



THE ELMS, LOWER SOMERSHAM, IPSWICH, IP8 4QH

Professional opinion

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



FLOOD RISK



Contaminated Land Liability Passed



Flood Risk Moderate-High

page 4

Further guidance



Ground Stability Identified

page 4



Radon Passed



Energy Identified

page 9



Transportation Not identified



Planning Constraints Not identified



Planning Applications 6

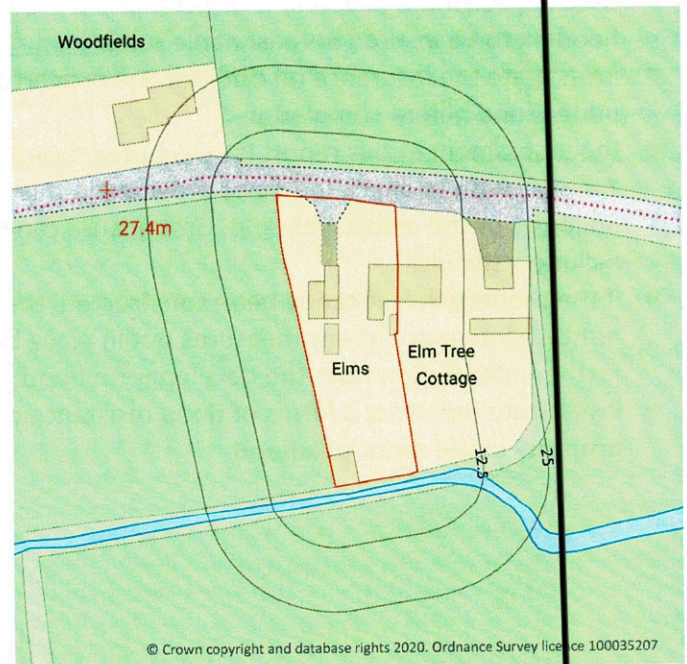
page 17

Next steps indicator

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



Site Plan



Useful contacts

Mid Suffolk District Council:
<http://www.midsuffolk.gov.uk/>
customerservice@csduk.com
03001 234 000

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

Avista Action Alert 4

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 20**.



Flood Risk

Flood risk

An elevated level of flood risk has been identified at the property. Key recommended next steps:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is automated based on the highest flood risk found within the site boundary. You may wish to check the maps provided in this report to confirm whether the flood risk area affects the buildings or the associated land. Groundsure can manually reassess the site. Please note this does not include a site visit
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



Ground stability

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

- carry out a visual inspection of the property looking out for cracks and other signs of ground instability. This inspection should be carried out by a suitably qualified and experienced person
- if signs of instability are evident from the visual inspection, it would be prudent to carry out a Level 3 Building Survey to further clarify the extent to which the property is affected by the identified risk
- 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

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property. Next steps for consideration:

- visit the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/projects/>, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



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.

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



Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see **page 5** for details of the identified issues.

River and Coastal Flooding	Medium
Groundwater Flooding	Low
Surface Water Flooding	Moderate-High
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating

Moderate

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 24**



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	Moderate-High
Non-Natural Ground Stability	Not identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

