

Sample Site, Sample Street, Anytown, UK

## **Professional opinion**



#### **Contaminated Land**

Moderate-High: Action Required

page 10 >



## **Flooding**

**Low-Moderate** 

page 25 >

Consultant's guidance and recommendations inside.



## **Ground Stability**

Identified

page 32 >



#### Radon

**Passed** 



### Energy

**Identified** 

page 37 >



## **Planning Constraints**

**Identified** 

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# Transportation Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

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#### **Physical risks**

ClimateIndex<sup>™</sup> projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see **page 6** > for details and guidance.

5 years



Minor to moderate risk

30 years



Severe risk predicted

#### **Transition risks**

ClimateIndex<sup>™</sup> covers transition risks including energy efficiency. Please see <u>page 8</u> > for details.

## **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**





Ref: Sample\_Screening Your ref: GS-TEST Grid ref: 123456 123456

**Date**: 20 February 2024







## **Site Plan**



## **Useful contacts**

Wealden District Council: http://www.wealden.gov.uk/ ↗ info@wealden.gov.uk 7 01323 443 322

**Environment Agency National Customer** Contact Centre (NCCC): enquiries@environment-agency.gov.uk 7 03708 506 506

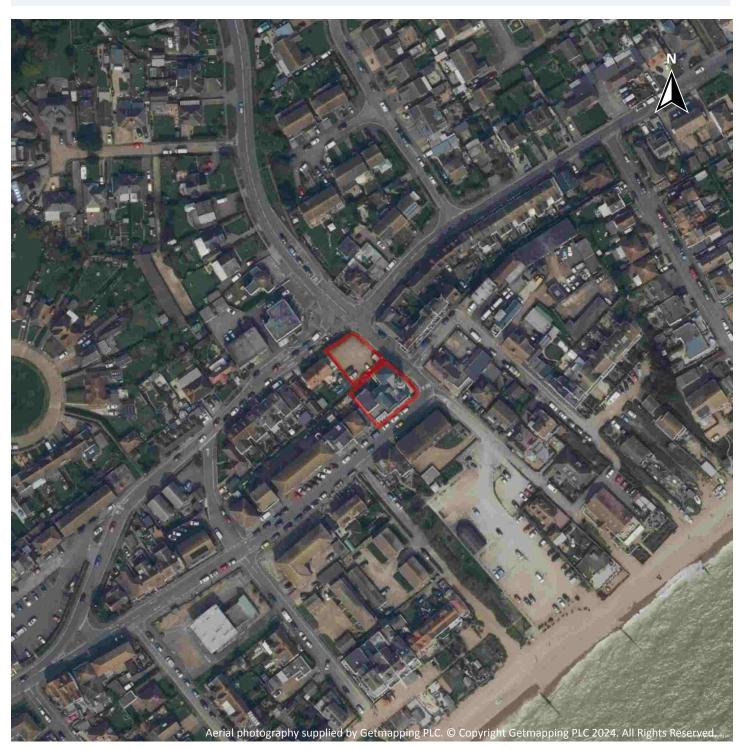
Contact us with any questions at:

01273 257 755



## **Recent aerial photograph**





Contact us with any questions at:

info@groundsure.com ↗

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Capture Date: 17/04/2022

Site Area: 0.08ha







## Overview of findings and recommendations



### **Contaminated Land**

## **Moderate-High risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

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

More information on page 10 >



## **Flooding**

#### Low-Moderate risk

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 advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/297421/ flho0911bugi-e-e.pdf ↗

### 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.

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More information on page 25 >



**Identified** 





- 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

More information on page 32 >

### Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.



**Identified** 

### Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

#### Wind

- 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

More information on page 37 >



Ref: Sample\_Screening Your ref: GS-TEST Grid ref: 123456 123456

(5)



## ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. 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. ClimateIndex™ provides ratings that indicate potential physical risks (loss and damage to property) and how these give rise to transition risks such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.



ClimateIndex™

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding	Negligible	Negligible
River flooding	Negligible	Negligible
Coastal flooding	High	High
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	High
Coastal erosion - complex cliffs	Negligible	Negligible

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In 30 years time your property has a ClimateIndex™ rating of F: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be significantly affected. In turn, this may impact upon the property's resale value. Projections may show that the property could also become uninhabitable in a worse case scenario.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Investigate the possibility of obtaining parametric insurance or business interruption insurance;
- Sign up for flood warnings  $\nearrow$  provided by the government;
- Look into the various forms of flood <u>resistance</u> ✓ and <u>resilience</u> ✓ measures that will help protect your property in the event of a flood.

Climate change is expected to cause more frequent and more extreme erosion events over time. Buying a property in very close proximity to a vulnerable coastal area may have a significant impact on the availability of both a mortgage and insurance for the property. In worst case scenarios the property may even become uninhabitable in the near future.

For more information about the potential risk to your property, we recommend:

- Investigating the Shoreline Management Plan 7 for the area for further details on sea defences and maintenance;
- Taking into account that essential infrastructure in proximity to the property (roads, paths, utilities etc) may be impacted by coastal erosion, which could in turn restrict access and full use of the property.

