

Specimen Address, Specimen Town

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



PASS



Contaminated Land Liability

Passed

See page 4 for details

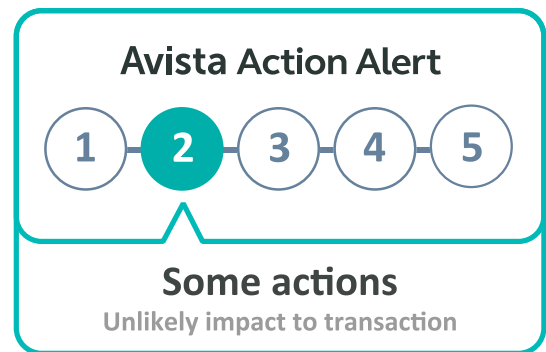


Flood Risk

Low

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.



Further guidance



Ground Stability

Identified

page 4



Radon

Passed



Energy

Identified

page 10



Transportation

Not identified



Planning Constraints

Identified

page 18



Planning Applications

48

page 18

Site Plan



Useful contacts

East Suffolk Council:
<https://www.eastsuffolk.gov.uk/>
customerservices@eastsuffolk.gov.uk
0333 016 2000

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

Avista Action Alert 2

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 28**.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.



Flood Risk

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 infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- check whether your property benefits from an NHBC guarantee or other environmental warranty that often covers structural issues
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

Other considerations

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

Energy

Wind

Existing or proposed wind installations have been identified within 10km. 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

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

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further. Please see **page 5** for details of the identified issues and **page 31** for our assessment methodology.

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



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 in the Flood information on **page 32**.

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

FloodScore™

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 32**



Ground stability

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

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

Natural Ground Stability	Low
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

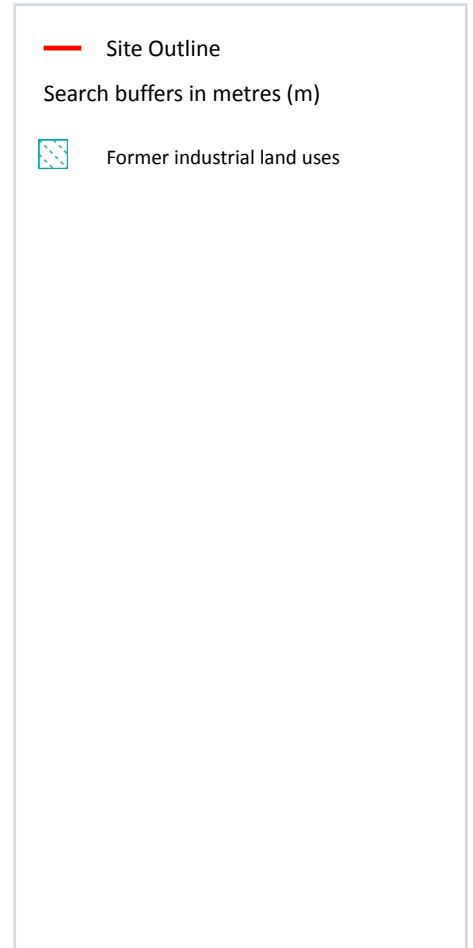
Not in a radon affected area



Contaminated Land



Past land use



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

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

Please see the Avista Action Alert: on **page 2** for further advice.

