



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

**J FOX SCHOOL OF DANCE, J FOX SCHOOL OF DANCE, 153 HIGH STREET,
WORLE, WESTON-SUPER-MARE, NORTH SOMERSET, BS22 6HQ**

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

No

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.

Coal Authority ref: 51003395755001

Your ref: MBRITTON

Date: 18 December 2023

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**MARCUS FOX
38A FIR TREE LANE
ST GEORGE
BRISTOL
BRISTOL
BS5 8TZ**

Our reference: **51003395755001**
Your reference: **MBRITTON**
Date of your enquiry: **18 December 2023**
Date we received your enquiry: **18 December 2023**
Date of issue: **18 December 2023**

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - Off Coalfield

**J FOX SCHOOL OF DANCE, J FOX SCHOOL OF DANCE, 153 HIGH STREET, WORLE,
WESTON-SUPER-MARE, NORTH SOMERSET, BS22 6HQ**

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining

No

Information from the Coal Authority

The property lies outside any defined coalfield area.

Additional Remarks

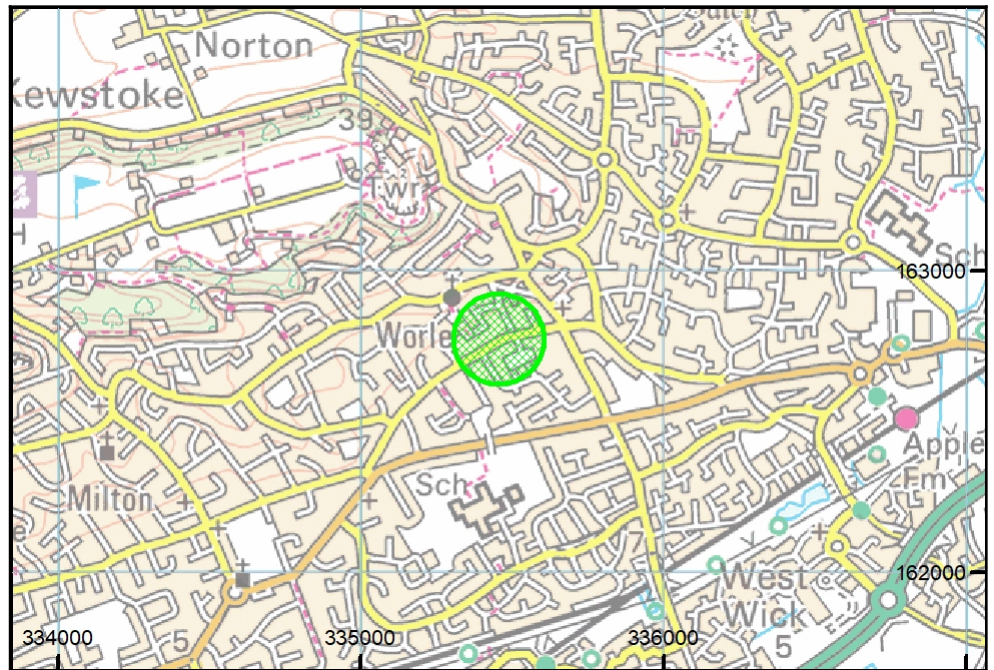
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Location map



