

Sample Site, Sample Street, Anytown, UK

Key results

 **Infrastructure Identified** [page 17 >](#)

For information

 **Flooding** [page 10 >](#)

 **Ground stability** [page 15 >](#)

 **Planning applications** [page 30 >](#)

Also searched

 **Contaminated land liability**

 **Coal mining (CON29M)**

 **Other mining (non-coal)**

 **Radon**

 **Planning constraints**

Groundsure IQ

Based on cost, effort or time associated with next steps to case progression



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 6 >](#) for details and guidance.

5 years



No risk predicted

30 years



No risk predicted

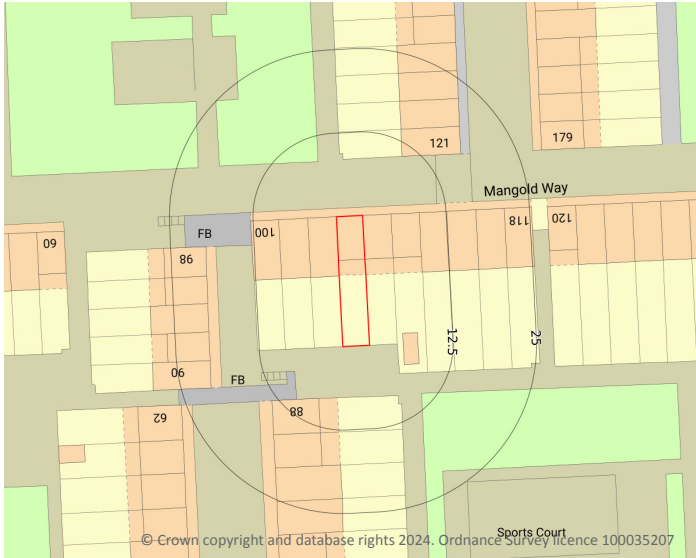
Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on [page 35 >](#).

Site Plan



Useful contacts

London Borough of Bexley:
<http://www.bexley.gov.uk/> ↗
customer.services@bexley.gov.uk ↗
020 8303 7777

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

Avista Action Alert 3

Key results

These are findings that should be acknowledged and potentially addressed before completion of the transaction, and relate to identified risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

Transportation

Crossrail 1

The property lies within 250m of the Crossrail 1 route.

Next steps for consideration:

- ensure structural surveys of the property consider the potential for vibration and settlement to have caused structural damage to the property
- make enquiries to the seller to determine whether a pre-construction survey was carried out at the property by Crossrail. If any damage has occurred as a result of tunnelling, a post-construction survey should be available from Crossrail
- further information on how Crossrail have managed risks to property can be found at www.crossrail.co.uk/route/managing-the-effects-of-construction/ ↗

For information

These are findings to be aware of that do not necessarily require immediate action.

**Flooding****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 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 ↗

**Ground stability**

The property is indicated to lie within an area that could be affected by natural instability.

Next steps for consideration:

- 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
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

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 **Transportation****Railways**

The property lies within 250m of an active railway.

Next steps for consideration:

- consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage

 **Energy****Wind**

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

Next steps for consideration:

- 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.

Next steps for consideration:

- 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.

Next steps for consideration:

- 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.

Next steps for consideration:

- 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



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

Moderate

Moderate

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.

Over time, this property is susceptible to an increased risk of ground stability due to the impact of climate change. To protect your property against this risk, we recommend the following next steps:

- If no survey has been undertaken, consider commissioning a building survey carried out by a suitably qualified person which looks at ground instability, and how the conditions may become more extreme (more extreme wet and dry periods) with climate change;
- If the property has clay drainage pipes, consider replacing these with a modern equivalent;
- Seek specialist advice before any of the following: starting major building work; removing any mature trees that pre-date the construction of the property; or planting any new trees near the property. The safe planting distance is dependent on the tree species, foundation type and soil composition. A guide can be found [here](#) ↗;
- Ensure foundations of new constructions or extensions are designed with shrink-swell clay soil conditions in mind, particularly how these could become more extreme with climate change;
- Ensure the property has adequate insurance covering subsidence. Premiums may be higher where subsidence has occurred, or the property is at an increased risk. We recommend speaking to an [insurance broker](#) ↗ for specialist advice.

See [page 33](#) > for further details.



ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

 **We have found an EPC relating to Sample Site, Sample Street, Anytown, UK**
UPRN: 100020232869


| Current EPC rating | | |
|--------------------|--|---------------------------------------|
| C 71 | Certificate date: 11th July 2023 | Valid until: 10th July 2033 |
| | Property type: Mid-Terrace house | Floor area: 99 sq m |

You can visit gov.uk's [find an energy certificate service](#) to search for the EPC for more detail.


- A** 92+
- B** 81-91
- C** 69-80
- D** 55-68
- E** 39-54
- F** 21-38
- G** 1-20

Average rating for similar properties in your area

| | |
|---------------|---|
| D 62 | We have calculated the average rating in your area and determined that this property is above the average score for similar type properties of similar size. |
|---------------|---|



Potential EPC rating

| | |
|---|--|
|  B 83 | An energy assessor has determined the potential level of energy efficiency that could be achieved at the property. |
| | Total cost to improve EPC rating: £7,850 - £11,950 |

Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

| Step | Recommended measures | Indicative cost |
|---------------|------------------------------------|-----------------|
| Step 1 | Upgrade heating controls | £350 - £450 |
| Step 2 | Solar water heating | £4,000 - £6,000 |
| Step 3 | Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 |

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.



Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.



Environmental 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.