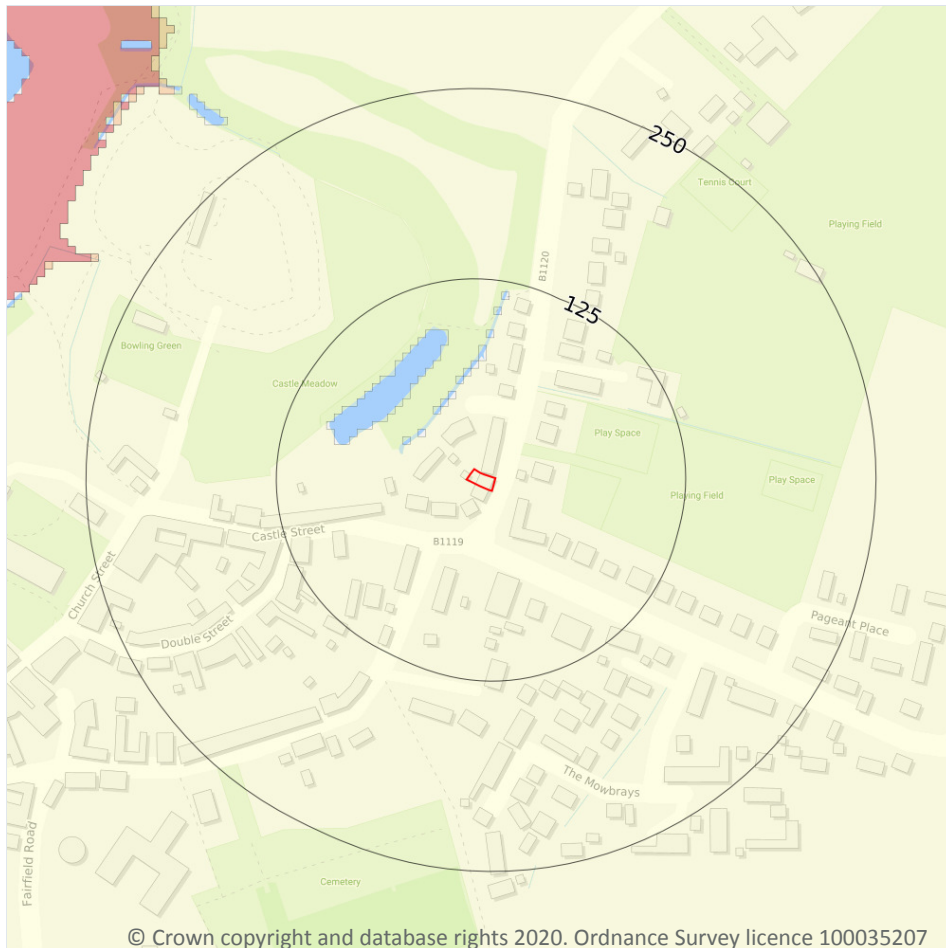
Distance	Direction	Use	Date
0	on site	Unspecified Works	1983

This data is sourced from Ordnance Survey/Groundsure.

Flood Risk



Groundwater flooding



— Site Outline

Search buffers in metres (m)

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

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Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Ground stability



Non-natural ground subsidence



Site Outline

Search buffers in metres (m)

- Infilled Land

Mining hazards:

- Highly likely
- Likely
- Unlikely

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Infilled land

Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the Avista Action Alert: on **page 2** for further advice.

Distance	Direction	Use	Date
7 m	E	Unspecified Heap	1952

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Energy summary



Oil and Gas

No historical, active or planned wells or extraction areas (such as fracking sites) 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 11** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

