

# Review



Sample Site, Sample Street, Anytown, UK



Reference:  
Sample\_Review

Grid reference:  
123456 123456

Your reference:  
Sample\_Review

Date:  
19 March 2025

Consultant's guidance and recommendations inside.

Written by:



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## Professional opinion

Key results



Moderate-High

### Contaminated land

Page 3 →

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

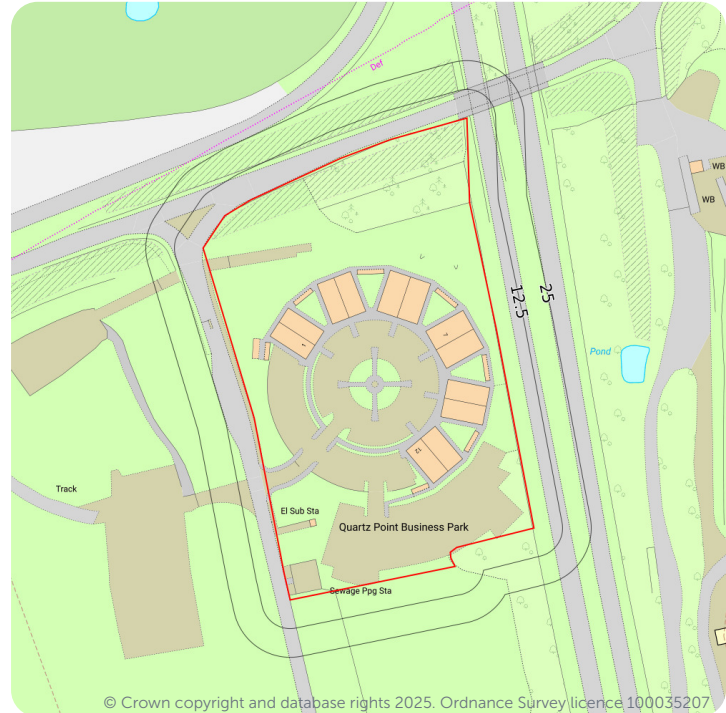


Low

### Flooding

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



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## Other results



Ground stability

Page 24

Identified

Summary →



Radon

Page 34

Passed

Summary →



Planning constraints

Page 35

Identified

Summary →



Energy

Page 38

Identified

Summary →



Transportation

Page 44

Identified

Summary →

All recommendations

Page 52

Appendix →

## ClimateIndex™

Page 28

Summary →

### Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

### Rating key

A

B

C

D

E

F

Negligible risk

High risk

### Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 30/04/2022

Site Area: 2.02ha



# Review



## Contaminated land ?

### Moderate-High

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

### Section links

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

Past land use

Low-Moderate



Waste and landfill

Moderate-High



Current/recent land use

Low-Moderate



Operational environmental risk

Low-Moderate



## Contaminated land liability

### Banking security

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

Further assessment required

### Statutory or 3rd party action

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

Potential

### Environmental liability

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

Potential

## Next steps

Groundsure has identified a historical landfill beneath and adjacent to the site that could cause significant ground contamination.

You should contact the Local Authority to determine if the site is a priority for investigation under Part 2A of the EPA 1990.

One of our expert consultants can carry out these enquiries for you for £450 + VAT. Please contact a member of our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) if you would like us to undertake this work. Turnaround will be dependent on responses from the regulatory bodies but could take up to 21 days.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the age, volume and/or content of the additional information provided. Please contact us for a quote for this service.

The potential issues identified may benefit the client by being reflected in the contract of sale. Sometimes this can have material consequences for forward liability and other complex matters such as contaminated land tax relief. Support from other specialists, including environmental lawyers or specialist tax advisers, can provide alternative solutions.

Material environmental liabilities can have a bearing on the suitability of the property as loan security. However, frequently lenders are able to address environmental risk issue from an alternate perspective eg adjustment to LTVs; consideration of terms of lending; seeking title carve outs and other methods. Groundsure has specialist expertise in this area and may be able to discuss further options.



Contaminated land

## Consultant's assessment ?

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

### Section links

<a href="#">Consultant's assessment</a> →	<a href="#">Current/recent land use</a> →
<a href="#">Past land use</a> →	<a href="#">Hydrogeology</a> →
<a href="#">Waste and landfill</a> →	<a href="#">Hydrology</a> →

[Back to section summary](#) →

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

## Current and proposed land use

### Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used as offices.

The site has been identified to comprise six buildings arranged around a circular car park in the centre of the plot. An area of hardstanding is in the south and an electricity substation and sewage pumping station are in the south west. A minor open-sided unit is in the north west and the remainder of the plot is occupied by landscaped ground

### Proposed land use

Groundsure has been advised that the property will be used as offices.

### Site location

The site lies within a commercial area of Chelmsley Wood, Birmingham.

### Surrounding area

**North:** The A452 (road) with open land beyond.

**South:** Open land.

**East:** Stonebridge Road with a waste disposal facility and active landfill beyond.

**West:** An access road with areas of hardstanding used for commercial purposes and open land beyond.

## Historical land use

### On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1886** - The site comprised open land with part of a pit in the south east.
- **1886 - 1938** - No significant changes were observed, however, by 1937 the pit was noted as a pond.
- **1953** - The pond was formed an area of marshland.
- **1966** - The marsh had been cleared and several buildings identified as a farmyard had been constructed in the centre west, along with a unit in the south west.
- **1981** - The farm was renamed as a kennels and further units had been built in the north west and south west.
- **1981 - 1992** - No significant changes were observed.
- **1999** - (Aerial photography) - The south east of the site was used as storage.
- **2001** - (Aerial Photography) - The site had been cleared.
- **2011** - (Aerial Photography) - The site had been redeveloped to resemble its current layout.

A historical landfill of significant concern has been identified on site, noted to have accepted inert and liquid sludge waste between 1975 and 1977.

A further historical landfill of significant concern has been identified on site. However, no further details are held regarding the waste type accepted or the operational period of the site.





## Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- The landfill sites identified on-site extend off site to the south and west.
- An active landfill of minor concern have been identified in proximity to the study site.

## Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## Site setting and overall environmental sensitivity

The site is situated on infilled ground with the underlying geology comprising superficial glaciofluvial deposits underlain by bedrock layers of the Branscombe Mudstone Formation. Groundwater mapping indicates the superficial deposits to be classified as a Secondary A aquifer and bedrock layers to be classified as a Secondary B aquifer. A historical groundwater abstraction licence has been identified on site.

Potentially vulnerable receptors have been identified including site users and the underlying aquifers. Additionally, the site is noted to lie within an area of Green Belt. Groundsure considers that the property has a moderate-high environmental sensitivity.

## Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low-Moderate ongoing operational environmental risk.

As the site currently appears to be in a potentially contaminative use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. If you require an assessment of operational risk at the property, please contact Groundsure for further advice.

## Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical land uses. Given the potential for significant contaminant-pathway-receptor relationships to exist at the property, it is recommended that further Environmental Risk Assessments are undertaken at the property. Further recommended assessments are presented in the overview of findings and recommendations. Please refer to the Groundsure Risk 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)	1	2	7
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	1	0
Former landfill (from Environment Agency Records)	2	0	0
Former landfill (from Local Authority and historical mapping records)	0	1	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	2
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	2	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
Pollution incidents	0	2	2



Contaminated land  
Past land use ?

Low-Moderate

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

- Section links
- Back to section summary →

Consultant's assessment →

Past land use →

Waste and landfill →

Current/recent land use →

Hydrogeology →

Hydrology →



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

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

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1886
6 m	S	Nursery	1955
41 m	SE	Unspecified Pit	1955



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Distance	Direction	Use	Date
61 m	SE	Refuse Heap	1981
79 m	W	Cuttings	1980
112 m	SE	Nursery	1967
112 m	SE	Nursery	1981
151 m	W	Unspecified Pit	1980
228 m	W	Cuttings	1980
246 m	W	Cuttings	1980

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land  
Waste and landfill ?

Moderate-High

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

- Section links
- Back to section summary →

Consultant's assessment →

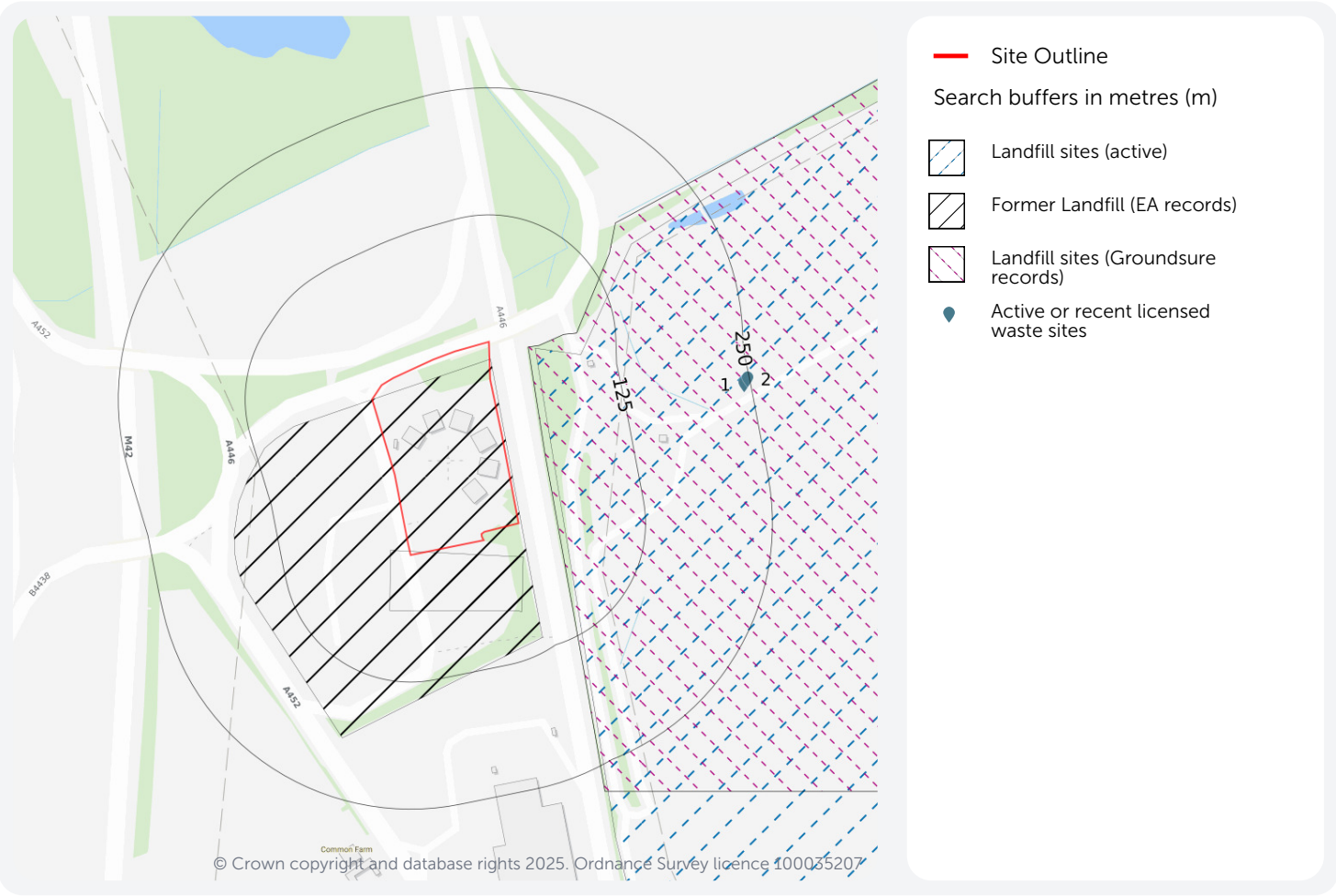
Past land use →

Waste and landfill →

Current/recent land use →

Hydrogeology →

Hydrology →



Former landfill (from Local Authority and historical mapping records)

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

Distance	Direction	Site Address	Source	Data Type
38 m	SE	Refuse Tip	1984 mapping	Polygon

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

# Review



## Active or recent landfill

These are records of landfill sites that are operational or are in official closure and aftercare programs. Depending on the nature of the waste these landfill sites have accepted, they may pose a risk of contamination (including from landfill gases). Active landfills can also cause nuisance problems due to noise, dust and odour. However, these effects should be minimised under the conditions of their operating licence.

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
44 m	SE	Packington Landfill, Packington Landfill Site Epr/bw0533id, Packington Lane, Meriden, Coventry, Berkshire, CV7 7HN	Suez Recycling And Recovery Uk Ltd	Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste - 5.2 A(1) a)	-

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

## Former landfill (from Environment Agency Records)

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

Distance	Direction	Details
0	on site	<b>Site Address:</b> Brackenlands Farm, Chester Road, Coleshill, Solihull <b>Waste Licence:</b> - <b>Site Reference:</b> - <b>Waste Type:</b> Inert, Liquid sludge <b>Environmental Permitting Regulations (Waste) Reference:</b> - <b>Licence Issue:</b> - <b>Licence Surrendered:</b> - <b>Licence Holder Address:</b> - <b>First Input:</b> 06/05/1975 <b>Last Input:</b> 15/02/1977 <b>Control Measures:</b> -
0	on site	<b>Site Address:</b> Brackenlands Farm, Chester Road, Coleshill, Warwickshire <b>Waste Licence:</b> - <b>Site Reference:</b> - <b>Waste Type:</b> - <b>Environmental Permitting Regulations (Waste) Reference:</b> - <b>Licence Issue:</b> - <b>Licence Surrendered:</b> - <b>Licence Holder Address:</b> - <b>First Input:</b> - <b>Last Input:</b> - <b>Control Measures:</b> -

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

## Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.



