

Sample Site, Sample Street, Anytown, UK

## Professional opinion

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



### Contaminated Land Liability

**Passed**

See [page 4](#) > for details



### Flooding

**Negligible**

## Further guidance



### Ground Stability

**Identified**

[page 4](#) >



### Radon

**Passed**



### Planning Constraints

**Identified**

[page 10](#) >

## Site plan



## Screenings



### Energy

**Identified**

[page 8](#) >



### Transportation

**Not identified**



### Planning Applications

**Identified**

[page 10](#) >

Full assessments of the above screenings are available in our Homebuyers report. Please contact Groundsure or your search provider for further details.

## Useful contacts

East Suffolk Council:

<https://www.eastsuffolk.gov.uk/> ↗  
[customerservices@eastsuffolk.gov.uk](mailto:customerservices@eastsuffolk.gov.uk) ↗  
0333 016 2000

Environment Agency National Customer  
Contact Centre (NCCC):

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗  
03708 506 506

## 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 13 >](#).



### 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.



### Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

#### Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report



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## Non-coal mining areas

The property is assessed to be in a non-coal mining area.

### Next steps for consideration:

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

## Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to 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 [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 [Click here](#) ↗ for our assessment methodology.

<b>Contaminated Land Liability</b>	<b>Passed</b>
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<b>Past Land Use</b>	<b>Identified</b>
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<b>Waste and Landfill</b>	<b>Passed</b>
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<b>Current and Recent Industrial</b>	<b>Passed</b>
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### Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

[Click here](#) ↗ for further explanation of the flood risk assessment.

<b>River and Coastal Flooding</b>	<b>Very Low</b>
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<b>Groundwater Flooding</b>	<b>Low</b>
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<b>Surface Water Flooding</b>	<b>Negligible</b>
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<b>Past Flooding</b>	<b>Not identified</b>
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<b>Flood Storage Areas</b>	<b>Not identified</b>
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<b>FloodScore™ insurance rating</b>	<b>Very Low</b>	Compiled by Ambiental, a leading flood risk analysis company. <a href="#">Click here</a> ↗ for details.
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### Ground stability

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

Please see [page 6](#) > for details of the identified issues.

<b>Natural Ground Stability</b>	<b>Low</b>
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<b>Non-Natural Ground Stability</b>	<b>Identified</b>
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### Radon

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

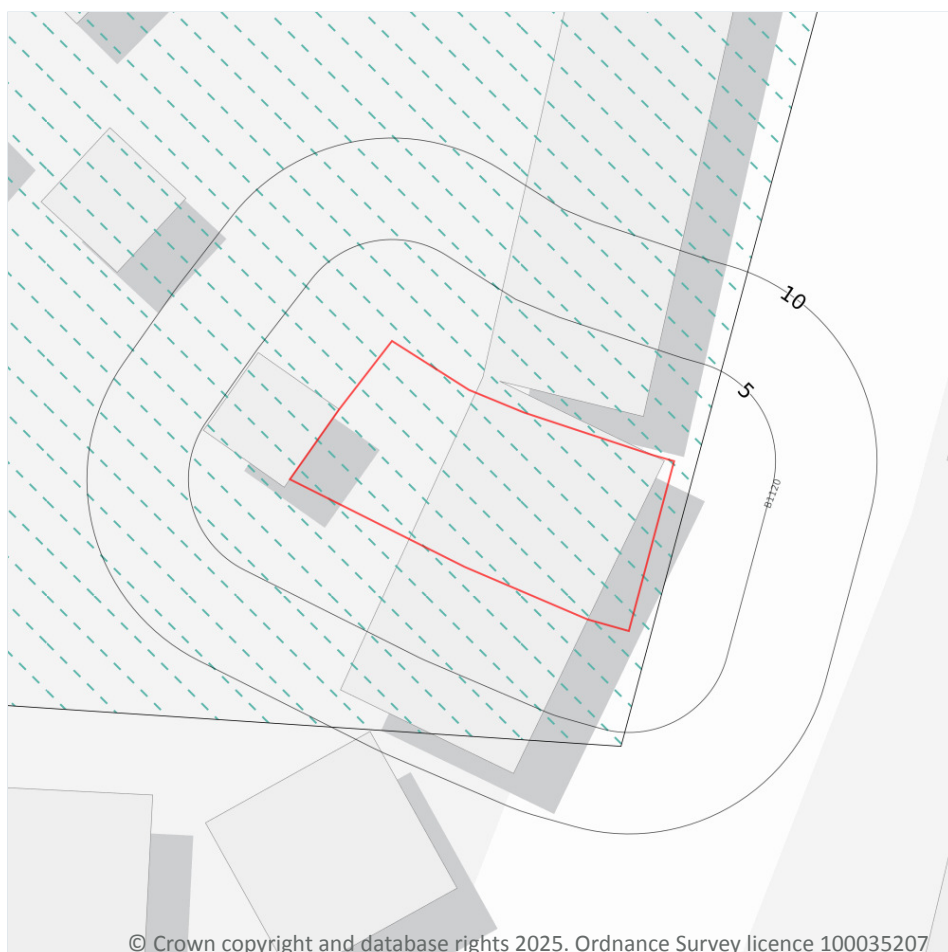
**Not in a radon  
affected area**

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## Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses

### 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 [page 2 >](#) for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1983

This data is sourced from Ordnance Survey/Groundsure.