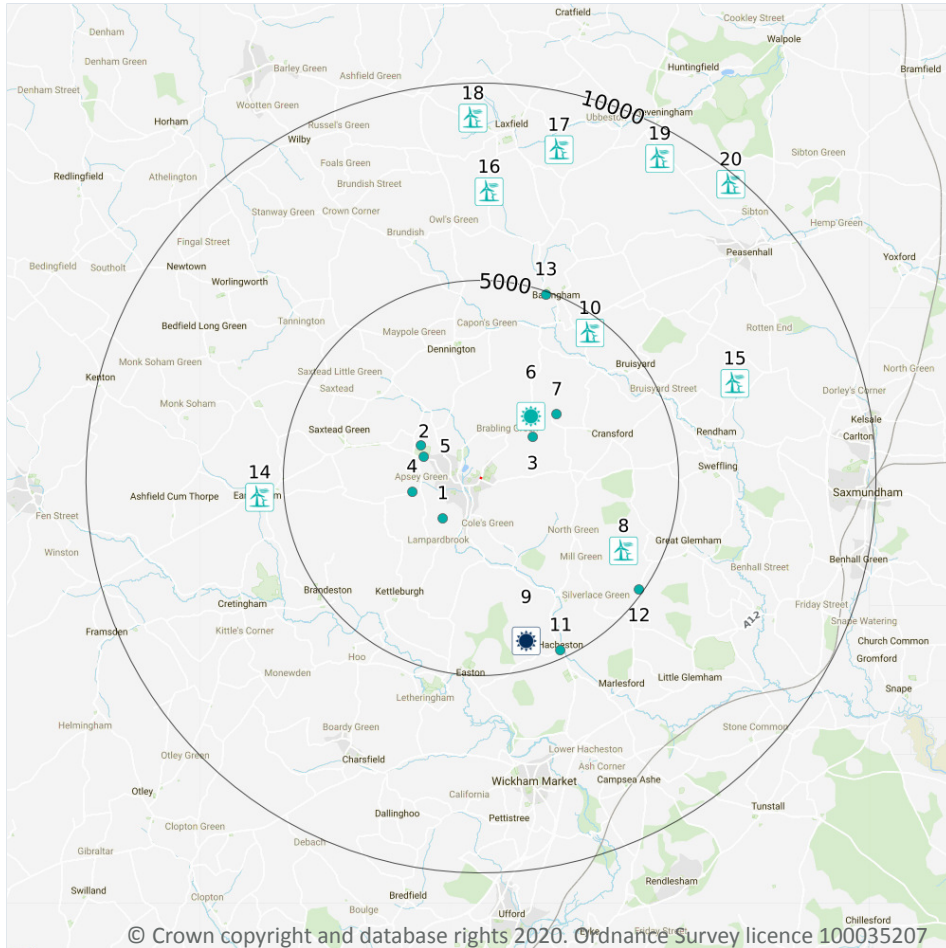
Not identified



Energy



Wind and solar



Wind

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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	
8	4-5 km	SE	<p>Site Name: Parham Air Field, Parham, Suffolk Coastal, Woodbridge, Suffolk, IP13 9</p> <p>Planning Application Reference: C09/0748</p> <p>Type of Project: Wind Farm</p>	<p>Application Date: 2005-03-14</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of six 1.3 MW turbines, each with an overall height of 100m (328 feet). The turbines consist of a tower of 69m (226 feet) and blades describing a circle of 62m in diameter</p> <p>Approximate Grid Reference: 632444, 261719</p>
10	4-5 km	NE	<p>Site Name: Colston Farm Wood Road, Badingham, Woodbridge, Suffolk, IP13 8LB</p> <p>Planning Application Reference: C/12/1445</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-07-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a three micro scale wind turbines (14.97m to hub, 5.5m diameter blades).</p> <p>Approximate Grid Reference: 631593, 267241</p>
14	5-6 km	W	<p>Site Name: Former Earl Soham Equestrian C The Street, Earl Soham, Woodbridge, Suffolk, IP13 7</p> <p>Planning Application Reference: C/08/1370</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2008-07-28</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 2 wind turbines in field approx 350 metres due north of the park house to supply electricity for domestic purposes.</p> <p>Approximate Grid Reference: 623221, 263077</p>
15	6-7 km	E	<p>Site Name: Rendham Hall Rendham Hall Farm, Rendham, Saxmundham, Suffolk, IP17 2AW</p> <p>Planning Application Reference: C/12/1632</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-08-01</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises Installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades).</p> <p>Approximate Grid Reference: 635264, 265963</p>
16	7-8 km	N	<p>Site Name: Wood Farm Barn Dennington Road, Laxfield, Woodbridge, Suffolk, IP13 8HJ</p> <p>Planning Application Reference: 2158/12</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-07-17</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 3 wind turbines (14.97m to hub, 5.5m diameter blades).</p> <p>Approximate Grid Reference: 629037, 270821</p>
17	8-9 km	N	<p>Site Name: Grove Farm Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8EY</p> <p>Planning Application Reference: 2289/12</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-08-31</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 2, 5kw wind turbines (14.97m to hub, 2.75m radius blades, 17.6m overall height).</p> <p>Approximate Grid Reference: 630810, 271885</p>

ID	Distance	Direction	Details	
18	9-10 km	N	Site Name: Yew Tree Farm Station Road, Laxfield, Woodbridge, Suffolk, IP13 8HG Planning Application Reference: 3848/10 Type of Project: 2 Wind Turbines	Application Date: 2010-12-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two C & F Green Energy 20Kw. wind turbines on 20 metre tubular masts. Approximate Grid Reference: 628628, 272685
19	9-10 km	NE	Site Name: Irongate Farm Long Lane, Heveningham, Halesworth, Suffolk, IP19 0EG Planning Application Reference: C/11/1378 Type of Project: 3 Wind Turbines	Application Date: 2011-08-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 3 small wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 633358, 271662
20	9-10 km	NE	Site Name: Manor Farm Dunwich Lane, Peasenhall, Saxmundham, Suffolk, IP17 2JS Planning Application Reference: C/12/0286 Type of Project: 3 Wind Turbines	Application Date: 2011-02-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a three small scale wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 635160, 271008

