

Specimen Address, Specimen Town

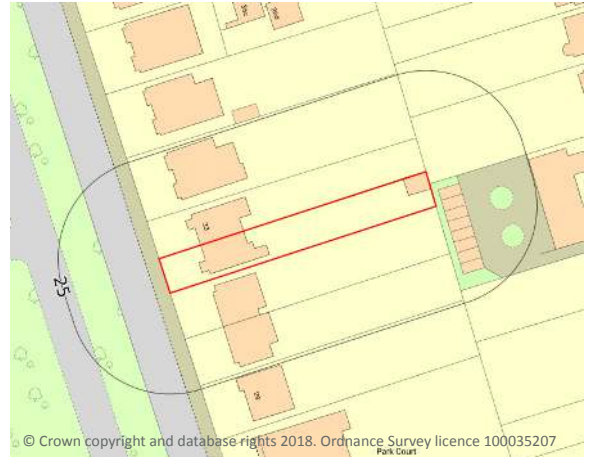
Professional opinion



PASS

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








Avista 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

	Contaminated Land	Passed	
	Flood Risk	Low	page 5
	Ground Stability	Passed	
	Radon	Passed	
	Energy	Identified	page 6
	Transportation	Passed	page 14
	Planning Applications	11	page 15

Next steps indicator

Avista Action Alert



Actions identified

Based on the environmental search results for the property, we have proposed a number of next steps. Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings. The recommended next steps should not prevent a reasonably smooth completion of this transaction.

Avista Action Alert 2

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

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

Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- 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
- consider visiting the area in order more accurately to assess the impact this solar farm would have on the property

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order more accurately to assess the impact this wind development would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property. Key recommended next steps:

- consider visiting the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, consider approaching the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.hse.gov.uk/nuclear/regulated-sites.htm> for further information on the site

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



Contaminated Land

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

Past Land Use	Passed
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 here [groundsure.com/understanding-flood-risk](https://www.groundsure.com/understanding-flood-risk)

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate
Surface Water Flooding	Negligible
Past Flooding	None
Flood Storage Areas	None

Floodability Rating

Green

The rating is compiled by JBA, the UK's leading flood expert. Please see **page 24**



Ground Stability

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

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	None



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



Oil and Gas

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

Oil and Gas Areas
Oil and Gas Wells

None
None



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 7** for details of the identified issues.

Wind
Solar

Identified
Identified



Energy Infrastructure

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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 12** for details of the identified issues.

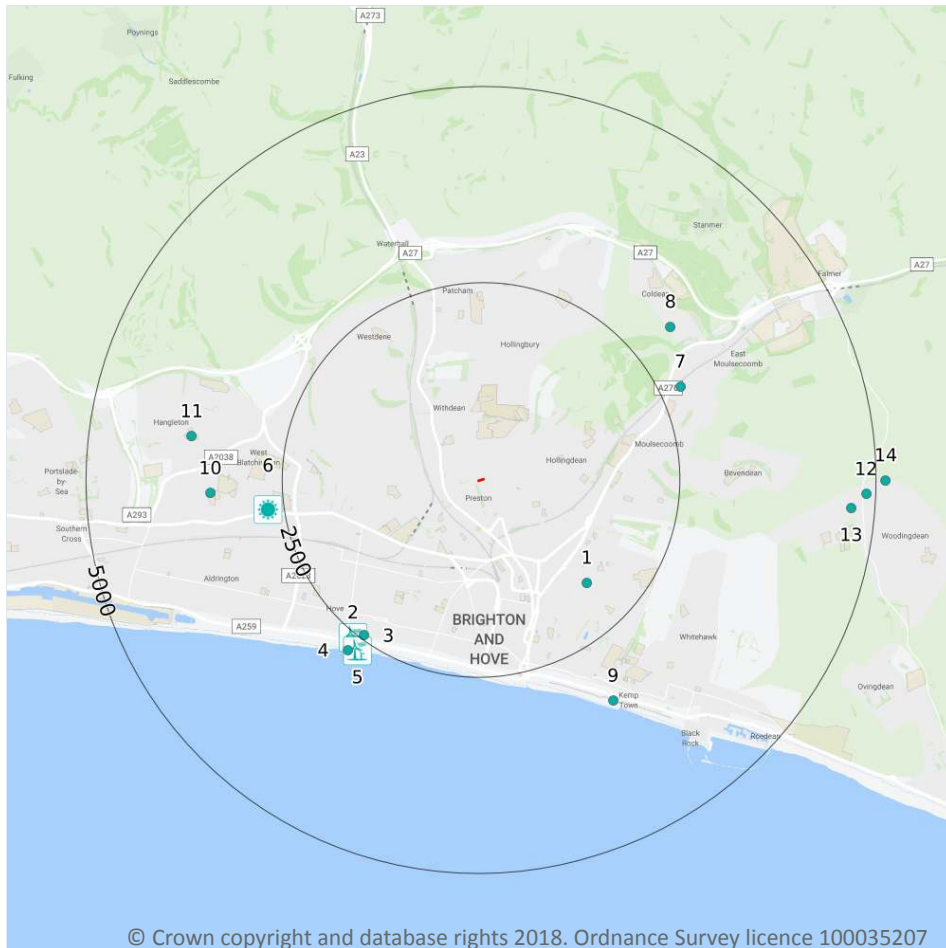
Power stations
Energy Infrastructure
Projects