# Review



ID	Distance	Direction	Address	Type	Size	Status
1	243 m	E	Packington Landfill Site, Packington Lane, Little Packington, Meriden, Warwickshire, CV7 7HN	Composting Facility	Medium	Modified
2	243 m	E	Packington Landfill, Packington Lane, Packington, Meriden, Warwickshire, CV7 7HN	Physical Treatment Facility	Large	Issued

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



Contaminated land

Current and recent land use ?

Low-Moderate

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

Section links

Back to section summary →

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



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution incidents

Recent industrial land uses

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

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Electricity Sub Station - Warwickshire, B46	Electrical Features	Infrastructure and Facilities
2	0	on site	Quartz Point Business Park - Warwickshire, B46	Business Parks and Industrial Estates	Industrial Features

# Review



ID	Distance	Direction	Company / Address	Activity	Category
3	1 m	S	Sewage Pumping Station - Warwickshire, B46	Waste Storage, Processing and Disposal	Infrastructure and Facilities
6	96 m	SE	Pylon - Warwickshire, B37	Electrical Features	Infrastructure and Facilities
7	99 m	NE	Suez Environmental - Packington Landfill, Stonebridge Road, Coleshill, Birmingham, Warwickshire, B46 3JL	Recycling, Reclamation and Disposal	Recycling Services
9	118 m	SW	Pylon - Warwickshire, B46	Electrical Features	Infrastructure and Facilities
10	127 m	W	Pylon - Warwickshire, B46	Electrical Features	Infrastructure and Facilities
11	168 m	NE	Pylon - Warwickshire, B37	Electrical Features	Infrastructure and Facilities

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.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
4	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
5	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
8	110 m	SW	19/02/2003	Category 4 (No Impact)	Category 4 (No Impact)	Firefighting Run-Off
12	205 m	SE	10/08/2003	Category 4 (No Impact)	Category 4 (No Impact)	Not Identified

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





Contaminated land  
**Superficial hydrogeology** ?

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

**Section links**

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**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
34 m	NW	Secondary A
232 m	S	Secondary A
243 m	S	Secondary A

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
-------------	--------------	-----------

GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL
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This data is sourced from British Geological Survey.



Contaminated land

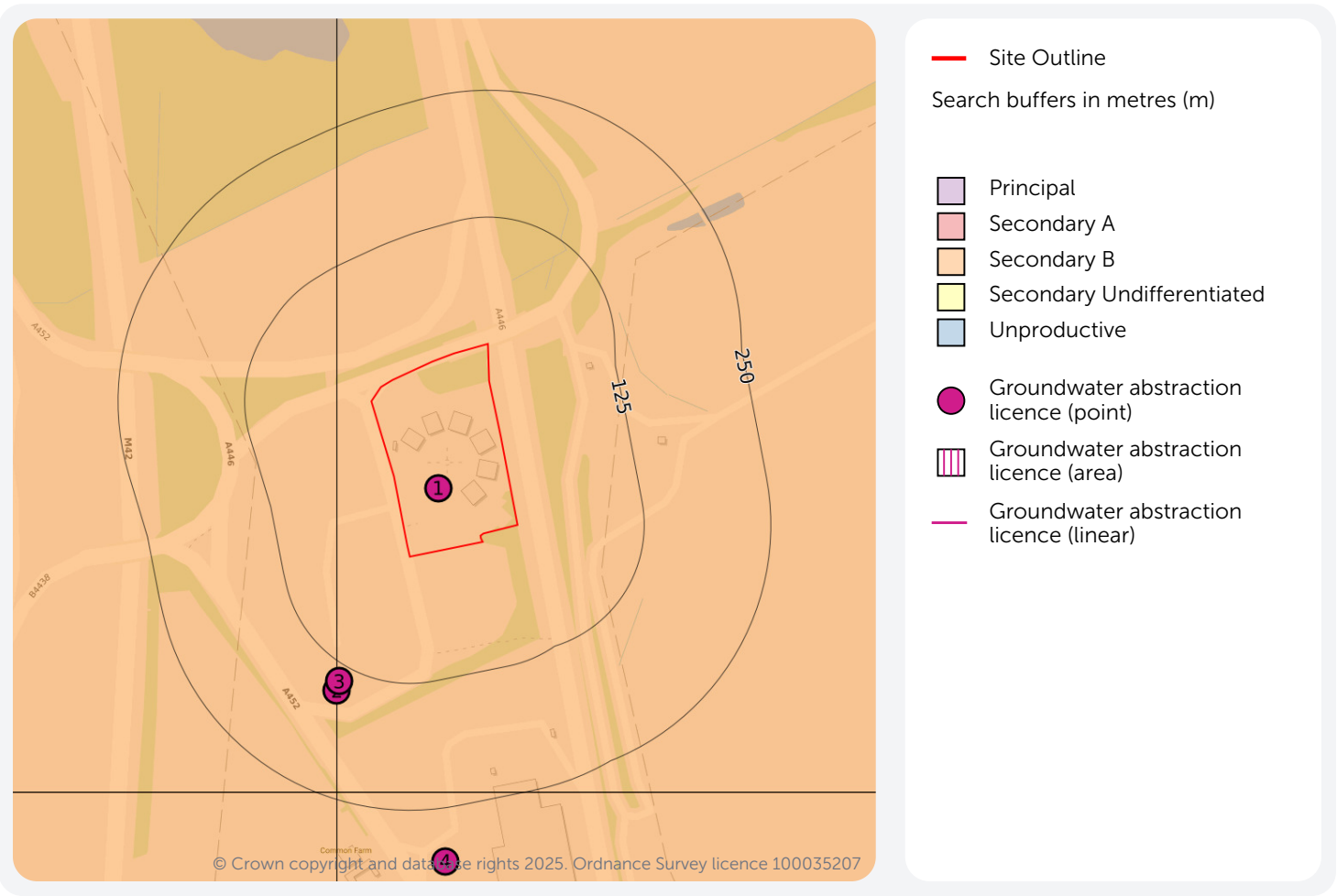
## Bedrock hydrogeology ?

