

Screening



Sample Site, Sample Street, Anytown,
UK



Reference:
Sample_Screening

Grid reference:
123456 123456

Your reference:
Sample_Screening

Date:
19 March 2025

Consultant's guidance and recommendations inside.

Written by:



J McColl MSc

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Professional opinion

Key results



Action required

Contaminated land

Page 3 →

Groundsure has identified risks of significant concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Negligible

Flooding

Page 27 →

No flood risks of significant concern have been identified at the site.

Other results



Ground stability

Page 28

Identified

Summary →



Radon

Page 37

Passed

Summary →



Planning constraints

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Not identified

Summary →



Energy

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Identified

Summary →



Transportation

Page 46

Identified

Summary →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

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Appendix →



Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 0.16ha



Contaminated land ?

Action required

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Waste and landfill → Hydrology →

Past land use

Action required



Waste and landfill

Acceptable risk



Current/recent land use

Acceptable risk with guidance



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Potential

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Next steps

Groundsure recommends you contact the Contaminated Land Officer in the Environmental Health Department of the relevant Local Authority to enquire about the previous land use of concern in the area, as specified in the Consultant's assessment. Request written confirmation on whether the land has been designated as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990, and whether the Local Authority plans to take any further action. If further action is being considered, ask for details on the priority level assigned to this site and the anticipated timescale for investigation. Our experts can review the information from the Local Authority and, if appropriate, revise the report free of charge.

If speed is a priority, insurance might be the best option. Insurance cover should be checked with your broker to ensure it provides adequate cover for the risks identified. If you are considering this option you can contact Groundsure for further details.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.



Contaminated land

Consultant's assessment

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment	→	Current/recent land use	→
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Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for retail purposes.

Historical land use

On-site

The following land uses of significant concern have been identified:

- **1886 - 1955** - Steel works

Additionally, past/current and recent land uses of (minor/moderate) concern have been identified at the study site.

Surrounding area

The following potentially contaminative land uses of significant concern have been identified in proximity to the study site:

- **1886 - 1955** - The steel works on-site extending to the north, south and west.

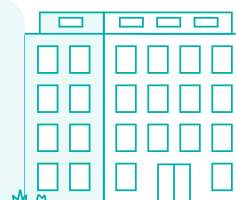
Additionally, past/current and recent land uses of (minor/moderate) concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, surface water features in proximity.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	13	14	134
Former tanks	2	1	19
Former energy features	0	6	24
Former petrol stations	0	0	0
Former garages	0	0	3
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	1
Former landfill (from Local Authority and historical mapping records)	0	0	2
Waste site no longer in use	0	0	10
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	6	19
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	1
Pollution incidents	0	0	1



Contaminated land
Past land use ?

Action required

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

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Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
0	on site	Iron and Steel Works	1886
0	on site	Steel Works	1902
0	on site	Brick Works	1902

Screening



Distance	Direction	Use	Date
0	on site	Steel Works	1913
0	on site	Brick Works	1921
0	on site	Steel Works	1921
0	on site	Steel Works	1938
0	on site	Steel Works	1938
0	on site	Steel Works	1955
0	on site	Unspecified Works	1968
0	on site	Unspecified Works	1974
0	on site	Unspecified Depot	1983
0	on site	Unspecified Commercial/Industrial	1986
26 m	NE	Disused Colliery	1886
28 m	NE	Unspecified Ground Workings	1886
37 m	W	Kilns	1886
40 m	NE	Refuse Heap	1986
40 m	W	Unspecified Works	1974
40 m	W	Unspecified Commercial/Industrial	1983
42 m	W	Unspecified Works	1992
43 m	NE	Unspecified Pit	1902
43 m	NE	Unspecified Pit	1913
43 m	E	Unspecified Ground Workings	1955
48 m	W	Brick and Tile Works	1938
48 m	W	Brick and Tile Works	1938
50 m	W	Brick and Tile Works	1921
50 m	W	Brick and Tile Works	1921
61 m	N	Unspecified Ground Workings	1886
81 m	S	Unspecified Depots	1992
95 m	NE	Unspecified Heap	1955
98 m	W	Unspecified Pit	1913
98 m	W	Unspecified Ground Workings	1902
99 m	W	Unspecified Ground Workings	1938

Screening



Distance	Direction	Use	Date
100 m	W	Unspecified Ground Workings	1921
100 m	W	Unspecified Ground Workings	1921
100 m	E	Unspecified Works	1983
100 m	W	Unspecified Ground Workings	1938
101 m	W	Unspecified Pit	1921
101 m	W	Unspecified Ground Workings	1938
101 m	SW	Brick and Tile Works	1913
101 m	W	Unspecified Pit	1921
101 m	W	Unspecified Pit	1921
103 m	W	Ground Workings and Refuse Heap	1986
103 m	SE	Brick Works	1986
105 m	SE	Unspecified Works	1938
105 m	SW	Brick and Tile Works	1986
108 m	SW	Unspecified Heap	1955
108 m	W	Unspecified Heap	1921
109 m	S	Unspecified Heap	1886
110 m	W	Unspecified Ground Workings	1921
110 m	W	Unspecified Ground Workings	1921
112 m	SE	Unspecified Heap	1921
112 m	SE	Unspecified Heap	1921
114 m	S	Unspecified Heap	1986
114 m	SW	Unspecified Ground Workings	1886
116 m	SE	Unspecified Heap	1913
116 m	SE	Unspecified Heap	1902
117 m	NE	Unknown Filled Ground	1970
117 m	NE	Unspecified Ground Workings	1980
117 m	NE	Unspecified Ground Workings	1985
117 m	NE	Unspecified Ground Workings	1988
120 m	NW	Unspecified Depot	1980
127 m	NW	Unspecified Depot	1992