Identified
None
None

Energy



Wind and solar



X Site Centre **—** Site Outline

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

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

Solar

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. See below for details of the proposals.

ID	Distance	Direction	Address	Details
6	2-3 km	W	185 Old Shoreham Road, Hove	Applicant name: - Application Status: - Application Date: - Application Number: BH2013/03973

The data is sourced from the public register of planning information and is updated on a bi-weekly basis.

Wind

Proposed wind farms

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

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report.

ID	Distance	Direction	Details	
2	2-3 km	SW	Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2008/00322 Type of Project: 6 Wind Turbines	Application Date: 2008-02-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of six 1.8M diameter wind turbines on plant room roof of the 1970's extension of Kings House (resubmission of withdrawn application BH2007/02049). Approximate Grid Reference: 529121, 104387
5	2-3 km	SW	Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02048 Type of Project: 6 Wind Turbines	Application Date: 2007-06-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of six 1.8m diameter wind turbines on the plant room roof. Approximate Grid Reference: 529121, 104387

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

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

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

ID	Distance	Direction	Details	
1	1-2 km	SE	Site Name: 4 Cobden Road, Brighton & Hove, Brighton, East Sussex, BN2 9TL Planning Application Reference: BH2006/03939 Type of Project: Wind Turbine	Application Date: 2006-12-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine on rear elevation. Approximate Grid Reference: 532101, 105085
3	2-3 km	SW	Site Name: Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2008/00320 Type of Project: Wind Turbine	Application Date: 2008-02-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine, on grassed area of kings house at south end of grand avenue (resubmission of withdrawn application BH2007/02050). Approximate Grid Reference: 529121, 104387
4	2-3 km	SW	Site Name: Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02050 Type of Project: Wind Turbine	Application Date: 2007-06-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine. Approximate Grid Reference: 529121, 104387
7	2-3 km	NE	Site Name: Westergate Road, Brighton & Hove, Brighton, East Sussex, BN2 4QN Planning Application Reference: BH2005/00073/CD/FP Type of Project: Wind Turbine	Application Date: 2005-01-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 15m high electricity generating wind turbine. Approximate Grid Reference: 533293, 107584
8	3-4 km	NE	Site Name: 9 Arlington Crescent, Coldean, Brighton & Hove, Brighton, East Sussex, BN1 9AP Planning Application Reference: BH2006/03796 Type of Project: Wind Turbine	Application Date: 2006-12-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises fixture of domestic wind turbine to side of home. Approximate Grid Reference: 533167, 108348

