

Specimen Address, Specimen Town

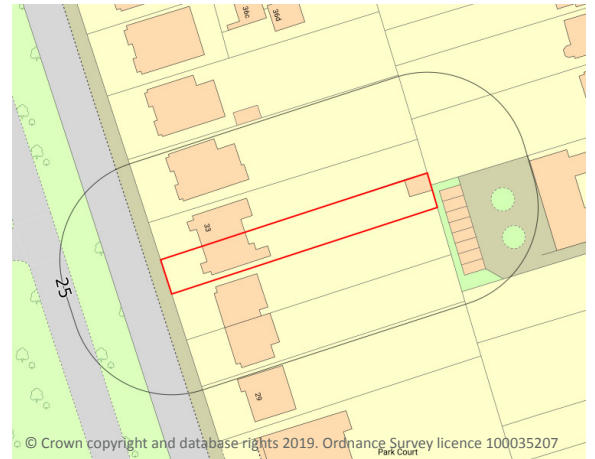
## Professional opinion



**PASS**

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for the property.



Homebuyers also complies with Law Society practice notes on environmental risk in property transactions.





It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

## Environmental search results

	<b>Contaminated Land</b>	<b>Passed</b>
	<b>Flood Risk</b>	<b>Low</b>
	<b>Ground Stability</b>	<b>Passed</b>
	<b>Radon</b>	<b>Passed</b>

	<b>Energy</b>	Identified	page 5	Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.
	<b>Transportation</b>	Passed		
	<b>Planning Applications</b>	Identified	page 7	

## Overview of findings and recommendations

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

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



### Flood

#### Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- if the property has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in
- look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it
- consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported
- further advice on groundwater flooding has been produced by Environment Agency and the Local Government Association and can be found at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/flho0911bugi-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf)

## Other considerations

These are potential actions associated with non-environmental search returns such as mobile masts and planning constraints.



### Planning constraints

#### Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

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

## 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 guidance section on **page 2** for further advice.



### Contaminated Land

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

<b>Past Land Use</b>	<b>Passed</b>
<b>Waste and Landfill</b>	<b>Passed</b>
<b>Current and Recent Industrial</b>	<b>Passed</b>



### Flood Risk

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

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

<b>River and Coastal Flooding</b>	<b>Very Low</b>
<b>Groundwater Flooding</b>	<b>Moderate</b>
<b>Surface Water Flooding</b>	<b>Negligible</b>
<b>Past Flooding</b>	<b>Not Identified</b>
<b>Flood Storage Areas</b>	<b>Not Identified</b>

### Floodability Rating

**Green**

The rating is compiled by JBA, the UK's leading flood expert. Please see **page 12**



### Ground Stability

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

<b>Natural Ground Stability</b>	<b>Low</b>
<b>Non-Natural Ground Stability</b>	<b>Not Identified</b>



### Radon

Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.

**Not in a radon affected area**

## Flood



### Groundwater flooding



X Site Centre      — Site Outline

-125- Search buffers in metres (m)  
-250-

JBA groundwater flooding

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

JBA data indicates that the property is in an area with a Moderate risk of groundwater flooding. JBA data indicates that groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

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.

## Energy summary



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

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.



### Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

**Oil and Gas Areas**

**Not Identified**

**Oil and Gas Wells**

**Not Identified**



### Wind and Solar

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

**Wind**

**Identified**

**Solar**

**Identified**



### Energy Infrastructure

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

**Power stations**

**Identified**

**Energy Infrastructure**

**Not Identified**

**Projects**

**Not Identified**



## Transportation summary



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

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.

### 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.

<b>HS2 Route</b>	<b>Not Identified</b>
<b>HS2 Safeguarding</b>	<b>Not Identified</b>
<b>HS2 Stations</b>	<b>Not Identified</b>
<b>HS2 Depots</b>	<b>Not Identified</b>
<b>HS2 Noise</b>	<b>Not assessed</b>
<b>HS2 Visual impact</b>	<b>Not assessed</b>

### Crossrail

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

<b>Crossrail 1 Route</b>	<b>Not Identified</b>
<b>Crossrail 1 Stations</b>	<b>Not Identified</b>
<b>Crossrail 1 Worksites</b>	<b>Not Identified</b>
<b>Crossrail 2 Route</b>	<b>Not Identified</b>
<b>Crossrail 2 Stations</b>	<b>Not Identified</b>
<b>Crossrail 2 Worksites</b>	<b>Not Identified</b>
<b>Crossrail 2 Safeguarding</b>	<b>Not Identified</b>
<b>Crossrail 2 Headhouse</b>	<b>Not Identified</b>

### Other Railways

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

<b>Active Railways and Tunnels</b>	<b>Not Identified</b>
<b>Historical Railways and Tunnels</b>	<b>Not Identified</b>
<b>Railway and Tube Stations</b>	<b>Not Identified</b>
<b>Underground</b>	<b>Not Identified</b>

## 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.

#### 11 Total applications

This total includes large developments within 500 m, small developments within 125 m and house extensions within 50 m. If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.

### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 8** for details of the identified issues.