Please see the Avista Action Alert on [page 2](#) > for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

| | |
|--------------------------------------|---------------|
| Contaminated Land Liability | Passed |
| Past Land Use | Passed |
| Waste and Landfill | Passed |
| Current and Recent Industrial | Passed |



Flooding

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 39](#) >.

| | |
|-----------------------------------|-----------------------|
| River and Coastal Flooding | Very Low |
| Groundwater Flooding | Moderate |
| Surface Water Flooding | Negligible |
| Past Flooding | Identified |
| Flood Storage Areas | Not identified |

FloodScore™ insurance rating

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 39](#) >



Radon

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

Not in a radon affected area

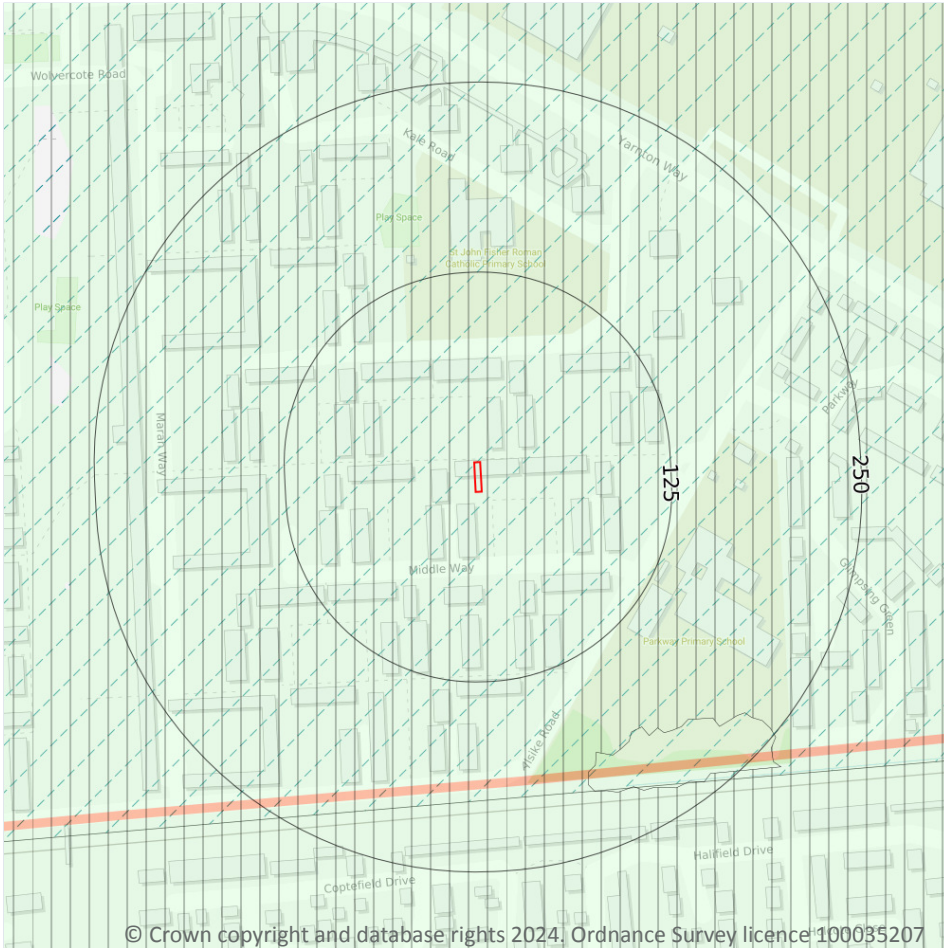


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Flooding / Risk of flooding from rivers and the sea



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— Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low

- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data. This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

As flood risks may or may not have changed, this requires further investigation.

| Distance | Direction | Date of Flood | Flood Source | Flood Cause | Type of Flood |
|----------|-----------|--------------------------|--------------|---------------------------------------|---------------|
| 0 | on site | 1953-01-31 1953-02-01 | Sea | Operational failure/breach of defence | Tidal |

Flooding / Flood defences



Areas benefiting from flood defences

The property is located in an area benefiting from flood defences. These areas would flood if the defence were not present, but may not do so as it is.

This means the area has major flood defences that may protect properties from flooding during a 1% river (fluvial) or 0.5% coastal flood event. We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas benefiting from these defences can be seen on the Risk of Flooding from Rivers and the Sea Map.



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 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.

Non-coal mining summary



Mining records

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

| | |
|-------------------------------|----------------|
| Mining features | Not identified |
| Mine plans | Not identified |
| Researched mining | Not identified |
| BritPits | Not identified |
| Mineral Planning Areas | Not identified |
| Non-coal mining areas | Not identified |
| Mining cavities | Not identified |
| Coal mining areas | Not identified |
| Brine areas | Not identified |
| Gypsum areas | Not identified |
| Tin mining areas | Not identified |



Historical features

Historical mapping has identified mining features in the vicinity of the site but these are not considered to be of note.

| | |
|--|----------------|
| Non-coal mining | Identified |
| Coal and associated mining | Not identified |
| Industry associated with mining | Not identified |



Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

| | |
|-----------------------------------|----------------|
| Artificial and made ground | Not identified |
| Mineral veins | Not identified |



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Ground stability summary



Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See [page 16](#) > for details and [page 3](#) > for recommended next steps.

| | |
|----------------------------------|----------------|
| Shrink-swell hazard | Low |
| Natural ground subsidence | High |
| Landslides | Not identified |
| Natural cavities | Not identified |
| Coastal erosion | Not identified |



Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

| | |
|----------------------------------|----------------|
| Infilled land | Not identified |
| Historical landfill sites | Not identified |



