

Screening



Sample Site, Sample Street, Anytown, UK



Reference:
Sample_Screening

Grid reference:
123456 123456

Your reference:
Sample_Screening

Date:
19 March 2025

Consultant's guidance and recommendations inside.

Written by:



Groundsure consultancy team

commercial.queries@groundsure.com

Professional opinion

Key results



Acceptable risk

Contaminated land

Page 3 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Low

Flooding

Page 16 →

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

Other results



Ground stability

Page 18

Not identified

Summary →



Radon

Page 25

Identified

Summary →



Planning constraints

Page 27

Identified

Summary →



Energy

Page 31

Identified

Summary →



Transportation

Page 40

Not identified

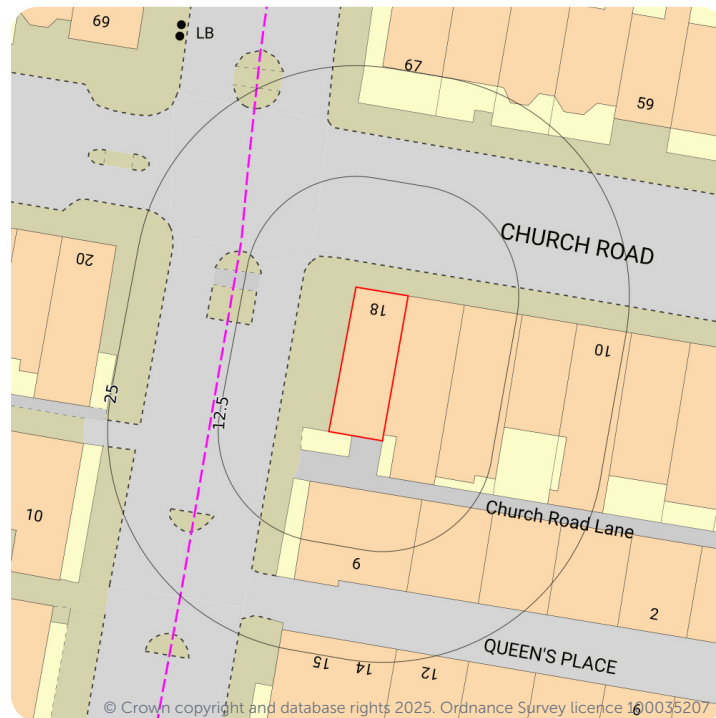
Summary →

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

All recommendations

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Appendix →



ClimateIndex™

Page 19

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

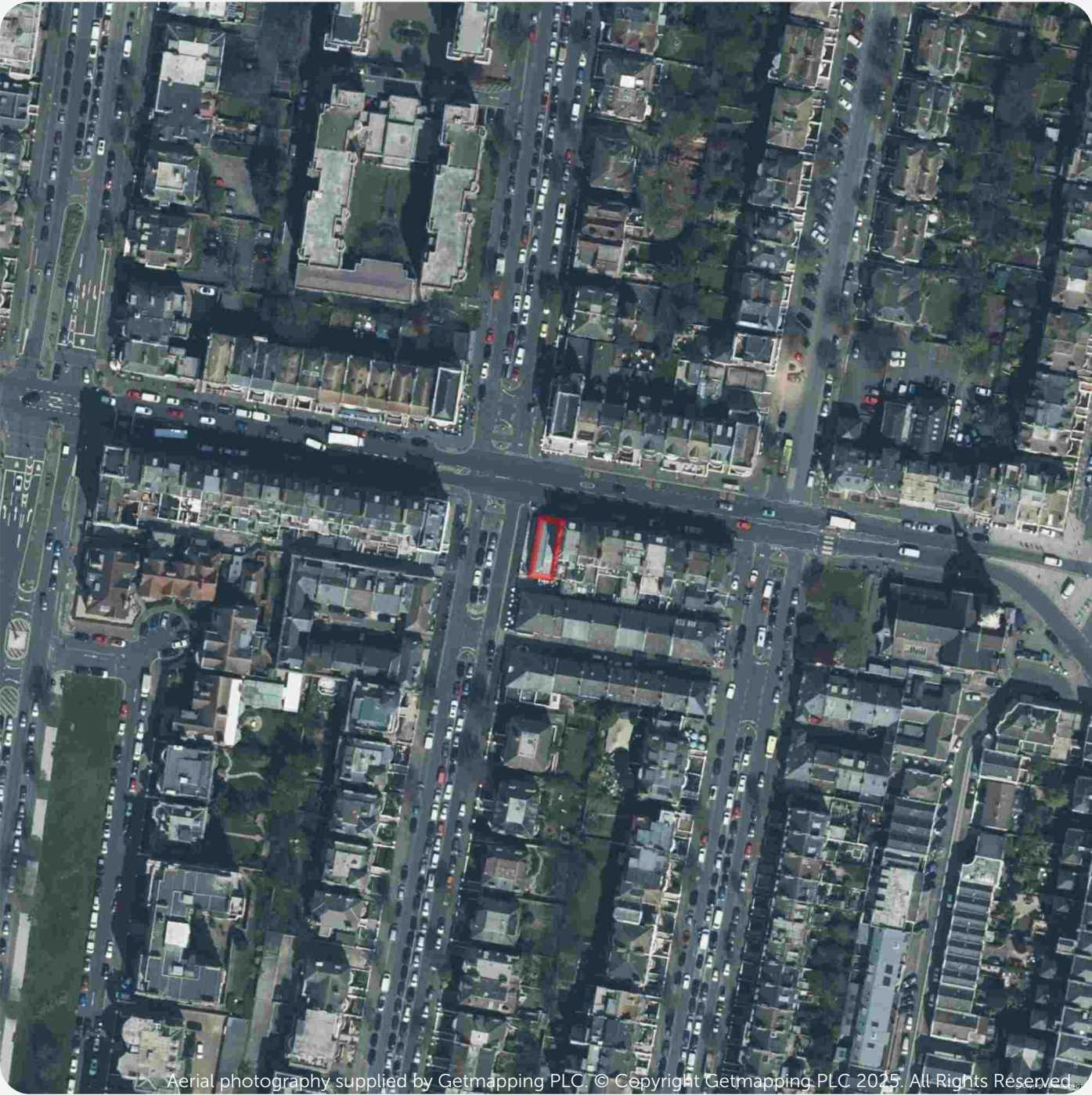
Negligible risk

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: 22/04/2021

Site Area: 0.01ha



Contaminated land ?

