

Address

Professional opinion



Contaminated Land

**Moderate-High:
Action Required** [page 14 >](#)



Flooding

Low-Moderate [page 26 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified [page 29 >](#)



Radon

Identified [page 29 >](#)



Energy

Identified [page 36 >](#)



Planning Constraints

Identified [page 43 >](#)



Transportation

Not identified

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

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 7 >](#) for details and guidance.

5 years



No risk predicted

30 years



No risk predicted

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 9 >](#) for details.

Contaminated land liability

Banking security

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

Further assessment required

Statutory or 3rd party action

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

Potential

Environmental liability

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

Potential

Site Plan



Useful contacts

Adur and Worthing Council:

<http://www.adur-worthing.gov.uk/> ↗

enquiries@adur-worthing.gov.uk ↗

01903 239 999

Environment Agency National Customer

Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗

03708 506 506



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Contact us with any questions at:

info@groundsure.com ↗

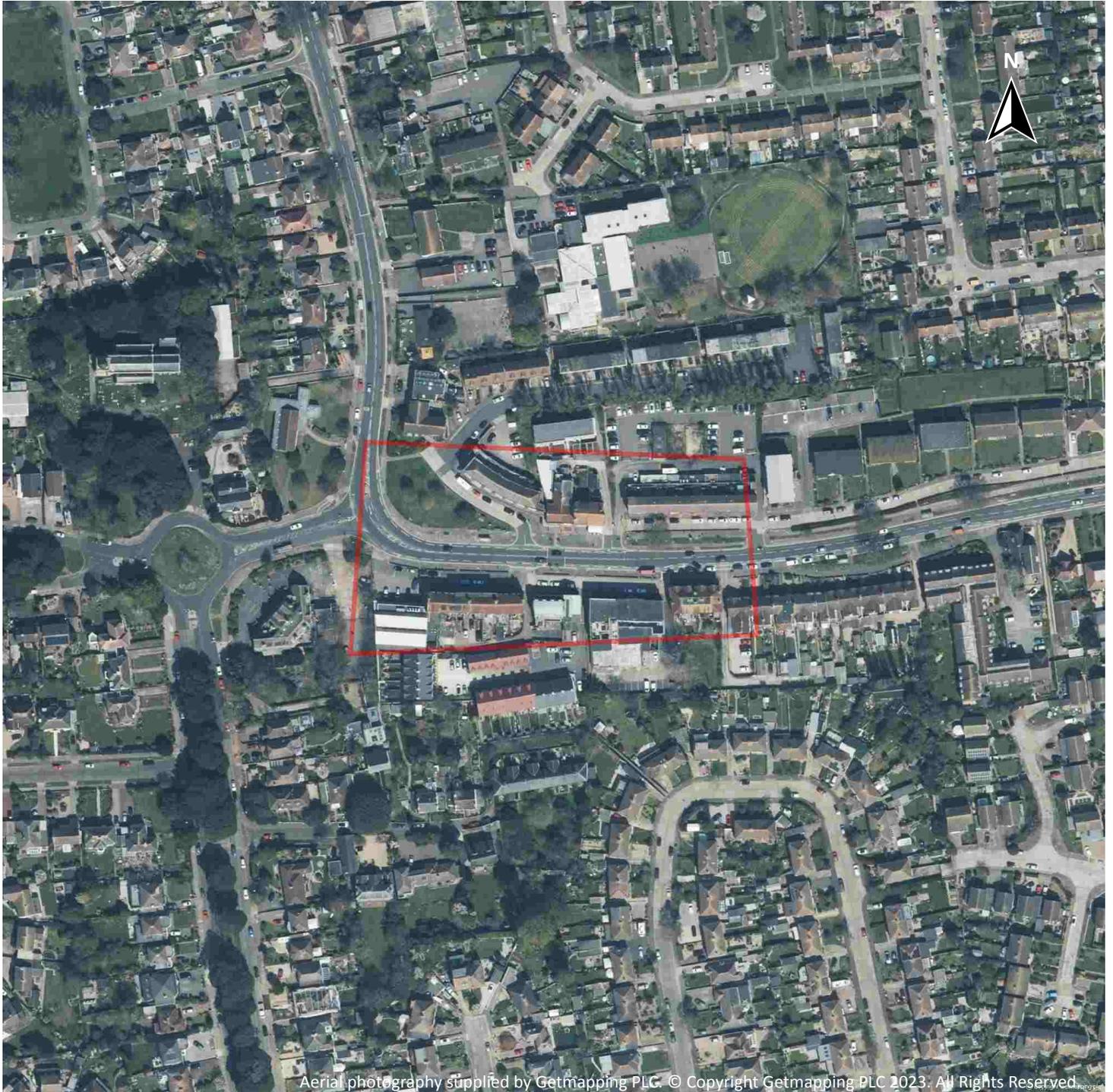
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Recent aerial photograph



Capture Date: 20/04/2021

Site Area: 1.42ha



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Overview of findings and recommendations

 **Contaminated Land** **Moderate-High risk**

You should carry out a Phase 1 environmental audit at the site to identify any areas of ongoing concern. We can provide you with a Phase 1 environmental audit and for a detailed quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 audit is priced at around £1245 + VAT including disbursements.

More information on [page 14](#) >

 **Flooding** **Low-Moderate risk**

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf ↗

National Planning Policy Framework (NPPF)

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

More information on [page 26](#) >

 **Ground stability** **Identified**

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

More information on [page 29 >](#)

Radon

Identified

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information

More information on [page 29 >](#)

Other considerations

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



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 **Energy****Identified****Solar**

- 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

- 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

Projects

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

More information on [page 36](#) >



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

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

5 years



No risk predicted

30 years



No risk predicted

ClimateIndex™

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

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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In 30 years time your property has a ClimateIndex™ rating of A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

For further details on flood risk see [page 28](#) > and for further details on natural ground instability and coastal erosion see [page 35](#) >.