Approximate position of property

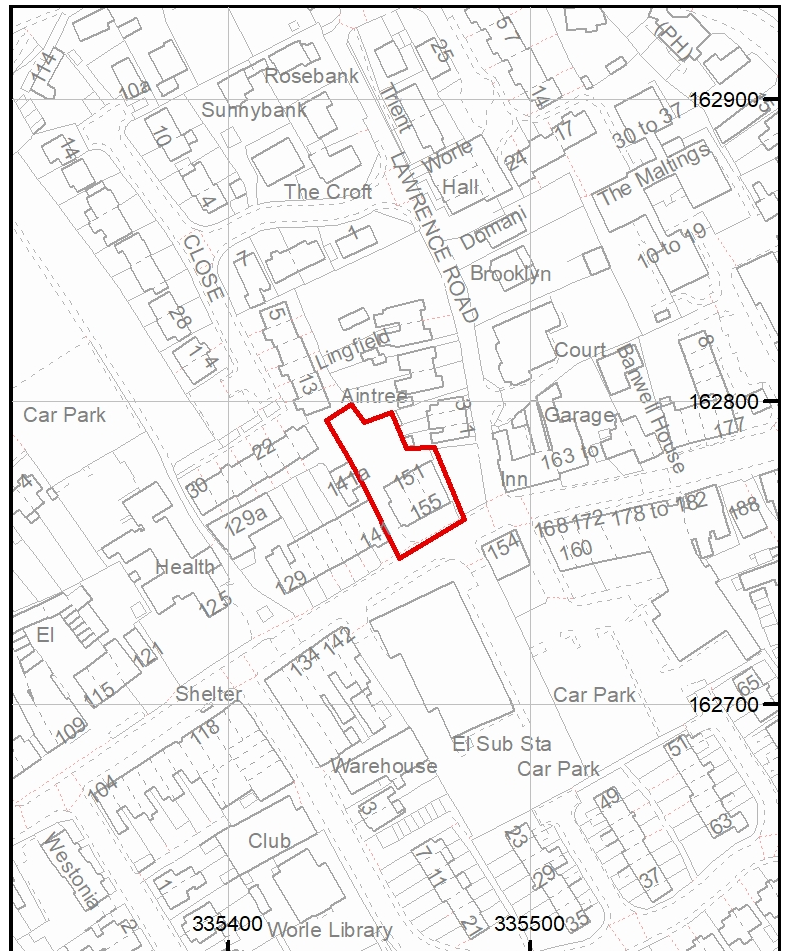


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



J FOX SCHOOL OF DANCE J FOX SCHOOL OF DANCE,153 HIGH STREET,WORLE,WESTON-SUPER-MARE,NORTH SOMERSET,BS22 6HQ

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk** [page 12 >](#)



Flooding

Moderate [page 26 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified [page 34 >](#)



Radon

Passed



Energy

Identified [page 37 >](#)



Planning Constraints

Identified [page 48 >](#)



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 7 >](#) for details and guidance.

5 years



Significant risk

30 years



Significant risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 9 >](#) for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Site Plan



Useful contacts

North Somerset Council:

<http://www.n-somerset.gov.uk/> ↗
customer.services@n-somerset.gov.uk ↗

01934 888 888

Environment Agency National Customer
Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗
03708 506 506



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Recent aerial photograph



Capture Date: 14/05/2020

Site Area: 0.11ha



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Overview of findings and recommendations

 **Contaminated Land** **Low-Moderate risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on [page 12](#) >

 **Flooding** **Moderate risk**

- 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 based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- 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

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 26](#) >

 **Ground stability** **Identified**

- 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

More information on [page 34 >](#)

Other considerations

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

 **Energy** **Identified**

Wind

- 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

- 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



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

More information on [page 37](#) >



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years



Significant risk

30 years



Significant risk

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

| | 5 years | 30 years |
|----------------------------------|------------|------------|
| Surface water flooding | Low | Low |
| River flooding | Negligible | Negligible |
| Coastal flooding | High | High |
| Ground instability | Negligible | Negligible |
| Coastal erosion - defended | Negligible | Negligible |
| Coastal erosion - undefended | Negligible | Negligible |
| Coastal erosion - complex cliffs | Negligible | Negligible |



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In 30 years time your property has a ClimateIndex™ rating of E: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be significantly affected. In turn, this may impact upon the property's resale value. Projections may show that the property could also become uninhabitable in a worse case scenario.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Investigate the possibility of obtaining parametric insurance or business interruption insurance;
- Sign up for [flood warnings](#) ↗ provided by the government;
- Look into the various forms of flood [resistance](#) ↗ and [resilience](#) ↗ measures that will help protect your property in the event of a flood.

For further details on flood risk see [page 33](#) > and for further details on natural ground instability and coastal erosion see [page 36](#) >.



ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

✔ A valid EPC has been found relating to 153 High Street, Worle, BS22 6HQ

| Current EPC rating | | Legend | |
|--------------------|--------------------------|--|-------------------|
| D 92 | Certificate date: | Valid until: | A+ Under 0 |
| | 10th June 2015 | 9th June 2025 | Net zero CO2 |
| | Property type: | A1/A2 Retail and Financial/Professional services | A 0-25 |
| | Total floor area: | 72 sq m | B 26-50 |
| | | | C 51-75 |
| | | | D 76-100 |
| | | | E 101-125 |
| | | | F 126-150 |
| | | | G Over 150 |

How this property compares to others

| | | |
|---------------|------------------|--|
| B 29 | D 86 | You can visit gov.uk's find an energy certificate ↗ service to search for the EPC for more detail. |
| Newly built | Older properties | |

EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property



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| | Recommendations |
|---|--|
| 1 | Consider installing building mounted wind turbine(s). |
| 2 | Consider installing solar water heating. |
| 3 | Add optimum start/stop to the heating system. |
| 4 | The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements. |
| 5 | Consider installing PV. |
| 6 | The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements. |
| 7 | Consider replacing T8 lamps with retrofit T5 conversion kit. |
| 8 | Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. |
| 9 | In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. |

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Letting and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately rented non-domestic properties being let in England and Wales to have a **minimum EPC rating of 'E'**.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:



1st April 2020

2027

2028

2030

All privately rented
properties to be rated
at least E

Exemptions may apply

Proposed target for all
non-domestic rented
buildings to be rated at
least C.

Exemptions may apply

Proposed target
through the Energy Bill
for non-domestic
rental properties to
achieve EPC B.

Exemptions may apply

Proposed MEES target
that non-domestic
rental properties must
be rated at least EPC B.

Exemptions may apply





Contaminated land liability

Low-Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

[Consultant's Assessment](#) >

[Past land use](#) >

[Current and recent industrial](#) >

[Superficial hydrogeology](#) >

[Bedrock hydrogeology](#) >

[Skip to next section: Flooding](#) >

You can find our methodology and list of limitations on [page 54](#) >

Consultant's assessment

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 4](#) > for further advice.

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.



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Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary



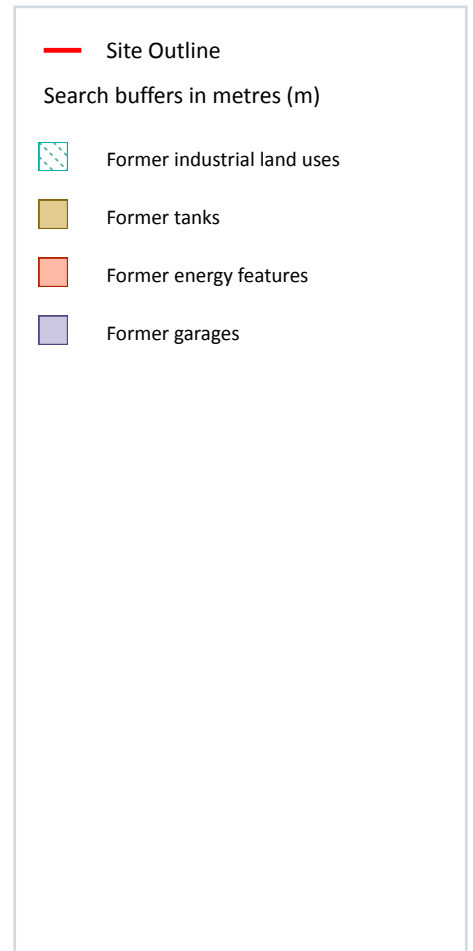
| Past land use | On-Site | 0-50m | 50-250m |
|--|---------|-------|---------|
| Former industrial land use (1:10,560 and 1:10,000 scale) | 0 | 2 | 2 |
| Former tanks | 0 | 0 | 21 |
| Former energy features | 0 | 0 | 11 |
| Former petrol stations | 0 | 0 | 0 |
| Former garages | 0 | 6 | 3 |
| Former military land | 0 | 0 | 0 |