For further details on flood risk see page 31 > and for further details on natural ground instability and coastal erosion see page 35 >.

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### ClimateIndex™ 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 not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found here ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's <a href="Find an energy certificate">Find an energy certificate</a> <a href="#">¬ service to search for the EPC for more detail;</a>
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

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.

### Leasing and energy efficiency regulations

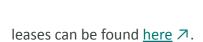
Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

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  $\nearrow$  for more detail on the types of exemptions available and how to register for them.

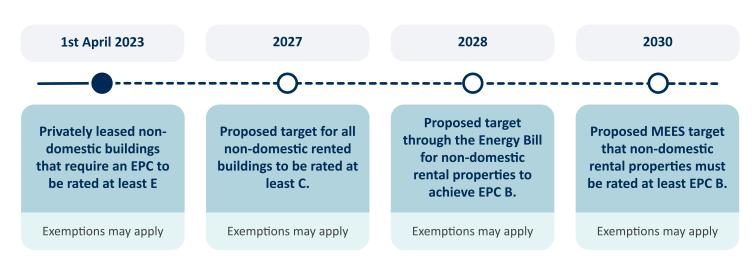
Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green







Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:



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## **Contaminated land liability**

## **Moderate-High risk**

### Summary

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

**Past Land Use** Moderate-High **Waste and Landfill** Low **Current and Recent Industrial** Low

### **Next steps**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

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

### Jump to

Consultant's Assessment >

Past land use >

Current and recent industrial >

Superficial hydrogeology >

Bedrock hydrogeology >

Hydrology >

Skip to next section: Flooding >

You can find our methodology and list of limitations on page 51 >

### Consultant's assessment

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. Please see page 4 > for further advice.

## Current and proposed land use

### **Current land use**

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

#### **Proposed land use**

Groundsure has been advised that the property will be used for residential purposes.







### Historical land use

#### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

Potentially contaminative land uses of minor 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.

### 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**

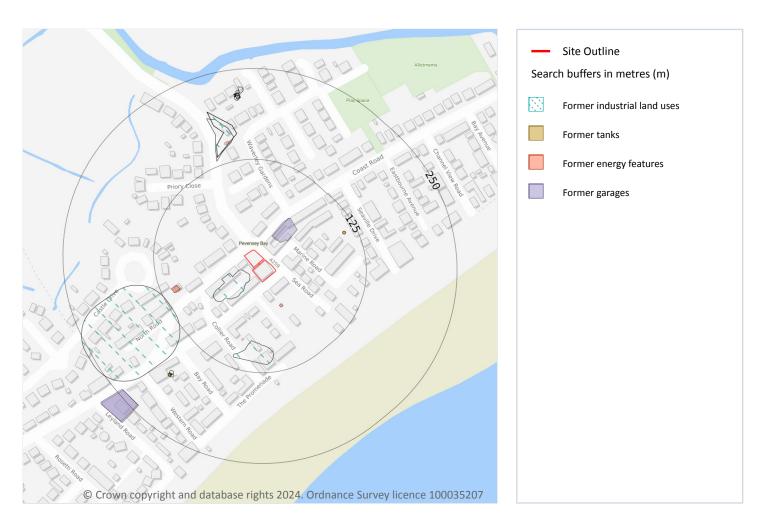


			_
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	1	14
Former tanks	0	0	6
Former energy features	0	3	7
Former petrol stations	0	0	0
Former garages	0	3	4
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	5
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
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	0



## Contaminated land / Past land use





### 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.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
7 m	SW	Unspecified Heap	1875
82 m	S	Unspecified Heap	1875
122 m	SW	Pump House	1908
132 m	N	Unspecified Heap	1957
137 m	N	Unspecified Heap	1938





Distance	Direction	Use	Date
137 m	N	Unspecified Heap	1938
174 m	SW	Unspecified Tank	1938
177 m	SW	Unspecified Tank	1925
207 m	N	Unspecified Tank	1957
209 m	N	Unspecified Tank	1908
209 m	N	Unspecified Tank	1925
209 m	N	Unspecified Tank	1937
211 m	N	Unspecified Tank	1957
214 m	N	Unspecified Tank	1938
217 m	N	Unspecified Tank	1898

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.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
105 m	Е	Unspecified Tank	1927
178 m	SW	Unspecified Tank	1910
178 m	SW	Unspecified Tank	1927
213 m	N	Unspecified Tank	1899
213 m	N	Unspecified Tank	1910
213 m	N	Unspecified Tank	1927

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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.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
39 m	SE	Gas Governor	1987
39 m	SE	Gas Governor	1989
39 m	SE	Gas Governor	1989
81 m	S	Electricity Substation	1974
98 m	W	Electricity Substation	1975
100 m	W	Electricity Substation	1987
100 m	W	Electricity Substation	1989
100 m	W	Electricity Substation	1989
150 m	N	Electricity Substation	1987
150 m	N	Electricity Substation	1975

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.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
30 m	N	Garage	1987
31 m	NE	Garage	1962
31 m	NE	Garage	1975
241 m	SW	Garage	1961
241 m	SW	Garage	1974
241 m	SW	Garage	1989
241 m	SW	Garage	1989

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This data is sourced from Ordnance Survey/Groundsure.