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ClimateIndex™ transition risks

Energy Performance

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

Multiple EPCs have been found relating to the property

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

27 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	Building use		Building area	EPC rating	Valid until										
341, Goring Road, Goring-by-Sea, BN12 4NX	A1/A2 Retail and Financial/Professional services		424.0 sqm	G 157	29th December 2025										
263, Goring Road, Goring-by-Sea, BN12 4PA	A1/A2 Retail and Financial/Professional services		117.0 sqm	F 129	15th April 2025										
280 Goring Road, Goring By Sea, BN12 4PE	D1 Non-residential Institutions - Primary Health Care Building		82.0 sqm	E 119	28th January 2031										
1ST AND 2ND FLOOR, 323 Goring Road, Goring-by-Sea, BN12 4NX	B1 Offices and Workshop businesses		93.0 sqm	E 117	31st May 2028										
305-309 Goring Road, Goring, BN12 4NX	Offices and Workshop Businesses		131.0 sqm	E 102	6th October 2032										
333 GORING ROAD, GORING, WORTHING, BN12 4NX	D2 General Assembly and Leisure plus Night Clubs and Theatres		98.0 sqm	D 96	11th October 2030										
324 Goring Road, Goring, BN12 4PE	Retail/Financial and Professional Services		52.0 sqm	D 95	24th May 2033										
344 Goring Road, Goring-by-Sea, BN12 4PD	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways		54.0 sqm	D 91	31st March 2025										


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Address	Building use	Building area	EPC rating	Valid until
338 Goring Road, Goring-by-Sea, BN12 4PD	A1/A2 Retail and Financial/Professional services	56.0 sqm	D 88	3rd October 2027
291, Goring Road, Goring-by-Sea, BN12 4NX	A1/A2 Retail and Financial/Professional services	70.0 sqm	D 87	5th October 2026
299 Goring Road, Goring-by-Sea, BN12 4NX	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	61.0 sqm	D 86	15th April 2029
329 Goring Road, Goring, BN12 4NX	Retail/Financial and Professional Services	51.0 sqm	D 84	30th August 2032
303 Goring Road, Goring-by-Sea, BN12 4NX	Retail/Financial and Professional Services	141.0 sqm	D 80	9th October 2032
289 Goring Road, Goring-by-Sea, BN12 4NX	A1/A2 Retail and Financial/Professional services	75.0 sqm	D 78	11th May 2025
265 Goring Road, Goring-by-Sea, BN12 4PA	A1/A2 Retail and Financial/Professional services	38.0 sqm	D 78	1st May 2028
322 Goring Road, Goring, BN12 4PE	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	66.0 sqm	C 74	15th October 2031
342 GORING ROAD, GORING, WORTHING, BN12 4PD	A1/A2 Retail and Financial/Professional services	52.0 sqm	C 74	22nd December 2030
325 GORING ROAD, GORING-BY-SEA, BN12 4NX	A1/A2 Retail and Financial/Professional services	47.0 sqm	C 73	23rd August 2031
291 Goring Road, Goring-by-Sea, BN12 4NX	A1/A2 Retail and Financial/Professional services	75.0 sqm	C 72	15th December 2023
273 Goring Road, Goring-by-Sea, BN12 4PA	A1/A2 Retail and Financial/Professional services	48.0 sqm	C 67	8th February 2027
276 Goring Road, Goring-by-Sea, BN12 4PE	Restaurants and Cafes/Drinking Establishments/Takeaways	72.0 sqm	C 64	4th March 2033
339 GORING ROAD, GORING, BN12 4NX	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	111.0 sqm	C 61	29th June 2031
340 GORING ROAD, GORING, BN12 4PD	A1/A2 Retail and Financial/Professional services	53.0 sqm	C 59	23rd September 2030
293 Goring Road, Goring-by-Sea, BN12 4NX	A1/A2 Retail and Financial/Professional services	405.0 sqm	C 55	11th May 2025
278 Goring Road, Goring-by-Sea, BN12 4PE	A1/A2 Retail and Financial/Professional services	77.0 sqm	B 49	3rd October 2028


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Address	Building use	Building area	EPC rating	Valid until
279 Goring Road, Goring-by-Sea, BN12 4PA	Retail/Financial and Professional Services	44.0 sqm	B 43	28th July 2032
319-321 Goring Road, Goring-by-Sea, BN12 4NX	B1 Offices and Workshop businesses	145.0 sqm	B 41	11th June 2028