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 10,000m 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	
1	1-2 km	SW	Site Name: Hill Farm Victoria Mill Road, Framlingham, Woodbridge, Suffolk, IP13 9SA Planning Application Reference: C/11/0551 Type of Project: Wind Turbine	Application Date: 2011-03-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15m 5kw wind turbine (17.75m high to blade tip). Approximate Grid Reference: 627865, 262551
2	1-2 km	W	Site Name: Thomas Mills High School Saxtead Road, Framlingham, Woodbridge, Suffolk, IP13 9HE Planning Application Reference: C/10/2669 Type of Project: Wind Turbine	Application Date: 2010-10-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 627387, 264111
3	1-2 km	NE	Site Name: Culpho Farm Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JA Planning Application Reference: C/11/1676 Type of Project: Wind Turbine	Application Date: 2011-07-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 630137, 264613
4	1-2 km	W	Site Name: The Durbans Farm High Road, Apsay Green, Framlingham, Woodbridge, Suffolk, IP13 9RP Planning Application Reference: C/12/0919 Type of Project: Wind Turbine	Application Date: 2012-05-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a single 50kW wind turbine with a hub height of 24.6m and rotor diameter of 19.2m. Approximate Grid Reference: 627085, 263227
5	1-2 km	NW	Site Name: Playing Field Peppers Wash Lane, Off Saxtead Road, Framlingham, Woodbridge, Suffolk, IP13 9 Planning Application Reference: C/10/0100 Type of Project: Wind Turbine	Application Date: 2010-01-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 627259, 264477
7	2-3 km	NE	Site Name: Cransford Lane, Badingham, Suffolk Coastal, Woodbridge, Suffolk, IP13 9NX Planning Application Reference: C/08/0065 Type of Project: Wind Turbine	Application Date: 2008-02-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 10m tall 3kw domestic free-standing wind turbine. Approximate Grid Reference: 630753, 265184

ID	Distance	Direction	Details	
11	4-5 km	SE	Site Name: The Street, Hacheston, Suffolk Coastal, Woodbridge, Suffolk, IP13 ODS Planning Application Reference: C/08/0439 Type of Project: Wind Turbine	Application Date: 2008-02-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 5Kw Iskra AT5-1 wind turbine mounted on a 15m tower located on the eastern boundary of the property. Approximate Grid Reference: 630852, 259211
12	4-5 km	SE	Site Name: Parham Airfield West Parham Airfield, Parham, Woodbridge, Suffolk, IP13 9AF Planning Application Reference: C/11/0191 Type of Project: Wind Turbine	Application Date: 2011-01-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of operation of 800kW wind turbine (50m to hub, 74m to tip), including construction of associated infrastructure, new access track, hardstanding beside turbine, 11kV substation & underground cabling. Approximate Grid Reference: 632832, 260744
13	4-5 km	N	Site Name: Low Road, Laxfield, Dennington, Mid Suffolk, Woodbridge, Suffolk, IP13 8JY Planning Application Reference: 0618/10 Type of Project: Wind Turbine	Application Date: 2010-03-08 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of an 11kw 18m high lattice tower Gaia wind turbine with 13m diameter blade (surplus exported to National Grid). Approximate Grid Reference: 630475, 268223

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.

Solar

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	
9	4-5 km	S	Hacheston Solar farm, N/O Easton Lane, Hacheston, Woodbridge, Suffolk, IP13	Contractor: Hive Energy LPA Name: Suffolk Coastal District Council Capacity (MW): 25	Application Date: 04/09/2012 Pre Consent Status: Appeal Refused Post Consent Status: Application Refused Date Commenced: -

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

Proposed solar installations

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

ID	Distance	Direction	Address	Details
6	2-3 km	NE	Sweetwater Barn, Cransford Lane, Badingham, Suffolk, IP13 9JB	Applicant name: Mr Daniel Dring Application Status: Full Application Application Date: 02/03/2015 Application Number: DC/15/0879/FUL

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

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.

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

Crossrail

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

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

Other Railways

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

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

Planning 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.

8

Large Developments

searched to 750m

Please see **page 19** for details of the proposed developments.

33

Small Developments

searched to 500m

Please see **page 20** for details of the proposed developments.

7

House extensions or new builds

searched to 125m

Please see **page 24** 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.



Planning constraints

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

Please see **page 26** for details of the identified issues.