Grid ref: 123456 123456



## Contaminated land / Current and recent industrial





### **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.

Please see page 4 > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	40 m	SE	Gas Governor Station - East Sussex, BN24	Gas Features	Infrastructure and Facilities
2	70 m	S	J S Gedge - 3 Pevensey Court Shops, Eastbourne Road, Pevensey Bay, East Sussex, BN24 6EX	New Vehicles	Motoring
					-

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ID	Distance	Direction	Company / Address	Activity	Category
4	94 m	W	Electricity Sub Station - East Sussex, BN24	Electrical Features	Infrastructure and Facilities
5	104 m	NE	Tec Automotive - Bay Works, Marine Road,	Vehicle Repair, Testing and	Repair and Servicing
	101111	.,,	Pevensey Bay, East Sussex, BN24 6EG	Servicing	

#### This data is sourced from Ordnance Survey.

#### **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.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
7	163 m	Е	13/06/2001	Category 3 (Minor)	Category 3 (Minor)	Other Contaminated Water
8	163 m	Е	13/06/2001	Category 3 (Minor)	Category 3 (Minor)	Other Contaminated Water

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



## Superficial hydrogeology





## Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial 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.

**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.





Distance	Direction	Designation
0	on site	Secondary A
4 m	NW	Secondary Undifferentiated
174 m	SE	Secondary Undifferentiated

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

### Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

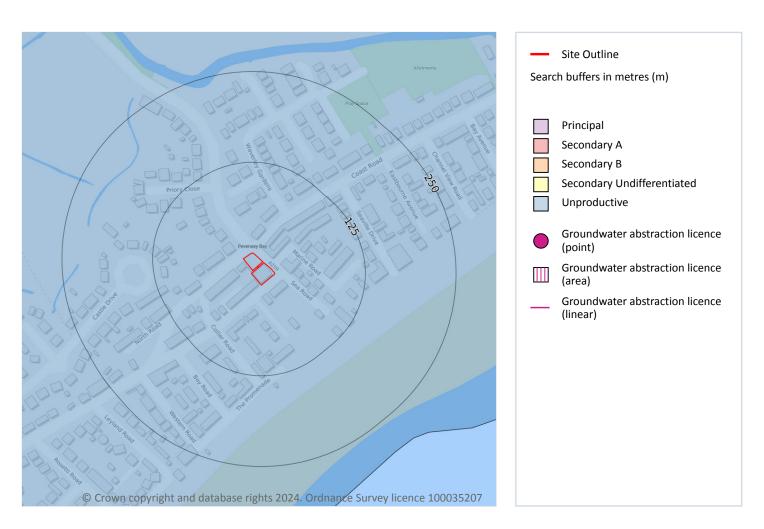
Description	BGS LEX Code	Rock Type
STORM BEACH DEPOSITS	STOB-V	GRAVEL

This data is sourced from British Geological Survey.



## **Bedrock hydrogeology**





## 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.





Sample Site, Sample Street, Anytown, UK

# Screening

Distance	Direction	Designation
0	on site	Unproductive

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
WEALD CLAY FORMATION	WC-MDST	MUDSTONE

This data is sourced from British Geological Survey.



## **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
202 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
227 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Ref: Sample\_Screening Your ref: GS-TEST

Grid ref: 123456 123456





Distance	Direction	Details
232 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
248 m	N	Name: Salt Haven Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





## **Flooding**

### Low-Moderate risk

### **Summary**

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on page 51 >.

River and Coastal Flooding

Groundwater Flooding

Surface Water Flooding

Negligible

FloodScore™ insurance rating
Past Flooding
Flood Storage Areas
NPPF Flood Risk Assessment

required if site redeveloped?

Negligible
High
Not identified
Not identified
Yes

### **Next steps**

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 advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/297421/flho0911bugi-e-e.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/297421/flho0911bugi-e-e.pdf</a>

## **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.

### Jump to

Risk of flooding from rivers and the sea >

Flood defences >

Groundwater flooding >

Ambiental FloodScore™ insurance rating >

Flood map for planning >

Flood risk (5 and 30 years) >

Skip to next section: Environmental >

You can find our methodology and list of limitations on page 51 >



## **Flooding** / Risk of flooding from rivers and the sea





### Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page page 51 > for explanation of the levels of flood risk.

Contact us with any questions at:

info@groundsure.com ↗

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Please see page 4 > for further advice.