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

### Section links

[Back to section summary](#) →

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



### 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.



# Review



Distance	Direction	Designation
0	on site	Secondary B
34 m	NW	Secondary B
232 m	S	Secondary B
243 m	S	Secondary B

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

## Groundwater abstraction licences

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

ID	Distance	Direction	Details
1	0	on site	<b>Licence No:</b> 03/28/11/0065 <b>Licence status:</b> Historical <b>Use of groundwater:</b> General Farming & Domestic <b>Direct source:</b> Groundwater Midlands Region <b>Abstraction point:</b> BRACKENLANDS FARM, COLESHILL - WELL <b>Data type:</b> Point <b>Annual volume (m³):</b> - <b>Max daily volume (m³):</b> - <b>Original application No:</b> - <b>Original start date:</b> 06/12/1965 <b>Version start date:</b> 06/12/1965
2	151 m	SW	<b>Licence No:</b> 03/28/11/0081 <b>Licence status:</b> Historical <b>Use of groundwater:</b> General Use Relating To Secondary Category (Medium Loss) <b>Direct source:</b> Groundwater Midlands Region <b>Abstraction point:</b> MELBICK NURSERIES, CHESTER ROAD. - SHALLOW WELL <b>Data type:</b> Point <b>Annual volume (m³):</b> 5852.98 <b>Max daily volume (m³):</b> 97.7 <b>Original application No:</b> - <b>Original start date:</b> 31/12/1965 <b>Version start date:</b> 01/04/2008
3	151 m	SW	<b>Licence No:</b> 03/28/11/0081 <b>Licence status:</b> Historical <b>Use of groundwater:</b> General Use Relating To Secondary Category (Medium Loss) <b>Direct source:</b> Groundwater Midlands Region <b>Abstraction point:</b> MELBICK NURSERIES, CHESTER ROAD - DEEP WELL <b>Data type:</b> Point <b>Annual volume (m³):</b> 5852.98 <b>Max daily volume (m³):</b> 97.7 <b>Original application No:</b> - <b>Original start date:</b> 31/12/1965 <b>Version start date:</b> 01/04/2008

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



### 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
-------------	--------------	-----------

BRANSCOMBE MUDSTONE FORMATION	BCMU-MDST	MUDSTONE
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This data is sourced from British Geological Survey.



Contaminated land  
**Hydrology** ?

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

### Section links

[Consultant's assessment](#) → [Current/recent land use](#) →  
[Past land use](#) → [Hydrogeology](#) →  
[Waste and landfill](#) → [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
67 m	N	<p><b>Name:</b></p> <p><b>Type of water feature:</b> Inland river not influenced by normal tidal action.</p> <p><b>Ground level:</b> On ground surface</p> <p><b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>

# Review



Distance	Direction	Details
78 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
108 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
121 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
121 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
126 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
133 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
140 m	SE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
141 m	SE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
143 m	SE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
169 m	E	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
171 m	E	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
177 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)



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Distance	Direction	Details
213 m	NW	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
221 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

# Review



## Flooding ?

Low

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

### Section links

Groundwater →

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Moderate →

Flood storage areas

Not identified

Surface water flooding

Negligible

Floodscore™ insurance rating

Very Low

## National Planning Policy Framework (NPPF)

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

Yes

National Planning Policy Framework (NPPF)

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

## Next steps

### Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> 

Flooding

Groundwater flooding ?

Moderate

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

Section links

Back to section summary →

Groundwater →



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 Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



## Ground stability ?

Identified

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

### Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



## 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

### Non-coal mining areas

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

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



Ground stability

Natural ground stability ?

Moderate-High

The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

Natural

Back to section summary →

→ Non-natural →



Natural ground stability

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.

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 stability ?

Identified

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

### Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#)



### Non-coal mining areas

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



### Infilled land

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

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1886

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.

# Review



## ClimateIndex™

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

### Section links

Physical risks → Flooding →  
Ground stability → Transition risks →

Physical risks

Negligible



Transition risks


EPC found



## Next steps

### Let's talk about climate

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

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

# Review



ClimateIndex™

## Physical risks ?

Negligible

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

### Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

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

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

# A

5 years

Negligible

# A

30 years

Negligible

### Rating key



Negligible risk → High risk

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



ClimateIndex™  
Flooding ?

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

**Section links**

Physical risks → **Flooding** →

Ground stability → **Transition risks** →

Back to section summary →

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

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

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

More information about our methodology and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations).

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

This data is sourced from Ambiental Risk Analytics.





ClimateIndex™

Ground stability ?

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

Section links

Back to section summary →

- Physical risks →
- Ground stability →
- Flooding →
- Transition risks →

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

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

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

More information about our methodology and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations).

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

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks ?

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

Section links

Back to section summary →

- Physical risks → Flooding →
- Ground stability → Transition risks →

Energy Performance

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

Multiple EPCs have been found relating to the property

If you require more detail or want to explore the recommendations for any of the EPCs listed, use the address provided and search using gov.uk's [find an energy certificate](#) service.

2 Valid non-domestic EPCs have been found relating to the property

		Net zero CO2													
A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
Address					UPRN		Building use			Building area		EPC rating		Valid until	
Unit 4, Quartz Point, Stonebridge Road, B46 3JL					10001173660		Offices and Workshop Businesses			265.0 sqm		B   32		31st May 2033	
Unit 3, Quartz Point, Stonebridge Road, B46 3JL					10001173659		Offices and Workshop Businesses			276.0 sqm		B   28		31st January 2033	

0 Valid domestic EPCs have not been found relating to the property

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](#) for more detail on the types of exemptions available and how to register for them.

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

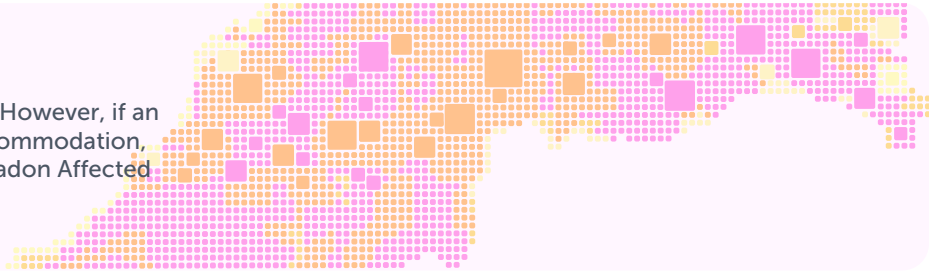
Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



## Radon

Passed



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



## Next steps

### Radon

The property is in an area where less than 1% of properties have elevated radon levels.

- Whilst the property is not in a radon affected area, if it has a basement or cellar which is occupied for more than 1 hour per week it should be monitored for radon levels. We recommend checking your requirements here <https://www.ukradon.org/information/workplace> .
- Further information is available here <https://knowledge.groundsure.com/searches-radon> .



## Planning constraints

Identified

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

### Section links

Planning constraints →

## Next steps

### Environmental designations

The property lies within 250m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development





Planning constraints ?