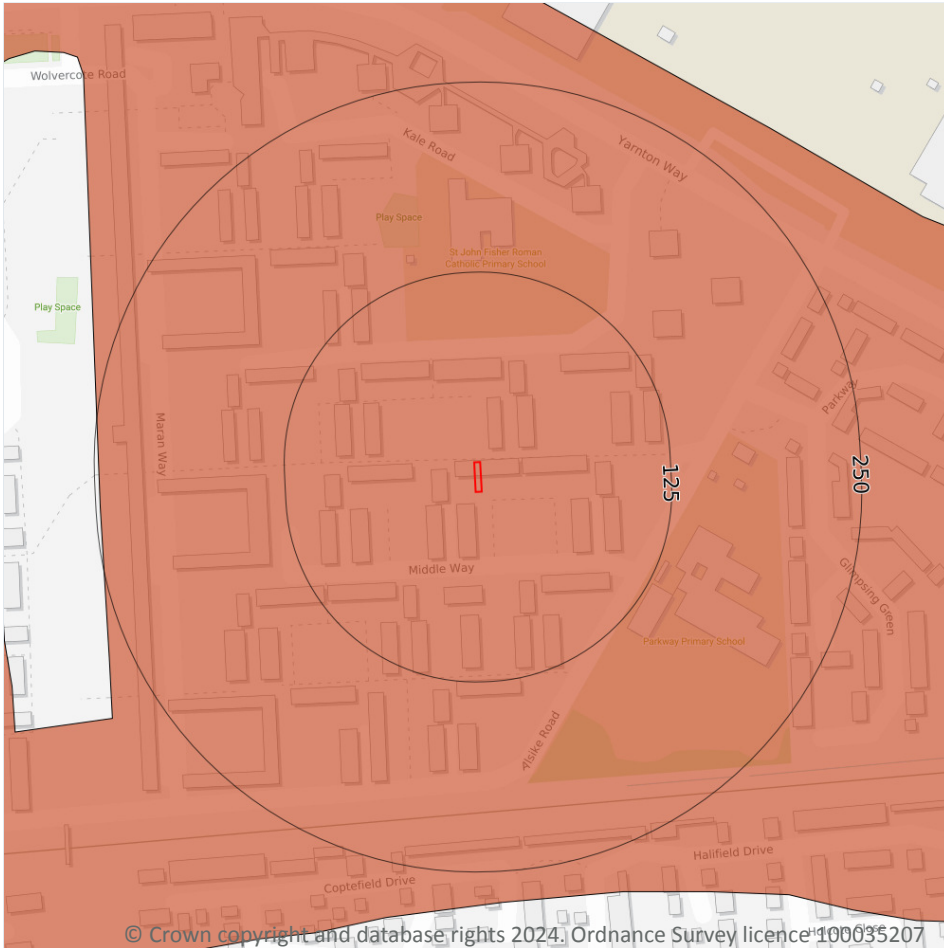
Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

| | |
|-------------------------------------|----------------|
| Reported recent incidents | Not identified |
| Recorded incidents (BGS) | Not identified |
| Recorded incidents (Stantec) | Not identified |
| Historical incidents | Not identified |



Ground stability / Compressible deposits



— Site Outline

Search buffers in metres (m)

- Moderate
- High

Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

| Location | Hazard rating | Details |
|----------|---------------|--|
| On site | High | Highly compressible strata present. Significant constraint on land use depending on thickness. |

This data is sourced from the British Geological Survey.

Transportation summary




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

Our search indicates the property is within 250 metres of the Crossrail 1 route.

Please see the Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 18](#) > for details of the identified issues.

| | |
|--------------------------|----------------|
| Crossrail 1 Route | 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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Please see the Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 19](#) > for details of the identified issues.

| | |
|---------------------------------|----------------|
| Active Railways and Tunnels | Identified |
| Historical Railways and Tunnels | Identified |
| Railway and Tube Stations | Not identified |
| Underground | Not identified |



Transportation / Crossrail



Site Outline

Search buffers in metres (m)

- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses

Crossrail 1 route

The property is above or near to the Crossrail 1 Route. The operation of the Crossrail 1 project is designed to avoid significant disruption to properties above or in proximity. However, anyone considering purchasing the property should be aware of the potential for operational noise and vibration issues to arise.

| Distance | Direction | Track Type at Nearest Point | Construction Status |
|----------|-----------|-----------------------------|---------------------|
| 207 m | S | Surface Alignment | Unknown |
| 214 m | S | Surface Alignment | Unknown |

Transportation / Railways and Underground



Site Outline

Search buffers in metres (m)

- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

Active railways

The property is within 203 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.



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| Distance | Direction | Feature | Year |
|----------|-----------|-----------------|------|
| 208 m | S | Railway Sidings | 1909 |

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Energy summary



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 the Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 22](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not identified

Existing Solar Farms

Identified



Energy

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

Please see the Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 28](#) > for details of the identified issues.