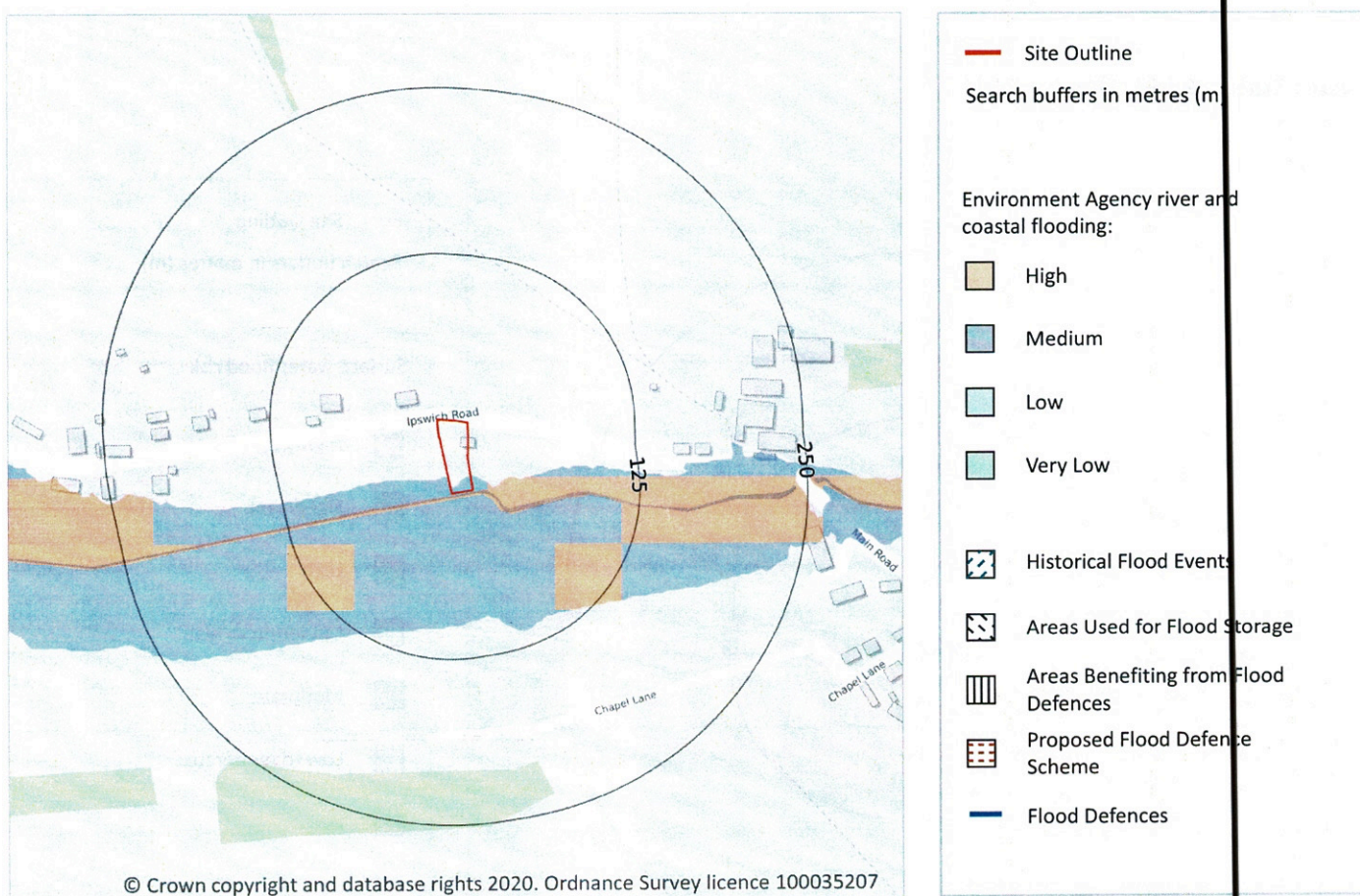
Not in a radon affected area



Flood Risk



Risk of flooding from rivers and the sea



Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

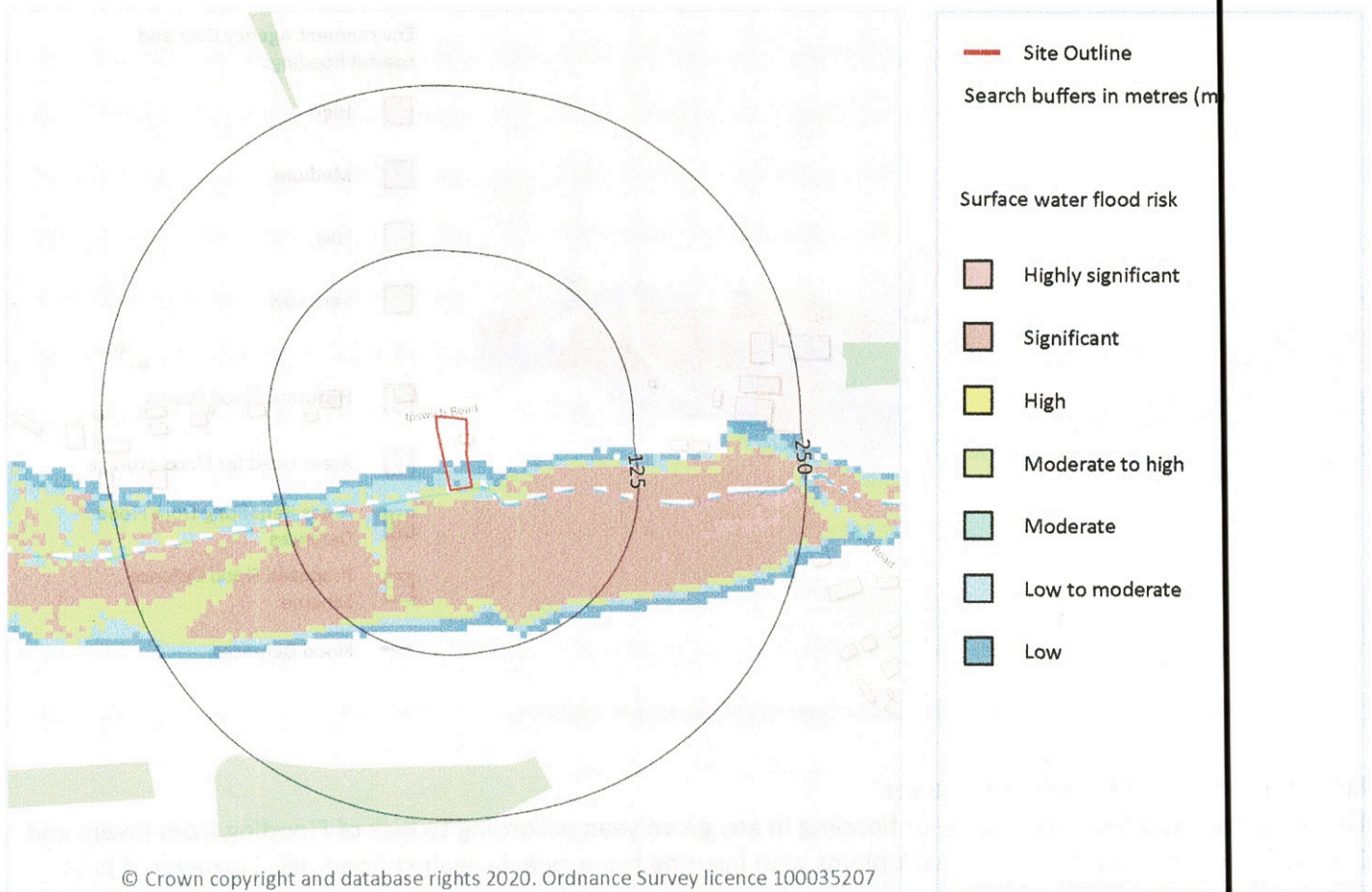
RoFRaS assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. See below for explanation of the RoFRaS levels of flood risk.

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

Environment Agency RoFRaS risk ratings

Very Low	Low	Medium	High
The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.	The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Surface water flood risk



Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

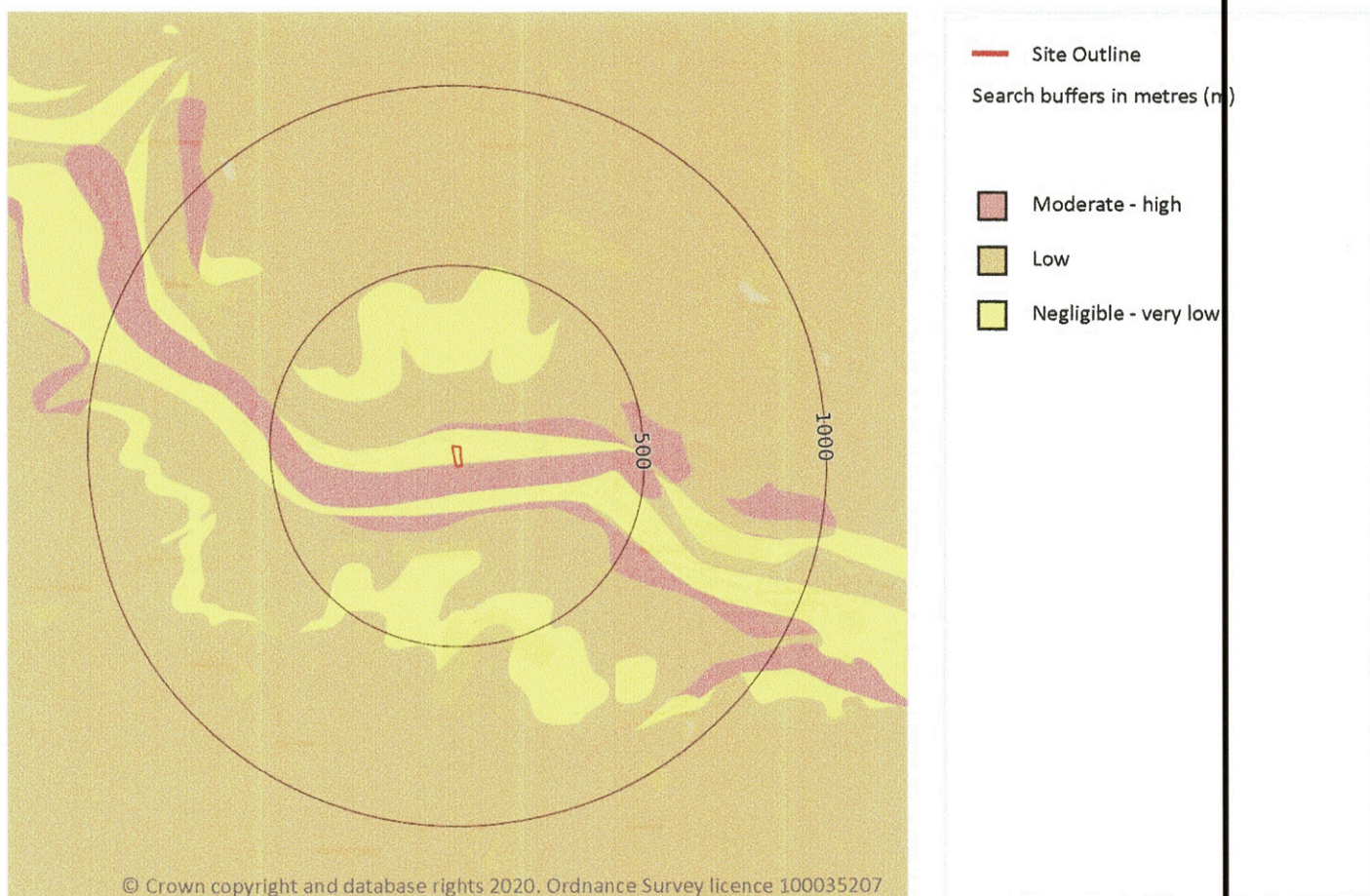
The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events

between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.
These risk calculations are based on Ambiantal Risk Analytics maps.

Ground stability



Natural ground subsidence



Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

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

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Energy summary



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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 10** for details of the identified issues.