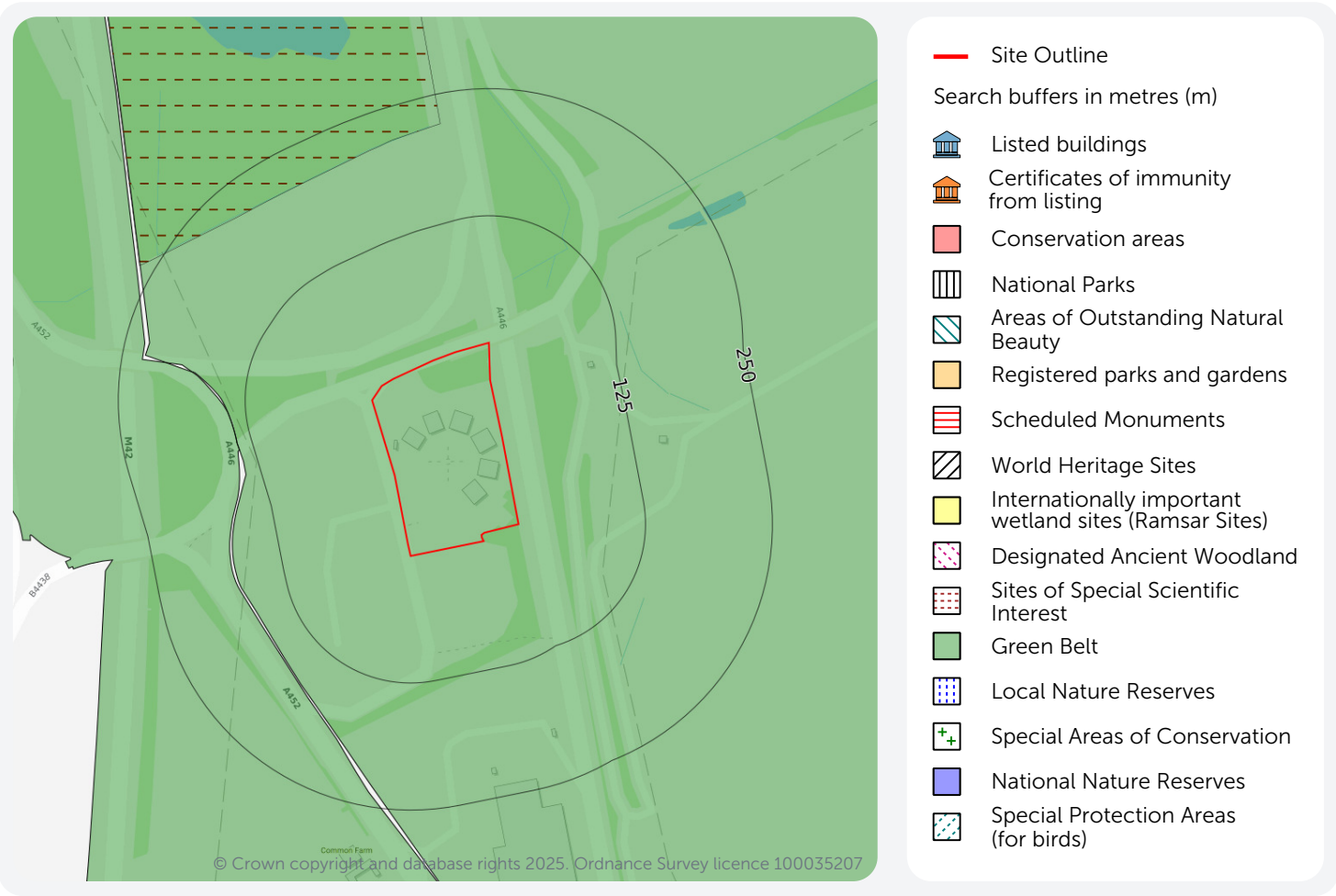
Identified

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

Section links

Back to section summary →

Planning constraints →



Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
212 m	NW	Coleshill and Bannerly Pools	Natural England


This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>



## Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	Birmingham Green Belt	North Warwickshire
139 m	W	Birmingham Green Belt	Solihull

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2025). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land> 

# Review



## Energy ?

Identified

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

### Section links

Wind and solar → Energy →

## Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

## Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Not identified

Existing wind turbines

Not identified

Proposed solar farms

Identified →

Existing solar farms

Identified →

## Energy Infrastructure

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

Power stations

Not identified

Energy infrastructure

Identified →

Projects

Not identified

## Next steps

### Wind

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

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



## Next steps continued

### Solar

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

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



Energy  
Wind and solar ?