Screening



Distance	Direction	Use	Date
146 m	SE	Boiler Works	1938
146 m	SE	Boiler Works	1921
146 m	SE	Unspecified Commercial/Industrial	1955
147 m	SE	Boiler Works	1921
148 m	SE	Boiler Works	1938
150 m	NW	Unspecified Pit	1955
153 m	NW	Unspecified Pit	1913
154 m	NW	Unspecified Pit	1921
154 m	NW	Unspecified Pit	1921
154 m	SE	Unspecified Works	1992
154 m	NW	Unspecified Pit	1938
154 m	NW	Unspecified Pit	1938
154 m	W	Old Coal Shafts	1902
158 m	SE	Unspecified Works	1968
158 m	W	Old Coal Shafts	1986
160 m	E	Boiler Works	1913
166 m	W	Old Coal Shafts	1902
167 m	E	Unspecified Commercial/Industrial	1955
171 m	W	Old Coal Shafts	1986
173 m	S	Unspecified Pit	1902
173 m	E	Unspecified Pit	1913
175 m	E	Unspecified Works	1992
176 m	S	Unspecified Ground Workings	1986
177 m	W	Unspecified Pit	1913
179 m	E	Engineering Works	1974
180 m	W	Unspecified Pit	1938
180 m	W	Unspecified Pit	1938
180 m	W	Unspecified Heap	1938
181 m	W	Unspecified Ground Workings	1921
181 m	W	Unspecified Ground Workings	1921

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Distance	Direction	Use	Date
182 m	W	Unspecified Heap	1921
182 m	W	Unspecified Heap	1921
182 m	W	Unspecified Heap	1921
182 m	NW	Unspecified Pit	1886
183 m	NW	Unspecified Pit	1955
183 m	NW	Unspecified Pit	1921
184 m	W	Unspecified Ground Workings	1921
184 m	W	Brick and Tile Works	1921
186 m	S	Railway Sidings	1902
186 m	E	Unspecified Works	1968
186 m	E	Unspecified Works	1974
186 m	E	Unspecified Commercial/Industrial	1983
186 m	NW	Refuse Heap	1902
186 m	NW	Refuse Heap	1913
186 m	NW	Unspecified Pit	1938
186 m	NW	Unspecified Pit	1938
187 m	SW	Unspecified Ground Workings	1968
187 m	W	Unspecified Disused Shafts	1886
187 m	NW	Refuse Heap	1986
188 m	W	Brick and Tile Works	1902
189 m	W	Refuse Heap	1974
189 m	W	Unspecified Disused Shafts	1886
191 m	NW	Unspecified Pit	1921
191 m	NW	Unspecified Pit	1921
193 m	S	Railway Sidings	1986
194 m	W	Brick and Tile Works	1921
194 m	W	Brick and Tile Works	1921
196 m	S	Unspecified Ground Workings	1955
201 m	S	Unspecified Works	1955
202 m	E	Refuse Heap	1938

Screening



Distance	Direction	Use	Date
202 m	E	Refuse Heap	1938
205 m	E	Refuse Heap	1921
205 m	E	Refuse Heap	1921
207 m	E	Shale Tip	1986
209 m	E	Refuse Heap	1913
210 m	NW	Railway Sidings	1886
211 m	E	Unspecified Heap	1886
214 m	E	Gas Works	1886
214 m	SE	Brick Works	1886
215 m	E	Unspecified Works	1968
218 m	E	Unspecified Commercial/Industrial	1986
218 m	E	Unspecified Depot	1983
218 m	E	Unspecified Depot	1992
220 m	E	Unspecified Commercial/Industrial	1974
222 m	W	Unspecified Ground Workings	1886
222 m	E	Gas Works	1902
222 m	E	Unspecified Commercial/Industrial	1913
223 m	E	Unspecified Tanks	1955
224 m	NW	Bricks Works	1886
227 m	E	Unspecified Tanks	1968
227 m	E	Unspecified Tanks	1974
227 m	E	Unspecified Tanks	1983
227 m	E	Unspecified Tanks	1992
230 m	E	Boiler Works	1902
237 m	W	Unspecified Pit	1968
239 m	W	Unspecified Pits	1902
242 m	SW	Unspecified Ground Workings	1968
242 m	SW	Unspecified Ground Workings	1974
243 m	E	Unspecified Tank	1938
243 m	E	Refuse Heap	1986

Screening



Distance	Direction	Use	Date
244 m	E	Unspecified Tank	1938
244 m	W	Unspecified Ground Workings	1886
246 m	W	Unspecified Depot	1970
246 m	W	Unspecified Depot	1985
246 m	W	Unspecified Depot	1988
248 m	E	Gasometers	1886
249 m	E	Unspecified Tanks	1921
250 m	E	Unspecified Tanks	1921

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Distance	Direction	Use	Date
0	on site	Tanks	1885
0	on site	Tanks	1885
46 m	W	Unspecified Tank	1938
130 m	N	Unspecified Tank	1916
179 m	SE	Tanks	1997
182 m	SE	Tanks	1980
182 m	SE	Tanks	1989
216 m	E	Gas Works	1885
218 m	SE	Tanks	1904
218 m	E	Gasholder Station	1971
219 m	SE	Tanks	1916
220 m	E	Gas Holder Station	1980
220 m	E	Gas Holder Station	1989
221 m	E	Gas Works	1904
231 m	E	Unspecified Tank	1997
232 m	E	Unspecified Tank	1957



Groundsure
LOCATION INTELLIGENCE



Date:
Reference:
Your reference:

19 March 2025
Sample_Screening
Sample_Screening

Grid reference:
Address:

123456 123456
Sample Site, Sample Street,
Anytown, UK

Screening



Distance	Direction	Use	Date
233 m	E	Unspecified Tank	1957
233 m	E	Gasholder	1971
233 m	E	Gas Holders	1980
233 m	E	Gas Holders	1989
233 m	E	Tanks	1938
248 m	E	Gasometers	1885