Energy

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

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Identified

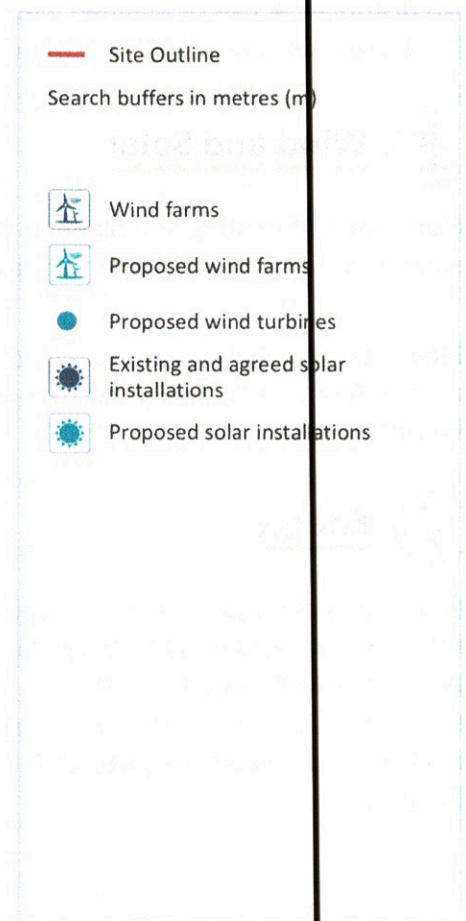
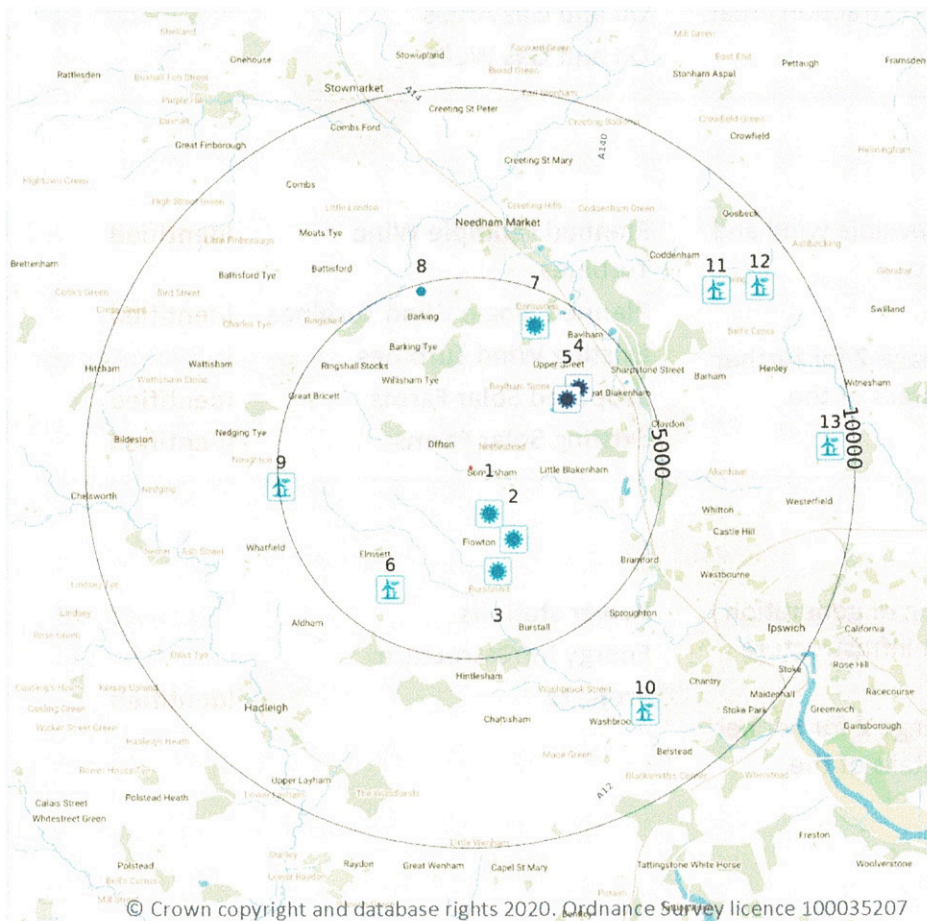
Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 14** for details of the identified issues.



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	
6	3-4 km	SW	Site Name: Gate Farm, Elmsett, Ipswich, Suffolk, IP7 6NU Planning Application Reference: B/12/01132 Type of Project: 3 Wind Turbines	Application Date: 2012-09-14 Planning Stage: Early Planning Detailed Plans Refused Project Details: Scheme comprises installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 605941, 245732
9	4-5 km	W	Site Name: Ash Keys and Pigeon Hall Farm New Road, Naughton, Ipswich, Suffolk, IP7 7BX Planning Application Reference: B/12/01181 Type of Project: 2 Wind Turbines	Application Date: 2012-09-27 Planning Stage: Early Planning Detailed Plans Withdrawn Project Details: Scheme comprises construction of two 12.97m high micro scale wind turbines. Approximate Grid Reference: 603096, 248420
10	7-8 km	SE	Site Name: Tesco Stores Ltd Copdock Interchange, Pinewood, Ipswich, Suffolk, IP8 3TS Planning Application Reference: B/08/01626 Type of Project: 2 Wind Turbines	Application Date: 2008-10-24 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of two 10.6m high micro wind turbines for a temporary period of 15 years. Approximate Grid Reference: 612562, 242483
11	7-8 km	NE	Site Name: Church Farm Church Lane, Hemingstone, Ipswich, Suffolk, IP6 9RG Planning Application Reference: 1013/11 Type of Project: 2 Wind Generators	Application Date: 2011-03-22 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 2 wind generators 14.97m to hub and 5.5m rotor diameter. Approximate Grid Reference: 614424, 253618
12	8-9 km	NE	Site Name: Primrose Hill Farm Main Road, Hemingstone, Ipswich, Suffolk, IP6 9RL Planning Application Reference: 0671/12 Type of Project: 2 Wind Turbines	Application Date: 2012-02-23 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a two 4.9 kw wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 615553, 253724
13	9-10 km	E	Site Name: Ash Barn Cockfield Hall Lane, Witnesham, Ipswich, Suffolk, IP6 9JB Planning Application Reference: C/12/2496 Type of Project: 3 Wind Turbines	Application Date: 2012-12-06 Planning Stage: Plans Approved Detailed Plans Granted Project Details: Scheme comprises installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 617385, 249470

