

ID	Details	Description	Online record
ID: A Distance: 17 m Direction: W	Application reference: 23/03244/FUL Application date: 08/12/2023 Council: Bexley	Address: 94 Mangold Way Erith Kent DA18 4DF Project: HMO Conversion with Extensions (Class C4) Last known status: Refused Decision date: 02/02/2024	Link ↗
ID: A Distance: 17 m Direction: W	Application reference: 23/03245/LDCP Application date: 05/12/2023 Council: Bexley	Address: 94 Mangold Way Erith Kent DA18 4DF Project: Single Storey Extensions (Lawful Development Certificate) Last known status: Refused Decision date: 02/02/2024	Link ↗
ID: A Distance: 18 m Direction: W	Application reference: 24/00380/FUL Application date: 05/02/2024 Council: Bexley	Address: 94 Mangold Way Erith Kent DA18 4DF Project: HMO Conversion with Extensions and Bicycle Storage Last known status: Refused Decision date: 28/03/2024	Link ↗
ID: 2 Distance: 44 m Direction: SW	Application reference: 23/01940/FUL Application date: 22/08/2023 Council: Bexley	Address: 74 Mangold Way Erith Kent DA18 4DE Project: Garage Conversion & Solar Installation Last known status: Approved Decision date: 22/11/2023	Link ↗

The data is sourced from Serac Tech

Large residential applications searched to 250m

5 large residential developments within 250m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: B Distance: 241 m Direction: W	Application reference: 21/2299/K Application date: 18/06/2021 Council: Royal Greenwich	Address: Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London, SE2 Project: 1,950 Residential Units & Commercial Redevelopment Last known status: Validated Decision date: Not supplied	Link ↗
ID: B Distance: 242 m Direction: W	Application reference: 20/00733/SCOPE Application date: 23/03/2020 Council: Bexley	Address: Lesnes Estate Site Redevelopment Thamesmead London Project: 1,950 Residential Units & Commercial Space Development Last known status: Approved Decision date: 15/06/2020	Link ↗



ID	Details	Description	Online record
ID: B Distance: 242 m Direction: W	Application reference: 20/01732/SCOPE Application date: 17/07/2020 Council: Bexley	Address: Lesnes Estate Site Redevelopment Thamesmead London Project: Up to 1,950 Residential Units & Commercial Development Last known status: Approved Decision date: 20/08/2020	Link ↗
ID: B Distance: 242 m Direction: W	Application reference: 21/01948/OUTEA Application date: 11/06/2021 Council: Bexley	Address: Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London Project: 1,950 Residential Units & Commercial Redevelopment Last known status: Validated Decision date: Not supplied	Link ↗
ID: B Distance: 244 m Direction: W	Application reference: 21/00947/OBB Application date: 18/06/2021 Council: Dartford	Address: Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London Project: 1,950 Residential Units & Commercial Redevelopment Last known status: Approved Decision date: 27/07/2021	Link ↗

The data is sourced from Serac Tech

Mixed and commercial applications searched to 250m

2 mixed and commercial developments within 250m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 3 Distance: 200 m Direction: SW	Application reference: 17/01002/FUL Application date: Not supplied Council: Bexley	Address: - Project: Check with Council Last known status: Check with Council Decision date: Not supplied	Link ↗
ID: 4 Distance: 242 m Direction: NE	Application reference: 24/01069/FUL Application date: 01/05/2024 Council: Bexley	Address: Harris Garrard Academy Yarnton Way Erith Kent DA18 4DW Project: Energy Installation (Substation & Heat Pumps) Last known status: Approved Decision date: 24/09/2024	Link ↗

The data is sourced from Serac Tech



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Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: Sample_Avista
 Your ref: Sample_Avista
 Grid ref: 123456 123456

Climate change / Flood risk (5 and 30 Years)

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

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

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

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

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

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here:



knowledge.groundsure.com/methodologies-and-limitations ↗.

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

This data is sourced from the British Geological Survey



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	Reduction in Risk of Flooding from Rivers and Sea due to 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



Mining features

Secured features	Not identified
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

Natural instability

Landslides	Not identified
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 active management or intervention measures in place	Not identified
Projections with no active management plan or 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 (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 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
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London Underground and DLR lines

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
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified

Oil and gas

Potential future exploration areas	Not identified
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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
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Energy

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

Nuclear installations	Not identified
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Large Energy Projects Identified

Planning Applications

Home improvement applications searched to 50m Identified

Small residential applications searched to 50m	Not identified
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Medium residential applications searched to 75m	Not identified
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Large residential applications searched to 250m Identified

Mixed and commercial applications searched to 250m Identified

Planning constraints

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

Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	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
Ground stability (5 and 30 Years)	Identified



Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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

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- 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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