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Distance	Direction	Use	Date
21 m	W	Gas Governor	1980
21 m	W	Gas Governor	1989
27 m	W	Gas Governor	1997
32 m	S	Electricity Substation	1997
38 m	S	Electricity Substation	1980
38 m	S	Electricity Substation	1989
142 m	NW	Electricity Substation	1973
166 m	N	Electricity Substation	1992
167 m	N	Electricity Substation	1982
167 m	N	Electricity Substation	1988
167 m	N	Electricity Substation	1988
177 m	SW	Electricity Substation	1980
177 m	SW	Electricity Substation	1989
180 m	SW	Electricity Substation	1997
180 m	SW	Electricity Substation	1971
189 m	S	Electricity Substation	1997
190 m	S	Electricity Substation	1980
190 m	S	Electricity Substation	1989

Screening



Distance	Direction	Use	Date
191 m	S	Electricity Substation	1971
191 m	NW	Electricity Substation	1989
191 m	NW	Electricity Substation	1990
216 m	E	Gas Works	1885
218 m	E	Gasholder Station	1971
220 m	E	Gas Holder Station	1980
220 m	E	Gas Holder Station	1989
221 m	E	Gas Works	1904
233 m	E	Gasholder	1971
233 m	E	Gas Holders	1980
233 m	E	Gas Holders	1989
248 m	E	Gasometers	1885

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Distance	Direction	Use	Date
130 m	NE	Garage	1982
130 m	NE	Garage	1988
158 m	NE	Garage	1973

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land
Waste and landfill ?

Acceptable risk

The data summarised in this section relates to closed and active landfill sites in the area as well as any waste treatment or storage facilities. These land uses can cause significant ground contamination.

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Former landfill (from Local Authority and historical mapping records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Distance	Direction	Site Address	Source	Data Type
179 m	W	Refuse Tip	1964 mapping	Polygon
179 m	W	Refuse Tip	1964 mapping	Polygon



This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Distance	Direction	Details
110 m	NE	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1992 Further Details: N/A
167 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1965 Further Details: N/A
178 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1964 Further Details: N/A
203 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1982 Further Details: N/A
203 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1988 Further Details: N/A

Screening



Distance	Direction	Details
203 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1988 Further Details: N/A
203 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1973 Further Details: N/A
248 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1982 Further Details: N/A
248 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1988 Further Details: N/A
248 m	N	Type of Site: Scrap Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1988 Further Details: N/A

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Screening



Distance	Direction	Details		
149 m	W	Site Address: Accles And Pollock Playing Fields, Brades Rise, Tividale, Warley, West Midlands Waste Licence: - Site Reference: - Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: Gas control

This data is sourced from the Environment Agency/Natural Resources Wales.



Contaminated land

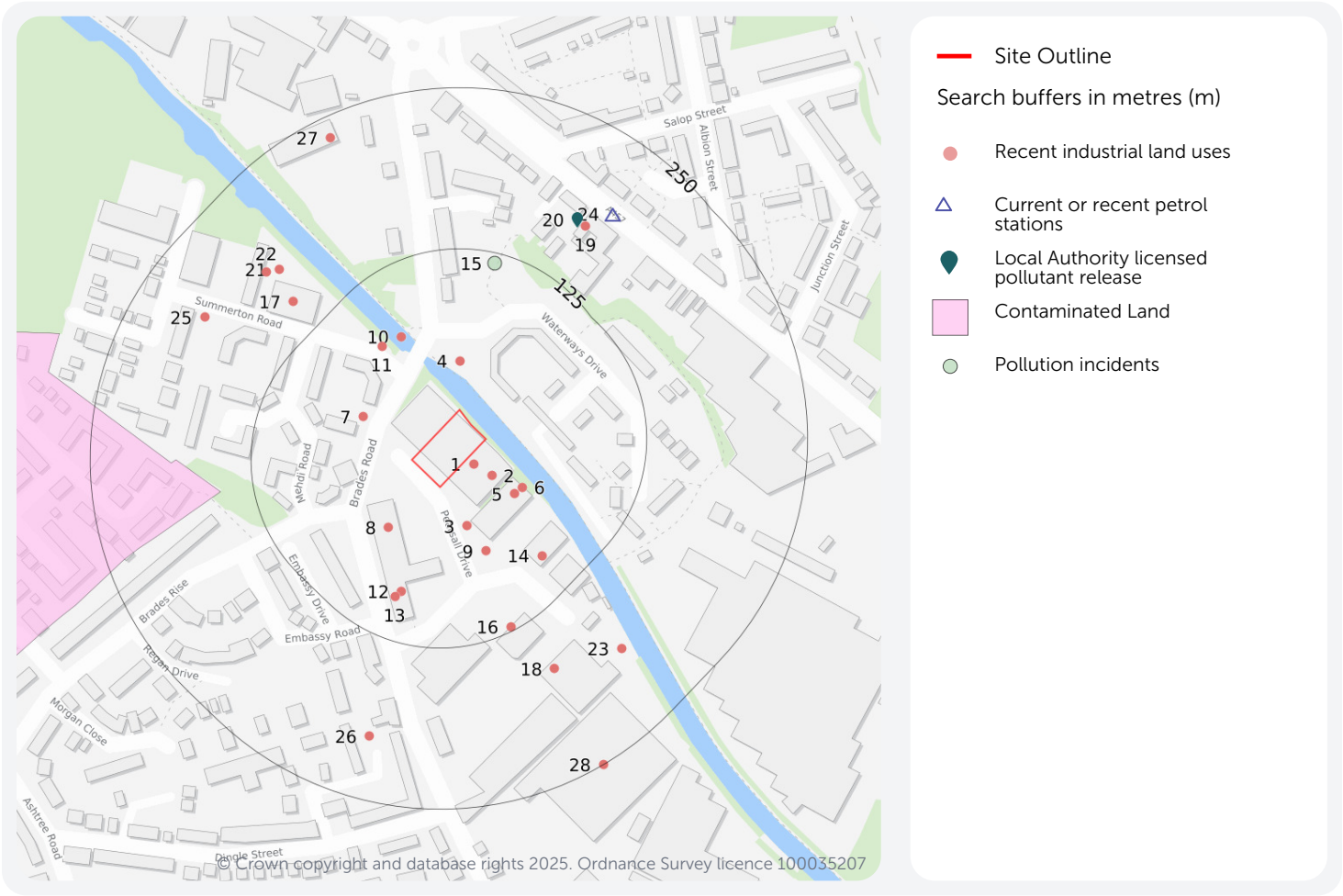
Current and recent land use ?

