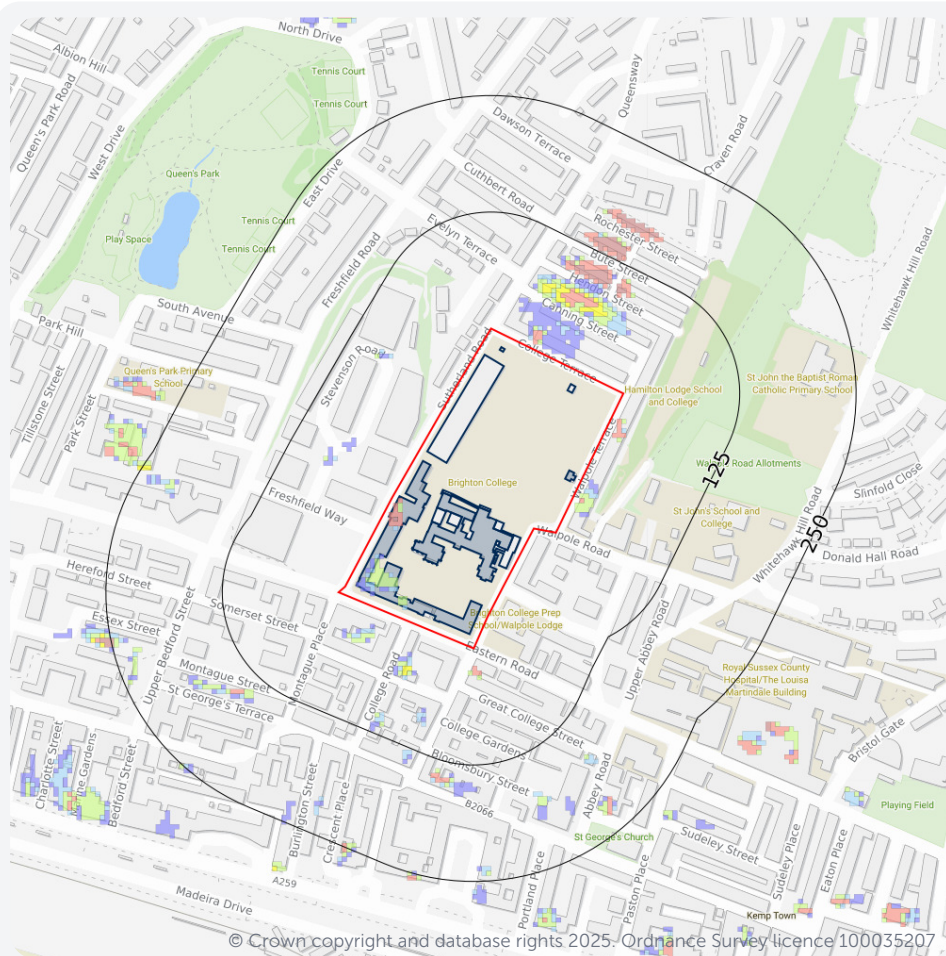
**Highly Significant**

This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

### Section links

[Back to section summary](#) →

- [Building assessment](#) → [Surface water](#) →
- [Groundwater](#) → [FloodScore™ insurance](#) →



- Site Outline  Main building
- Other building(s)  Structure(s)

Search buffers in metres (m)

Surface water flood risk:

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

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## Risk of surface water flooding to building(s)

**Identified**

A highly significant risk of surface water flooding has been identified at a building/structure level. Heavy rainfall may overwhelm drainage systems, leading to repeated disruption and damage. This may be relevant for insurance or site management. Please see the recommendations on [page 2](#) → for further information of what to do next.



### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

Flooding

## Groundwater flooding ?

**Moderate**

This section provides details of where there are flood risks originating from rising groundwater. It occurs as excess water emerges at the ground surface or within underground structures such as basements.