| Waste and landfill | On-Site | 0-50m | 50-250m |
|---|---------|-------|---------|
| Active or recent landfill | 0 | 0 | 0 |
| Former landfill (from Environment Agency Records) | 0 | 0 | 0 |
| Former landfill (from Local Authority and historical mapping records) | 0 | 0 | 0 |
| Waste site no longer in use | 0 | 0 | 0 |
| Active or recent licensed waste sites | 0 | 0 | 0 |

| Current and recent industrial | On-Site | 0-50m | 50-250m |
|--|---------|-------|---------|
| Recent industrial land uses | 0 | 0 | 14 |
| Current or recent petrol stations | 0 | 0 | 0 |
| Historical licensed industrial activities | 0 | 0 | 0 |
| Current or recent licensed industrial activities | 0 | 0 | 0 |
| Local Authority licensed pollutant release | 0 | 1 | 1 |
| Pollutant release to surface waters | 0 | 0 | 0 |
| Pollutant release to public sewer | 0 | 0 | 0 |
| Dangerous industrial substances (D.S.I. List 1) | 0 | 0 | 0 |
| Dangerous industrial substances (D.S.I. List 2) | 0 | 0 | 0 |
| Dangerous or explosive sites | 0 | 0 | 0 |
| Hazardous substance storage/usage | 0 | 0 | 0 |
| Sites designated as Contaminated Land | 0 | 0 | 0 |
| Pollution incidents | 0 | 0 | 0 |



Contaminated land / Past land use



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

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

Please see [page 4](#) > for further advice.

| Distance | Direction | Use | Date |
|----------|-----------|--------------|------|
| 34 m | E | Laundry | 1884 |
| 34 m | E | Laundry | 1884 |
| 129 m | E | Boot Factory | 1902 |
| 131 m | E | Laundry | 1884 |

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4 >](#) for further advice.

| Distance | Direction | Use | Date |
|----------|-----------|------------------|------|
| 86 m | NE | Unspecified Tank | 1903 |
| 86 m | NE | Unspecified Tank | 1931 |
| 87 m | NE | Unspecified Tank | 1952 |
| 87 m | NE | Unspecified Tank | 1952 |
| 88 m | NE | Unspecified Tank | 1960 |
| 173 m | NE | Unspecified Tank | 1960 |
| 173 m | NE | Unspecified Tank | 1952 |
| 173 m | NE | Unspecified Tank | 1952 |
| 178 m | E | Unspecified Tank | 1952 |
| 178 m | E | Unspecified Tank | 1960 |
| 178 m | E | Unspecified Tank | 1971 |
| 178 m | E | Unspecified Tank | 1982 |
| 179 m | E | Unspecified Tank | 1952 |
| 201 m | NE | Unspecified Tank | 1952 |
| 201 m | NE | Unspecified Tank | 1952 |
| 201 m | NE | Unspecified Tank | 1960 |
| 213 m | E | Unspecified Tank | 1952 |
| 213 m | E | Unspecified Tank | 1952 |
| 224 m | NE | Unspecified Tank | 1960 |
| 224 m | NE | Unspecified Tank | 1952 |
| 224 m | NE | Unspecified Tank | 1952 |

This data is sourced from Ordnance Survey/Groundsure.



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Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see [page 4 >](#) for further advice.

| Distance | Direction | Use | Date |
|----------|-----------|------------------------|------|
| 64 m | S | Electricity Substation | 1971 |
| 65 m | S | Electricity Substation | 1989 |
| 121 m | SW | Electricity Substation | 1971 |
| 153 m | N | Electricity Substation | 1971 |
| 157 m | N | Electricity Substation | 1989 |
| 157 m | N | Electricity Substation | 1952 |
| 162 m | SE | Electricity Substation | 1971 |
| 162 m | SE | Electricity Substation | 1982 |
| 234 m | E | Electricity Substation | 1988 |
| 235 m | E | Electricity Substation | 1971 |
| 235 m | E | Electricity Substation | 1982 |