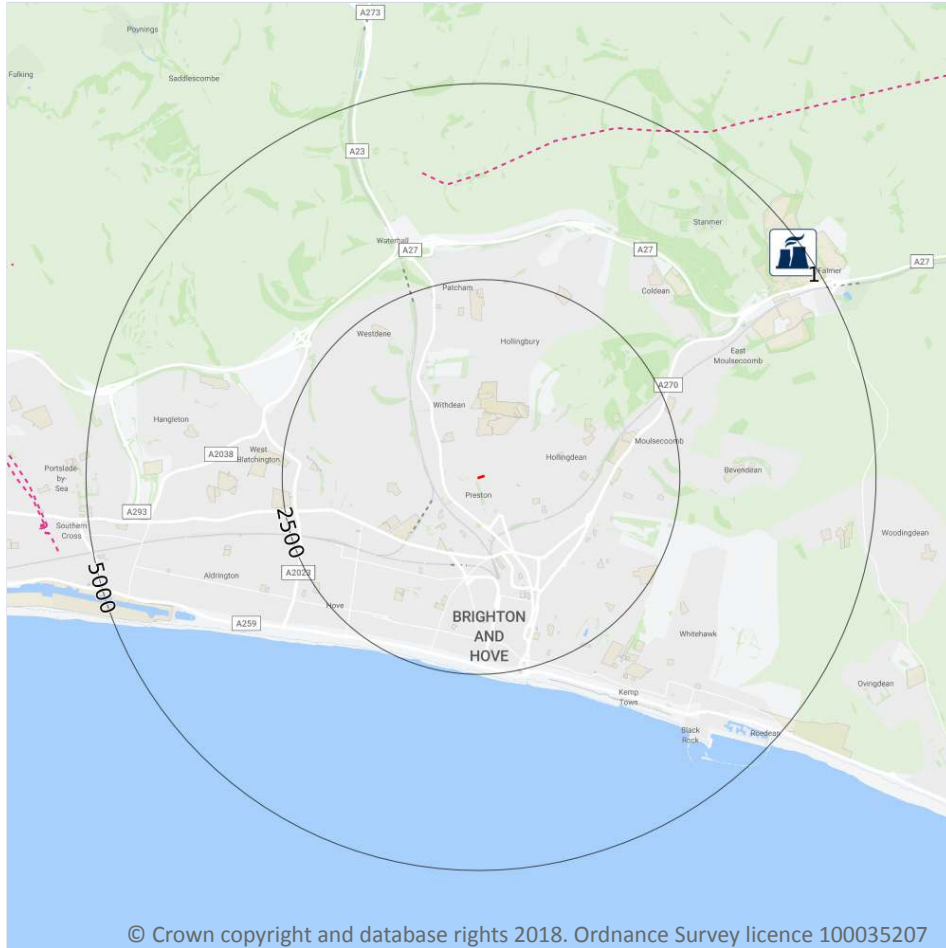
ID	Distance	Direction	Details	
9	3-4 km	SE	<p>Site Name: 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton & Hove, Brighton, East Sussex, BN2 1EN</p> <p>Planning Application Reference: BH2013/01829</p> <p>Type of Project: Cafe & Wind Turbine</p>	<p>Application Date: 2013-06-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind tur</p> <p>Approximate Grid Reference: 532435, 103582</p>
10	3-4 km	W	<p>Site Name: Laburnum Avenue, Brighton & Hove, Hove, East Sussex, BN3 7JW</p> <p>Planning Application Reference: BH2006/04136</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2006-12-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on west elevation.</p> <p>Approximate Grid Reference: 527303, 106226</p>
11	3-4 km	W	<p>Site Name: Dale View, Brighton & Hove, Hove, East Sussex, BN3 8LF</p> <p>Planning Application Reference: BH2006/04077</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2006-12-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on south west elevation.</p> <p>Approximate Grid Reference: 527065, 106951</p>
12	4-5 km	E	<p>Site Name: Sea View Way, Brighton & Hove, Brighton, East Sussex, BN2 6NT</p> <p>Planning Application Reference: BH2014/00320</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-02-11</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises replacement of single blade wind turbine with three bladewind turbine.</p> <p>Approximate Grid Reference: 535660, 106215</p>
13	4-5 km	E	<p>Site Name: Woodingdean Business Park Sea View Road, Adj To Falmer Road (B2123), Woodingdean, Brighton, East Sussex, BN2 6NX</p> <p>Planning Application Reference: BH2011/00255</p> <p>Type of Project: Commercial Development/Wind Turbine</p>	<p>Application Date: 2011-02-07</p> <p>Planning Stage: -</p> <p>Project Details: Scheme comprises construction of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping. Sustainable Information This development has been designed to achieve BRE</p> <p>Approximate Grid Reference: 535665, 106175</p>