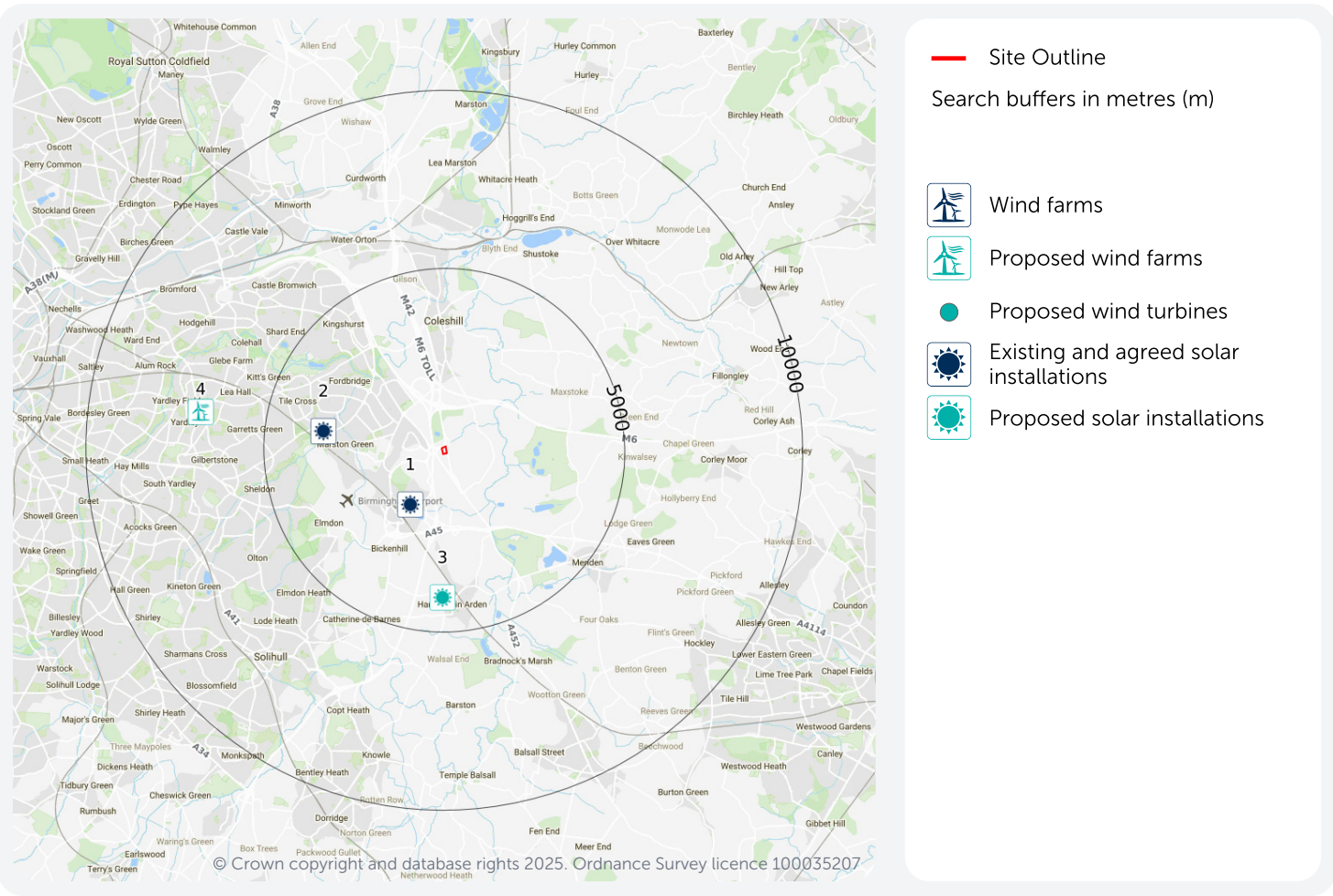
Identified

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

Section links

Wind and solar → Energy →

Back to section summary →



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.

# Review



ID	Distance	Direction	Details	
4	6-7 km	W	<b>Site Name:</b> 284 Stoney Lane, Yardley, Birmingham, Birmingham, West Midlands, B25 8XY <b>Planning Application Reference:</b> C/06041/07/FUL <b>Type of Project:</b> 2 Wind Turbines	<b>Application Date:</b> 2007-11-10 <b>Planning Stage:</b> Plans Approved Detail Plans Granted <b>Project Details:</b> Scheme comprises construction of 2 freestanding wind turbines to rear, 6.25m & 4.75m high. <b>Approximate Grid Reference:</b> 413263, 286414

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 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.

## Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
1	1-2 km	SW	NEC, Birmingham, National Exhibition Centre, Birmingham, B40 1NT	<b>Contractor:</b> Levantera Developments <b>LPA Name:</b> Solihull <b>Capacity (MW):</b> 3.9	<b>Application Date:</b> 28/08/2015 <b>Pre Consent Status:</b> Abandoned <b>Post Consent Status:</b> Abandoned <b>Date Commenced:</b> -
2	3-4 km	W	Holly Lane Energy Park - Solar Farm & Battery Storage, Holly Lane Energy Park, B37 7AN	<b>Contractor:</b> Exagen <b>LPA Name:</b> Solihull <b>Capacity (MW):</b> 28	<b>Application Date:</b> 18/09/2023 <b>Pre Consent Status:</b> Planning Application Submitted <b>Post Consent Status:</b> Application Submitted <b>Date Commenced:</b> -

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





### Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
3	4-5 km	S	Solar Array Hampton Manor Shadowbrook Lane Hampton In Arden Solihull	<b>Applicant name:</b> Mr S Palmer <b>Application Status:</b> Awaiting decision <b>Application Date:</b> 27/09/2019 <b>Application Number:</b> PL/2019/02522/PPFL	Install a 321.6kW solar array development consisting of 960 individual modules over 9 rows, to serve Hampton Manor Hotel.

This data is sourced from Serac Tech and Glenigan.



Energy  
Energy infrastructure ?

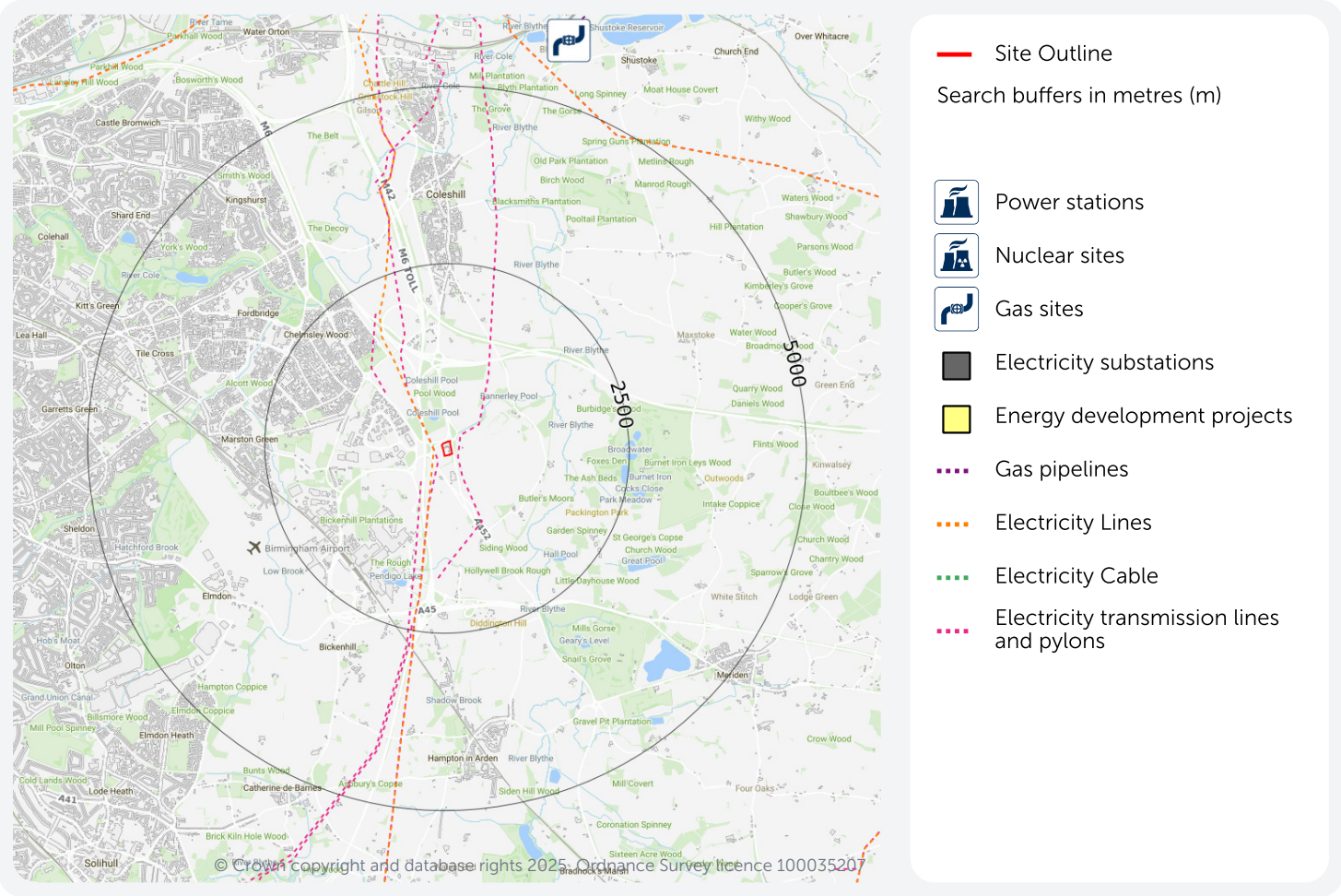
Identified

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

Section links

Wind and solar → Energy →

Back to section summary →



Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 87m from the property.