Acceptable risk

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

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →

Past land use

Acceptable risk



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk



Contaminated land liability

Banking security

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

Yes

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?

Unlikely

Environmental liability

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

Unlikely

Next steps

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

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



Contaminated land

Consultant's assessment

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

Section links

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

[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 land use

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

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

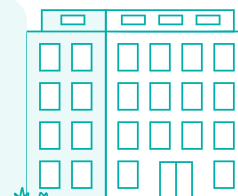
No potentially contaminative land uses of concern have been identified near to the site.

Site setting

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

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	1
Former tanks	0	0	0
Former energy features	0	0	8
Former petrol stations	0	0	0
Former garages	0	2	11
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	14
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	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated land
Past land use ?

Acceptable risk

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

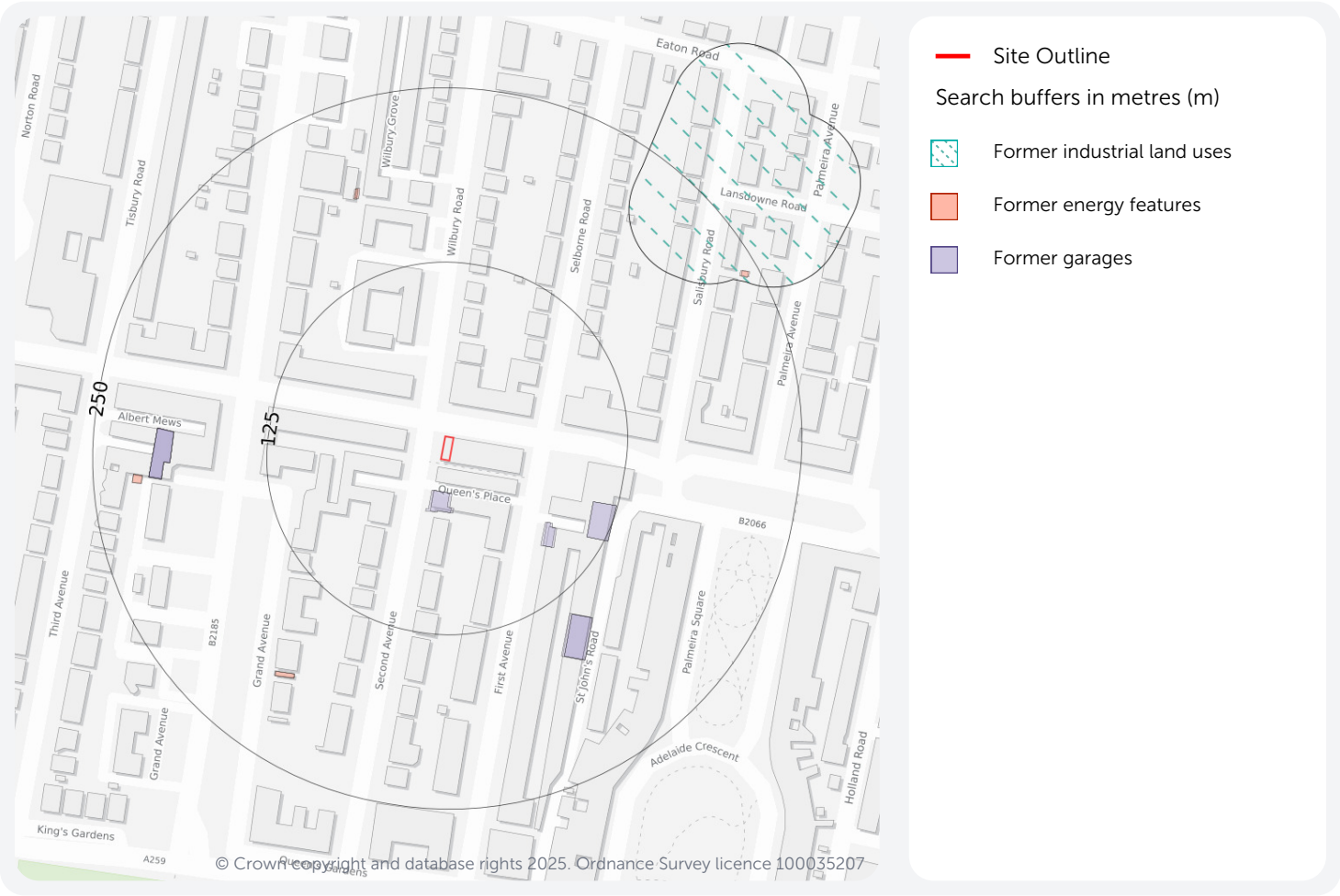
- Section links
- Back to section summary →

Consultant's assessment →

Past land use →

Current/recent land use →

Hydrogeology →



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
190 m	NE	Nursery	1875

This data is sourced from Ordnance Survey/Groundsure.



Former energy features

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

Distance	Direction	Use	Date
181 m	N	Electricity Substation	1990
182 m	N	Electricity Substation	1974
186 m	SW	Electricity Substation	1970
187 m	SW	Electricity Substation	1984
215 m	W	Electricity Substation	1990
215 m	W	Electricity Substation	1974
236 m	NE	Electricity Substation	1990
237 m	NE	Electricity Substation	1974

This data is sourced from Ordnance Survey/Groundsure.

Former garages

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

Distance	Direction	Use	Date
23 m	S	Garage	1974
23 m	S	Garage	1990
82 m	SE	Garage	1990
83 m	SE	Garage	1974
107 m	E	Garage	1964
107 m	E	Garage	1974
140 m	SE	Garage	1990
141 m	SE	Garage	1964
141 m	SE	Garage	1974
193 m	W	Garage	1950
193 m	W	Garage	1964
193 m	W	Garage	1974
193 m	W	Garage	1990

Screening



This data is sourced from Ordnance Survey/Groundsure.

Contaminated land

Current and recent land use ?

Acceptable risk

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.