**Environmental Protected Areas**  
**Visual and Cultural Protected Areas**

**Not Identified**  
**Identified**

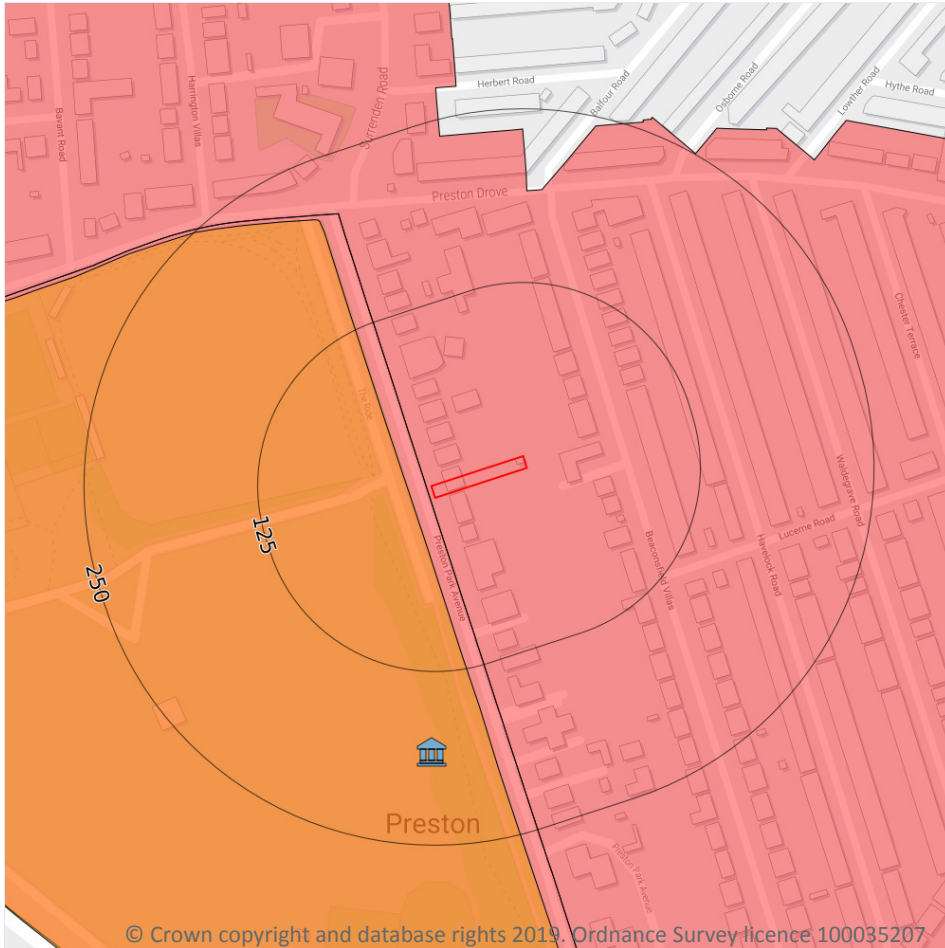
### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

**Mobile phone masts**

**Not Identified**

## Planning constraints



- X** Site Centre      **—** Site Outline
- 125-  
-250- Search buffers in metres (m)
- Listed buildings
  - Certificates of immunity from listing
  - Conservation areas
  - National Parks
  - Areas of Outstanding Natural Beauty
  - Registered parks and gardens
  - Scheduled Monuments
  - World Heritage Sites
  - Internationally important wetland sites (Ramsar Sites)
  - Sites of Special Scientific Interest
  - Designated Ancient Woodland
  - Green Belt
  - Local Nature Reserves
  - Special Areas of Conservation
  - National Nature Reserves
  - Special Protection Areas (for birds)

## Visual and Cultural Designations

### Conservation Areas

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

Distance	Direction	Name	District
0	on site	Preston Park	The City Of Brighton And Hove
4 m	W	Preston Village	The City Of Brighton And Hove



This data is sourced from the Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

## Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

Distance	Direction	Name	Grade
17 m	W	PRESTON MANOR AND PRESTON PARK	II

This data is sourced from Historic England. For more information please see: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs>

## Datasets searched but no features were found at this location

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

### Contaminated Land

Former industrial land use (1:10,560 and 1:10,000 scale)  
Former tanks  
Former energy features  
Former petrol stations  
Former garages  
Former military land  
Former landfill (from British Geological Survey records, 1973)  
Former landfill (from Local Authority and historical mapping records)  
Waste site no longer in use  
Active or recent landfill  
Former landfill (from Environment Agency Records)  
Active or recent licensed waste sites  
Recent industrial land uses  
Current or recent petrol stations  
Dangerous or explosive sites  
Hazardous substance storage/usage  
Sites designated as Contaminated Land  
Historical licensed industrial activities  
Current or recent licensed industrial activities  
Local Authority licensed pollutant release  
Pollutant release to surface waters  
Pollutant release to public sewer  
Dangerous industrial substances (D.S.I. List 1)  
Dangerous industrial substances (D.S.I. List 2)  
Pollution incidents

### Special Protection Areas (for birds)

National Nature Reserves  
Local Nature Reserves  
Designated Ancient Woodland  
Green Belt  
World Heritage Sites  
Areas of Outstanding Natural Beauty  
National Parks  
Listed Buildings  
Certificates of Immunity from Listing  
Scheduled Monuments

### Planning

Mobile phone masts  
Mobile phone masts planning records

### Flood Risk

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

### Ground stability

Natural ground subsidence  
Natural geological cavities  
Coal mining  
Non-coal mining  
Mining cavities  
Infilled land

Radon

### Energy Infrastructure

Electricity transmission lines and pylons

### Planning constraints

Sites of Special Scientific Interest  
Internationally important wetland sites (Ramsar Sites)  
Special Areas of Conservation

## Contaminated Land assessment methodology

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

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

The level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

### Method Statement

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

### Limitations of the Study

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

## Flood information

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

### Risk of flooding from rivers and the sea

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

### Historic flood events

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

### Surface water flooding

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

### Proposed flood defences

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

### Flood storage areas

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

## Groundwater flooding

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

## JBA Floodability

The property has been rated as **Green**.

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

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

The JBA Floodability Index is categorised on a fivefold scale:

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

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

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

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

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

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