Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.

PASS

Contaminated Land Liability
Passed

Flood Risk
Negligible

Further guidance

Ground Stability
Not identified

Radon
Passed

Planning Constraints
Not identified

Site plan

Screenings

Energy
Identified

Transportation
Not identified

Planning Applications
10

Full assessments of the above screenings are available in other Groundsure searches. Please contact Groundsure or your search provider for further details.
Overview of findings and recommendations

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

Contaminated Land

Groundsure has identified land uses at or in close proximity to the property which have the potential to have caused some contamination. Whilst the potential for contamination is considered unlikely to be severe enough to lead to formal investigation of the site under current Contaminated Land practice, Groundsure consider that these land uses should be considered if the property is developed, or if works are undertaken at the property involving the excavation of land. Additionally, the Local Authority may require further assessment of these risks as part of the planning process if the site is redeveloped. Details of the relevant land uses are given in the Contaminated Land section.

Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.
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 the guidance section on page 2 for further advice.

**Contaminated Land**

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see page 4 for details of the identified issues.

**Flood Risk**

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

Further explanation of flood risk assessment can be seen here [groundsure.com/understanding-flood-risk](http://groundsure.com/understanding-flood-risk)

<table>
<thead>
<tr>
<th>Floodability Rating</th>
<th>Green</th>
</tr>
</thead>
</table>

The rating is compiled by JBA, the UK’s leading flood expert. Please see page 11

**Ground Stability**

No significant concerns have been identified as a result of the ground stability searches. No action required.

<table>
<thead>
<tr>
<th>Natural Ground Stability</th>
<th>Negligible-Very low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Natural Ground Stability</td>
<td>Not identified</td>
</tr>
</tbody>
</table>

**Radon**

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

Not in a radon affected area
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 the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Unspecified Works</td>
<td>1967</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Unspecified Works</td>
<td>1989</td>
</tr>
</tbody>
</table>
This data is sourced from Ordnance Survey/Groundsure.
**Energy summary**

The property has been identified to lie within 5km of one or more energy features. The Homebuyers report summarises these on this page.

If required, full details on these energy 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.

### Oil and Gas

Active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oil and Gas Areas</td>
<td>Identified</td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>Identified</td>
</tr>
</tbody>
</table>

### Wind and Solar

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

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Multiple Wind Turbines</td>
<td>Not identified</td>
</tr>
<tr>
<td>Planned Single Wind Turbines</td>
<td>Identified</td>
</tr>
<tr>
<td>Existing Wind Turbines</td>
<td>Not identified</td>
</tr>
<tr>
<td>Proposed Solar Farms</td>
<td>Identified</td>
</tr>
<tr>
<td>Existing Solar Farms</td>
<td>Not identified</td>
</tr>
</tbody>
</table>

### Energy Infrastructure

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

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power stations</td>
<td>Identified</td>
</tr>
<tr>
<td>Energy Infrastructure Projects</td>
<td>Not identified</td>
</tr>
<tr>
<td></td>
<td>Not identified</td>
</tr>
</tbody>
</table>
Transportation summary

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.

- **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 either the Crossrail 1 or Crossrail 2 project.

- **Crossrail 1 Route**: Not identified
- **Crossrail 1 Stations**: Not identified
- **Crossrail 1 Worksites**: Not identified
- **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**

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

- **Active Railways and Tunnels**: Not identified
- **Historical Railways and Tunnels**: Not identified
- **Railway and Tube Stations**: Not identified
- **Underground**: Not identified
Planning summary

Planning Applications
Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

10 Total applications
This total includes large developments within 750 m, small developments within 500 m and house extensions within 125 m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.

Planning constraints
No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas
Visual and Cultural Protected Areas
Not identified
Not identified

Telecoms
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts
Not identified
Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

**Contaminated Land**
- Former tanks
- Former energy features
- Former petrol stations
- Former garages
- Former military land
- Former landfill (from British Geological Survey records, 1973)
- Former landfill (from Local Authority and historical mapping records)
- Waste site no longer in use
- Active or recent landfill
- Former landfill (from Environment Agency Records)
- Active or recent licensed waste sites
- Recent industrial land uses
- Current or recent petrol stations
- Dangerous or explosive sites
- Hazardous substance storage/usage
- Sites designated as Contaminated Land
- Historical licensed industrial activities
- Current or recent licensed industrial activities
- Local Authority licensed pollutant release
- Pollutant release to surface waters
- Pollutant release to public sewer
- Dangerous industrial substances (D.S.I. List 1)
- Dangerous industrial substances (D.S.I. List 2)
- Pollution incidents

**Flood Risk**
- Risk of flooding from rivers and the sea
- Flood storage areas: part of floodplain
- Historical flood areas
- Areas benefiting from flood defences
- Flood defences
- Proposed flood defences
- Surface water flood risk
- Groundwater flooding

**Ground stability**
- Natural ground subsidence
- Natural geological cavities
- Coal mining
- Non-coal mining
- Mining cavities
- Infilled land
- Radon

**Energy Infrastructure**
- Electricity transmission lines and pylons

**Planning constraints**
- Sites of Special Scientific Interest
- Internationally important wetland sites (Ramsar Sites)
- Special Areas of Conservation
Contaminated Land assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalist petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure’s additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.
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, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

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 Environment Agency. 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.

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
JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. 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 a 1 in 100 year return period.

JBA Floodability
The property has been rated as Green.

Flood Re is a joint initiative between the Government and insurers. It was set up to help UK residents who are at risk of flooding to obtain flood cover as part of their household insurance. There are several exemptions from the Flood Re scheme including new properties built after 1 January 2009, commercial property, buy to let properties and blocks of flats with four or more units. A full list of exemptions is available on the Flood Re website (https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/).

JBA's Floodability rating provides an indication of the likelihood of a property being ceded into the Flood Re scheme from river, coastal and surface water flood only. It does not consider the many other factors needed for ceding into the Flood Re scheme, nor does it consider the other requirements for obtaining insurance.

The JBA Floodability Index is categorised on a fivefold scale:

**Black 2** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a very high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

**Black 1** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

**Red** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a moderate possibility of insurance companies ceding the property into the Flood Re scheme particularly if the property has flooded in the past.

**Amber** indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. There is a low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

**Green** indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. There is a very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

**N/A** indicates that a Floodability rating has not been provided for the property. This is either because the property is a new build and doesn’t contain an OS Address Point or the nearest Floodability rating is outside of the 10m search radius. Please contact Groundsure for further assistance.
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The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: https://www.tpos.co.uk/

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
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- liaise, at your request, with anyone acting formally on your behalf

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