Acceptable risk with guidance

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

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Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
1	7 m	SE	Pegrex - Unit 1e, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
2	23 m	SE	W S T Commercial - Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Repair, Testing and Servicing	Repair and Servicing

Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	37 m	S	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
4	38 m	N	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
5	46 m	SE	Junction 2 Van Sales Ltd - Unit 2c, Pearsall Drive, Oldbury, West Midlands, B69 2RA	New Vehicles	Motoring
6	46 m	SE	junction2vansales.uk - Unit 2c, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Secondhand Vehicles	Motoring
7	50 m	W	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
8	51 m	SW	Tyres on the Drive - Unit 2, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Parts and Accessories	Motoring
9	61 m	S	Industrial Estate - West Midlands, B69	Business Parks and Industrial Estates	Industrial Features
10	73 m	NW	Gantry - West Midlands, B69	Travelling Cranes and Gantries	Industrial Features
11	78 m	NW	Mast - West Midlands, B69	Telecommunications Features	Infrastructure and Facilities
12	87 m	S	Fleetline Tyre Services - Unit 1, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Parts and Accessories	Motoring
13	87 m	S	Fire Protection Recycling - Unit 1, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Recycling, Reclamation and Disposal	Recycling Services
14	94 m	SE	Shocars - Unit 2f, Pearsall Drive, Oldbury, West Midlands, B69 2RA	New Vehicles	Motoring
16	122 m	S	Halfords Autocentre - Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	151 m	NW	Apex Machining Services - Summerton Road, Oldbury, West Midlands, B69 2EL	Precision Engineers	Engineering Services
18	167 m	SE	Taylor Special Steels Ltd - Taylor Stainless Steels, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
19	173 m	NE	Shell Sandwell Service Station - 200, Dudley Road East, Tividale, Oldbury, West Midlands, B69 3DS	Petrol and Fuel Stations	Road and Rail
21	177 m	NW	UK Labels - Euro Business Park, Summerton Road, Oldbury, West Midlands, B69 2EL	Office and Shop Equipment	Industrial Products
22	178 m	NW	Euro Business Park - West Midlands, B69	Business Parks and Industrial Estates	Industrial Features

Screening



ID	Distance	Direction	Company / Address	Activity	Category
23	189 m	SE	Tank - West Midlands, B69	Tanks (Generic)	Industrial Features
25	196 m	NW	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
26	201 m	S	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
27	233 m	N	Enterprise Rent-A-Car - 84-90, Brades Road, Oldbury, West Midlands, B69 2EP	Vehicle Hire and Rental	Hire Services
28	250 m	SE	Sytner Accident Repair Centre - Brades Road, Oldbury, West Midlands, B69 2HN	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

ID	Distance	Direction	Company	Address	Status
24	193 m	NE	SHELL	200, Dudley Road East, Oldbury, West Midlands, B69 3DS	Open

This data is sourced from Experian Catalyst.

Sites designated as Contaminated Land

If land has been designated as "Contaminated" (as defined under Part 2A of the Environmental Protection Act 1990) it means that the contamination caused significant harm or there was a significant risk of the contamination causing significant harm. However, it is possible that the land has been remediated to make the ground safe again.

Distance	Direction	Description	Location	Category	Year Identified	Date of Update
151 m	W	Currently undergoing voluntary remediation through the planning system. Remediation has yet to be finalised.	Brades Rise, Tividale, West Midlands	Contaminated Land	2001	15/02/2022

This data is sourced from Local Authorities.

Screening



Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
20	173 m	NE	SRF (786) Services Ltd t/a Sandwell Service Station, 200 Dudley Road East, Oldbury, West Midlands, B69 3DS	Sandwell Metropolitan Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
15	117 m	N	22/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste

This data is sourced from the Environment Agency/Natural Resources Wales.