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





## Flooding / Flood defences



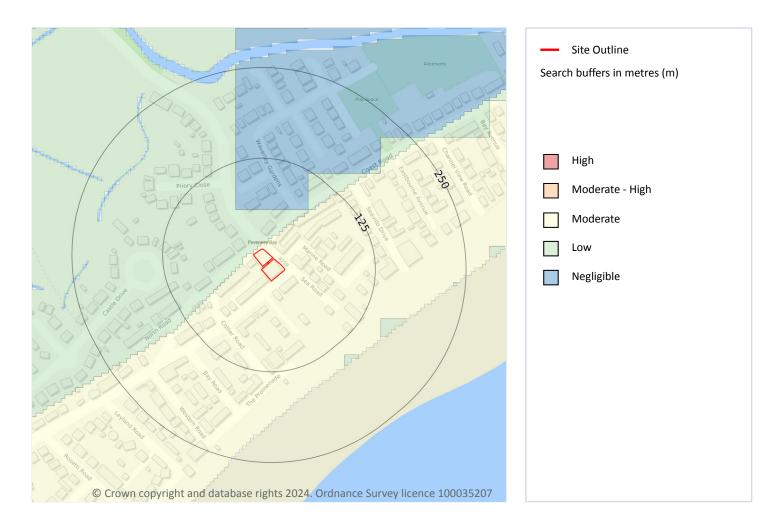
#### **Flood defences**

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see <u>page 4</u> > for further advice.

## Flooding / Groundwater flooding





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.

Some of the responses contained in this report are based on data and information provided by the Natural

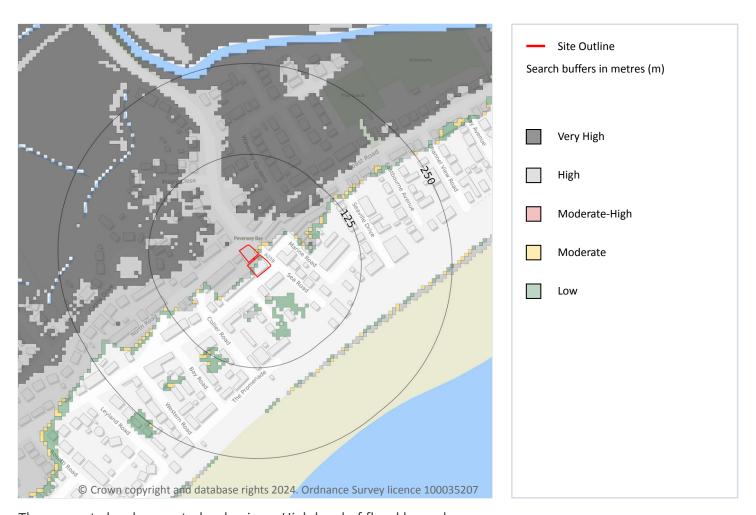




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## Flooding / Ambiental FloodScore™ insurance rating





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.

## Flooding / Flood map for planning





The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

**Zone 1** – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

**Zone 2** – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

**Zone 3 (or Zone 3a)** – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

**Zone 3b** – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.







Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 3

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



## Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	High	Negligible	High	Negligible
RCP 2.6 0.9-2.3°C	2055	High	Negligible	High	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	High	Negligible	High	Negligible
RCP 4.5 1.7-3.2°C	2055	High	Negligible	High	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	High	Negligible	High	Negligible
RCP 8.5 3.2-5.4°C	2055	High	Negligible	High	Negligible

This data is sourced from Ambiental Risk Analytics.





Sample Site, Sample Street, Anytown, UK

# Screening



## **Environmental**

## **Identified**



## **Ground stability**

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

Please see page 33 > for details of the identified issues.

**Natural Ground Stability Non-Natural Ground Stability** 

**Moderate-High Identified** 



### Radon

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.

Not in a radon affected area

### Next steps

### **Ground stability**

The property is indicated to lie within an area that could be affected by natural ground subsidence, 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

### Jump to

Natural ground subsidence >

Non-natural ground subsidence >

Natural ground instability (5 and 30 Years) >

Coastal erosion - undefended >

Skip to next section: Energy >

You can find our methodology and list of limitations on page 51 >



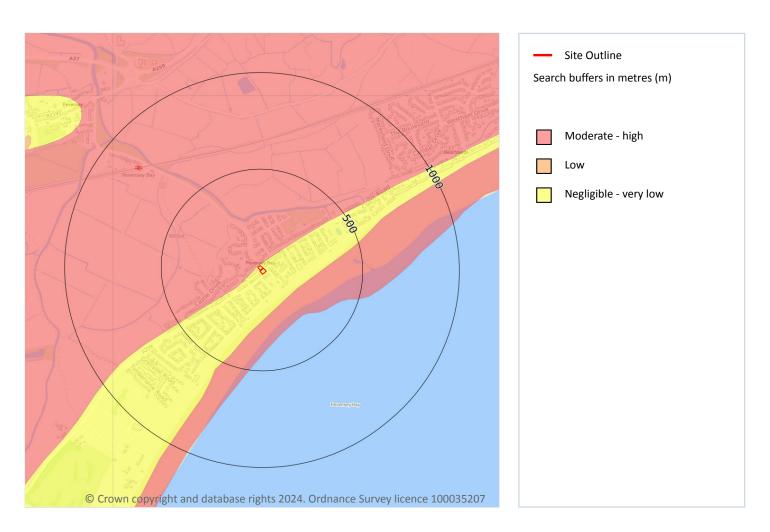
Contact us with any questions at: 01273 257 755 Grid ref: 123456 123456