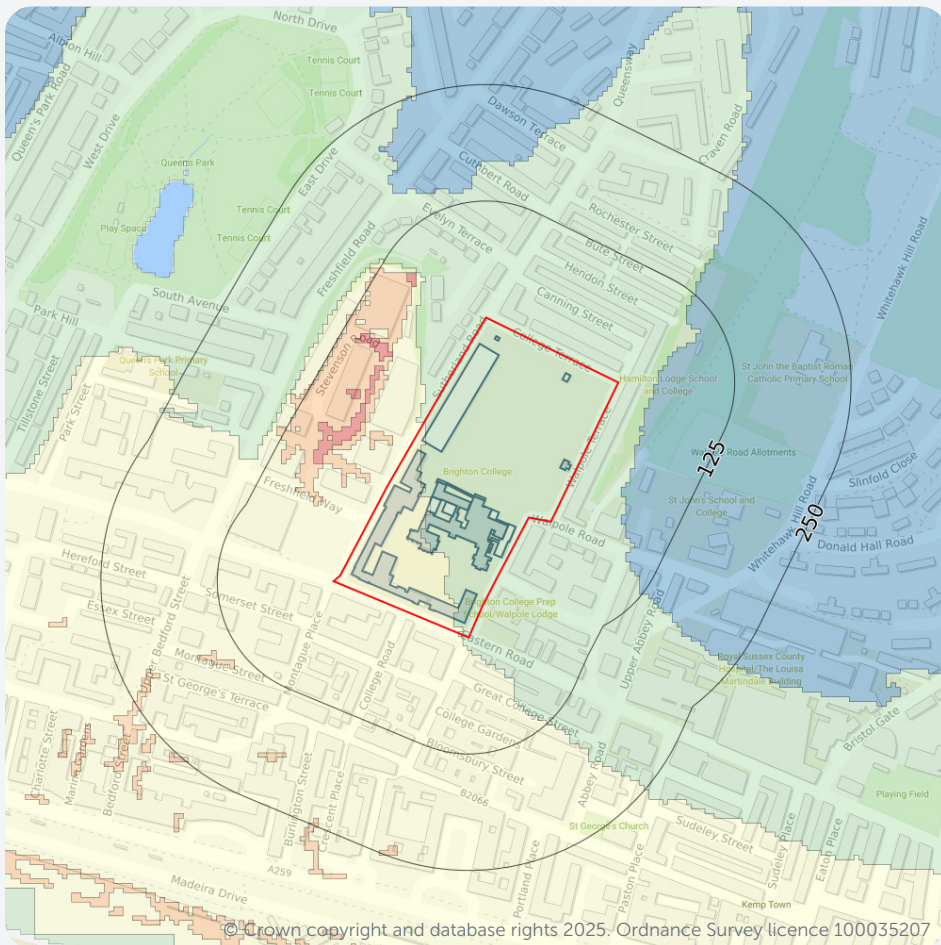
### Section links

[Back to section summary](#) →

[Building assessment Groundwater](#)

→ [Surface water](#) →

→ [FloodScore™ insurance](#) →



— Site Outline  Main building

— Other building(s)  Structure(s)

Search buffers in metres (m)

High

Moderate-High

Moderate

Low

Negligible

## Risk of groundwater flooding to buildings(s)

**Identified**

A moderate risk of groundwater flooding has been identified at a building/structure level. While less frequent, water emergence could still impact basements or underground services. This may be relevant for insurance or site management. Please see the recommendations on [page 2](#) → for further information of what to do next.



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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Flooding

**Ambiental FloodScore™ insurance rating**
**High**

This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

**Section links**
[Back to section summary](#) →

- [Building assessment](#) → [Surface water](#) →
- [Groundwater](#) → [FloodScore™ insurance](#) →



**— Site Outline**

Search buffers in metres (m)

- Very High
- High
- Moderate-High
- Moderate
- Low

The property has been rated as having a High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.


Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

## Datasets searched


This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Not identified

## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) 

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Floodview report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) 

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf


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Email: [info@groundsure.com](mailto:info@groundsure.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](mailto:admin@tpos.co.uk) 

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