Power stations

Identified

Energy Infrastructure

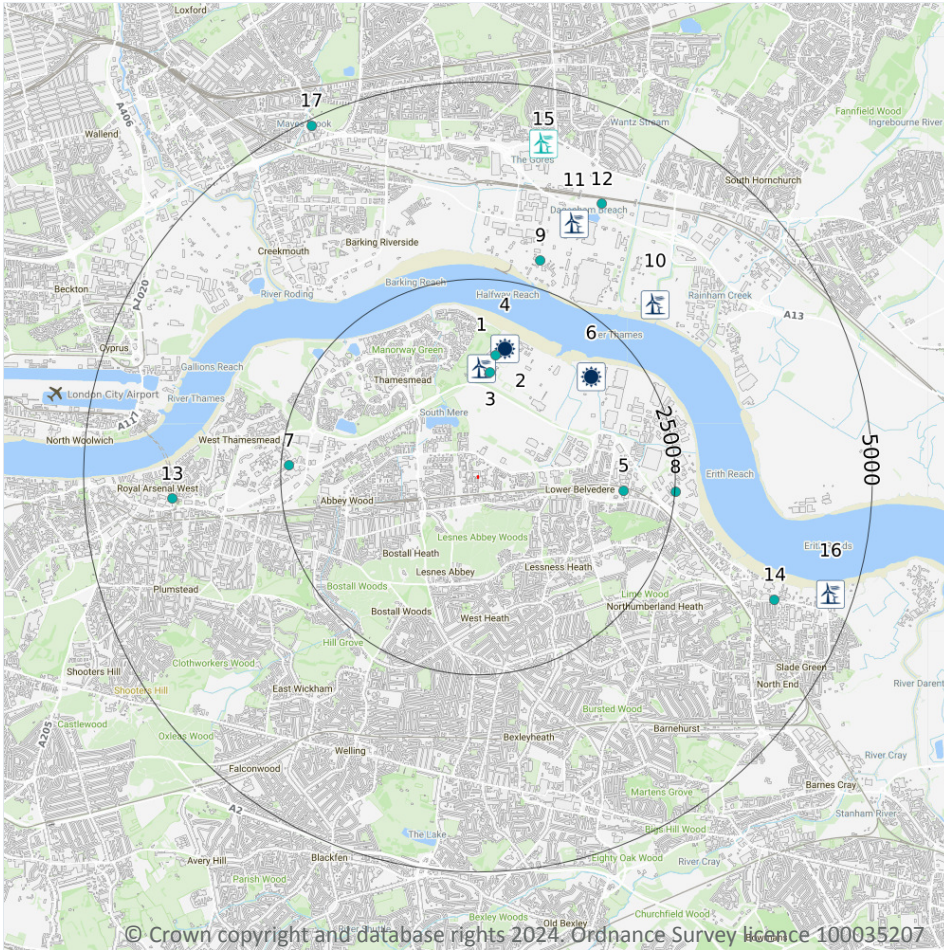
Not identified

Projects

Identified



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

Wind farms

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

| ID | Distance | Direction | Details | |
|----|----------|-----------|---|---|
| 1 | 1-2 km | N | Site Name: Crossness Sewage Treatment Works, Belvedere Road, London Operator Developer: Thames Water Utilities Ltd Status of Project: Operational | Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.3MW Total project capacity: 2.3 Approximate Grid Reference: 548153, 180698 |

| ID | Distance | Direction | Details | |
|----|----------|-----------|--|---|
| 10 | 3-4 km | NE | Site Name: Dagenham II, Ford Motors, Dagenham Estate, London Operator Developer: Ecotricity Group Ltd Status of Project: Operational | Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.3MW Total project capacity: 2.3 Approximate Grid Reference: 550355, 181508 |
| 11 | 3-4 km | N | Site Name: Dagenham, Ford Motors, Dagenham Estate, London Operator Developer: Ecotricity Group Ltd Status of Project: Operational | Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 1.8MW Total project capacity: 3.6 Approximate Grid Reference: 549329, 182535 |
| 16 | 4-5 km | E | Site Name: Erith - Aggregate Industries, Erith Works, Manor Road, Erith, South East Operator Developer: AGR Power Ltd Status of Project: Operational | Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 552580, 177835 |

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

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.

| ID | Distance | Direction | Details | |
|----|----------|-----------|--|--|
| 15 | 4-5 km | N | Site Name: Dagenham, Barking & Dagenham, Essex, RM9 6S Planning Application Reference: 03/00201/FUL Type of Project: Wind Farm | Application Date: 2003-03-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: The scheme is to comprise the provision of three 1.8MW wind turbines and all associated works. One of the turbines is to have a 65 m high viewing platform. The turbines have been designed by Sir Nor Approximate Grid Reference: 548940, 183548 |



This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 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 | |
|----|----------|-----------|--|--|
| 2 | 1-2 km | N | Site Name: Crossness STW, Belvedere Road, London, SE2 9AQ Planning Application Reference: 08/03936/FULEAMIN Type of Project: Sewage Treatment Works/Wind Turbine | Application Date: 2011-04-08 Planning Stage: - Project Details: Scheme comprises minor amendment to the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5MW wind turbine 86 metre height to hub, 90 metre diameter blades and mitigation works including creation Approximate Grid Reference: 548165, 180730 |
| 3 | 1-2 km | N | Site Name: Crossness Sewage Treatment Wor, Belvedere Road, London, Bexley, Central London, SE2 9AQ Planning Application Reference: 08/03936/FULEAMIN02 Type of Project: Wind Turbine & Sewage Treatment Works (New/Extensi | Application Date: 2013-03-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises minor amendment for the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5 megawatt wind turbine 86 metre height to hub, 90 Approximate Grid Reference: 548165, 180730 |
| 5 | 1-2 km | E | Site Name: Belvedere Community Centre, Mitchell Close, Belvedere, Bexley, Kent, DA17 6AA Planning Application Reference: 08/01060/FUL Type of Project: Wind Turbine | Application Date: 2008-01-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises provision of a wind turbine to rear of building. Approximate Grid Reference: 549956, 179151 |



| ID | Distance | Direction | Details | |
|----|----------|-----------|---|--|
| 7 | 2-3 km | W | Site Name: 133 Nathan Way, West Thamesmead Buss Park, Tha, London, Greenwich, Central London, SE28 0AB Planning Application Reference: 05/0924/F Type of Project: Wind Turbine | Application Date: 2005-03-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 5.57 metre wind turbine blade mounted on a 9 metre tower and ancillary equipment. Approximate Grid Reference: 545714, 179468 |
| 8 | 2-3 km | E | Site Name: Pirelli, Church Manorway, Erith, Bexley, Kent, DA8 1HS Planning Application Reference: 07/17924/FUL Type of Project: Wind Turbine | Application Date: 2007-12-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 45 metre tall wind turbine with associated works. Approximate Grid Reference: 550613, 179135 |
| 9 | 2-3 km | N | Site Name: 75 - 77 Chequers Lane, Dagenham, Barking & Dagenham, Essex, RM9 6QJ Planning Application Reference: 07/00755/FUL Type of Project: Wind Turbine | Application Date: 2007-07-05 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of an extension in connection with the part conversion of the premises into a biomass renewable energy turbine house. Approximate Grid Reference: 548902, 182072 |
| 12 | 3-4 km | NE | Site Name: Ford Motor Company Ltd Thames Avenue, (The River Thames At), Dagenham, RM9 6SA Planning Application Reference: U0009.09 Type of Project: Wind Turbine | Application Date: 2009-04-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 wind turbine with a maximum tip height of 120 metres, together with a short access track and temporary construction compound. Approximate Grid Reference: 549681, 182786 |
| 13 | 3-4 km | W | Site Name: Unit 9, The I O Centre, Skeffington Street, Dawsetway Ltd, London, Greenwich, Central London, SE18 6SR Planning Application Reference: 06/2894/F Type of Project: Wind Turbine | Application Date: 2006-11-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine on roof of building. Approximate Grid Reference: 544230, 179048 |