Environmental Protected Areas Not identified

Visual and Cultural Protected Areas **Identified**

Areas



Telecoms

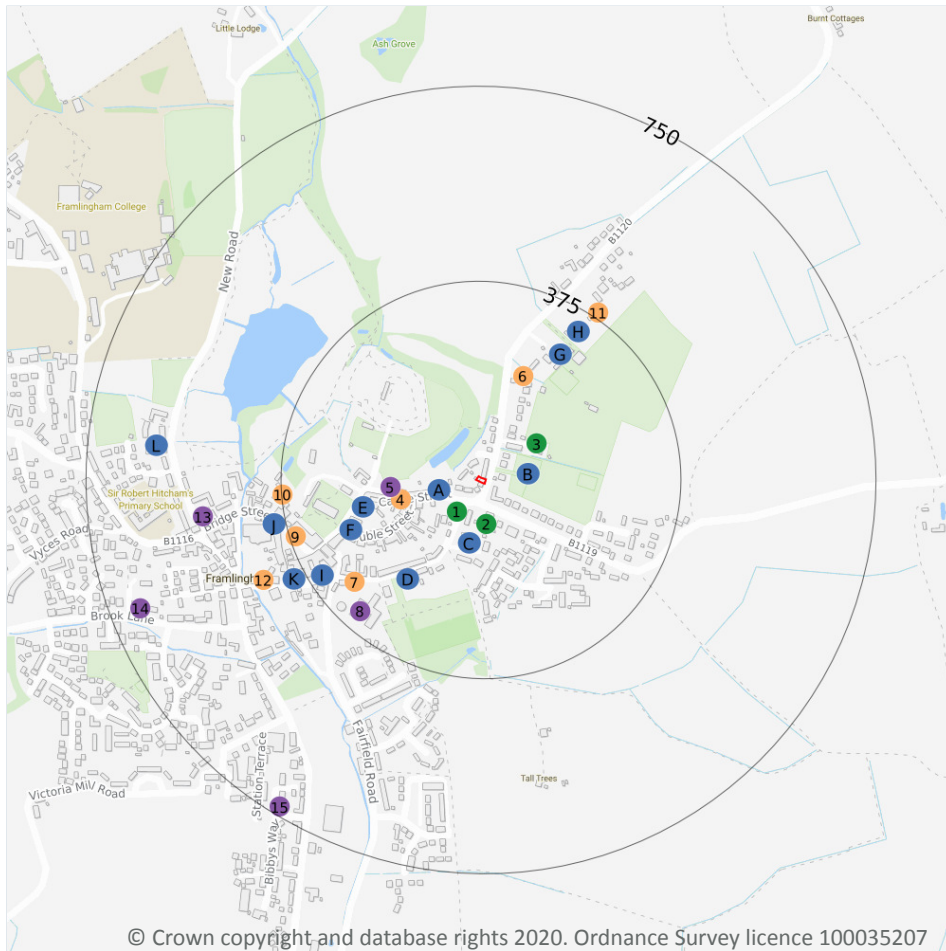
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

Large projects searched to 750m

8 large developments within 750m 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: B Distance: 81 m Direction: E	Application reference: C/11/0842 Application date: 11/04/2011 Council: East Suffolk Accuracy: Exact	Address: The Pageant Field, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Youth Centre Last known status: The application for detail approval has been withdrawn.	Link

ID	Details	Description	Online record
ID: 5 Distance: 167 m Direction: W	Application reference: DC/16/3054/COU Application date: 22/07/2016 Council: East Suffolk Accuracy: Exact	Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS Project: Visitor Centre (Extension) Last known status: Detailed plans have been granted.	Link
ID: 8 Distance: 338 m Direction: SW	Application reference: C/13/0192 Application date: 07/02/2013 Council: East Suffolk Accuracy: Exact	Address: Mills Meadow Residential Home, Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Care Home & Community Centre Last known status: Detailed plans have been granted.	Link
ID: 13 Distance: 531 m Direction: W	Application reference: C/11/1481 Application date: 28/06/2011 Council: East Suffolk Accuracy: Exact	Address: Reads Bakery, 1 Bridge Street, Framlingham, Woodbridge, Suffolk, IP13 9DR Project: 5 Flats & 3 Retail Units Last known status: Detailed plans have been granted.	Link
ID: L Distance: 619 m Direction: W	Application reference: DC/14/2573/FUL Application date: 11/08/2014 Council: East Suffolk Accuracy: Exact	Address: New Road, Framlingham, Woodbridge, Suffolk, IP13 9AT Project: 18 Elderly Persons Houses/Flats Last known status: The application for detail approval has been withdrawn.	Link
ID: L Distance: 619 m Direction: W	Application reference: C/13/0572 Application date: 19/09/2013 Council: East Suffolk Accuracy: Proximity	Address: Pig Fattening Unit, New Road, Framlingham, Countess Wells Farm, Woodbridge, Suffolk, IP13 9AT Project: Anaerobic Digestion Plant Last known status: Detailed plans have been granted.	Link
ID: 14 Distance: 692 m Direction: W	Application reference: DC/15/0960/FUL Application date: 09/03/2015 Council: East Suffolk Accuracy: Proximity	Address: Os 9634, Brook Lane, Framlingham, Woodbridge, Suffolk, IP13 9 Project: 14 Elderly Flats Last known status: Detailed plans have been granted.	Link
ID: 15 Distance: 735 m Direction: SW	Application reference: C/13/0773 Application date: 23/04/2013 Council: East Suffolk Accuracy: Exact	Address: Land Off, Station Road, Framlingham, Woodbridge, Suffolk, IP13 9EA Project: 140 Homes/Office/Light Industry Last known status: Outline approval has been granted.	Link