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

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



Transportation ?

Identified

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

Section links

HS2 →

HS2

Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. This may include Phase 2b Eastern Leg sections which have been scheduled for cancellation but may be used for rail development in future plans. 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. See page 17 of the [Integrated Rail Plan](#) for confirmation that safeguarding will remain in place for now.

- HS2 route Identified →
- HS2 safeguarding Identified →
- HS2 stations Identified →
- HS2 depots Not identified
- HS2 noise Assessed →
- HS2 visual impact Identified →

Crossrail

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

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

Other railways

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



## Next steps

### HS2

The property lies within 5km of the HS2 route.

- consider obtaining a further professional assessment in order to obtain more detailed information of the effects it is likely that the property will experience. Further information on these assessments can be found on the HS2 website [www.gov.uk/government/organisations/high-speed-two-limited](https://www.gov.uk/government/organisations/high-speed-two-limited) , or you can email HS2 at the dedicated property owners email address: [residentscommissioner@hs2.org.uk](mailto:residentscommissioner@hs2.org.uk) 
- the site has been identified within one of HS2's property assistance schemes. Apart from surface safeguarding areas, these schemes typically do not apply to new purchasers of property so you should check your eligibility carefully before proceeding. For further information about the various schemes and how you may be able to apply, please visit the HS2 website [www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/](https://www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/) 



Transportation  
HS2

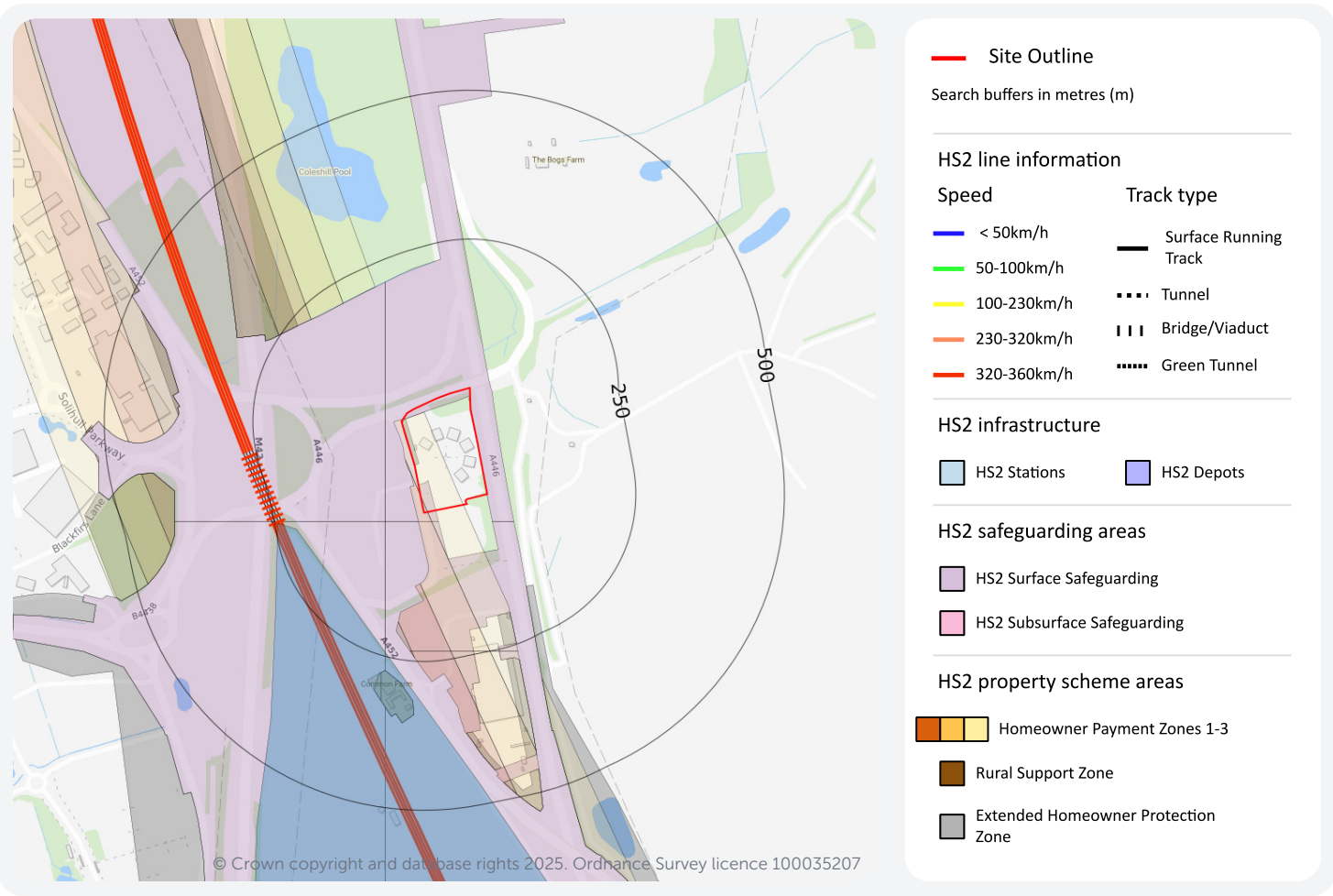
Identified

This section summarises the location of the HS2 railway line, associated infrastructure and safeguarded areas.

Section links

Back to section summary →

HS2



HS2 route: nearest centre point of track

The property is within 227 m of the original or second proposed HS2 route including the adjustments detailed in November 2016 and July 2017.

If the property is closer to the "original consultation route" than the "current preferred consultation route", both will be shown in the data table below if they are within 5km of the property.

Under the Department for Transport's Integrated Rail Plan, announced on 18th November 2021, the eastern leg of Phase 2b of HS2 from East Midlands Parkway to Leeds is proposed for cancellation. However, the government is still exploring options to connect HS2 to Leeds, and have stated in the Integrated Rail Plan that "Safeguarding of the previously proposed high speed route north of East Midlands Parkway will remain in place pending conclusion of this work.". Groundsure will continue to signpost the presence of the proposed route and safeguarding areas for this leg until such further work has been finalised.