Ref: Sample\_Screening Your ref: GS-TEST



## **Ground stability** / Natural ground subsidence





### Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

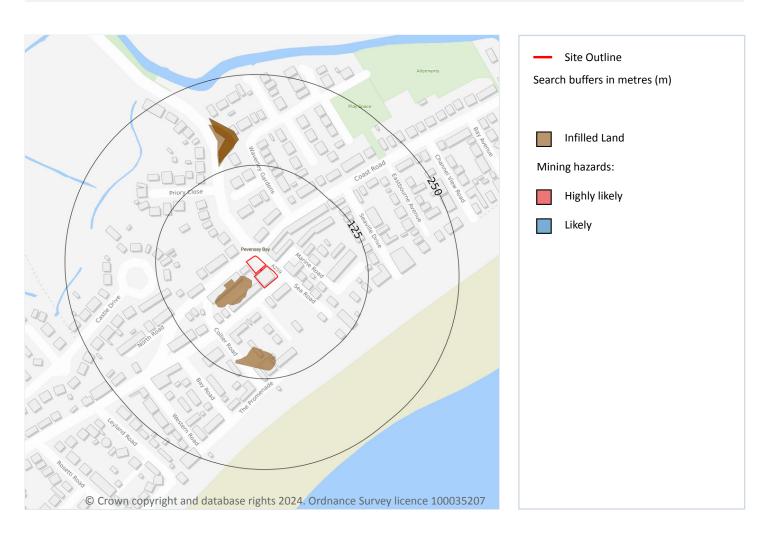
Please see <u>page 4</u> > for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



## **Ground stability** / Non-natural ground subsidence





#### Infilled land

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

Please see page 4 > for further advice.

Distance	Direction	Use	Date
7 m	SW	Unspecified Heap	1875



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.

## Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in 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 will result in higher temperature and therefore likely 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, it is only available for RCP8.5 (the 'worst case' climate scenario).

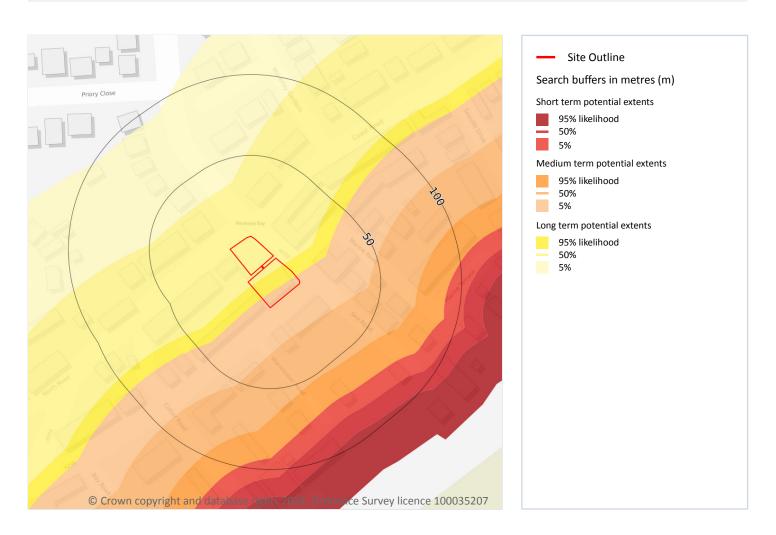
Temp increase range	Year	Wet scenario	Average rainfail	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.



## Climate change / Coastal erosion - un-defended





### Projections with no active intervention

There is a 5% chance the property will be impacted by coastal erosion in the medium term with no intervention measures in place.

This is the scenario with the highest likelihood of impacting the property, as projected within the National Coastal Erosion Risk Mapping (2018-2021) (NCERM) when modeled with no active intervention in place.

NCERM shows potential erosion extents from the coastal baseline for three time periods (0 - 20 years, 20 - 50 years and 50 - 100 years), and to three degrees of likelihood (95%, 50% and 5%).

If applicable, potential extents and impact with planned active intervention can be found in the 'Coastal erosion - defended' section.

This data is sourced from the Environment Agency and Natural Resources Wales NCERM database.





# Screening



## **Energy**

### Identified



### Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see page 4 > for further advice. Additionally, see page 39 > for details of the identified issues.

Oil and gas areas Not identified Oil and gas wells **Identified** 



### Wind and Solar

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

Please see page 4 > for further advice. Additionally, see page 41 > for details of the identified issues.

**Planned Multiple Wind Identified Turbines** 

**Planned Single Wind Turbines Identified Existing Wind Turbines Identified Proposed Solar Farms** Not identified Not identified **Existing Solar Farms** 



### **Energy**

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

**Power stations Energy Infrastructure Projects** 

Not identified Not identified Not identified

### Next steps

### Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

#### Wind

Existing or proposed wind installations have been identified within 10km.