Small projects searched to 500m

33 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: B Distance: 106 m Direction: E	Application reference: DC/19/3477/FUL Application date: 04/09/2019 Council: East Suffolk Accuracy: Exact	Address: The Pageant Field, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Pavilion Last known status: Detailed plans have been granted.	Link
ID: C Distance: 120 m Direction: S	Application reference: DC/17/2910/FUL Application date: 19/09/2017 Council: East Suffolk Accuracy: Exact	Address: The Flat Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DD Project: 4 Houses Last known status: Detailed plans have been granted.	Link
ID: C Distance: 120 m Direction: S	Application reference: DC/16/4094/FUL Application date: 03/10/2016 Council: East Suffolk Accuracy: Exact	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 121 m Direction: S	Application reference: C/13/0935 Application date: 20/05/2013 Council: East Suffolk Accuracy: Exact	Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 4 Distance: 151 m Direction: W	Application reference: DC/16/3823/LBC Application date: 07/10/2016 Council: East Suffolk Accuracy: Exact	Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS Project: Office (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: 6 Distance: 210 m Direction: N	Application reference: DC/18/3552/FUL Application date: 29/08/2018 Council: East Suffolk Accuracy: Exact	Address: 4 Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JX Project: Starter Home Last known status: Detailed plans have been granted.	Link
ID: D Distance: 211 m Direction: SW	Application reference: DC/14/0538/FUL Application date: 17/02/2014 Council: East Suffolk Accuracy: Proximity	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 2 Flats & 1 Office (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: D Distance: 211 m Direction: SW	Application reference: C/13/0935 Application date: 20/05/2013 Council: East Suffolk Accuracy: Proximity	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: E Distance: 225 m Direction: W	Application reference: DC/19/3035/FUL Application date: 02/08/2019 Council: East Suffolk Accuracy: Exact	Address: The Former Conservative Club, 10 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Houses/Restaurant/Pub/Office/Training Centre (Alterations) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: E Distance: 225 m Direction: W	Application reference: DC/19/3036/LBC Application date: 02/08/2019 Council: East Suffolk Accuracy: Exact	Address: The Former Conservative Club, 10 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Flat/Restaurants/Cafe/Pub/Office/Training Centre (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: D Distance: 232 m Direction: SW	Application reference: DC/16/5386/FUL Application date: 22/12/2016 Council: East Suffolk Accuracy: Exact	Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 6 Houses/2 Flats/1 Office Last known status: Detailed plans have been granted.	Link
ID: D Distance: 233 m Direction: SW	Application reference: DC/13/2518/FUL Application date: 30/08/2013 Council: East Suffolk Accuracy: Exact	Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 5 Houses Last known status: The application for detail approval has been withdrawn.	Link
ID: F Distance: 261 m Direction: W	Application reference: C/11/2406 Application date: 21/10/2011 Council: East Suffolk Accuracy: Exact	Address: 6 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Restaurant/Take Away (Conversion) Last known status: Detailed plans have been granted.	Link
ID: G Distance: 279 m Direction: NE	Application reference: C/13/0268 Application date: 14/02/2013 Council: East Suffolk Accuracy: Proximity	Address: Land North Of 2 Burnt Cottages, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Menage Last known status: Detailed plans have been granted.	Link
ID: G Distance: 279 m Direction: NE	Application reference: DC/13/2336/FUL Application date: 12/08/2013 Council: East Suffolk Accuracy: Proximity	Address: Land Between Haresfield And Pl, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 5 House Last known status: The application for detail approval has been withdrawn.	Link
ID: F Distance: 280 m Direction: SW	Application reference: DC/14/3861/LBC Application date: 26/11/2014 Council: East Suffolk Accuracy: Exact	Address: 5 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BQ Project: Bank (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: G Distance: 280 m Direction: NE	Application reference: DC/14/0471/FUL Application date: 13/03/2014 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Artificial Pitch Last known status: Detailed plans have been granted.	Link
ID: G Distance: 280 m Direction: NE	Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Tennis Pavilion Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: G Distance: 285 m Direction: NE	Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Pavilion Last known status: Detailed plans have been granted.	Link
ID: 7 Distance: 307 m Direction: SW	Application reference: DC/18/3972/FUL Application date: 25/09/2018 Council: East Suffolk Accuracy: Exact	Address: 22 - 24 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Shop/Flat (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: H Distance: 334 m Direction: NE	Application reference: DC/16/2345/FUL Application date: 08/06/2016 Council: East Suffolk Accuracy: Exact	Address: Police Station, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 6 Houses Last known status: Detailed plans have been granted.	Link
ID: H Distance: 334 m Direction: NE	Application reference: DC/16/2621/FUL Application date: 27/06/2016 Council: East Suffolk Accuracy: Exact	Address: Beulah, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 4 Houses (New/Conversion) Last known status: The application for detail approval has been withdrawn.	Link
ID: I Distance: 345 m Direction: SW	Application reference: C/10/1967 Application date: 18/08/2010 Council: East Suffolk Accuracy: Exact	Address: 2 & 3, 29 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN Project: Air Conditioning Units Last known status: Detailed plans have been granted.	Link
ID: I Distance: 349 m Direction: SW	Application reference: C/13/0893 Application date: 08/05/2013 Council: East Suffolk Accuracy: Exact	Address: 25 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY Project: Retail Unit (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 9 Distance: 365 m Direction: W	Application reference: DC/16/5362/FUL Application date: 04/01/2017 Council: East Suffolk Accuracy: Exact	Address: The Guildhal, 34 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AZ Project: Bank (Alterations) Last known status: Detailed plans have been granted.	Link
ID: 10 Distance: 374 m Direction: W	Application reference: C/11/1868 Application date: 15/08/2011 Council: East Suffolk Accuracy: Exact	Address: Old Tithe Barn, Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9BA Project: 8 Solar Photovoltaic Panels Last known status: The application for detail approval has been refused.	Link
ID: 11 Distance: 385 m Direction: NE	Application reference: C/13/0449 Application date: 19/03/2013 Council: East Suffolk Accuracy: Exact	Address: Land Between Harsfield, Badingham Road, And plantation Barn, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 3 Residential Units Last known status: Detailed plans have been granted.	Link
ID: J Distance: 398 m Direction: W	Application reference: C/10/0269 Application date: 01/02/2010 Council: East Suffolk Accuracy: Exact	Address: 26 & 28, Bridge Street, Framlingham, Woodbridge, Suffolk, IP13 9AH Project: Flat & Dental Practice (Conversion) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: J Distance: 399 m Direction: W	Application reference: C/12/2431 Application date: 27/11/2012 Council: East Suffolk Accuracy: Exact	Address: 9 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AL Project: Financial & Professional Service Last known status: Detailed plans have been granted.	Link
ID: J Distance: 399 m Direction: W	Application reference: C/11/2688 Application date: 05/12/2011 Council: East Suffolk Accuracy: Exact	Address: 10b Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN Project: Offices (Conversion) Last known status: Detailed plans have been granted.	Link
ID: K Distance: 400 m Direction: SW	Application reference: C/13/0893 Application date: 08/05/2013 Council: East Suffolk Accuracy: Proximity	Address: 25 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY Project: Shop (Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: K Distance: 408 m Direction: SW	Application reference: DC/16/4053/COU Application date: 28/09/2016 Council: East Suffolk Accuracy: Exact	Address: Freur House, 17a Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY Project: Office Accommodation (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 12 Distance: 454 m Direction: SW	Application reference: C/12/2361 Application date: 16/11/2012 Council: East Suffolk Accuracy: Exact	Address: Jade House, 3 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY Project: Office (Conversion) Last known status: An application has been submitted for detailed approval.	Link