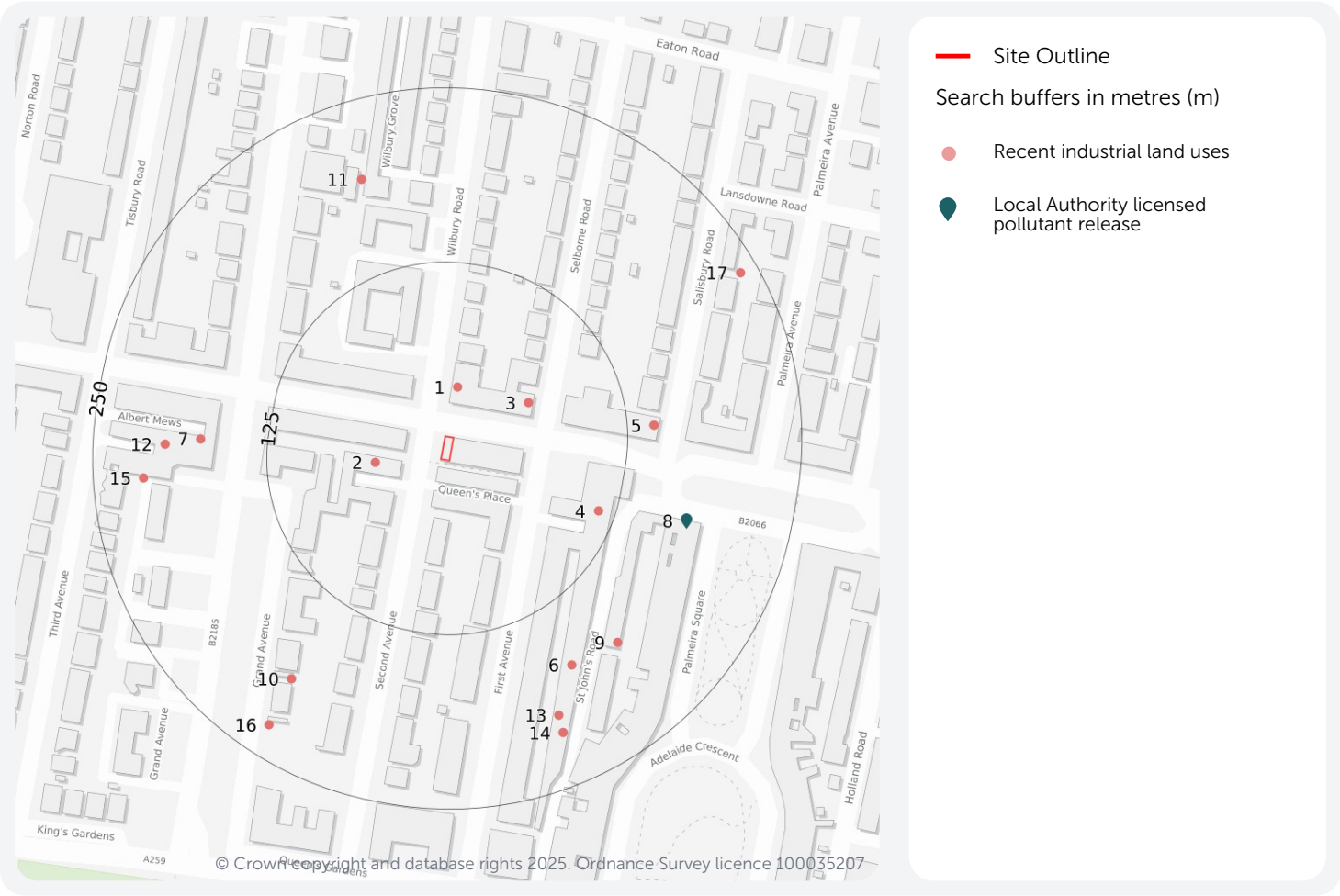
- Section links
- Back to section summary →

Consultant's assessment →

Past land use →

Current/recent land use →

Hydrogeology →



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	36 m	N	Remote Visual Inspections Ltd - 67, Church Road, Hove, East Sussex, BN3 2BD	Aviation Engineers	Engineering Services
2	48 m	W	Glynns Vehicle Contracts - 8, Victoria Grove, Hove, East Sussex, BN3 2LJ	Vehicle Hire and Rental	Hire Services

Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	59 m	NE	Spy Alarms - 51-53, Church Road, Hove, East Sussex, BN3 2BD	Electronic Equipment	Industrial Products
4	113 m	SE	The Print House - 26-28, St Johns Road, Hove, East Sussex, BN3 2FB	Published Goods	Industrial Products
5	144 m	E	Alt Records Ltd - 35, Church Road, Hove, East Sussex, BN3 2BE	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
6	171 m	SE	Bodyline - 22, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	173 m	W	Aj Robertson - 10, Albert Mews, Hove, East Sussex, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	178 m	SE	Brighton Motor Works - 17, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	191 m	SW	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
11	194 m	N	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
12	199 m	W	A J Robertson Ltd - 1-9, Albert Mews, Hove, East Sussex, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
13	199 m	SE	Day's Volkswagen - 12, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	212 m	S	Palmeira Bodyworks & Servicing - 6-8, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	214 m	W	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
16	227 m	SW	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
17	237 m	NE	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



Local Authority licensed pollutant release

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

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
8	175 m	E	Palmeria Dry Cleaners, 73 Western Road, Hove, BN3 2JQ	Brighton and Hove City Council	Dry Cleaning	Part B	Enforcement: Enforcement Details Unknown Date of Enforcement: Enforcement Details Unknown Comment: Enforcement Details Unknown

This data is sourced from Local Authorities.