35 Valid domestic EPCs have been found relating to the property

A	92+	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
Address	Property type	Building area	EPC rating	Valid until	Potential rating								
287, Goring Road, Goring-by-Sea, BN12 4NX	Maisonette	83.0 sqm	E 39	26th May 2028	D 66								
281, Goring Road, Goring-by-Sea, BN12 4NX	Maisonette	83.0 sqm	E 42	8th May 2029	D 63								
295, Goring Road, Goring-by-Sea, BN12 4NX	Flat	76.0 sqm	E 43	27th February 2029	D 68								
283, Goring Road, Goring-by-Sea, BN12 4NX	Maisonette	83.0 sqm	E 46	26th May 2028	C 71								
285, Goring Road, Goring-by-Sea, BN12 4NX	Maisonette	83.0 sqm	E 46	26th May 2028	C 71								
297, Goring Road, Goring-by-Sea, BN12 4NX	Flat	90.0 sqm	E 46	13th February 2027	C 74								
261, Goring Road, Goring-by-Sea, BN12 4PA	Flat	54.0 sqm	E 52	22nd April 2029	C 70								
360 GORING ROAD, GORING, WORTHING, BN12 4PD	Maisonette	71.0 sqm	D 56	13th April 2031	D 68								
356 Goring Road, Goring-By-Sea, BN12 4PD	Maisonette	72.0 sqm	D 57	12th February 2033	C 74								
267, Goring Road, Goring-by-Sea, BN12 4PA	Maisonette	91.0 sqm	D 59	16th May 2029	D 68								
Flat 1, 328 Goring Road, Goring-by-Sea, BN12 4PE	Flat	43.0 sqm	D 60	11th April 2025	D 64								
Flat 2, 328 Goring Road, Goring-by-Sea, BN12 4PE	Flat	57.0 sqm	D 62	18th February 2025	C 74								
337 Goring Road, Goring-By-Sea, BN12 4NX	Maisonette	81.0 sqm	D 63	29th April 2033	C 74								
Top Floor Flat, 263 Goring Road, Goring-by-Sea, BN12 4PA	Flat	57.0 sqm	D 63	27th November 2026	C 74								
315 Goring Road, Goring-By-Sea, BN12 4NX	Flat	95.0 sqm	D 64	30th August 2032	C 70								


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Address	Property type	Building area	EPC rating	Valid until	Potential rating
354, Goring Road, Goring-by-Sea, BN12 4PD	Maisonette	81.0 sqm	D 65	3rd November 2024	C 73
Flat 2, 318, Goring Road, Goring-by-Sea, BN12 4PE	Flat	33.0 sqm	D 66	1st November 2023	C 75
277, Goring Road, Goring-by-Sea, BN12 4PA	Maisonette	91.0 sqm	D 66	5th January 2030	C 71
312, Goring Road, Goring-by-Sea, BN12 4PE	Maisonette	61.0 sqm	D 66	18th June 2029	C 72
298, Goring Road, Goring-by-Sea, BN12 4PE	Maisonette	60.0 sqm	D 67	8th January 2024	C 75
Second Floor Flat, 320 Goring Road, Goring-by-Sea, BN12 4PE	Flat	44.0 sqm	D 67	12th May 2029	C 77
Flat 1, 318, Goring Road, Goring-by-Sea, BN12 4PE	Flat	23.0 sqm	D 68	1st November 2023	C 75
269, Goring Road, Goring-by-Sea, BN12 4PA	Maisonette	100.0 sqm	C 69	12th September 2027	C 75
304, Goring Road, Goring-by-Sea, BN12 4PE	Maisonette	62.0 sqm	C 69	16th July 2024	C 75
308 GORING ROAD, GORING-BY-SEA, BN12 4PE	Maisonette	61.0 sqm	C 69	15th July 2031	C 74
310, Goring Road, Goring-by-Sea, BN12 4PE	Maisonette	62.0 sqm	C 71	22nd May 2029	C 74
311c, Goring Road, Goring-by-Sea, BN12 4NX	Flat	49.0 sqm	C 72	29th June 2026	C 75
275, Goring Road, Goring-by-Sea, BN12 4PA	Maisonette	98.0 sqm	C 72	10th April 2029	C 74
306 GORING ROAD, GORING, WORTHING, BN12 4PE	Maisonette	60.0 sqm	C 72	16th November 2030	C 75
311d, Goring Road, Goring-by-Sea, BN12 4NX	Flat	40.0 sqm	C 74	29th June 2026	C 74
Flat 3, 318, Goring Road, Goring-by-Sea, BN12 4PE	Flat	49.0 sqm	C 75	1st November 2023	C 77
311A GORING ROAD, GORING, BN12 4NX	Flat	40.0 sqm	C 76	5th April 2031	C 76
Flat 3, 331 Goring Road, Goring-By-Sea, BN12 4NX	Flat	27.0 sqm	C 78	25th March 2032	C 78
Flat 1, 331 Goring Road, Goring-By-Sea, BN12 4NX	Flat	38.0 sqm	B 81	15th August 2032	B 81
Flat 2, 331 Goring Road, Goring-By-Sea, BN12 4NX	Flat	46.0 sqm	B 82	25th March 2032	B 82


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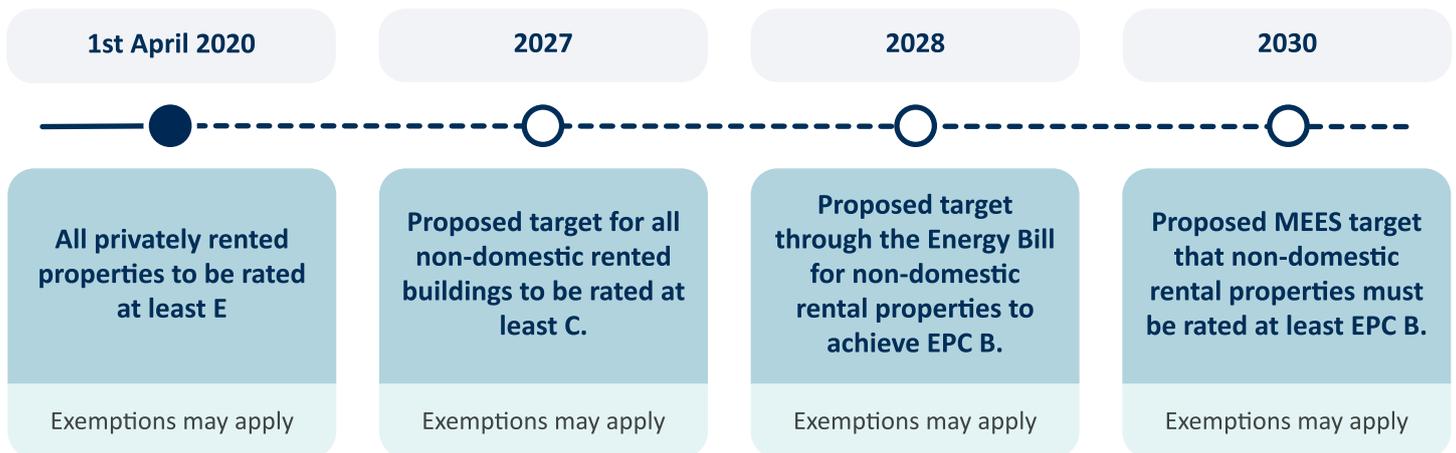
EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation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

Letting and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately rented non-domestic properties being let in England and Wales to have a **minimum EPC rating of 'E'**.