| ID | Distance | Direction | Details | |
|----|----------|-----------|---|--|
| 14 | 4-5 km | E | Site Name: Aggregate Industries UK Ltd Manor Road, Erith Works, Erith, DA8 2AD Planning Application Reference: 12/00230/FUL Type of Project: Wind Turbine | Application Date: 2012-02-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction and operation of single powerwind 500 (500kw) wind turbine with associated transformer housing and cabling to sub-station, and temporary crane hard-standing/lay-down areas. Approximate Grid Reference: 551873, 177767 |
| 17 | 4-5 km | NW | Site Name: Dagenham Motors Ripple Road, Barking, IG11 9PG Planning Application Reference: 10/00991/FUL Type of Project: Wind Turbine | Application Date: 2011-03-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises replacement of 22.5 metre high 50kW wind turbine with 25 metre high (hub height) 50kW wind turbine (34.2 metre high to blade tip). Approximate Grid Reference: 545997, 183780 |

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

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

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 | |
|----|----------|-----------|--|---|--|
| 4 | 1-2 km | N | Crossness Sewage Works PV, Belvedere Road, London, SE2 9AR | Contractor: Thames Water Utilities LPA Name: Bexley London Borough Council Capacity (MW): 1.5 | Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 27/07/2011 |



| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|--|--|--|
| 6 | 1-2 km | NE | Riverside Energy Park (REP), Norman Road, Bexley, DA17 6JY | Contractor: Cory Riverside Energy LPA Name: The Planning Inspectorate - National Infrastructure Capacity (MW): 1 | Application Date: 16/11/2018 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: - |

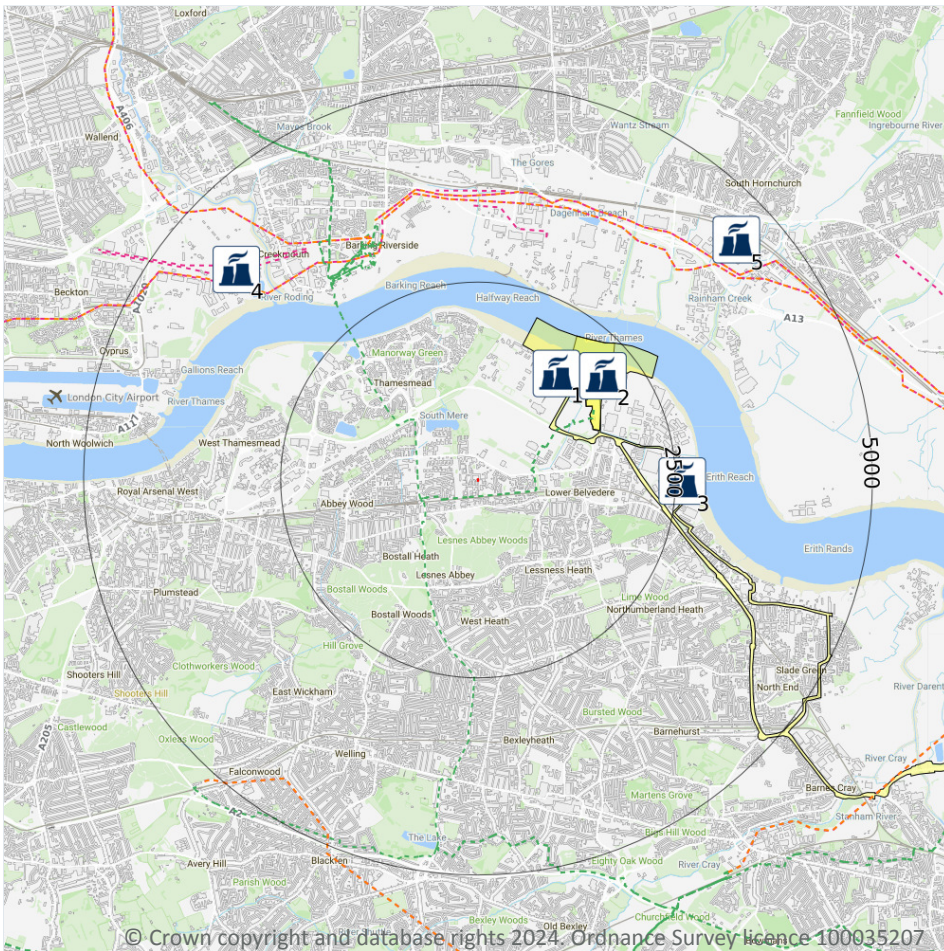
The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

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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 | 1-2 km | NE | Thames Water Utilities Ltd | Crossness STW Biogas CHP | Combined Heat and Power | 6 | No Details |
| 2 | 2-3 km | NE | Riverside Resource Recovery | Riverside - Energy from Waste | Bioenergy | 80 | 2011 |
| 3 | 2-3 km | E | ADM Erith LTD | Erith Oil Works | Combined Heat and Power | 14 | No Details |
| 4 | 4-5 km | NW | Thames Water Utilities Ltd | Beckton STW Biogas CHP | Combined Heat and Power | 6 | No Details |
| 5 | 4-5 km | NE | Thames Water Utilities Ltd | Riverside STW | Combined Heat and Power | 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 |
|----------|-----------|---|---|
| 1-2 km | NE | Operator: Cory Riverside Energy Site Name: Riverside Energy Park Stage: Decided - ongoing need for development | An integrated energy park of up to 96 megawatts generating capacity (comprising waste energy recovery, waste anaerobic digestion, battery storage and solar generation) and associated electrical connection. |
| 1-2 km | NE | Operator: Cory Environmental Holdings Limited (CEHL) Site Name: Cory Decarbonisation Project Stage: Pre application | Construction and operation of carbon capture plant, storage and marine export terminal |

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/ ↗.