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
8	4-5 km	N	<p>Site Name: Reedland Hascot Hill, Battisford, Stowmarket, Suffolk, IP14 2HL Planning Application Reference: 2336/12 Type of Project: Wind Turbine</p> <p>Application Date: 2012-07-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a single wind turbine (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 606750, 253604</p>

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	
4	3-4 km	NE	Land at Hill Farm, Baylham, Suffolk	Contractor: Hive Energy LPA Name: Mid Suffolk District Council Capacity (MW): 10	Application Date: 19/02/2013 Pre Consent Status: Planning Application Withdrawn Post Consent Status: Application Withdrawn Date Commenced: -
5	3-4 km	NE	Hill Farm (Baylham), Land at Hill Farm, Upper Street, Baylham (in the Parish of Great Blakenham)	Contractor: Hive Energy LPA Name: Mid Suffolk District Council Capacity (MW): 10	Application Date: 20/01/2014 Pre Consent Status: Planning Application Withdrawn Post Consent Status: Application Withdrawn 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.

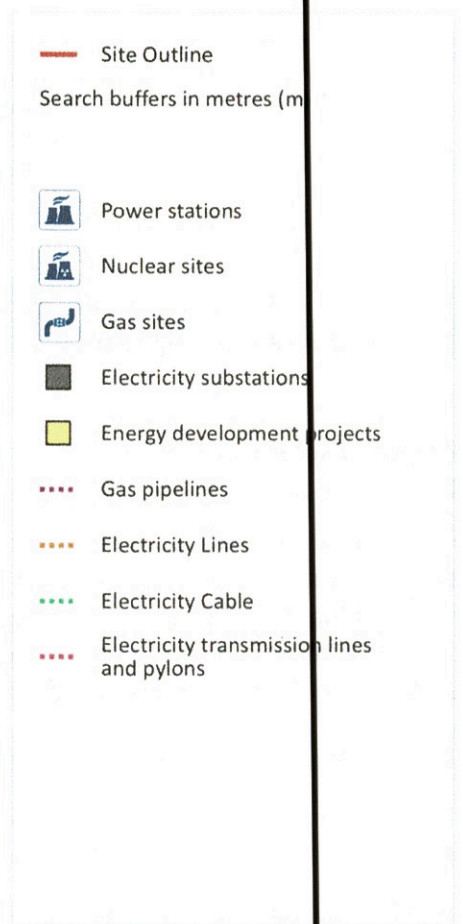
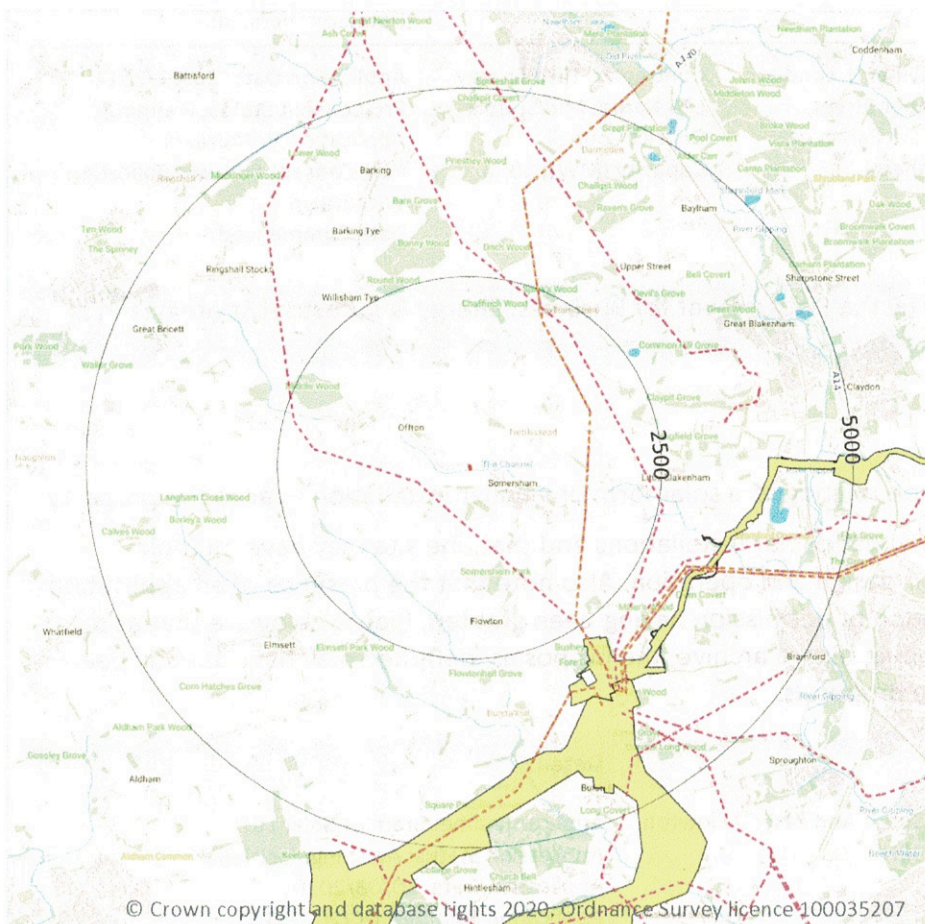
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please 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
1	1-2 km	S	Land North, South And East Of Flowton, Ipswich, IP8 4PN	Applicant name: Bramley Solar Ltd Application Status: Awaiting decision Application Date: 10/08/2020 Application Number: DC/20/03320
2	2-3 km	SE	Land North, South And East Of Flowton, Suffolk, IP8 4LF	Applicant name: Bramley Solar Ltd Application Status: Awaiting decision Application Date: 10/08/2020 Application Number: DC/20/03574
3	2-3 km	S	Land South of Church Farm Somersham, IP8 4PN And Land East of The Channel, IP8 4JL	Applicant name: Bramley Solar Ltd Application Status: Awaiting decision Application Date: 18/09/2020 Application Number: DC/20/04125