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.

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





Contaminated land liability

Moderate-High risk

Summary

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

Past Land Use

Moderate-High

Waste and Landfill

Low

Current and Recent Industrial

Moderate-High

Next steps

You should carry out a Phase 1 environmental audit at the site to identify any areas of ongoing concern. We can provide you with a Phase 1 environmental audit and for a detailed quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 audit is priced at around £1245 + VAT including disbursements.

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[Past land use](#) >

[Current and recent industrial](#) >

[Superficial hydrogeology](#) >

[Bedrock hydrogeology](#) >

[Skip to next section: Flooding](#) >

You can find our methodology and list of limitations on [page 49](#) >

Consultant's assessment

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

Please see [page 4](#) > for further advice.

Current and proposed land use

Current land use

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

Proposed land use

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



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Historical land use

On-site

Potentially contaminative land uses of minor concern have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

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

Conclusion

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



Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	7	0	12
Former tanks	0	2	2
Former energy features	0	4	1
Former petrol stations	0	0	0
Former garages	5	0	2
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	2	4	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	0	0



Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

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

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

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
0	on site	Nursery	1933
0	on site	Gravel Pit	1933
0	on site	Gravel Pit	1938
0	on site	Nursery	1938
0	on site	Old Gravel Pit	1962

Distance	Direction	Use	Date
0	on site	Nursery	1962
0	on site	Nursery	1969
62 m	E	Sand Pit	1875
63 m	W	Grave Yard	1875
83 m	SE	Nursery	1909
83 m	SE	Nursery	1938
86 m	SE	Nursery	1933
87 m	SE	Nurseries	1962
87 m	SE	Nurseries	1969
115 m	W	Gravel Pit	1896
170 m	E	Nursery	1909
172 m	NW	Telephone Exchange	1933
186 m	N	Telephone Exchange	1962
248 m	NW	Nursery	1933

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
27 m	N	Unspecified Tank	1953
27 m	N	Unspecified Tank	1953
210 m	E	Unspecified Tank	1911
210 m	E	Unspecified Tank	1932

This data is sourced from Ordnance Survey/Groundsure.



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Former energy features

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

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
22 m	S	Electricity Substation	1969
23 m	S	Electricity Substation	1994
40 m	W	Electricity Substation	1969
40 m	W	Electricity Substation	1994
139 m	N	Electricity Substation	1994

This data is sourced from Ordnance Survey/Groundsure.

Former garages

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

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1953
0	on site	Garage	1953
0	on site	Garage	1962
0	on site	Garage	1969
0	on site	Garage	1994
69 m	E	Garage	1969
71 m	E	Garage	1962

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Current and recent industrial



— Site Outline

Search buffers in metres (m)

● Recent industrial land uses

Recent industrial land uses

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

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Sussex Audiology Centre - 313, Goring Road, Goring, Worthing, West Sussex, BN12 4NX	Disability and Mobility Equipment	Consumer Products
2	0	on site	Sussex Audiology Centre - 317, Goring Road, Goring, Worthing, West Sussex, BN12 4NX	Disability and Mobility Equipment	Consumer Products
3	4 m	NE	Sussex Textile Recycling - 312a, Goring Road, Goring, Worthing, West Sussex, BN12 4PE	Rag Merchants	Recycling Services

ID	Distance	Direction	Company / Address	Activity	Category
4	23 m	NW	Sussex Astronomy Centre - 16, Mulberry Lane, Goring, Worthing, West Sussex, BN12 4JL	Photographic and Optical Equipment	Consumer Products
5	36 m	NE	Electricity Sub Station - West Sussex, BN12	Electrical Features	Infrastructure and Facilities
6	40 m	W	Electricity Sub Station - West Sussex, BN12	Electrical Features	Infrastructure and Facilities
7	145 m	N	Electricity Sub Station - West Sussex, BN12	Electrical Features	Infrastructure and Facilities
8	145 m	NE	M J P Computer Services - 11, Palmerston Avenue, Goring, Worthing, West Sussex, BN12 4RN	Electrical Equipment Repair and Servicing	Repair and Servicing
9	145 m	W	Gnome Estate Ltd - 6, Ashurst Drive, Goring, Worthing, West Sussex, BN12 4SW	Structural Engineers	Engineering Services
10	198 m	N	Telephone Exchange - West Sussex, BN12	Telecommunications Features	Infrastructure and Facilities
11	247 m	E	Electricity Sub Station - West Sussex, BN12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