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## Ground stability / Non-natural ground subsidence



— Site Outline  
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

### Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see [page 2](#) > for further advice.

### 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 [page 2](#) > for further advice.

Distance	Direction	Use	Date
7 m	E	Unspecified Heap	1952



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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



The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind energy features.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Not identified**



### Wind and Solar

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

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy Infrastructure

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

**Power stations**

**Not identified**

**Energy Infrastructure Projects**

**Not identified**  
**Not identified**



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## Transportation summary



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

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

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



### Crossrail

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

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



### Other Railways

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

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



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 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.

### 83 Total applications

This total includes mixed and commercial developments within 750m, large residential within 750m, medium residential within 500m, small residential within 250m and home improvement applications within 250m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.



### Planning constraints

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

Please see [page 11](#) > for details of the identified issues.

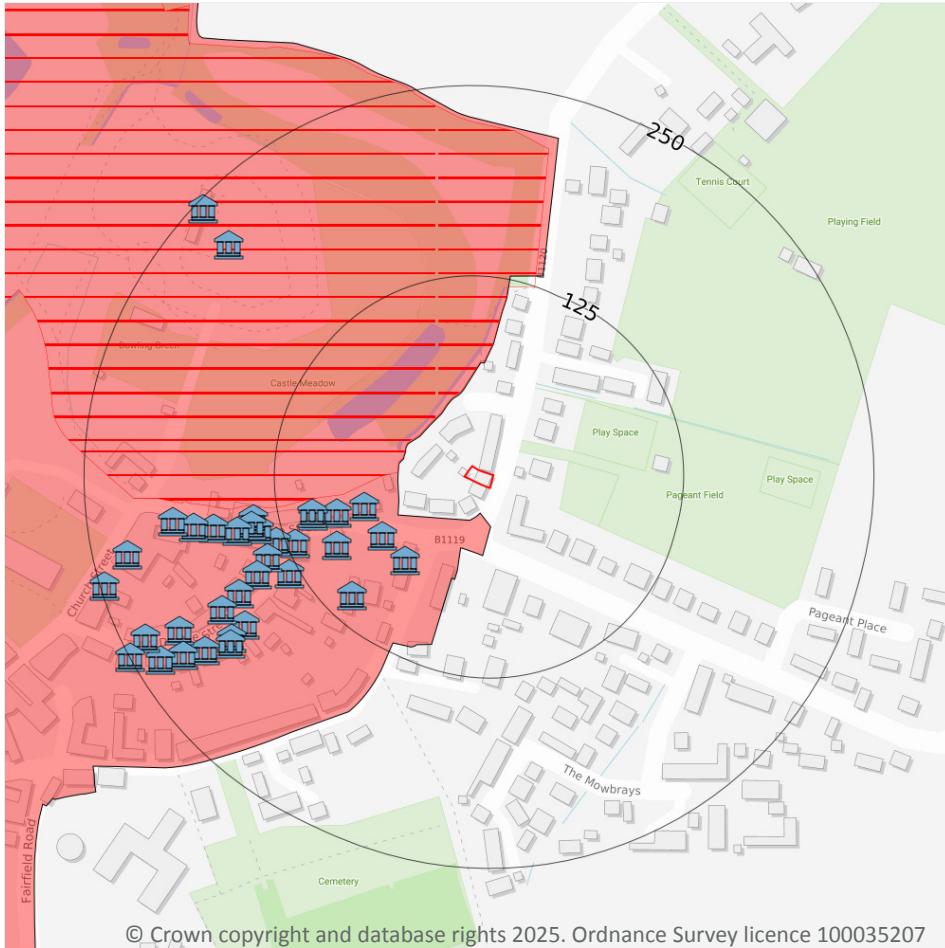
**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Identified

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## Planning constraints



- Site Outline**
- 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)

### 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 Historic England and Local Authorities. For more information please see [historicengland.org.uk/listing/what-is-designation/local/conservation-areas/](https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/).



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## 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



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
<b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>	<b>Identified</b>
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Not identified
<b>Non-coal mining areas</b>	<b>Identified</b>
Non-coal mining	Not identified
Mining cavities	Not identified

<b>Infilled land</b>	<b>Identified</b>
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## Radon

Radon	Not identified
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## Energy

Electricity transmission lines and pylons	Not identified
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## Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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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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<b>Conservation Areas</b>	<b>Identified</b>
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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<b>Scheduled Monuments</b>	<b>Identified</b>
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Registered Parks and Gardens	Not identified
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## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

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

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

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

Complaints should be sent to:

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