Contaminated land

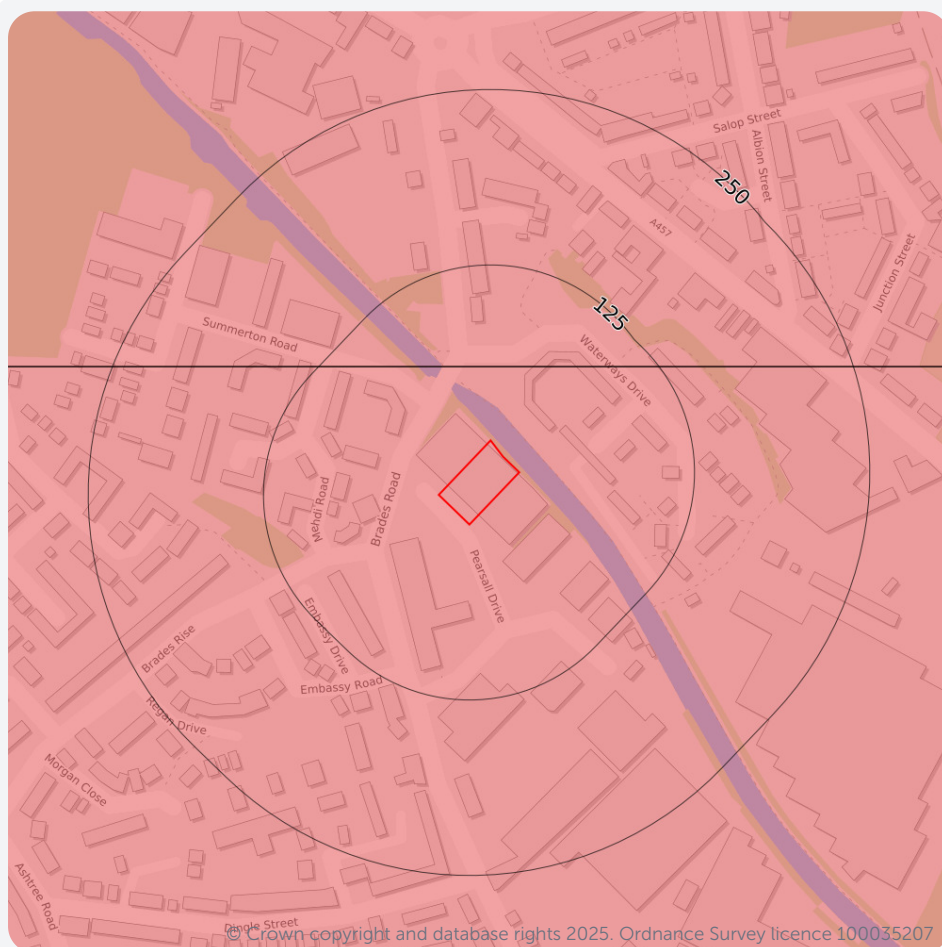
Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Waste and landfill](#) → [Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



Distance	Direction	Designation
0	on site	Secondary A
53 m	N	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ETRURIA FORMATION	ETM-MDSC	MUDSTONE, SANDSTONE AND CONGLOMERATE

This data is sourced from British Geological Survey.



Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

- Consultant's assessment →
- Past land use →
- Waste and landfill →
- Current/recent land use →
- Hydrogeology →
- Hydrology →



Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
11 m	NE	Name: Birmingham Canal Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.



Surface water abstractions

These are records of licences for water abstractions from the surface water features in the area. Abstractions of surface water can be for uses such as an industrial process that requires large amounts of water, irrigation and in some cases for drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	158 m	S	Licence No: MD/028/0008/018 Licence status: Active Use of water: Supply To A Canal For Throughflow Direct source: Surface Water Midlands Region Abstraction point: BRADES FEEDER Data type: Point	Annual volume (m³): - Max daily volume (m³): - Original start date: 26/09/2022 Expiry Date: 31/03/2038 Version start date: 26/09/2022 Version end date: -

This data is sourced from the Environment Agency/Natural Resources Wales.

Screening



Flooding

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

River and coastal flooding	Very Low	Past flood events	Not identified
Groundwater flooding	Negligible	Flood storage areas	Not identified
Surface water flooding	Negligible	Floodscore™ insurance rating	Very Low

National Planning Policy Framework (NPPF)

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

See overview

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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.

Next steps

Flooding

None required.



Ground stability

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Non-natural



Natural ground stability

Negligible-Very low

Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Non-natural ground stability ?

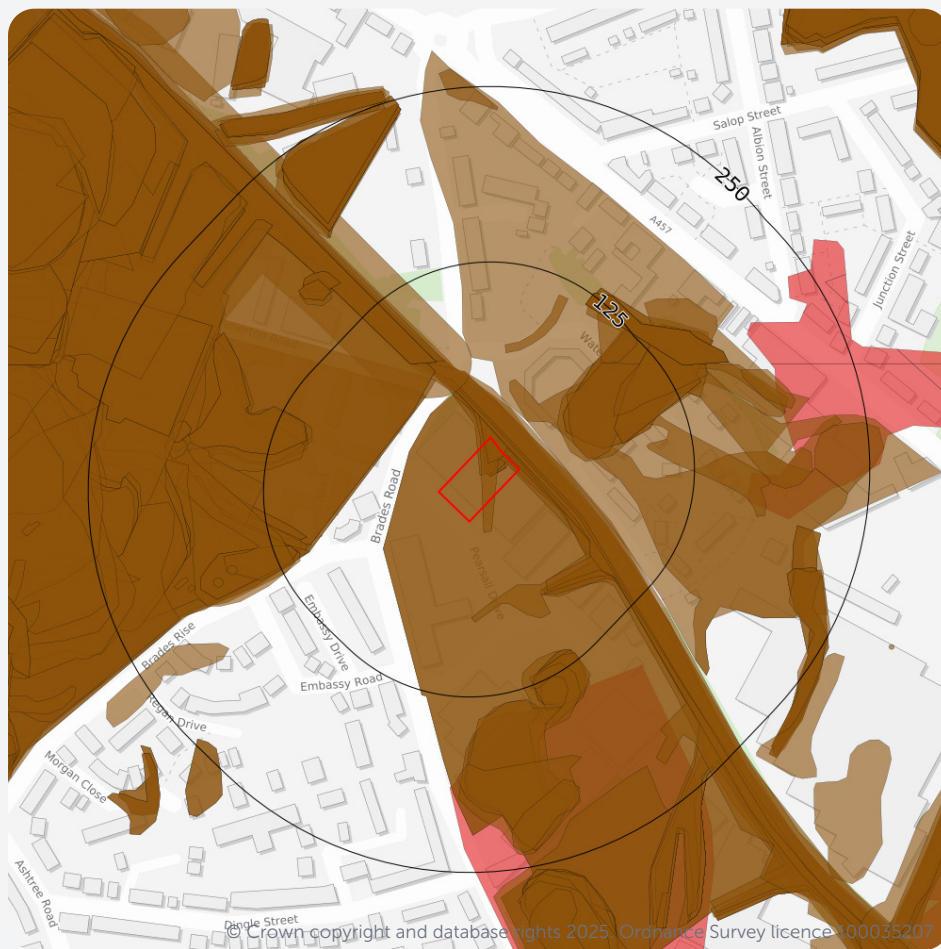
Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Non-natural](#) →