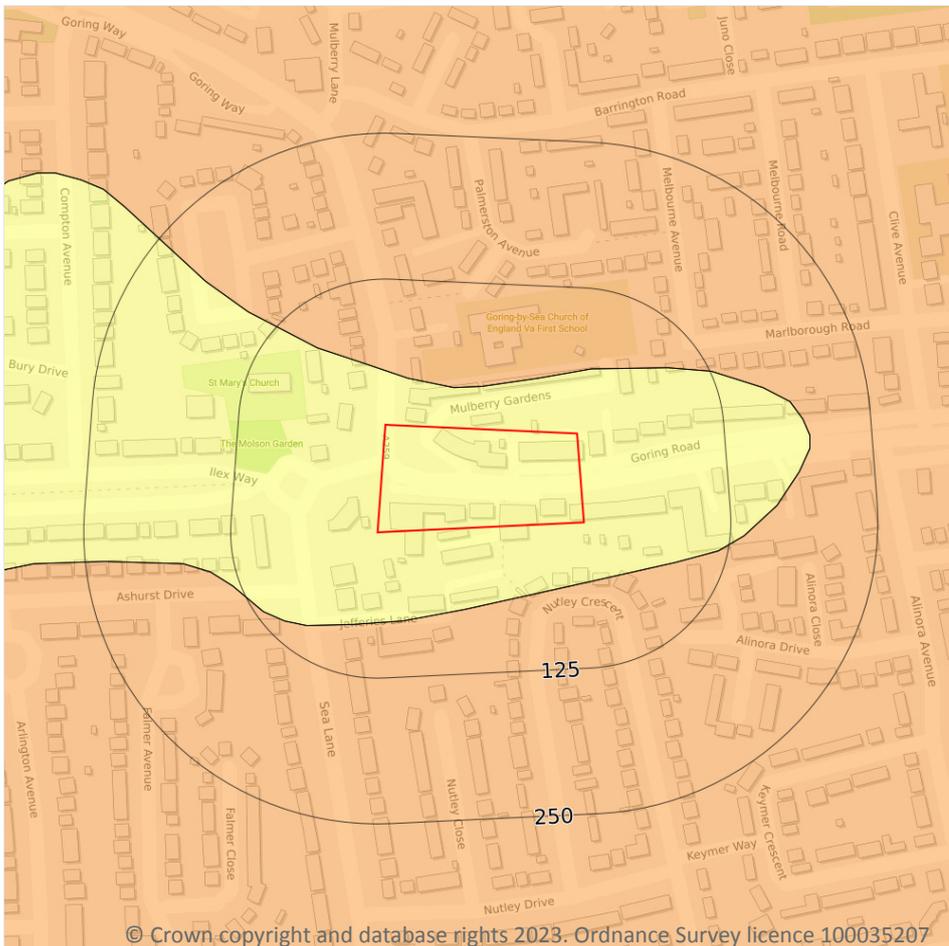


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Superficial hydrogeology



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
35 m	N	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
ALLUVIUM	ALV-XCZSP	CLAY, SILT, SAND AND PEAT

This data is sourced from British Geological Survey.

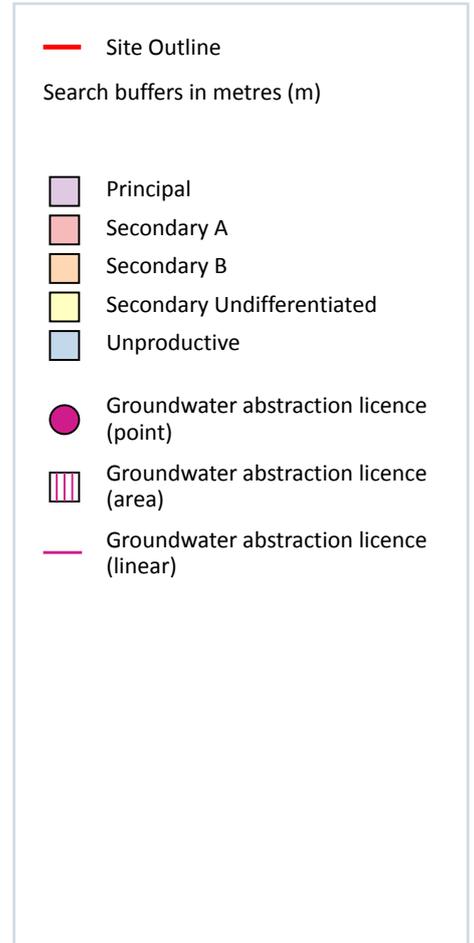


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Bedrock hydrogeology



Aquifers within bedrock geology

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

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

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

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

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

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



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
NEW PIT CHALK FORMATION	NPCH-CHLK	CHALK

This data is sourced from British Geological Survey.



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Flooding

Low-Moderate risk

Summary

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

Further explanation of flood risk assessment can be seen in the Flood information on [page 49 >](#).

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate-High
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes

Next steps

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf ↗

National Planning Policy Framework (NPPF)

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

Jump to

[Groundwater flooding >](#)

[Flood risk \(5 and 30 years\) >](#)

[Skip to next section: Environmental >](#)

You can find our methodology and list of limitations on [page 49 >](#)