Planning summary



Planning Applications

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

7

Large Developments

searched to 250m

Please see [page 31 >](#) for details of the proposed developments.**0**

Small Developments

searched to 75m

2

House extensions or new builds

searched to 50m

Please see [page 32 >](#) for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 41 >](#).



Planning constraints

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

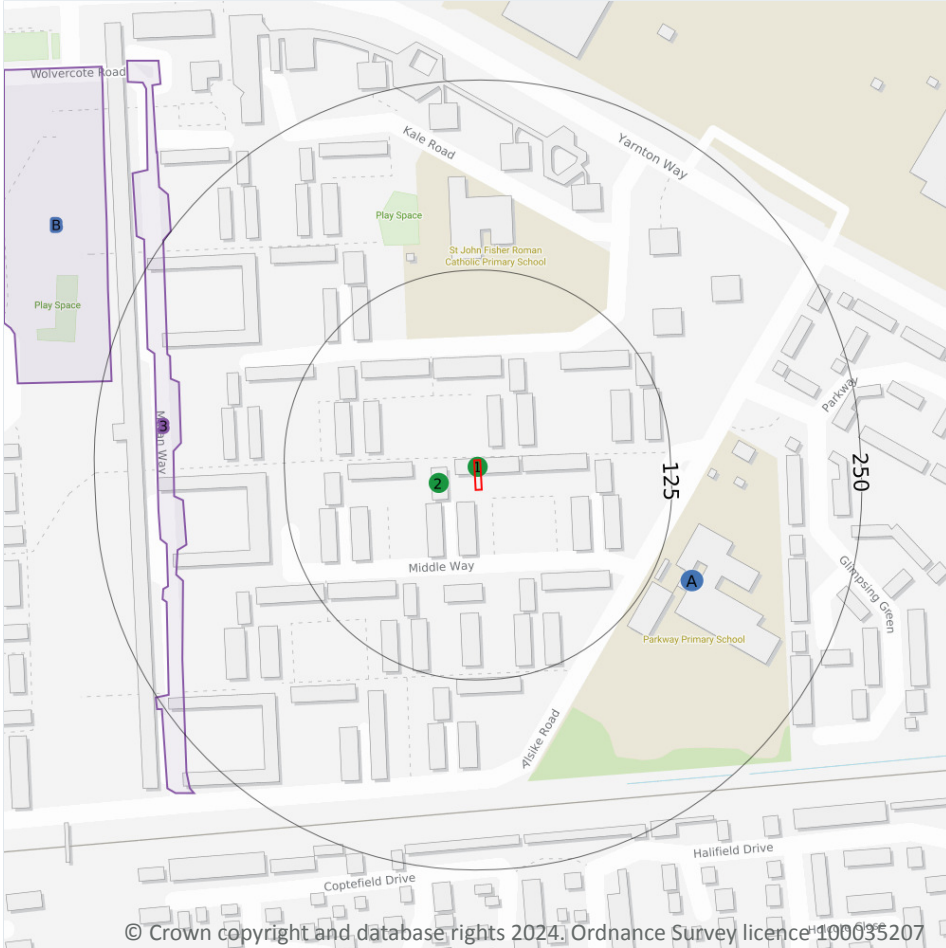
Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

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Planning Applications



Site Outline

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 250m

7 large developments within 250m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

| ID | Details | Description | Online record |
|---|--|---|---------------|
| ID: A Distance: 151 m Direction: SE | Application reference: 15/02685/FULM Application date: 23/11/2015 Council: Bexley Accuracy: Proximity | Address: Alsike Road, Bexley, London, DA18 4DP Project: School (Extension/Alterations) Last known status: Detailed plans have been granted. | N/A |



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| ID | Details | Description | Online record |
|---|---|---|------------------------|
| ID: A Distance: 151 m Direction: SE | Application reference: N/A Application date: 01/12/2015 Council: Bexley Accuracy: Proximity | Address: Parkway School, Alsike Road, Bexley, London, DA18 4DP Project: School (Extension/Refurbishment) Last known status: Detailed plans have been granted. | N/A |
| ID: 3 Distance: 192 m Direction: W | Application reference: 22/01116/FUL Application date: 03/05/2022 Council: Bexley Accuracy: Exact | Address: Maran Way, Bexley, London, DA18 Project: Landscaping Works Last known status: Detailed plans have been granted. | Link ↗ |
| ID: B Distance: 240 m Direction: W | Application reference: 21/2299/K Application date: 18/06/2021 Council: Greenwich Accuracy: Proximity | Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted. | Link ↗ |
| ID: B Distance: 242 m Direction: W | Application reference: 21/00947/OBB Application date: 18/06/2021 Council: Dartford Accuracy: Exact | Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted. | Link ↗ |
| ID: B Distance: 244 m Direction: W | Application reference: 21/01948/OUTEA Application date: 11/06/2021 Council: Bexley Accuracy: Exact | Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted. | Link ↗ |
| ID: B Distance: 244 m Direction: W | Application reference: 20/01732/SCOPE Application date: 17/07/2020 Council: Bexley Accuracy: Exact | Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted. | Link ↗ |

House extensions and small new builds searched to 50m

2 house extensions and small new builds within 50m from the property have been submitted for planning permission during the last ten years.

| ID | Details | Description | Online record |
|--|---|--|------------------------|
| ID: 1 Distance: 0 Direction: on site | Application reference: 23/01937/FUL Application date: 31/08/2023 Council: Bexley Accuracy: Exact | Address: 106 Mangold Way, Bexley, London, DA18 4DF Project: House (Alterations) Last known status: The application for detail approval has been refused. | Link ↗ |
| ID: 2 Distance: 25 m Direction: W | Application reference: 23/03244/FUL Application date: 01/12/2023 Council: Bexley Accuracy: Exact | Address: 94 Mangold Way, Bexley, London, DA18 4DF Project: House (Extension) Last known status: An application has been submitted for detailed approval. | Link ↗ |



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.