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see [page 4 >](#) for further advice.

| Distance | Direction | Use | Date |
|----------|-----------|--------|------|
| 27 m | SE | Garage | 1960 |
| 34 m | E | Garage | 1952 |
| 34 m | E | Garage | 1960 |
| 34 m | E | Garage | 1971 |
| 34 m | E | Garage | 1982 |
| 35 m | E | Garage | 1988 |



| Distance | Direction | Use | Date |
|----------|-----------|--------|------|
| 138 m | NE | Garage | 1952 |
| 138 m | NE | Garage | 1960 |
| 138 m | NE | Garage | 1971 |

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- 📍 Local Authority licensed pollutant release

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

| ID | Distance | Direction | Company / Address | Activity | Category |
|----|----------|-----------|---|-----------------------------------|-------------------------------|
| 2 | 65 m | S | Electricity Sub Station - Somerset, BS22 | Electrical Features | Infrastructure and Facilities |
| 3 | 118 m | E | Home Instead - 202, High Street, Worle, Weston-super-Mare, Somerset, BS22 6JE | Disability and Mobility Equipment | Consumer Products |
| 4 | 123 m | SW | Electricity Sub Station - Somerset, BS22 | Electrical Features | Infrastructure and Facilities |

| ID | Distance | Direction | Company / Address | Activity | Category |
|----|----------|-----------|---|---|---|
| 5 | 124 m | SW | Horizon Computers - 109, High Street, Worle, Weston-super-Mare, Somerset, BS22 6HA | Electrical Equipment Repair and Servicing | Repair and Servicing |
| 6 | 124 m | SW | Monkay Ltd - 109, High Street, Worle, Weston-super-Mare, Somerset, BS22 6HA | Recording Studios and Record Companies | IT, Advertising, Marketing and Media Services |
| 7 | 124 m | SW | Swift - 109, High Street, Worle, Weston-super-Mare, Somerset, BS22 6HA | Beds and Bedding | Consumer Products |
| 8 | 139 m | E | Auto Bitz - 222, High Street, Worle, Weston-super-Mare, Somerset, BS22 6JE | Vehicle Parts and Accessories | Motoring |
| 9 | 146 m | E | Works - Somerset, BS22 | Unspecified Works Or Factories | Industrial Features |
| 11 | 153 m | NE | Scaurs Garage - 15, The Scaurs, Weston-super-Mare, Somerset, BS22 6QR | Vehicle Repair, Testing and Servicing | Repair and Servicing |
| 12 | 168 m | SE | Electricity Sub Station - Somerset, BS22 | Electrical Features | Infrastructure and Facilities |
| 13 | 173 m | E | W M UK Mobility - 234, High Street, Worle, Weston-super-Mare, Somerset, BS22 6JE | Disability and Mobility Equipment | Consumer Products |
| 14 | 180 m | E | N K Sports - Unit 7 Orchard House, Station Road, Worle, Weston-super-Mare, Somerset, BS22 6AU | Textiles, Fabrics, Silk and Machinery | Industrial Products |
| 15 | 198 m | W | Solutions South West Ltd - 20, Hill Road, Worle, Weston-super-Mare, Somerset, BS22 9HD | Construction Completion Services | Construction Services |
| 16 | 237 m | E | Electricity Sub Station - Somerset, BS22 | Electrical Features | Infrastructure and Facilities |

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see [page 4 >](#) for further advice.