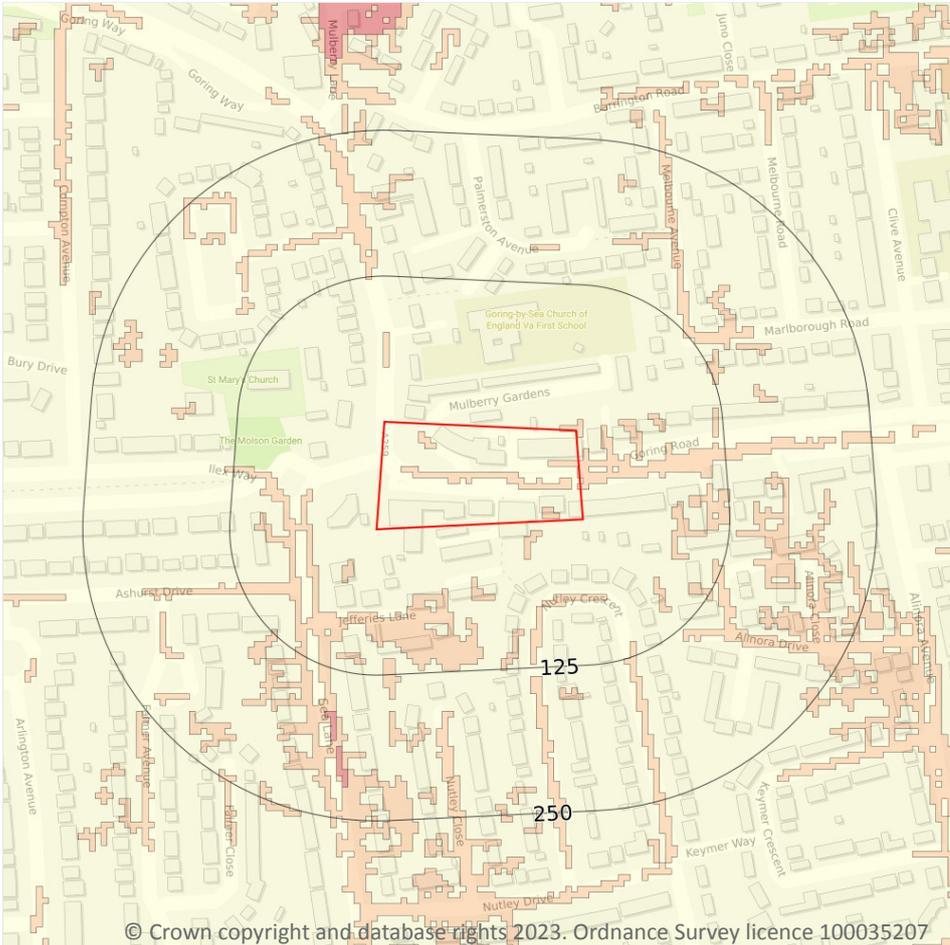


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Flooding / Groundwater flooding



— 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 to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm. Basement areas may become inundated.

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.



Climate change / Flood risk (5 and 30 Years)

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

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

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified



Ground stability

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

Please see [page 31](#) > for details of the identified issues.

Natural Ground Stability

Moderate-High

Non-Natural Ground Stability

Identified



Radon

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 3% and 5%.

Please see [page 34](#) > for details of the identified issues.

**In a radon
affected area**

Next steps

Ground stability

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

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

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.



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- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information

Jump to

[Natural ground subsidence](#) >

[Non-natural ground subsidence](#) >

[Radon](#) >

[Natural ground instability \(5 and 30 Years\)](#) >

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You can find our methodology and list of limitations on [page 49](#) >

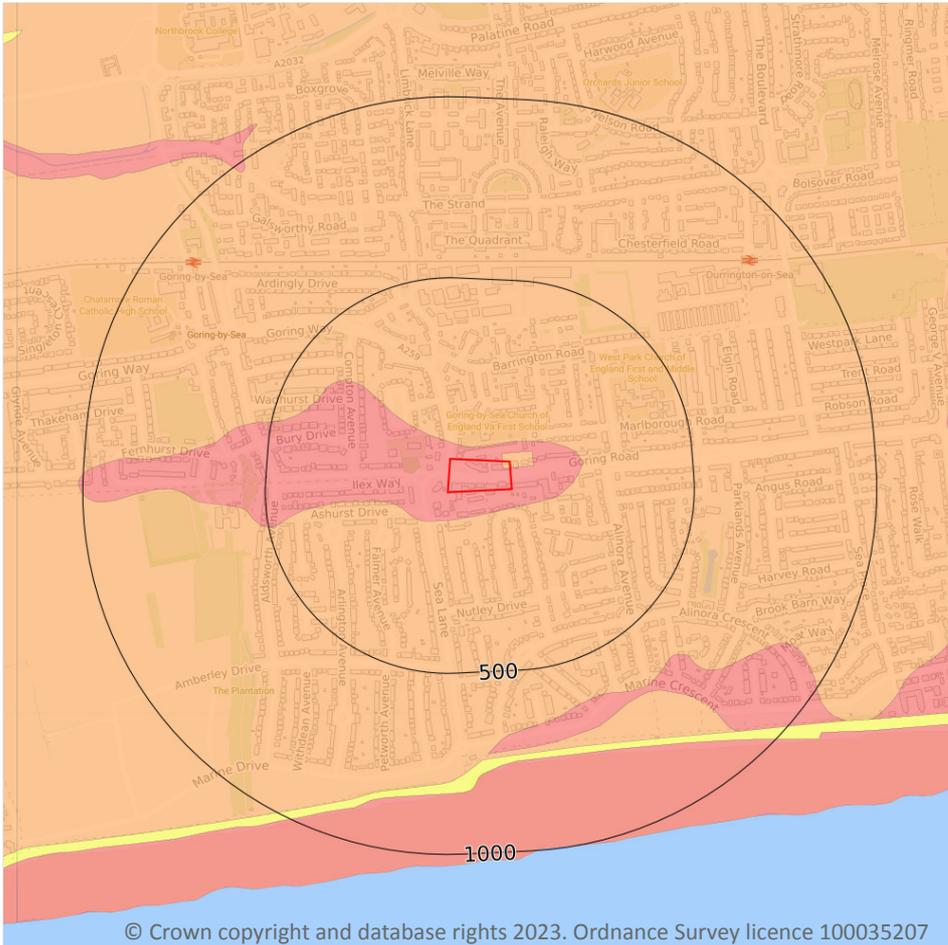


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Ground stability / Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

Natural ground subsidence

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

Please see [page 4](#) > for further advice.