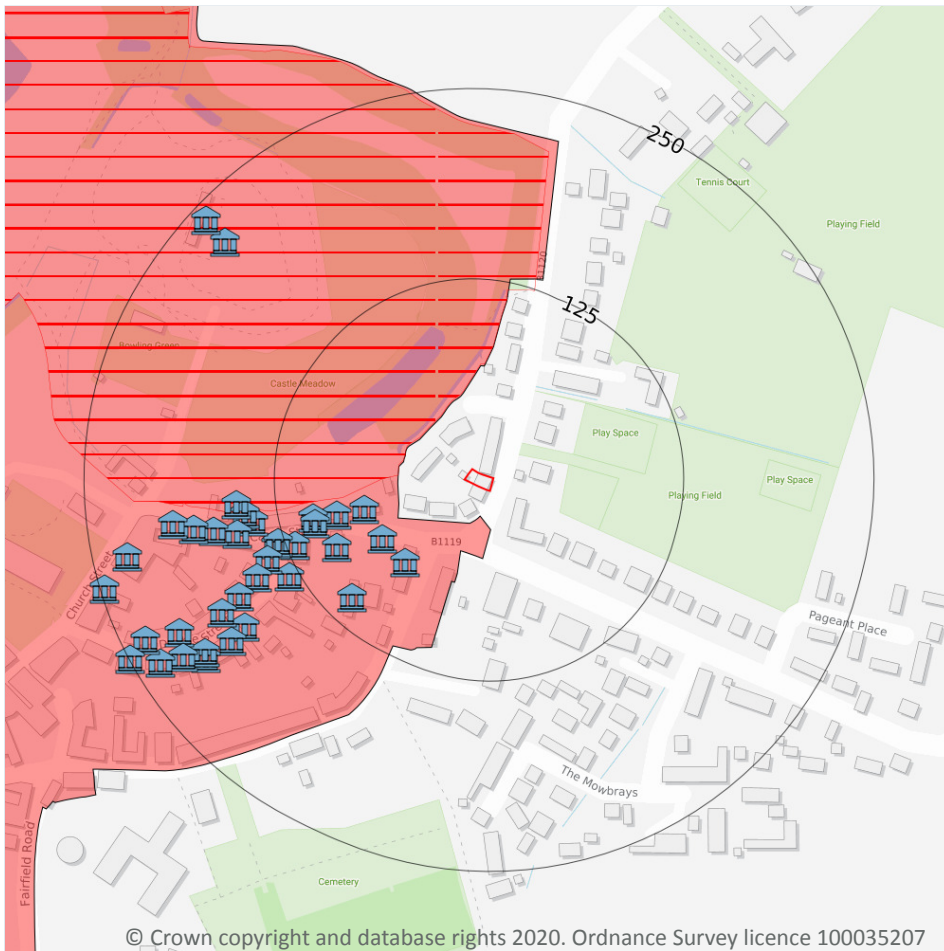
House extensions and small new builds searched to 125m