Contaminated land

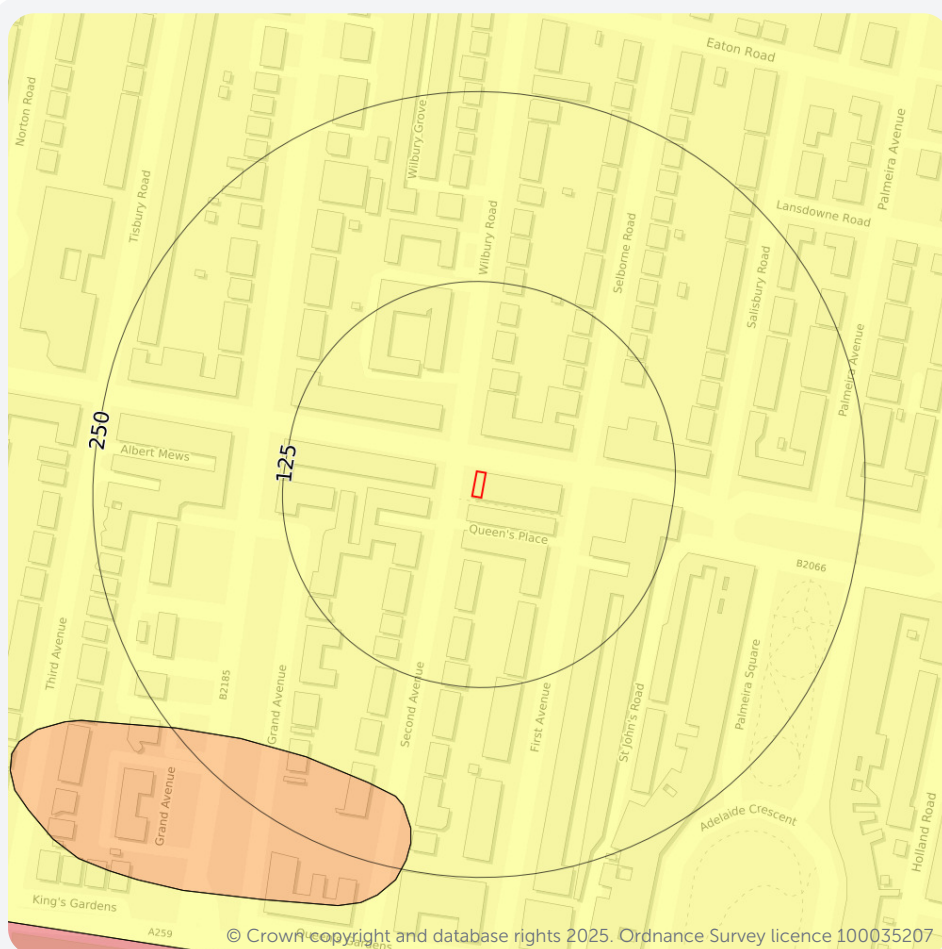
Superficial hydrogeology ?

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

[Back to section summary](#) →

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



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

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 Undifferentiated
200 m	SW	Secondary B

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
HEAD	HEAD-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.

Contaminated land

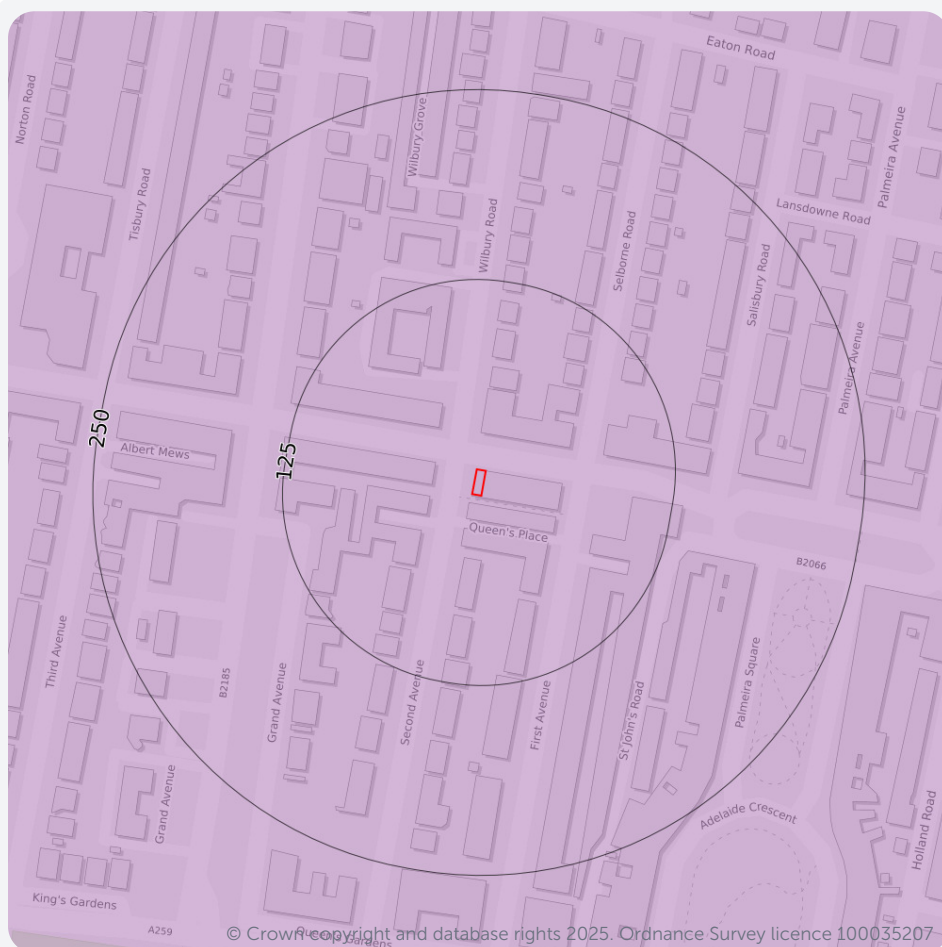
Bedrock hydrogeology ?

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](#) →



— Site Outline

Search buffers in metres (m)

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

Aquifers within bedrock geology

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

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

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

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

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

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

Screening



Distance	Direction	Designation
0	on site	Principal

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

Bedrock geology

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

Description	BGS LEX Code	Rock Type
NEWHAVEN CHALK FORMATION	NCK-CHLK	CHALK

This data is sourced from British Geological Survey.

Screening



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?

[See overview](#)

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

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 ?