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



Ground stability / Non-natural ground subsidence



— Site Outline

Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

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.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
0	on site	Gravel Pit	1933
0	on site	Gravel Pit	1938
0	on site	Old Gravel Pit	1962



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.

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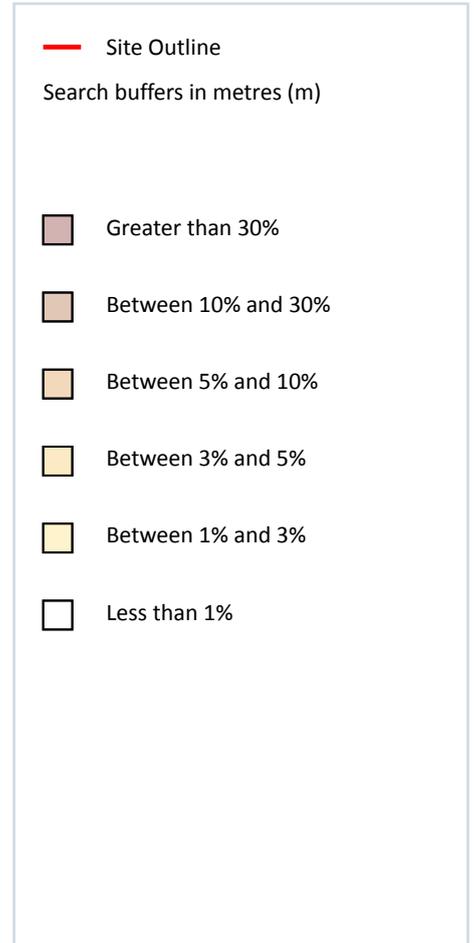
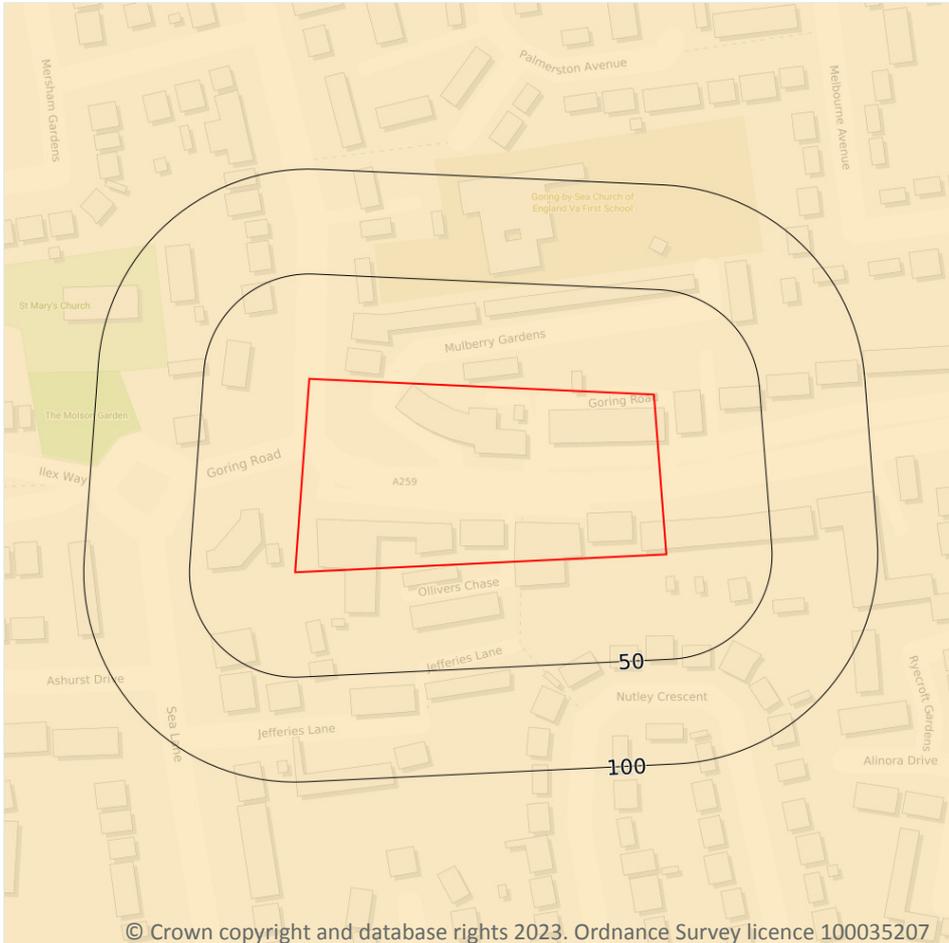
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Radon



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.

Please see [page 4](#) > for further advice.

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

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

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

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

This data is sourced from the British Geological Survey.





Energy

Identified



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see [page 4 >](#) for further advice. Additionally, see [page 38 >](#) for details of the identified issues.

Planned Multiple Wind Turbines
Planned Single Wind Turbines
Existing Wind Turbines
Proposed Solar Farms
Existing Solar Farms

Not identified
Not identified
Not identified
Identified
Identified



Energy

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

Please see [page 4 >](#) for further advice. Additionally, see [page 40 >](#) for details of the identified issues.

Power stations
Energy Infrastructure Projects

Identified
Not identified
Identified

Next steps

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.