Ref: Sample\_Screening Grid ref: 123456 123456



# Screening

- 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

#### Jump to

Oil and gas >

Wind and solar >

Skip to next section: Transport >

You can find our methodology and list of limitations on page 51 >

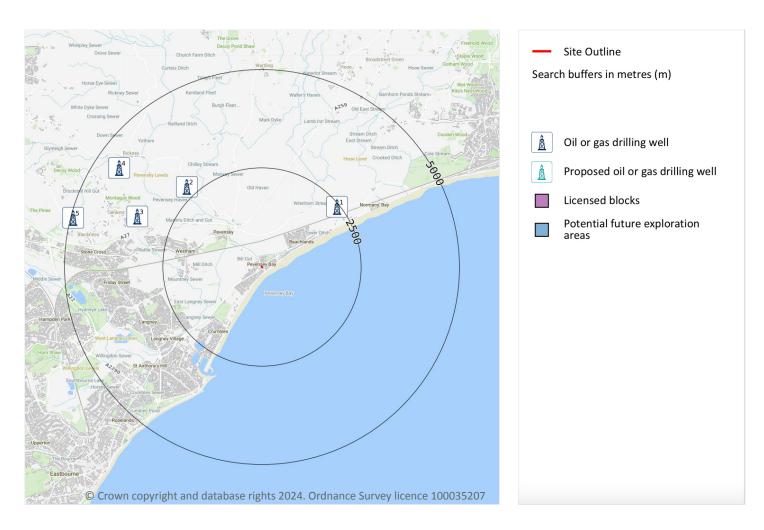
Grid ref: 123456 123456

Contact us with any questions at:



## Energy / Oil and gas





### Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	2-3 km	NE	Site Name: PEVENSEY G8 (ROCKHOUSE BANK) Operator: D'ARCY EXPLORATION CO LTD Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L100/07- 3 Licence Number: A12 Date of first drilling: 22/04/1936 Date of well completion: 27/04/1936 Licence Expiry: 27/04/1941



ID	Distance	Direction	Details	
2	2-3 km	NW	Site Name: PEVENSEY G1 (CHILLEY) Operator: D'ARCY EXPLORATION CO LTD Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L100/07- 1 Licence Number: A12 Date of first drilling: 01/04/1936 Date of well completion: 05/04/1936 Licence Expiry: 03/04/1941
3	3-4 km	W	Site Name: PEVENSEY  1 Operator: D'ARCY EXPLORATION CO LTD Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L100/07- 4 Licence Number: A12 Date of first drilling: 18/01/1938 Date of well completion: 15/03/1938 Licence Expiry: 15/03/1943
4	4-5 km	NW	Site Name: PEVENSEY G4 (RICKNEY) Operator: D'ARCY EXPLORATION CO LTD Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L100/02- 6 Licence Number: A12 Date of first drilling: 14/04/1936 Date of well completion: 17/04/1936 Licence Expiry: 17/04/1941
5	4-5 km	W	Site Name: WESTHAM  1 Operator: CAMBRIAN EXPLORATION LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L100/07- 5 Licence Number: PL111 Date of first drilling: 07/06/1963 Date of well completion: 24/06/1973 Licence Expiry: 24/06/1978

Contact us with any questions at:

 $\underline{info@groundsure.com} \nearrow$ 

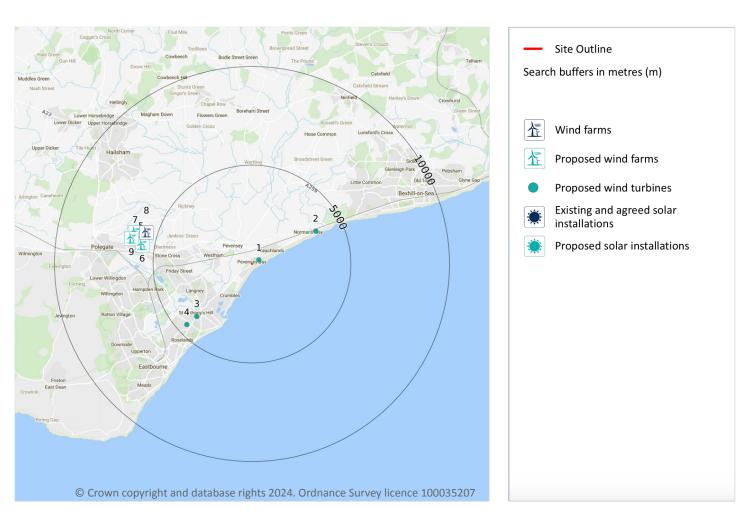
01273 257 755

This data is sourced from the North Sea Transition Authority (NSTA).