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 | Likely | Likely |

| | | | | |
|-------------------|-------|----------|--------|--------|
| RCP 8.5 3.2-5.4°C | 2050s | Unlikely | Likely | Likely |
|-------------------|-------|----------|--------|--------|



This data is sourced from the British Geological Survey.



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Grid ref: 123456 123456

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) | Not identified | Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Former tanks | Not identified | Pollution incidents | Not identified |
| Former energy features | Not identified | Flooding | |
| Former petrol stations | Not identified | Risk of flooding from rivers and the sea | Not identified |
| Former garages | Not identified | Flood storage areas: part of floodplain | Not identified |
| Former military land | Not identified | Historical flood areas | Identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified | Areas benefiting from flood defences | Identified |
| Waste site no longer in use | Not identified | Flood defences | Not identified |
| Active or recent landfill | Not identified | Proposed flood defences | Not identified |
| Former landfill (from Environment Agency Records) | Not identified | Surface water flood risk | Not identified |
| Active or recent licensed waste sites | Not identified | Groundwater flooding | Identified |
| Recent industrial land uses | Not identified | Radon | |
| Current or recent petrol stations | Not identified | Radon | Not identified |
| Hazardous substance storage/usage | Not identified | Mining features | |
| Sites designated as Contaminated Land | Not identified | Mine entries | Not identified |
| Historical licensed industrial activities | Not identified | Mineralised veins | Not identified |
| Current or recent licensed industrial activities | Not identified | Surface workings | Not identified |
| Local Authority licensed pollutant release | Not identified | Surface features | Not identified |
| Pollutant release to surface waters | Not identified | Underground mine workings | Not identified |
| Pollutant release to public sewer | Not identified | Reported subsidence | Not identified |
| Dangerous industrial substances (D.S.I. List 1) | Not identified | Mine waste tips | Not identified |
| | | Secured features | Not identified |



Mining features

| | |
|----------------------------|----------------|
| Licence boundaries | Not identified |
| Researched mining | Not identified |
| Mining Record Office plans | Not identified |
| BGS mine plans | Not identified |

Mining records

| | |
|------------------------|----------------|
| BritPits | Not identified |
| Mineral Planning Areas | Not identified |
| Non-coal mining areas | Not identified |
| Mining cavities | Not identified |
| Coal mining areas | Not identified |
| Brine areas | Not identified |
| Gypsum areas | Not identified |
| Tin mining areas | Not identified |

Historical Features

Non-coal mining **Identified**

| | |
|---------------------------------|----------------|
| Coal and associated mining | Not identified |
| Industry associated with mining | Not identified |

Geological features

| | |
|---------------------------------------|----------------|
| Artificial and made ground (10k) | Not identified |
| Linear features - mineral veins (10k) | Not identified |
| Artificial and made ground (50k) | Not identified |
| Linear features - mineral veins (50k) | Not identified |

Natural instability

| | |
|----------------------------------|----------------|
| Property shrink-swell assessment | Not identified |
| Shrink-swell clays | Not identified |
| Landslides | Not identified |

Natural instability

| | |
|------------------------------|-------------------|
| National landslide database | Not identified |
| Running sands | Not identified |
| Compressible deposits | Identified |
| Collapsible deposits | Not identified |
| Dissolution of soluble rocks | Not identified |
| Natural cavities | Not identified |

Coastal Erosion

| | |
|---|----------------|
| Complex cliffs | Not identified |
| Projections with intervention measures in place | Not identified |
| Projections with no active intervention | Not identified |
| Complex cliffs | Not identified |
| Projections with intervention measures in place | Not identified |
| Projections with no active intervention | Not identified |

Infilled land

| | |
|---|----------------|
| Infilling from historical mapping | Not identified |
| Active landfill sites | Not identified |
| Historical landfill (from Environment Agency records) | Not identified |
| Historical landfill (from Local Authority and historical mapping records) | Not identified |

Sinkholes

| | |
|------------------------------|----------------|
| Reported recent incidents | Not identified |
| Recorded incidents (BGS) | Not identified |
| Recorded incidents (Stantec) | Not identified |
| Historical incidents | Not identified |



Transportation

| | |
|--|----------------|
| HS2 route: nearest centre point of track | Not identified |
| HS2 route: nearest overground section | Not identified |
| HS2 surface safeguarding | Not identified |
| HS2 subsurface safeguarding | Not identified |
| HS2 Homeowner Payment Zone | Not identified |
| HS2 Extended Homeowner Protection Zone | Not identified |
| HS2 stations | Not identified |
| HS2 depots | Not identified |
| HS2 noise and visual assessment | Not identified |

Crossrail 1 route **Identified**

| | |
|-------------------------------|----------------|
| Crossrail 1 stations | Not identified |
| Crossrail 2 route | Not identified |
| Crossrail 2 stations | Not identified |
| Crossrail 2 worksites | Not identified |
| Crossrail 2 headhouses | Not identified |
| Crossrail 2 safeguarding area | Not identified |

Active railways **Identified**

| | |
|-------------------------|----------------|
| Railway tunnels | Not identified |
| Active railway stations | Not identified |

Historical railway infrastructure **Identified**

| | |
|-------------------------------------|----------------|
| Abandoned railways | Not identified |
| London Underground and DLR lines | Not identified |
| London Underground and DLR stations | Not identified |
| Underground | Not identified |
| Underground stations | Not identified |