# Review



Distance	Direction	Track Type	Speed (mph)	Speed (km/h)	Consultation
227 m	SW	Surface Running Track	249	400	Current preferred consultation route

## HS2 surface safeguarding


The property is within the designated HS2 Safeguarded Area. This means that it is in an area required for HS2 construction and operation, along one of the proposed routes. It is therefore possible that the property will be demolished for the construction of this route.

The Safeguarded Area is generally within 60 metres of the line of the route, though may be more in some areas. Property owners within the Safeguarded Area will be able to ask the Government to buy their property at its unblighted open market value, and will receive additional compensation. However, many compensation schemes are only available to homeowners who purchased their property before the HS2 route was announced. Further information on the compensation schemes and their eligibility rules can be found on the HS2 website.

Groundsure recommends that you fully investigate the implications of buying a property in a safeguarded area before completing such a property purchase.


## HS2 Homeowner Payment Zone

The property is within the designated HS2 Homeowner Payment Zone 2. This payment scheme is for owner-occupiers of rural properties near the HS2 route. However this scheme is only available to those who purchased their property prior to 9th April 2014.

Groundsure recommends that you fully investigate the implications of buying a property in a Homeowner Payment Zone before completing such a property purchase. Details of other property schemes and their eligibility requirements can be found at [www.gov.uk/claim-compensation-if-affected-by-hs2/overview](https://www.gov.uk/claim-compensation-if-affected-by-hs2/overview) .

## HS2 Extended Homeowner Protection Zone

The property is within the designated HS2 Extended Homeowner Protection Zone. These are areas that were formerly in a Safeguarding Area, but have since been removed. These properties may still benefit from the Express Purchase Scheme.

Groundsure recommends that you fully investigate the implications of buying a property in the Extended Homeowner Protection Zone before completing such a property purchase. Details of this scheme can be found at [www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme](https://www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme) .

## HS2 stations

The property is near to a proposed HS2 station. This could be a new station that is being built especially for the new route, or an existing station.

While this could be beneficial to the homeowner, regarding future transport links, there may disruption while the scheme is constructed alongside noise and air pollution for a period of time.

Distance	Direction	Site Name	Boundary
190 m	SW	Birmingham Airport Interchange	Location Boundary

## HS2 noise and visual assessment

The visibility assessments are taken from computer-generated models supplied by HS2, and show areas with a theoretical line of visibility to HS2 at different stages of development (construction, initial operation and after 15 years of operation). The model showing visibility after 15 years of operation assumes a growth height of 7.5m of any mitigation planting. This model is only currently available for Phase 1 and Phase 2a of HS2, and only within 2km of the HS2 line itself.

The noise assessments represent sound from HS2 and are generally assessed up to 1km from HS2 in rural areas, and up to 500m in urban areas, though in some cases the assessed area may be greater or smaller than this. This assessment does not take account of any existing background noise from railways, motorways etc. The modelled noise reading for this site is 51Db.

# Review



Will HS2 be visible from the property?

During construction	During 1st year of operation	During 15th year of operation
---------------------	------------------------------	-------------------------------

Yes

Yes

Yes





## 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	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Identified
Waste site no longer in use	Not identified
Active or recent landfill	Identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	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
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified

Contaminated Land	
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	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	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

# Review



## Flooding

Groundwater flooding	Identified
Ambiental FloodScore™ insurance rating	Not identified
Flood map for planning	Not identified

## Natural ground subsidence

Natural ground subsidence	Identified
Natural geological cavities	Not identified

## Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

## Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

## Radon

Radon	Not identified
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## Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified

## Planning constraints

Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

## Oil and gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

## Wind and solar

Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Not identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

## Energy

Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Not identified

# Review



## Energy

Nuclear installations	Not identified
Large Energy Projects	Not identified

## Transportation

HS2 route: nearest centre point of track	Identified
HS2 route: nearest overground section	Identified
HS2 surface safeguarding	Identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Identified
HS2 Extended Homeowner Protection Zone	Identified
HS2 stations	Identified
HS2 depots	Not identified
HS2 noise and visual assessment	Identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified



## Appendix



### Contaminated land

Page 3 →

Moderate-High

## Next steps

Groundsure has identified a historical landfill beneath and adjacent to the site that could cause significant ground contamination.

You should contact the Local Authority to determine if the site is a priority for investigation under Part 2A of the EPA 1990.

One of our expert consultants can carry out these enquiries for you for £450 + VAT. Please contact a member of our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) if you would like us to undertake this work. Turnaround will be dependent on responses from the regulatory bodies but could take up to 21 days.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the age, volume and/or content of the additional information provided. Please contact us for a quote for this service.

The potential issues identified may benefit the client by being reflected in the contract of sale. Sometimes this can have material consequences for forward liability and other complex matters such as contaminated land tax relief. Support from other specialists, including environmental lawyers or specialist tax advisers, can provide alternative solutions.

Material environmental liabilities can have a bearing on the suitability of the property as loan security. However, frequently lenders are able to address environmental risk issue from an alternate perspective eg adjustment to LTVs; consideration of terms of lending; seeking title carve outs and other methods. Groundsure has specialist expertise in this area and may be able to discuss further options.



### Flooding

Page 22 →

Low

#### 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.

## Next steps

### Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> 



## Ground stability

Page 24 →

Identified

### 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

#### Non-coal mining areas

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

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



## ClimateIndex™

Page 28 →

Negligible

### Next steps

#### Let's talk about climate

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

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



## Radon

Page 34 →

Passed

### Next steps



## Next steps continued

### Radon

The property is in an area where less than 1% of properties have elevated radon levels.

- Whilst the property is not in a radon affected area, if it has a basement or cellar which is occupied for more than 1 hour per week it should be monitored for radon levels. We recommend checking your requirements here <https://www.ukradon.org/information/workplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



## Planning constraints

Page 35 →

Identified

### Next steps

#### Environmental designations

The property lies within 250m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development



## Energy

Page 38 →

Identified

### Next steps

#### Wind

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

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

#### Solar

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

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



## Transportation

Page 44 →

Identified

### Next steps








## Next steps continued

### HS2

The property lies within 5km of the HS2 route.

- consider obtaining a further professional assessment in order to obtain more detailed information of the effects it is likely that the property will experience. Further information on these assessments can be found on the HS2 website [www.gov.uk/government/organisations/high-speed-two-limited](https://www.gov.uk/government/organisations/high-speed-two-limited) , or you can email HS2 at the dedicated property owners email address: [residentscommissioner@hs2.org.uk](mailto:residentscommissioner@hs2.org.uk) 
- the site has been identified within one of HS2's property assistance schemes. Apart from surface safeguarding areas, these schemes typically do not apply to new purchasers of property so you should check your eligibility carefully before proceeding. For further information about the various schemes and how you may be able to apply, please visit the HS2 website [www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/](https://www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/) 



## Methodologies and limitations

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

## Data providers

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

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

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

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

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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