— Site Outline

Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Brick Works	1902
0	on site	Brick Works	1921
0	on site	Canal	1938
0	on site	Canal	1902
0	on site	Canal	1921
0	on site	Canal	1938
0	on site	Canal	1913
0	on site	Canal	1955
0	on site	Canal	1886
0	on site	Pond	1921
4 m	E	Canal	1968
5 m	N	Canal	1974
7 m	N	Canal	1992
9 m	N	Canal	1983

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Screening



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks →

Physical risks

Negligible



Transition risks

EPC found



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™
Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks → Flooding →

Ground stability → Transition risks →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of ‘moderate’ assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™
Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks →

Ground stability →

Flooding →

Transition risks →

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey

Screening



ClimateIndex™

Transition risks ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

✓ We have found an EPC relating to Sample Site, Sample Street, Anytown, UK
UPRN: 32068151

Current EPC rating

C | 71

Certificate date:
27th May 2024

Valid until:
26th May 2034

Property type:
General Industrial and Special Industrial Groups

Total floor area:
1754 sq m

A+ Under 0

Net zero CO2

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

How this property compares to others

A | 22

D | 90

Newly built

Older properties

You can visit gov.uk's [find an energy certificate](#) service to search for the EPC for more detail.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.




EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property

Recommendations	
1	Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.
2	Some walls have uninsulated cavities - introduce cavity wall insulation.
3	Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
4	Some solid walls are poorly insulated - introduce or improve internal wall insulation.
5	Consider switching from gas to biomass.
6	Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
7	Consider installing an air source heat pump.
8	Consider installing a ground source heat pump.
9	Consider installing building mounted wind turbine(s).
10	Consider installing solar water heating.
11	Consider installing PV.
12	In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
13	Consider replacing T8 lamps with retrofit T5 conversion kit.
14	Improve insulation on HWS storage.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#)  for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) .

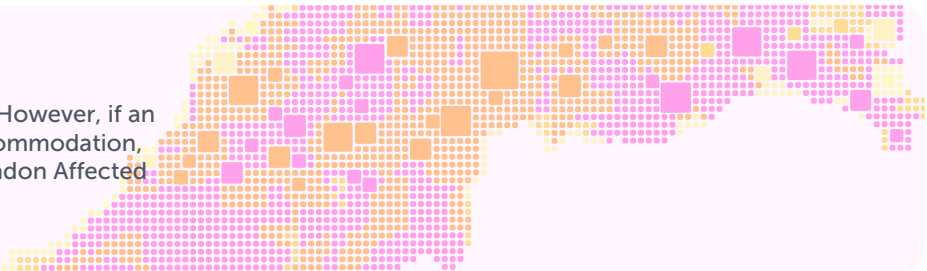
Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



Radon

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.



Next steps

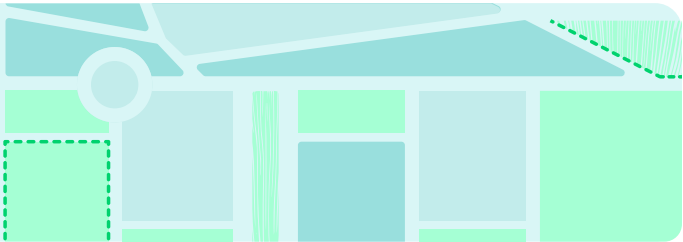
Radon
None required.



Planning constraints

Not identified

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.



Next steps

Planning constraints

None required.



Energy ?

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar → Energy →

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines

Identified



Planned single wind turbines

Identified



Existing wind turbines

Not identified

Proposed solar farms

Identified



Existing solar farms

Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations

Identified



Energy infrastructure

Identified



Projects

Not identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property



Next steps continued


Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm  for further information on the site

Energy

Wind and solar ?

Identified

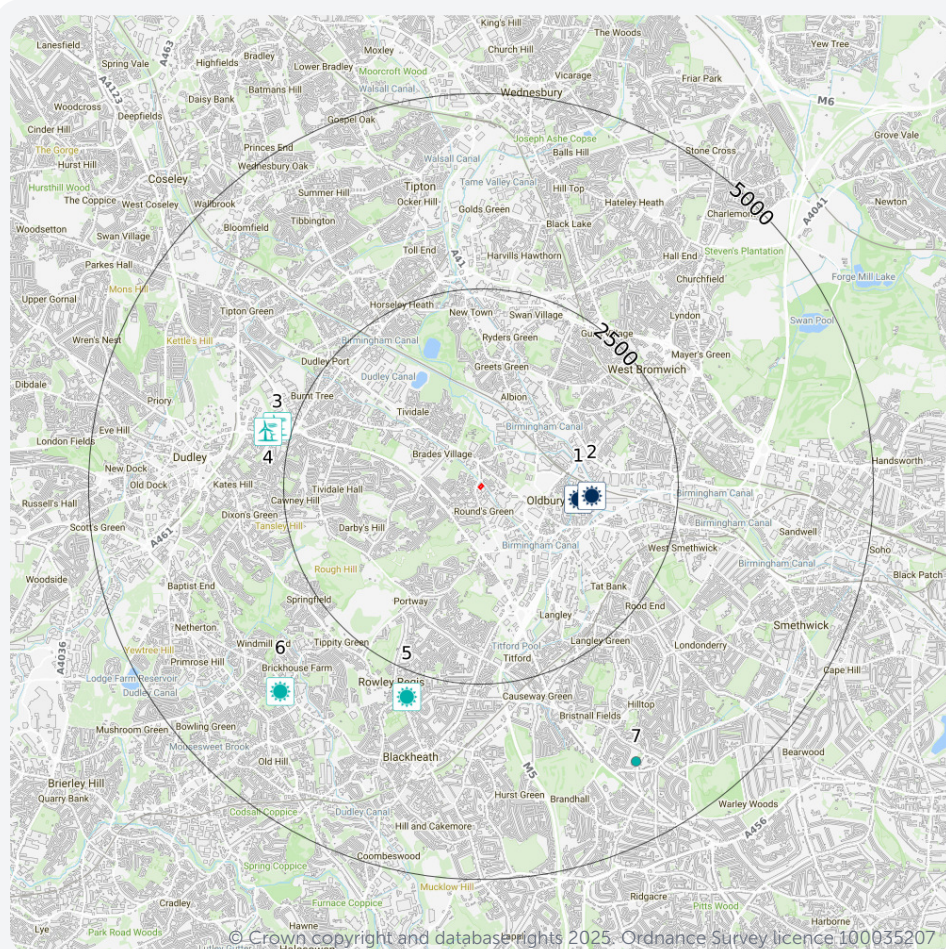
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