7 house extensions and small new builds within 125m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 73 m Direction: SW	Application reference: DC/19/1041/LBC Application date: 28/03/2019 Council: East Suffolk Accuracy: Exact	Address: 77 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DD Project: House (Alterations) Last known status: The application for detail approval has been withdrawn.	Link
ID: A Distance: 75 m Direction: W	Application reference: C/12/1105 Application date: 22/05/2012 Council: East Suffolk Accuracy: Exact	Address: Moat House, 31 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: House (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 2 Distance: 78 m Direction: S	Application reference: C/12/1162 Application date: 28/05/2012 Council: East Suffolk Accuracy: Exact	Address: 4 Saxmundham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DB Project: Domestic Conservatory Last known status: Detailed plans have been granted.	Link
ID: A Distance: 99 m Direction: W	Application reference: C/13/0321 Application date: 19/02/2013 Council: East Suffolk Accuracy: Exact	Address: 27 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: A Distance: 105 m Direction: W	Application reference: C/13/0322 Application date: 19/02/2013 Council: East Suffolk Accuracy: Exact	Address: 27 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Single Storey Side Extension Last known status: Detailed plans have been granted.	Link
ID: 3 Distance: 118 m Direction: NE	Application reference: C/10/2853 Application date: 08/11/2010 Council: East Suffolk Accuracy: Exact	Address: Police Station, Badingham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9HS Project: 2 Houses Last known status: Detailed plans have been granted.	N/A
ID: C Distance: 121 m Direction: S	Application reference: C/13/0008 Application date: 07/01/2013 Council: East Suffolk Accuracy: Exact	Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DF Project: House (Conversion) Last known status: Detailed plans have been granted.	Link

Planning Constraints



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
18 m	S	Framlingham	Suffolk Coastal

This data is sourced from Local Authorities. For more information please see

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
39 m	NW	Framlingham Castle and its associated landscape including the mere, town ditch and Anglo-Saxon cemetery	1002965

Oil and Gas

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

Wind and solar

Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy Infrastructure

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	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

Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 1 worksites	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	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not 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

Planning

Large projects searched to 750m	Identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 125m	Identified
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Identified
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Registered Parks and Gardens	Not identified
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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, 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

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. 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™

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

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/>).

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.

The Ambiental FloodScore™ 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 the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. 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 and how this may impact the subject property.

Groundsure have 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 have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

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 be 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 have 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 also excludes information on Lawful Development Certificates, 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.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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