### **Energy** / Wind and solar





#### Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
8	5-6 km	W	Site Name: Shepham Lane (Resubmission), Polegate, South East Operator Developer: Regeneco Status of Project: Operational	Type of project: Onshore Number of Turbines: 3 Turbine Capacity: 2.5MW Total project capacity: 7.5 Approximate Grid Reference: 560052, 105565

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.



Ref: Sample\_Screening Your ref: GS-TEST



#### **Proposed wind farms**

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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	
5	5-6 km	W	Site Name: Land Off, Shepham Lane, North of A27, Polegate, East Sussex, BN26 Planning Application Reference: WD/2013/0346/MEA Type of Project: 3 Wind Turbines	Application Date: 2013-02-21 Planning Stage: Plans Appr on Appeal Project Details: Scheme comprises construction of three wind turbines, on site access tracks, temporary site access from A27, site access from Hailsham Road, 1 site substation and control building, on site underground cabling. Approximate Grid Reference: 560141, 105397
6	5-6 km	W	Site Name: Land off, north of A27, Hailsham Road/Shepham Lane, Stone Cross, Pevensey, Polegate, East Sussex, BN24 5BT Planning Application Reference: RR/2013/427/NA Type of Project: 3 Wind Turbines	Application Date: 2013-02-27 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of 3 wind turbines, on site access tracks, temporary site access from A27, site access from hailsham road, 1 site substation and control building, on site underground cabling. Approximate Grid Reference: 560141, 105397
7	5-6 km	W	Site Name: Land Off, North Of A27 Shepham Lane, Stone Cross, Pevensey, East Sussex, BN24 5BT Planning Application Reference: RR/2012/1192/NA Type of Project: 5 Wind Turbines	Application Date: 2012-06-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 5 wind turbines, on-site access tracks, temporary site access from A27, site access from hailsham road, one site substation and control building, one permanent meteorological mast and on-site underground cabling. Approximate Grid Reference: 560150, 105800



ID	Distance	Direction	Details	
9	5-6 km	W	Site Name: Land Off, North Of A27 Hailsham Road/Shepham Lane, Stone Cross, Pevensey, Polegate, East Sussex, BN24 5BT Planning Application Reference: WD/2011/2137/MEA Type of Project: 5 Wind Turbines	Application Date: 2011-10-14 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 5 wind turbines each with a capacity up to 2.5 MW (total of 12.5 MW) and height up to 126.25m to blade tip, on-site access tracks, temporary site access from a27, site access from Hailsham Road, one site substation and co Approximate Grid Reference: 560023, 105784

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m 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	
1	384 m	NE	Site Name: Department Of Environment Coast Road, Pevensey Bay, Pevensey, East Sussex, BN24 6ND Planning Application Reference: WD/2009/0858/F Type of Project: Wind Turbine	Application Date: 2009-04-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of wind turbine. Approximate Grid Reference: 566122, 104290
2	3-4 km	NE	Site Name: Deloram Normans Bay, Pevensey, East Sussex, BN24 6PU Planning Application Reference: RR/2011/966/P Type of Project: Wind Turbine	Application Date: 2011-05-12 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a single 15kw wind turbine on a 15m high monopole at deleram, normans bay. Approximate Grid Reference: 569000, 105770



Ref: Sample\_Screening Your ref: GS-TEST Grid ref: 123456 123456

Contact us with any questions at:





ID	Distance	Direction	Details	
3	3-4 km	SW	Site Name: 2 St. Anthonys Avenue, Eastbourne, Eastbourne, East Sussex, BN23 6LB Planning Application Reference: EB/2008/0126 Type of Project: House & Wind Turbine	Application Date: 2008-02-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two-storey extension and internal alterations and works to provide integral garage and ground floor washing facility, with enlarged bedroom 3 over and wind turbine to Approximate Grid Reference: 562970, 101447
4	4-5 km	SW	Site Name: Tesco Plc 21 Lottbridge Drove, Eastbourne, East Sussex, BN23 6QD Planning Application Reference: EB/2008/0722 Type of Project: Wind Turbine	Application Date: 2008-10-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one 10.6 metre high micro wind turbine and associated works for a period of 15 years. Approximate Grid Reference: 562463, 101023

This information is derived from planning data supplied by 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.





### **Transport**

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### 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
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Not identified
Not identified



## **Other Railways**

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

01273 257 755

Active Railways and Tunnels	Not identified
Historical Railways and	Not identified
Tunnels	
Railway and Tube Stations	Not identified
Underground	Not identified



# Screening



## **Planning**

**Identified** 

### **Summary**

Protected areas have been identified within 250 metres of the property.