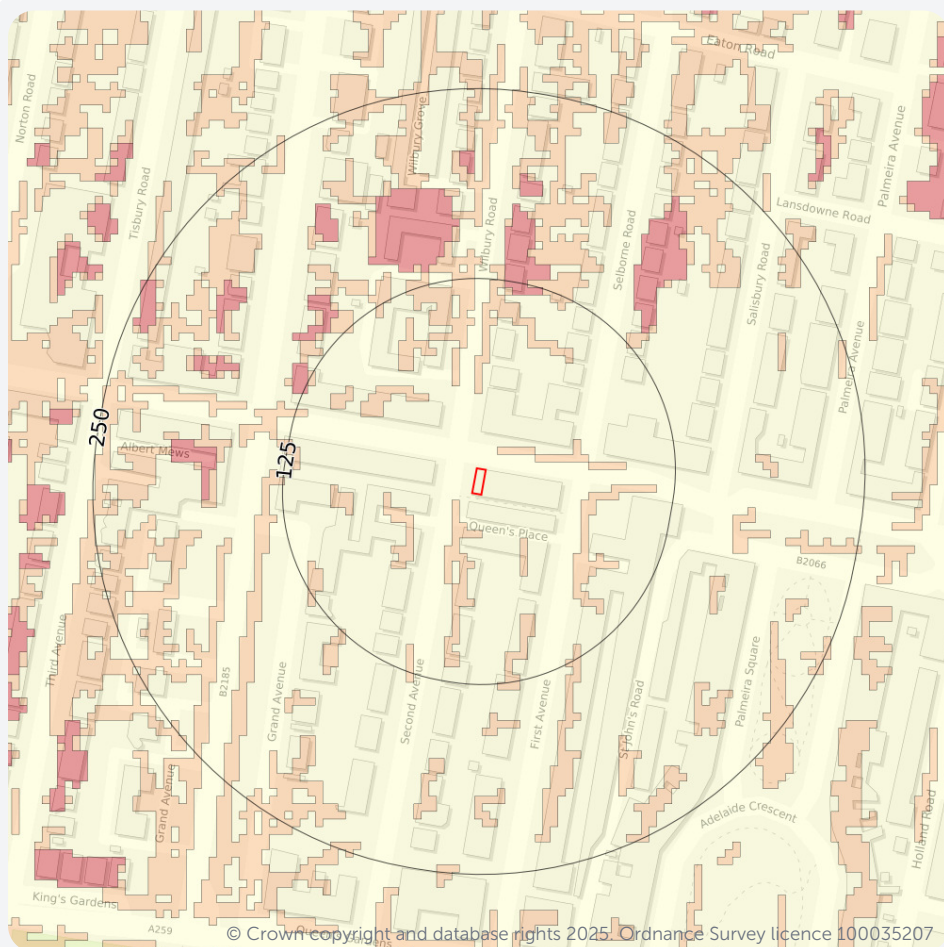
Moderate

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](#) →



— Site Outline

Search buffers in metres (m)

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

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.

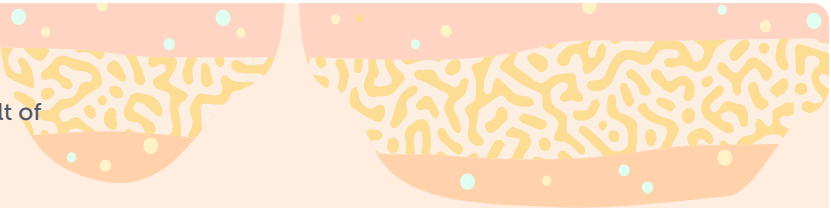
Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information 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 ?

Not identified

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



Natural ground stability

Negligible-Very low

Non-natural ground stability

Not identified

Next steps

Ground stability
None required.

Screening



ClimateIndex™

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

Section links

Physical risks	→	Flooding	→
Ground stability	→	Transition risks	→

Physical risks

Negligible



Transition risks

EPC found



Next steps

Let's talk about climate

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

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

Screening



ClimateIndex™

Physical risks ?

Negligible

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

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

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

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

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

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

ClimateIndex™

Flooding ?

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

Section links

Back to section summary →

Physical risks → Flooding →

Ground stability → Transition risks →

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

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

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

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

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

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

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

Section links

Back to section summary →

Physical risks →

Ground stability →

Flooding →

Transition risks →

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

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

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

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

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

This data is sourced from the British Geological Survey



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	
18, Church Road, BN3 2FL				22035691		A1/A2 Retail and Financial/Professional services				160.0 sqm		E 102		25th March 2029	
MULBERRYS, 18, Church Road, BN3 2FL				22035691		A1/A2 Retail and Financial/Professional services				186.0 sqm		D 86		29th November 2027	

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 ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.

Radon ?

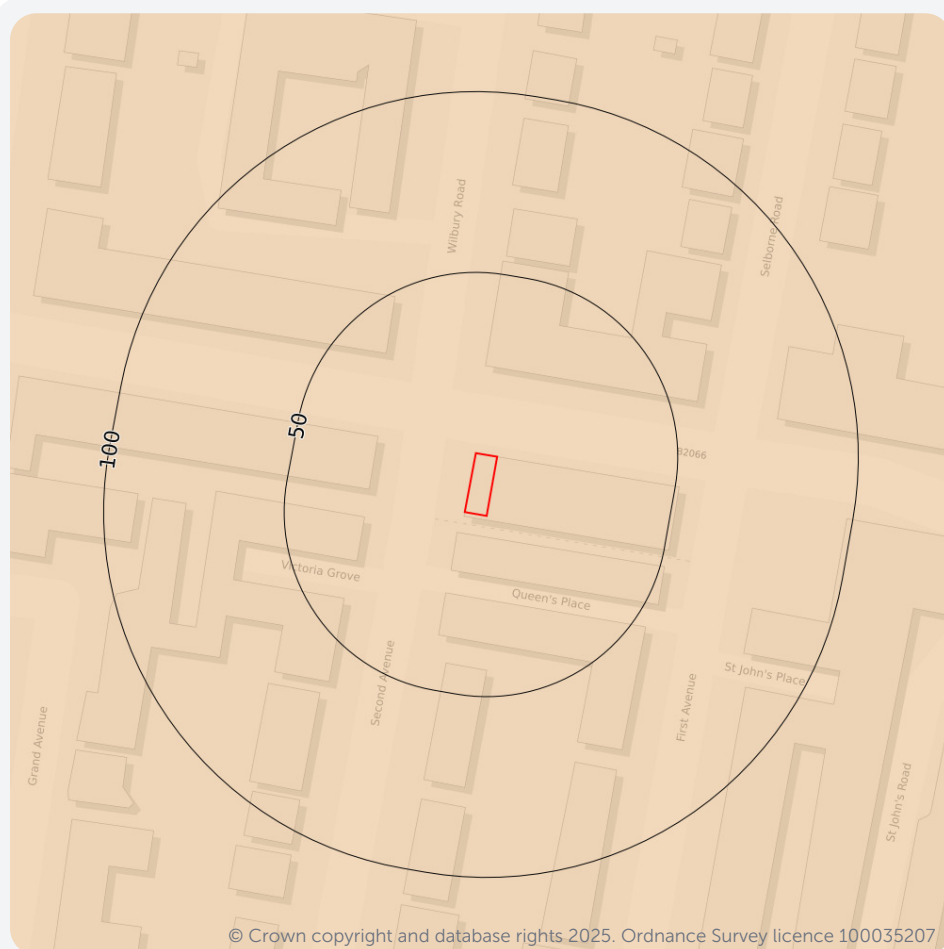
Identified

The property lies within a radon affected area.

Section links

[Back to section summary](#) →

[Radon](#) →



— Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

This data is sourced from the British Geological Survey/UK Health Security Agency.