Screening



ID	Distance	Direction	Details
3	2-3 km	W	Site Name: Tesco Superstore, Town Gate Retail Park, Birmingham Road, Dudley, West Midlands, DY1 4RP Planning Application Reference: P07/2205 Type of Project: 2 Wind Turbines Application Date: 2007-11-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6 m high wind turbines (resubmission of approved). Approximate Grid Reference: 395572, 290689
4	2-3 km	W	Site Name: Tesco Superstore, Town Gate Retail Park, Birmingham Road, Dudley, West Midlands, DY1 4RP Planning Application Reference: P07/1681 Type of Project: 2 Wind Turbines Application Date: 2007-08-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 10.6m high micro wind turbines. Approximate Grid Reference: 395572, 290689

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
7	4-5 km	SE	Site Name: Bleakhouse Junior School, Bleakhouse Road, Oldbury, Sandwell, West Midlands, B68 9DS Planning Application Reference: DC/08/49218 Type of Project: Wind Turbine Application Date: 2008-02-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of micro wind turbine. Approximate Grid Reference: 400172, 286404

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Screening



Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	1-2 km	E	Broadwell Road - Solar Panels, Voestalpine Metsec Plc, Broadwell Road, Oldbury, B69 4HF	Contractor: Voestalpine Metsec Plc LPA Name: Sandwell Capacity (MW): 1	Application Date: 13/05/2022 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -
2	1-2 km	E	DPD Distribution Centre, GeoPost UK Limited Hub 3 Broadwell Road Oldbury B69 4DA, B69 4DA	Contractor: DPD LPA Name: Sandwell Capacity (MW): 1	Application Date: 27/11/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 10/01/2017

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
5	2-3 km	S	17 Park Avenue, Rowley Regis, B65 9ES	Applicant name: Mr Paul Clarke Application Status: Householder Application Date: 09/07/2015 Application Number: DC/15/58364	Proposed installation of ground mounted solar array to rear.
6	3-4 km	SW	8 Gawne Lane, Cradley Heath, B64 5QY	Applicant name: Mr Kevin Lotwick Application Status: Full (Major) Application Date: 17/12/2014 Application Number: DC/14/57772	Installation of 304 ground mounted solar photovoltaic panels.

This data is sourced from Serac Tech and Glenigan.

Energy

Energy infrastructure ?

Identified

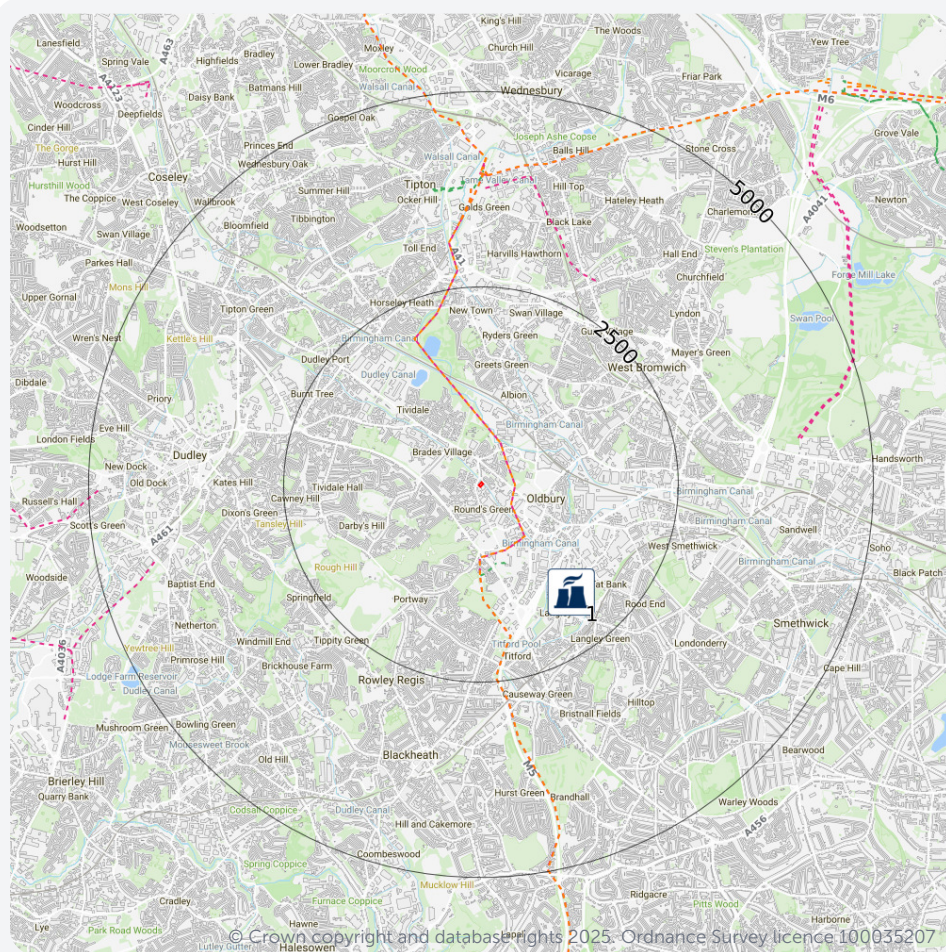
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

Back to section summary →

Wind and solar →

Energy →



— Site Outline

Search buffers in metres (m)



Power stations



Nuclear sites



Gas sites



Electricity substations



Energy development projects



Gas pipelines



Electricity Lines



Electricity Cable



Electricity transmission lines and pylons

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 378m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.



Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
----	----------	-----------	--------------	--------------------	-----------------------	---------------------	-----------------

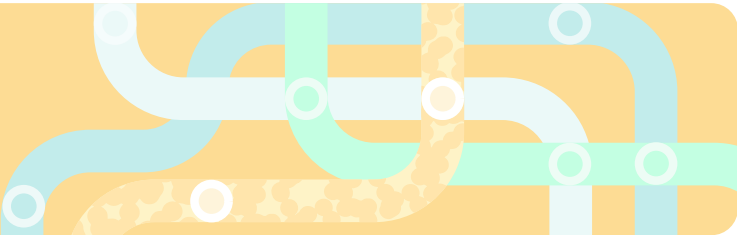
1	1-2 km	SE	Solvay Solutions UK Ltd	Oldbury	Combined Heat and Power	1.56	No Details
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This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Transportation ?

Identified

The property has been identified to lie within the search radius of one or more transportation features detailed below.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future. Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

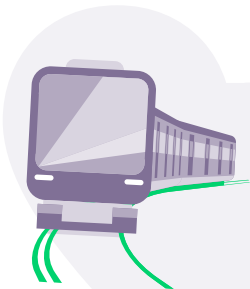
The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active railways and tunnels	Not identified
Historical railways and tunnels	Identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



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.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Contaminated Land	
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Identified
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
Proposed flood defences	Not identified
Surface water flood risk	Not identified

Screening



Flooding		Planning constraints	
Groundwater flooding	Not identified	Special Protection Areas (for birds)	Not identified
Ambiental FloodScore™ insurance rating	Not identified	National Nature Reserves	Not identified
Flood map for planning	Not identified	Local Nature Reserves	Not identified
		Designated Ancient Woodland	Not identified
Natural ground subsidence		Green Belt	Not identified
Natural ground subsidence	Not identified	World Heritage Sites	Not identified
Natural geological cavities	Not identified	Areas of Outstanding Natural Beauty	Not identified
		National Parks	Not identified
Non-natural ground subsidence		Conservation Areas	Not identified
Coal mining	Identified	Listed Buildings	Not identified
Non-coal mining areas	Identified	Certificates of Immunity from Listing	Not identified
Non-coal mining	Not identified	Scheduled Monuments	Not identified
Mining cavities	Not identified	Registered Parks and Gardens	Not identified
Infilled land	Identified		
Cheshire Brine	Not identified		
Climate change		Oil and gas	
Flood risk (5 and 30 Years)	Identified	Oil or gas drilling well	Not identified
Ground stability (5 and 30 Years)	Identified	Proposed oil or gas drilling well	Not identified
Complex cliffs	Not identified	Licensed blocks	Not identified
Projections with active management or intervention measures in place	Not identified	Potential future exploration areas	Not identified
Projections with no active management plan or intervention	Not identified		
Radon		Wind and solar	
Radon	Not identified	Wind farms	Not identified
		Proposed wind farms	Identified
		Proposed wind turbines	Identified
		Existing and agreed solar installations	Identified
		Proposed solar installations	Identified
Planning constraints		Energy	
Sites of Special Scientific Interest	Not identified	Electricity transmission lines and pylons	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified	National Grid energy infrastructure	Not identified
Special Areas of Conservation	Not identified	Power stations	Identified

Screening



Energy

Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Action required

Next steps

Groundsure recommends you contact the Contaminated Land Officer in the Environmental Health Department of the relevant Local Authority to enquire about the previous land use of concern in the area, as specified in the Consultant's assessment. Request written confirmation on whether the land has been designated as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990, and whether the Local Authority plans to take any further action. If further action is being considered, ask for details on the priority level assigned to this site and the anticipated timescale for investigation. Our experts can review the information from the Local Authority and, if appropriate, revise the report free of charge.

If speed is a priority, insurance might be the best option. Insurance cover should be checked with your broker to ensure it provides adequate cover for the risks identified. If you are considering this option you can contact Groundsure for further details.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.



Flooding

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Negligible

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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.

Next steps

Flooding

None required.



Groundsure
LOCATION INTELLIGENCE



Date:
Reference:
Your reference:

19 March 2025
Sample_Screening
Sample_Screening

Grid reference:
Address:

123456 123456
Sample Site, Sample Street,
Anytown, UK



Ground stability

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Identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider



ClimateIndex™

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Negligible

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.



Radon

Page 37 →

Passed

Next steps

Radon

None required.



Planning constraints

Page 38 →

Not identified

Next steps

Planning constraints

None required.



Energy

Page 39 →

Identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.


- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Next steps continued

Power stations

One or more Power Stations have been identified within 5km of the property.

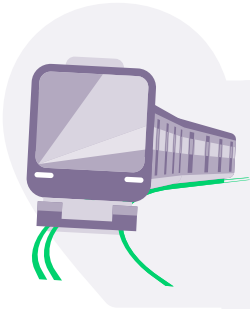
- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm  for further information on the site



Transportation

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Identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



Methodologies and limitations

Groundsure's methodologies and limitations are available here: 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 Screening report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference

Conveyancing Information Executive and our terms & conditions

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: 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

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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