ID	Distance	Direction	Details	
14	4-5 km	E	Site Name: Sea View Way, Brighton & Hove, Brighton, East Sussex, BN2 6NX Planning Application Reference: BH2007/01018 Type of Project: 16 Office Units & 1 Wind Turbine	Application Date: 2007-03-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 8 two-storey buildings each consisting of 2 office units, construction of a wind turbine, provision of 109 car parking spaces and 44 cycle parking spaces and landscapi Approximate Grid Reference: 535750, 106191

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.

Energy infrastructure



X Site Centre **—** Site Outline

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

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

Power stations

Power stations

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

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

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

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	4-5 km	NE	University of Sussex	University of Sussex	Combined Heat and Power	1.16	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department of Energy and Climate Change (DECC).

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	None
HS2 Safeguarding	None
HS2 Stations	None
HS2 Depots	None
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	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None
Crossrail 2 Route	None
Crossrail 2 Stations	None
Crossrail 2 Worksites	None
Crossrail 2 Safeguarding	None
Crossrail 2 Headhouse	None

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	None
Historical Railways and Tunnels	None
Railway and Tube Stations	None
Underground	None

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.

2 Large Developments

searched to 500m

Please see **page 16** for details of the proposed developments.

6 Small Developments

searched to 125m

Please see **page 17** for details of the proposed developments.

3 House extensions or new builds

searched to 50m

Please see **page 18** for details of the proposed developments.

Large developments: 10 or more houses (or 1-9 houses if value is greater than £1m) and all other projects with a value greater than £250,000. Small developments: 3-9 houses or other developments with project value of less than £250,000.

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 19** for details of the identified issues.