Planning constraints

Identified

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

Section links

Planning constraints	→			

Next steps

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

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

Planning constraints ?

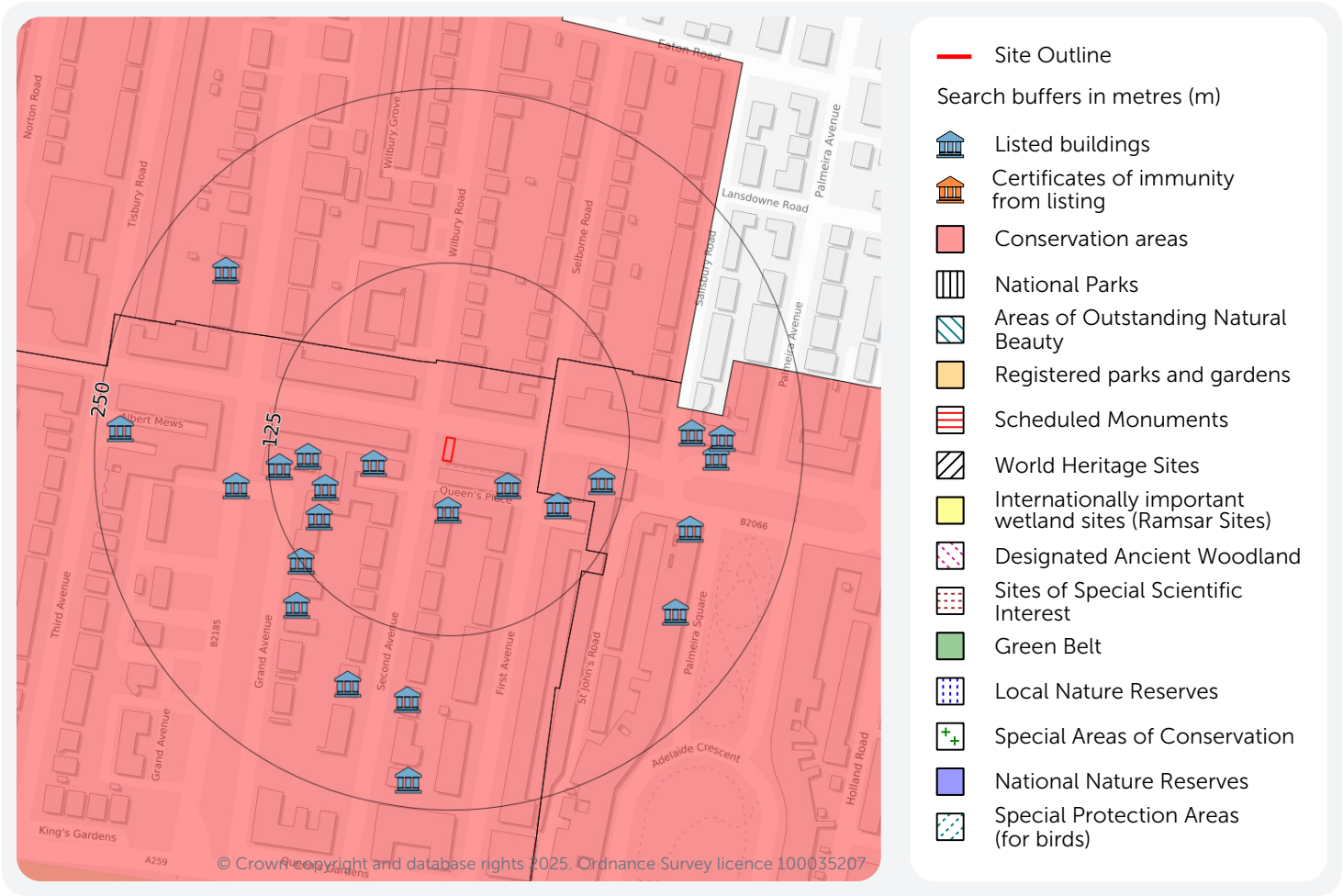
Identified

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

Section links

Back to section summary →

Planning constraints →



Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	The Avenues	The City of Brighton and Hove
54 m	N	The Willett Estate	The City of Brighton and Hove
64 m	E	Brunswick Town	The City of Brighton and Hove



This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ .

Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
35 m	S	7-12, Queen's Place (See Details For Further Address Information)	II	1187582	02/11/1992
44 m	SE	41, First Avenue (See Details For Further Address Information)	II	1209640	02/11/1992
50 m	W	Former Mews	II	1209914	02/11/1992
83 m	SE	56, First Avenue (See Details For Further Address Information)	II	1280737	02/11/1992
87 m	W	9, Grand Avenue	II	1280696	02/11/1992
96 m	W	10, Grand Avenue	II	1298673	02/11/1992
97 m	SW	8, Grand Avenue	II	1187554	02/11/1992
109 m	E	Church Of St John The Baptist	II	1187551	12/04/1983
118 m	W	11, Grand Avenue	II	1205518	02/11/1992
125 m	SW	No 6 Including Piers And Railings	II	1205509	02/11/1992
148 m	SW	4, Grand Avenue	II	1389691	23/01/2002
150 m	W	Hove War Memorial	II	1187556	02/11/1992
170 m	E	Palmeira Mansions	II*	1204933	18/07/1978
173 m	S	No 21 Including Walls And Railings	II	1292517	02/11/1992
175 m	SW	Exton House, Walls And Railings	II	1209667	02/11/1992
178 m	E	73-76 And 73a, Western Road	II	1210043	22/06/1984
188 m	E	Wall Fronting Nos 21-33 Church Road	II	1280966	02/11/1992
192 m	E	Palmeira Avenue Mansions Palmeira Mansions	II	1187549	04/02/1981

Screening



Distance	Direction	Name	Grade	Listed building reference number	Listed date
194 m	SE	18-34 And Attached Railings Palmeira Square	II	1187581	10/09/1971
199 m	NW	The Gables, Including Piers, Walls And Railings	II	1209744	02/11/1992
231 m	S	24, Second Avenue	II	1187583	02/11/1992
233 m	W	2-9, King's Mews (See Details For Further Address Information)	II	1187593	02/11/1992

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



Energy ?