ID	Distance	Direction	Address	Details
7	4-5 km	NE	Roebuck Farm, Darmsden Hall Lane, Barking, Ipswich, IP6 8RA	Applicant name: Ms E Temple Application Status: Screening Opinion (EIA) Application Date: - Application Number: 0594/13

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

Energy infrastructure



Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
2-3 km	SE	Operator: East Anglia THREE Limited Site Name: East Anglia THREE Offshore Wind Farm Stage: Granted	Development of an offshore windfarm with an approximate capacity of 1200MW off the coast of East Anglia, within the area known as Zone 5, under the Round 3 Offshore Wind Licensing Arrangements.
3-4 km	SE	Operator: National Grid Site Name: Bramford to Twinstead Overhead Line Stage: Pre application	Electricity Line which will enable grid connection to Sizewell C.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - <https://infrastructure.planninginspectorate.gov.uk/projects/>.

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.

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.

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.

3 Large Developments

searched to 750m

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

3 Small Developments

searched to 500m

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

0 House extensions or new builds

searched to 125m

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

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

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

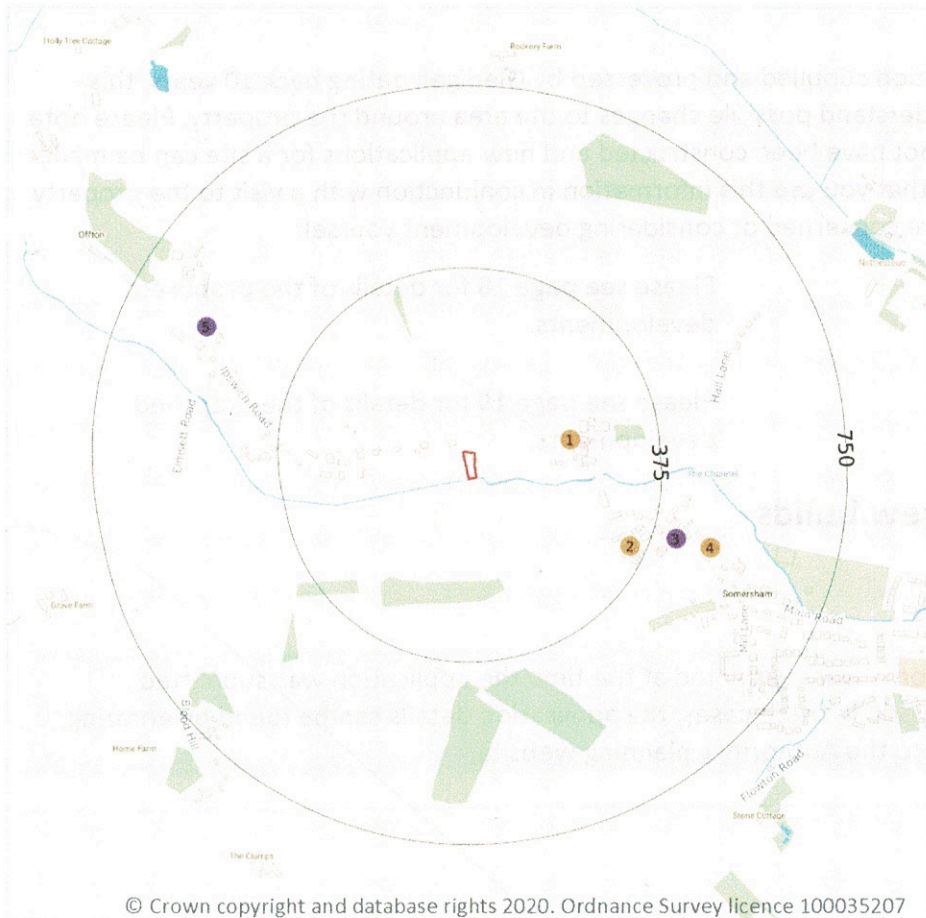


Telecoms

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

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Large projects searched to 750m

2 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: 3 Distance: 422 m Direction: E	Application reference: DC/18/03114 Application date: 12/07/2018 Council: Mid Suffolk Accuracy: Exact	Address: Land South West Of, Main Road, Somersham, Ipswich, Suffolk, IP8 4PB Project: 34 Houses/5 Flats/3 Bungalows Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 4 Distance: 422 m Direction: E	Application reference: DC/18/03114 Application date: 12/07/2018 Council: Mid Suffolk Accuracy: Exact	Address: Land South West Of, Main Road, Somersham, Ipswich, Suffolk, IP8 4PB Project: 34 Houses/5 Flats/3 Bungalows Last known status: Detailed plans have been granted.	Link
ID: 6 Distance: 580 m Direction: NW	Application reference: DC/20/03574 Application date: 10/08/2020 Council: Mid Suffolk Accuracy: Exact	Address: Land North, South And East Of, Flowton, Ipswich, Suffolk, IP8 4PN Project: Solar Farm & Battery Storage Facility Last known status: A planning application has yet to be submitted.	Link