Environmental Protected Areas None

Visual and Cultural Protected Areas **Identified**

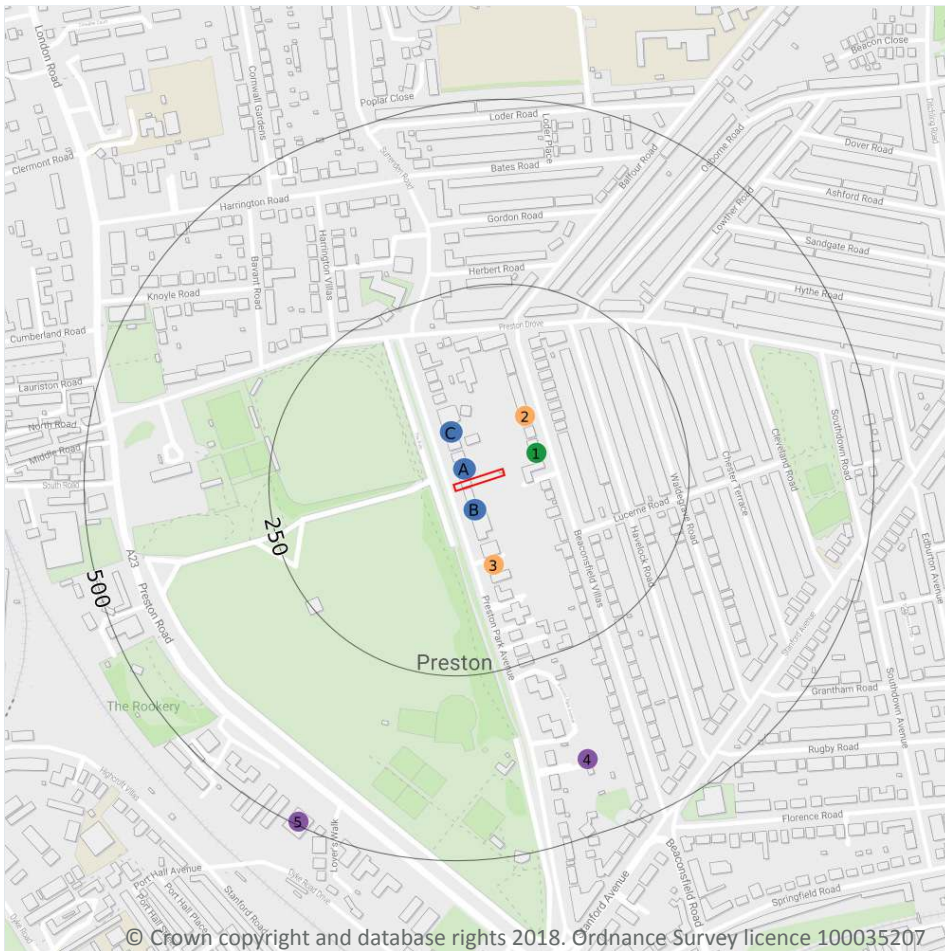
Telecoms

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

None

Planning



- X** Site Centre **—** 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 500m

2 large developments within 500m 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: 4 Distance: 400 m Direction: S	Application reference: BH2013/04085 Application date: 14/01/2014 Council: Brighton & Hove Accuracy: Exact	Address: 11a Preston Park Avenue, Brighton, East Sussex, BN1 6HJ Project: Three, two storey detached dwellings with basements Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 5 Distance: 495 m Direction: SW	Application reference: BH2015/00250 Application date: 26/01/2015 Council: Brighton & Hove Accuracy: Exact	Address: Prestamex House, 171 - 173 Preston Road, Brighton, East Sussex, BN1 6BN Project: 63 Flats (Conversion) Last known status: Detailed plans have been granted.	Link

Small projects searched to 125m

6 small developments within 125m 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.

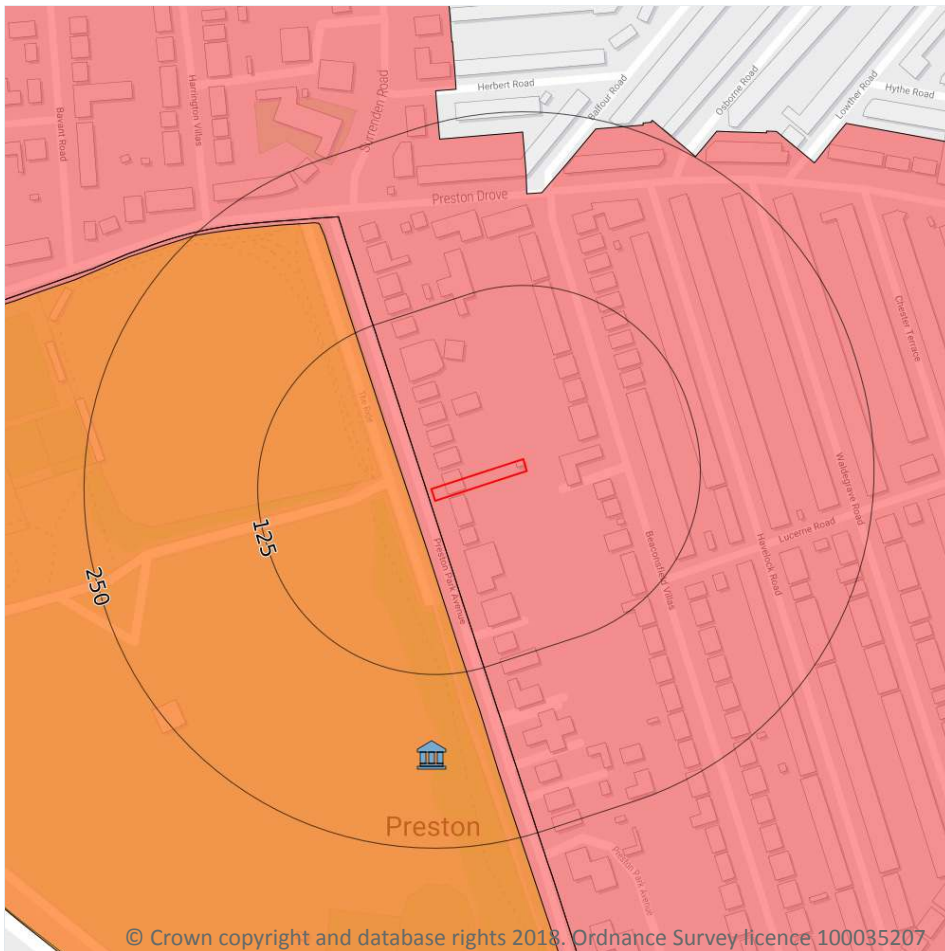
ID	Details	Description	Online record
ID: A Distance: 15 m Direction: NW	Application reference: BH2016/00584 Application date: 03/03/2016 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: 5 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 34 m Direction: NW	Application reference: BH2014/02254 Application date: 04/08/2014 Council: Brighton & Hove Accuracy: Exact	Address: 35 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Conversion) Last known status: The application for detail approval has been refused.	Link
ID: C Distance: 68 m Direction: NW	Application reference: BH2016/01883 Application date: 24/05/2016 Council: Brighton & Hove Accuracy: Exact	Address: 39 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Alterations) Last known status: The application for detail approval has been refused.	Link
ID: 2 Distance: 76 m Direction: NE	Application reference: BH2017/03751 Application date: 13/11/2017 Council: Brighton & Hove Accuracy: Exact	Address: 83 Beaconsfield Villas, Brighton, East Sussex, BN1 6HF Project: Care Home (Alterations) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 85 m Direction: NW	Application reference: BH2017/00018 Application date: 04/01/2017 Council: Brighton & Hove Accuracy: Exact	Address: 39a Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Offices (New/Alterations) Last known status: The application for detail approval has been refused.	Link
ID: 3 Distance: 111 m Direction: S	Application reference: BH2018/02536 Application date: 28/08/2018 Council: Brighton & Hove Accuracy: Exact	Address: 25 Preston Park Avenue, Brighton, East Sussex, BN1 6HL Project: 6 Flats & 2 Houses (New/Conversion) Last known status: An application has been submitted for detailed approval.	Link