Identified

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

Section links

Wind and solar → Energy →

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified



Planned single wind turbines

Identified



Existing wind turbines

Not identified

Proposed solar farms

Identified



Existing solar farms

Identified



Energy Infrastructure

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

Power stations

Identified



Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

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

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



Next steps continued


Solar

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

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

Power stations

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

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

Energy

Wind and solar

Identified

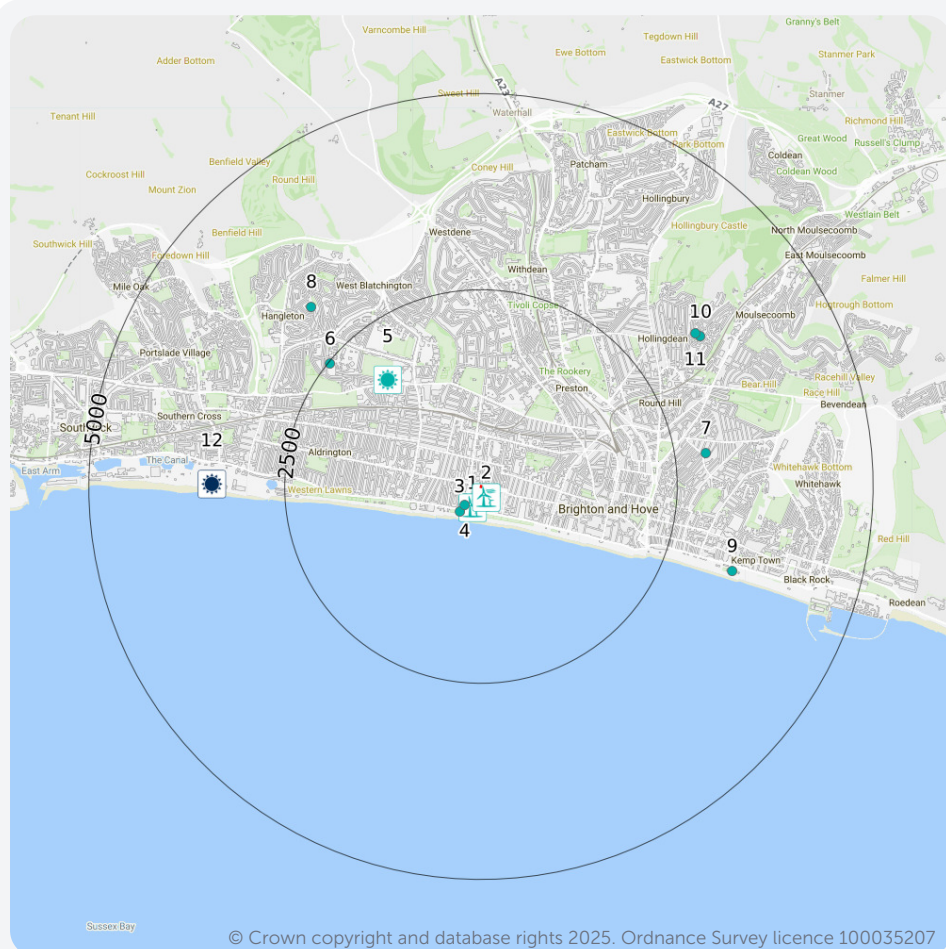
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind farms

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

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

Screening



ID	Distance	Direction	Details
1	282 m	S	<p>Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW</p> <p>Planning Application Reference: BH2008/00322</p> <p>Type of Project: 6 Wind Turbines</p> <p>Application Date: 2008-02-22</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of six 1.8M diameter wind turbines on plant room roof of the 1970's extension of Kings House (resubmission of withdrawn application BH2007/02049).</p> <p>Approximate Grid Reference: 529121, 104387</p>
2	282 m	S	<p>Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW</p> <p>Planning Application Reference: BH2007/02048</p> <p>Type of Project: 6 Wind Turbines</p> <p>Application Date: 2007-06-29</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of six 1.8m diameter wind turbines on the plant room roof.</p> <p>Approximate Grid Reference: 529121, 104387</p>

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

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

Proposed wind turbines

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

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

ID	Distance	Direction	Details
3	282 m	S	<p>Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW</p> <p>Planning Application Reference: BH2008/00320</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2008-02-15</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine, on grassed area of kings house at south end of grand avenue (resubmission of withdrawn application BH2007/02050).</p> <p>Approximate Grid Reference: 529121, 104387</p>

Screening



ID	Distance	Direction	Details
4	282 m	S	<p>Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN2 9SW</p> <p>Planning Application Reference: BH2007/02050</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2007-06-29</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine.</p> <p>Approximate Grid Reference: 529121, 104387</p>
6	2-3 km	NW	<p>Site Name: Goldstone Primary School, Laburnum Avenue, Hove, Brighton & Hove, East Sussex, BN3 7JW</p> <p>Planning Application Reference: BH2006/04136</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-12-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on west elevation.</p> <p>Approximate Grid Reference: 527303, 106226</p>
7	2-3 km	E	<p>Site Name: 4 Cobden Road, Brighton, Brighton & Hove, East Sussex, BN2 9TL</p> <p>Planning Application Reference: BH2006/03939</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-12-23</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of wind turbine on rear elevation.</p> <p>Approximate Grid Reference: 532101, 105085</p>
8	3-4 km	NW	<p>Site Name: Hangleton County Junior & Infa, Dale View, Hove, Brighton & Hove, East Sussex, BN3 8LF</p> <p>Planning Application Reference: BH2006/04077</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-12-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on south west elevation.</p> <p>Approximate Grid Reference: 527065, 106951</p>
9	3-4 km	E	<p>Site Name: Gracies Place, 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton, Brighton & Hove, East Sussex, BN2 1EN</p> <p>Planning Application Reference: BH2013/01829</p> <p>Type of Project: Cafe & Wind Turbine</p> <p>Application Date: 2013-06-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind tur</p> <p>Approximate Grid Reference: 532435, 103582</p>
10	3-4 km	NE	<p>Site Name: 8 Mountfields, Brighton, East Sussex, BN1 7BT</p> <p>Planning Application Reference: BH2024/01311</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2024-05-29</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of domestic wind turbine.</p> <p>Approximate Grid Reference: 532030, 106569</p>

ID	Distance	Direction	Details		
11	3-4 km	NE	Site Name: 8 Mountfields Brighton BN1 7BT Planning Application Reference: BH2024/02683 Type of Project: Renewable Energy Installation	Application Date: 2024-11-04 Planning Stage: Approved Project Details: Installation of roof mounted wind turbine Approximate Grid Reference: 532030, 106569	

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

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

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	
12	3-4 km	W	ParkerSteel Shoreham Plant, Parker Steel Ltd, Fishgate Terminal, Basin Road South, Portslade, BN41 1WF	Contractor: Larimin LPA Name: Brighton and Hove Capacity (MW): 1.8	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 02/09/2015

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
5	1-2 km	NW	185 Old Shoreham Road, Hove	Applicant name: - Application Status: - Application Date: - Application Number: BH2013/03973	Installation of ground mounted free standing photovoltaic array inrear garden.