Small projects searched to 500m

3 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: 2 Distance: 194 m Direction: E	Application reference: DC/20/04004 Application date: 17/09/2020 Council: Mid Suffolk Accuracy: Exact	Address: Watering Farm, Main Road, Nettlestead, Ipswich, Suffolk, IP8 4QL Project: 4 Houses (New/Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: 3 Distance: 341 m Direction: SE	Application reference: 1688/16 Application date: 05/04/2016 Council: Mid Suffolk Accuracy: Exact	Address: Walnut Tree Cottage, Chapel Lane, Lower Somersham, Ipswich, Suffolk, IP8 4QE Project: Tractor Shed Last known status: Detailed plans have been granted.	Link
ID: 5 Distance: 494 m Direction: E	Application reference: 4288/11 Application date: 16/12/2011 Council: Mid Suffolk Accuracy: Proximity	Address: Playing Field, Main Road, Lower Somersham, Ipswich, Suffolk, IP8 Project: Playing Field (Alterations) Last known status: Detailed plans have been granted.	Link

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

Former industrial land use (1:10,560 and 1:10,000 scale) Not identified

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

Flood Risk

Risk of flooding from rivers and the sea Identified

Flood storage areas: part of floodplain Not identified

Historical flood areas Not identified

Areas benefiting from flood defences Not identified

Flood defences Not identified

Proposed flood defences Not identified

Surface water flood risk Identified

Groundwater flooding Not identified

Ground stability

Natural ground subsidence Identified

Natural geological cavities Not identified

Coal mining Not identified

Non-coal mining Not identified

Mining cavities Not identified

Infilled land Not identified

Radon

Radon Not identified

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

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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

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™ insurance rating

The property has been rated as **Moderate** risk. Please see the Avista Action Alert: on **page 2** for further advice.

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.

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/>).

The Ambiental FloodScore™ insurance rating 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 are 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.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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

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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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