House extensions and small new builds searched to 50m

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

ID	Details	Description	Online record
ID: B Distance: 31 m Direction: S	Application reference: BH2009/02505 Application date: 14/10/2009 Council: Brighton & Hove Accuracy: Exact	Address: 29a Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: Loft Conversion Last known status: The application for detail approval has been refused.	N/A
ID: B Distance: 31 m Direction: S	Application reference: BH2010/00315 Application date: 05/02/2010 Council: Brighton & Hove Accuracy: Exact	Address: 29A Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: Loft Conversion Last known status: Detailed plans have been granted.	N/A
ID: 1 Distance: 49 m Direction: NE	Application reference: BH2009/03042 Application date: 05/02/2010 Council: Brighton & Hove Accuracy: Exact	Address: 83 Beaconsfield Villas, Brighton, East Sussex, South East, BN1 6HF Project: Porch Last known status: Detailed plans have been granted.	N/A

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

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

Oil and Gas

Oil or gas drilling well
Proposed oil or gas drilling well
Licensed blocks
Potential future exploration areas

Wind and solar

Existing and agreed solar installations
Wind farms

Energy Infrastructure

Electricity transmission lines and pylons
National Grid energy infrastructure
Nuclear installations
Large Energy Projects

Transportation

HS2 route: nearest centre point of track
HS2 route: nearest overground section
HS2 safeguarding
HS2 subsurface safeguarding
HS2 Homeowner Payment Zone
HS2 Extended Homeowner Protection Zone
HS2 stations
HS2 depots
HS2 noise and visual assessment
Crossrail 1 route
Crossrail 1 stations
Crossrail 1 worksites
Crossrail 2 route
Crossrail 2 stations
Crossrail 2 worksites
Crossrail 2 headhouses
Crossrail 2 safeguarding area
Active railways
Railway tunnels
Active railway stations
Historical railway infrastructure
Abandoned railways
London Underground and DLR lines
London Underground and DLR stations
Underground
Underground stations

Planning

Mobile phone masts
Mobile phone masts planning records

Planning constraints

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

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.

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 as “exact” relates to a point within or close to the development, but does not represent the nearest border. Locations marked “proximity” are estimated from the site address details or similar and should not be considered as an accurate representation of the project's location. 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 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.

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Search Code and Groundsure terms and conditions

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- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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

TPO's Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: <https://www.tpos.co.uk/>

You can get more information about the PCCB from <https://pccb.org.uk/>.

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

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. 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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