Oil and gas

| | |
|--------------------------|----------------|
| Oil or gas drilling well | Not identified |
|--------------------------|----------------|

Oil and gas

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

Wind and solar

Wind farms **Identified**

Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations **Identified**

| | |
|------------------------------|----------------|
| Proposed solar installations | Not identified |
|------------------------------|----------------|

Energy

| | |
|---|----------------|
| Electricity transmission lines and pylons | Not identified |
|---|----------------|

| | |
|-------------------------------------|----------------|
| National Grid energy infrastructure | Not identified |
|-------------------------------------|----------------|

Power stations **Identified**

| | |
|-----------------------|----------------|
| Nuclear installations | Not identified |
|-----------------------|----------------|

Large Energy Projects **Identified**

Planning

Large projects searched to 250m **Identified**

| | |
|--------------------------------|----------------|
| Small projects searched to 75m | Not identified |
|--------------------------------|----------------|

House extensions and small new builds searched to 50m **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 |
|--------------------------|----------------|



Planning constraints

| | |
|---------------------------------------|----------------|
| Local Nature Reserves | Not identified |
| Designated Ancient Woodland | Not identified |
| Green Belt | Not identified |
| World Heritage Sites | Not identified |
| Areas of Outstanding Natural Beauty | Not identified |
| National Parks | Not identified |
| Conservation Areas | Not identified |
| Listed Buildings | Not identified |
| Certificates of Immunity from Listing | Not identified |
| Scheduled Monuments | Not identified |
| Registered Parks and Gardens | Not identified |

Climate change

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



Contaminated land liability assessment methodology

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

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

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

Method Statement

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

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Flood information

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

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 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.

Ambiental FloodScore™ insurance rating

The property has been rated as **Very Low** risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of



applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

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.



Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

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, whereas 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) we use the address provided with the order and match it to a Unique Property Reference Number (UPRN), a unique identifier curated and managed by Ordnance Survey / local councils. The UPRN is then used to match an EPC to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in a small number of 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 service [Find an energy certificate](#) ↗ 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.

EPC ratings and assessments are based on both observations made by an EPC assessor when visiting a property and on data and assumptions around the age and type of property. This means a property's EPC band can change irrespective of any improvement works undertaken. Due to, for example, differing levels of access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Where appropriate, Groundsure has calculated and presented an average energy performance rating. This has been aggregated from all valid energy performance certificates that are comparable to your property based on location, property type and size. Where it is not appropriate to consider all of these 3 variables, we may have provided the average rating based on only two of these variables. In some cases, it may be based on just one variable, and in rare instances, it is based on a single national level statistic for all property types and sizes.

Mining information

Non-coal mining assessment

This mining search has been compiled from the archive information held by Groundsure. As with all historic mining records, there is no guarantee or assurance of reliability or accuracy of these records. Not all mining activities were recorded or are publically available. Groundsure can't be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Historical mining records vary in document age, reliability, reproduction, quality of the original record, the reason to produce the original document, the skill of the original surveyor and the accuracy of the available surveying equipment at the time of production.



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It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings or mineralised veins can never be ruled out. Groundsure cannot be held responsible for any settlement or subsidence associated with unrecorded mining features, or from mining plans that are not publically available.

If the property or site is subject to future development, we recommend that the ownership of the minerals below the site's surface, and whether the area is in a Mineral Consultation and/or Safeguarding Area, is established. This information may be sought from a legal adviser, or via the Land Registry and a CON290 respectively. This will help determine whether any mineral safeguarding restrictions apply at the property or site.

In addition, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Groundsure for further advice.

Coal Authority data

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use. Due to data collection methods and processing time, there may be a period of up to 2 weeks between the Coal Authority updating their data and it appearing within the Groundsure report.

National Coastal Erosion Risk Mapping (NCERM)

The National Coastal Erosion Risk Mapping (2018-2021) shows the coastal baseline. This baseline is split to 'frontages'. These are defined as lengths of the coast with consistent characteristics based on the cliff behaviour characteristics and the defence characteristics. It is intended as an up-to-date and reliable benchmark dataset showing erosion extents and rates for three periods:

- Short Term (0 – 20yr);
- Medium Term (20 – 50yr); and
- Long Term (50 – 100yr).

For the 5th, 50th and 95th percentile confidence levels (degrees of certainty, where 95th percentile equates to 95% certainty) for:

- No Active Intervention Policy Scenario; and
- With the implementation of Shoreline Management Plan (SMP) 2 Policies.

Defence type and SMP policies for each of the three periods described above are included.

The data and associated information is intended for guidance - it cannot provide details for individual properties. The NCERM information considers the predominant risk at the coast, although flooding and erosion processes are often linked, and data on the erosion of foreshore features are, in general, not included.

The data describes the upper and lower estimates of erosion risk at a particular location, within which the actual location of the coastline is expected to lie. The data does not estimate the absolute location of the future coastline. Details of geologically complex areas, known as "complex cliffs" are, in general, not included within the estimates of erosion risk due to the inherent uncertainties associated with predicting the timing and extent of erosion at these locations.

This dataset succeeds National Coastal Erosion Risk Mapping (NCERM) - National (2012 - 2017) Attribution statement: © Environment Agency copyright and/or database right

BGS Property Shrink Swell Assessment

This dataset uses OS Open Maps building polygons to derive its assessment. These are often representative of more than one building and so the score assigned is representative of the highest risk found within the connected building units e.g. a pair of semi-detached properties or a terraced row. The baseline mapping used to derive the assessment will be updated at least annually.

The assessment does not cover any man-made hazards and is based on, and limited to the input datasets including OS Open Buildings, Office for National Statistics data, Bluesky Tree Map and BGS GeoSure shrink-swell. An indication of natural ground



instability related to shrink–swell does not necessarily mean that a location will definitely be affected by ground movement or subsidence. Such an assessment can only be made by inspection of the area by a qualified professional.



Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

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

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

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

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

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

Complaints should be sent to:

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

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

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