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- 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

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

Jump to

[Wind and solar](#) >

[Energy Infrastructure](#) >

[Skip to next section: Transport](#) >

You can find our methodology and list of limitations on [page 49](#) >



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Energy / Wind and solar



— Site Outline

Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

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	4-5 km	NE	Land at Lyons Way, Land at, Lyons Way, Broadwater, Worthing, BN14 9	Contractor: BNRG (BL Solar 1) LPA Name: Worthing Borough Council Capacity (MW): 3.8	Application Date: 11/08/2015 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -

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	
2	4-5 km	NE	Land at Lyons Way, Broadwater, Worthing, West Sussex	Applicant name: - Application Status: - Application Date: 23/07/2015 Application Number: SDNP/15/03672/FUL	Proposed solar park comprising the erection of solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks, ancillary equipment and ecological mitigation

The data is sourced from public registers of planning information and is updated every two weeks.



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Energy / Energy infrastructure



Site Outline

Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Power stations

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

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

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

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	4-5 km	NE	GlaxoSmithKline Plc	GSK Worthing	Combined Heat and Power	1.6	No Details

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

Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
4-5 km	E	Operator: E.ON Climate and Renewables Site Name: Rampion Offshore Wind Farm Stage: Granted	Offshore wind farm with a generating capacity of 700MW together with offshore and onshore electrical infrastructure including cable route from the coast to a new substation near the existing Bolney Substation in Mid Sussex.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - infrastructure.planninginspectorate.gov.uk/projects/ ↗.



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Transport

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

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



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

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

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





Planning

Identified

Summary

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

Please see [page 44 >](#) for details of the identified issues.

Environmental Protected Areas

Not identified

Visual and Cultural Protected Areas

Identified

Please note that the Local Authority of Worthing have not supplied conservation area data. The property may therefore lie within a conservation area, and we recommend that you check your local search for further details.

Jump to

[Planning constraints >](#)

You can find our methodology and list of limitations on [page 49 >](#)



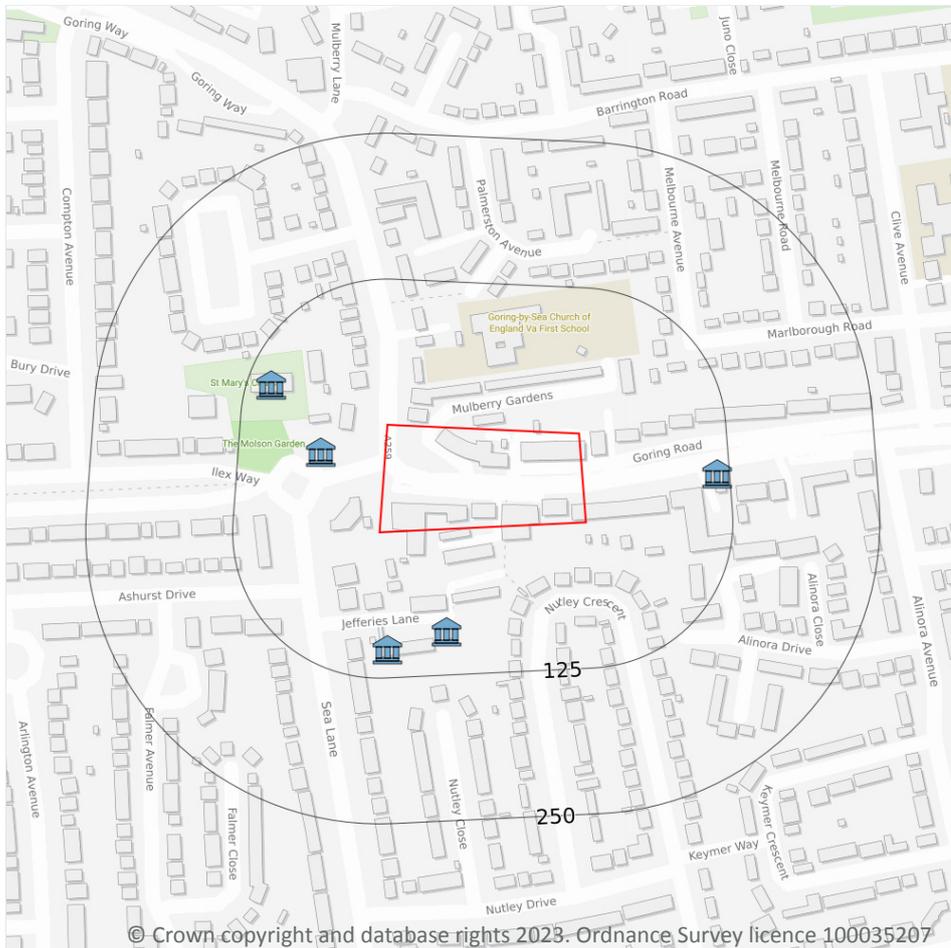
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Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

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
55 m	W	Old Court House	II	1250240	21/05/1976
88 m	S	Jefferies House	II	1263277	21/05/1976
101 m	SW	Sea Court	II	1250435	21/05/1976
105 m	NW	Church Of St Mary	II*	1250239	11/10/1949
114 m	E	The Thatched Cottage	II	1263341	11/10/1949


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



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


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Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

Groundwater flooding **Identified**

Climate change

Flood risk (5 and 30 Years)	Identified
Natural ground instability (5 and 30 Years)	Identified

Natural ground subsidence

Natural ground subsidence	Identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified

Infilled land **Identified**

Radon

Radon **Identified**

Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	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	Not identified
Proposed wind turbines	Not identified

Existing and agreed solar installations **Identified**

Proposed solar installations **Identified**

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified

Power stations **Identified**

Nuclear installations	Not identified
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Large Energy Projects **Identified**

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

Flood information

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

Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

Historic flood events

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

Surface water flooding

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



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

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

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

Conservation Area data limitations

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

Subsidence data limitations

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

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



ClimateIndex™ data and limitations

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

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

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) [↗] have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

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

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

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



Energy Performance

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

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



Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Standards

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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