Screening



This data is sourced from Serac Tech and Glenigan.

Energy

Energy infrastructure ?

Identified

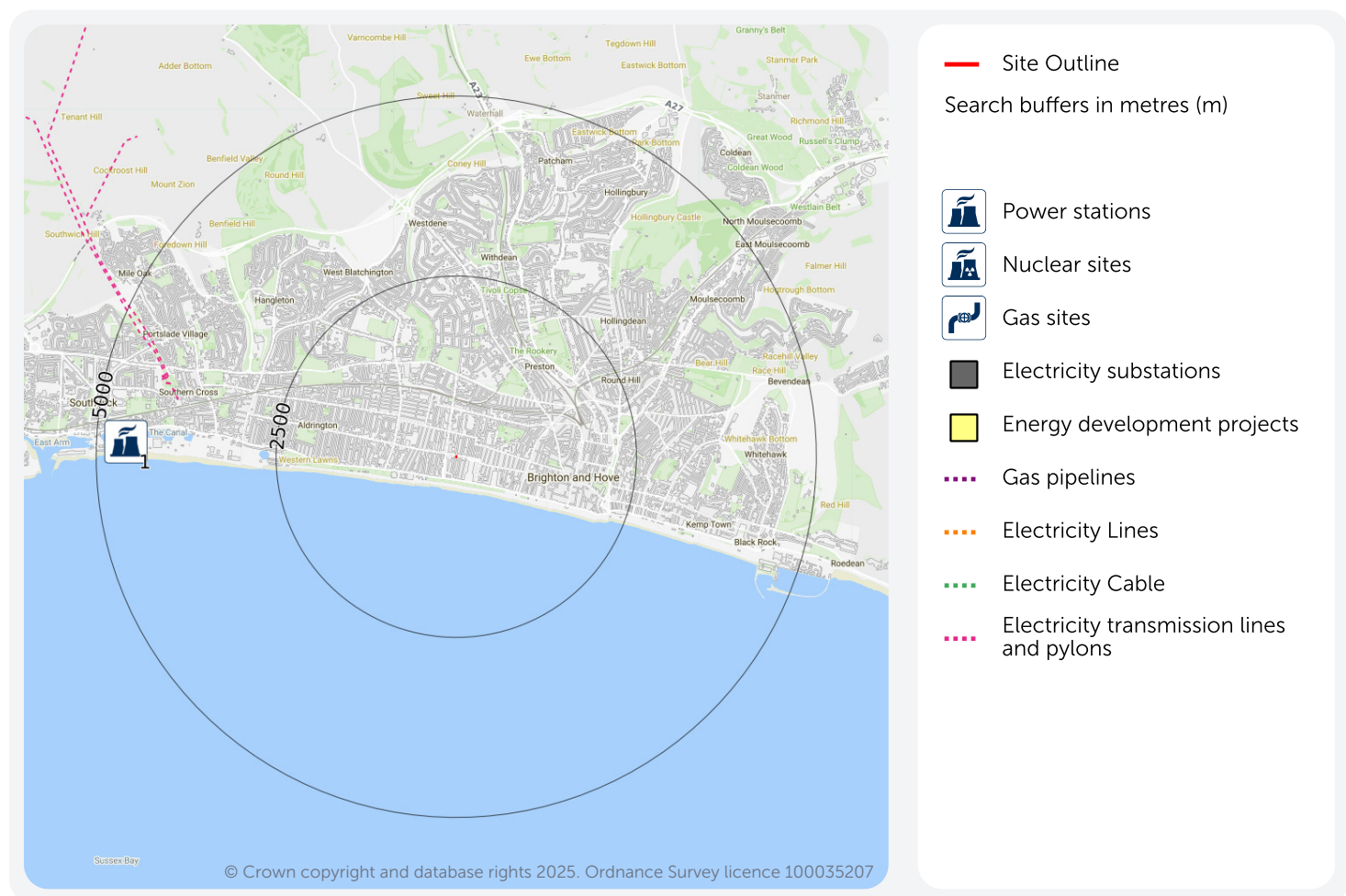
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



Power stations

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

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

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

Screening



ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	4-5 km	W	Vitol	Shoreham	CCGT	420	2000

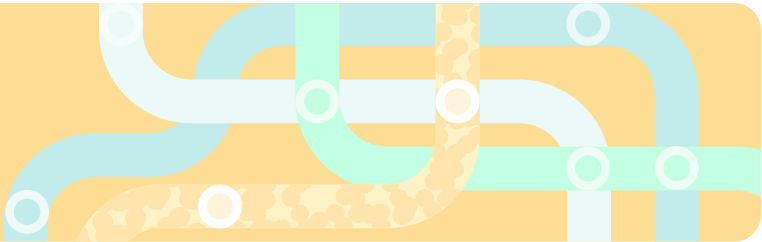
This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Transportation

Not identified

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



HS2

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

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

Crossrail

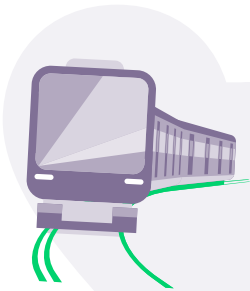
The property is not within 250 metres of the Crossrail 2 project.

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

Other railways

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

None required.



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	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	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	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Not 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

Screening



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

Screening



Energy

Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk

Next steps

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

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



Flooding

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Low

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

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 18 →

Not identified

Next steps

Ground stability

None required.



ClimateIndex™

Page 19 →

Negligible

Next steps

Let's talk about climate

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

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



Radon

Page 25 →

Identified

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Planning constraints

Page 27 →

Identified

Next steps

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

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



Energy

Page 31 →

Identified

Next steps

Wind

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

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

Solar

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

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

Power stations

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

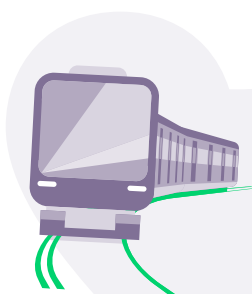
- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding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



Transportation

Page 40 →

Not identified



Next steps

None required.





Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Email: info@groundsure.com

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

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

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