Please see page 47 > for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Identified
Areas

#### Jump to

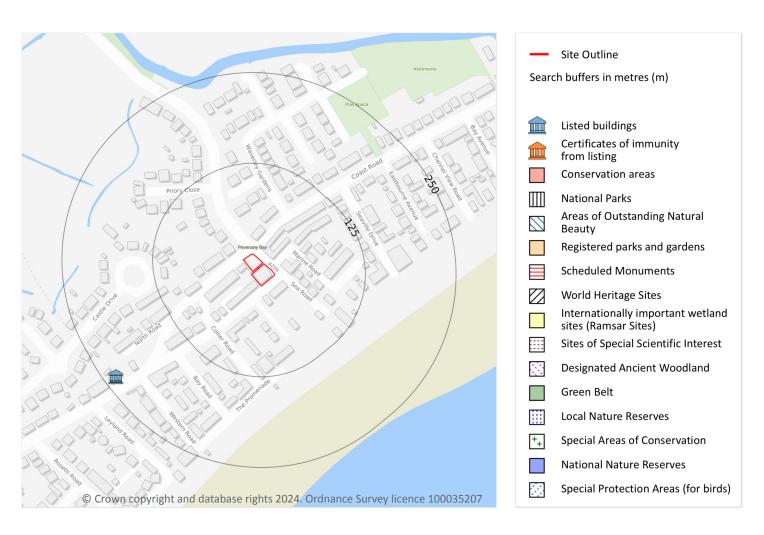
Planning constraints >

You can find our methodology and list of limitations on page 51 >



### **Planning constraints**





### **Listed Buildings**

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
234 m	SW	The Castle Inn	II	1043082	12/08/1981

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

This data is sourced from Historic England. For more information please see https://historicengland.org.uk/listing/the-list/ <a> <a href="https://historicengland.org.uk/listing/the-list/">https://historicengland.org.uk/listing/the-list/</a> <a href="https://historicengland.org/">https://historicengland.org/</a> <a href="https://



Ref: Sample\_Screening Your ref: GS-TEST



### **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)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land				
Dangerous industrial substances (D.S.I. List 1)	Not identified			
Dangerous industrial substances (D.S.I. List 2)	Not identified			
Pollution incidents	Identified			
Superficial hydrogeology				
Aquifers within superficial geology	Identified			
Superficial geology	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	Not identified			
Flooding				



Flanding		O'll and and		
Flooding		Oil and gas		
Flood storage areas: part of floodplain	Not identified	Oil or gas drilling well	Identified	
Historical flood areas	Not identified	Proposed oil or gas drilling well	Not identified	
Areas benefiting from flood defences	Not identified	Licensed blocks	Not identified	
Flood defences	Identified	Potential future exploration areas Not identified		
Proposed flood defences	Not identified	Wind and solar		
Surface water flood risk	Not identified	Wind farms Identified  Proposed wind farms Identified		
Groundwater flooding	Identified			
Climate change		Proposed wind turbines	Identified	
Flood risk (5 and 30 Years)	Identified	Existing and agreed solar installations	Not identified	
Natural ground instability (5 and 30 Years)	Identified	Proposed solar installations	Not identified	
Network and only obtained		Energy		
Natural ground subsidence		Electricity transmission lines and pylons	Not identified	
Natural ground subsidence	Identified	National Grid energy infrastructure	Not identified	
Natural geological cavities	Not identified	Power stations	Not identified	
Non-natural ground subsidence		Nuclear installations	Not identified	
Coal mining	Not identified	Large Energy Projects	Not identified	
Non-coal mining	Not identified	Planning constraints		
Mining cavities	Not identified	Sites of Special Scientific Interest Not identified		
Infilled land	Identified	Internationally important wetland sites	Not identified	
Radon		(Ramsar Sites)	Not identified	
		Special Areas of Conservation	Not identified	
Radon	Not identified	Special Protection Areas (for birds)	Not identified	
Coastal Erosion		National Nature Reserves	Not identified	
Complex cliffs	Not identified	Local Nature Reserves	Not identified	
Projections with intervention measures in	Not identified	Designated Ancient Woodland	Not identified	
Projections with a cotion into months.	Identified	Green Belt	Not identified	
Projections with no active intervention		World Heritage Sites	Not identified	





# **Screening**

Planning constraints	
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Jone a died i violianiento	Not identified



## **Contaminated Land Assessment Methodology and Limitations**

Our risk assessment methodology and limitations can be found at Risk Assessment methodology and Limitations - Groundsure A

### **Flood information**

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

#### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year. FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

#### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

#### Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally



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vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

#### **Proposed flood defences**

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

#### Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

#### **Groundwater flooding**

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

### **Conservation Area data limitations**

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

#### Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf  $\nearrow$ 



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### ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of Representative Concentration Pathways (RCPs) 

have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
Α	No risks of concern predicted	76%	75%
В	Minor risks e.g. low level surface water flooding	15%	15%
С	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



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### **Energy Performance**

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's Find an energy certificate A service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



## **Conveyancing Information Executive and our terms & conditions**

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: <u>info@groundsure.com</u> **↗**. Groundsure adheres to the Conveyancing Information Executive Standards.

#### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

#### **Complaints Advice**

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

#### 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
- 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.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <a href="https://www.groundsure.com/remediation">www.groundsure.com/remediation</a> <a href="https://www.groundsure.com/remediation">m.</a> for full details.

### **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 <a href="www.groundsure.com/sources-reference">www.groundsure.com/sources-reference</a> ✓.



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