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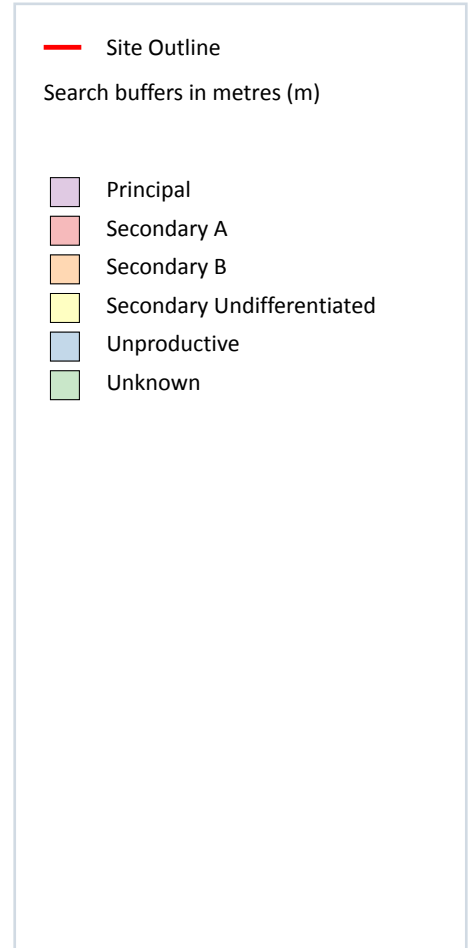
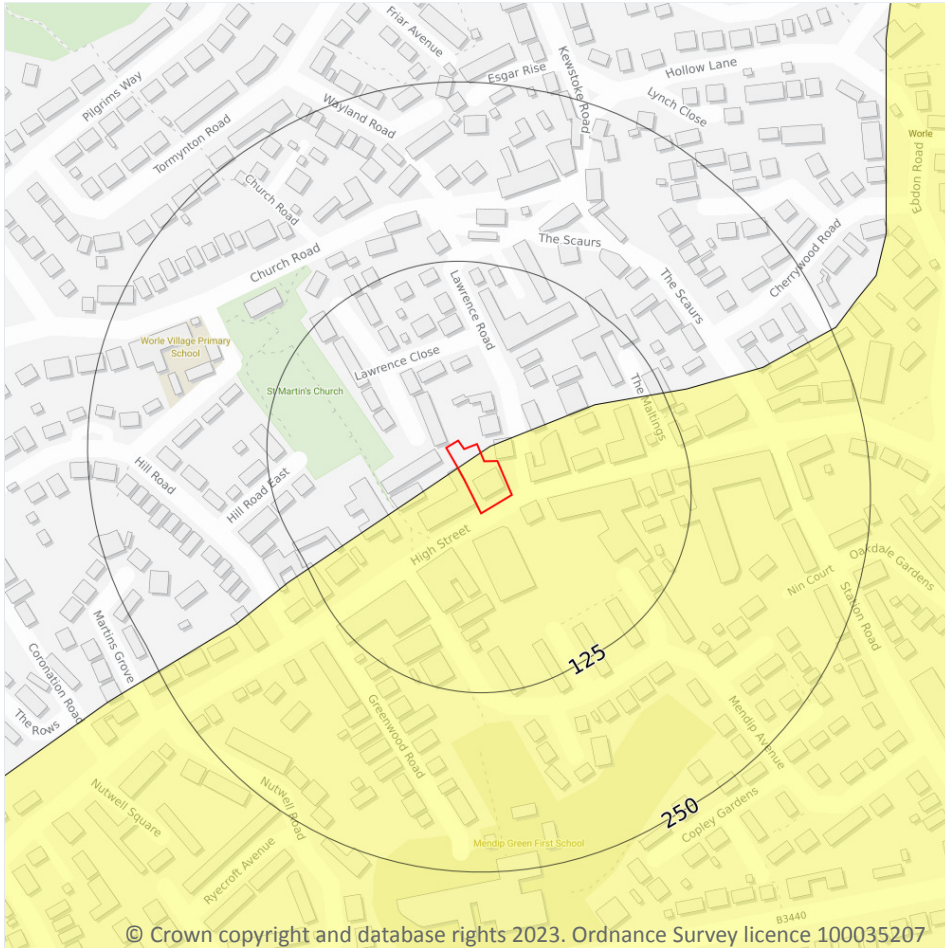
Ref: 51003395755001
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| ID | Distance | Direction | Address | Local Authority | Processes Undertaken | Permit Type | Details of Enforcement |
|----|----------|-----------|--|---------------------------------|-------------------------|-------------|---|
| 1 | 4 m | SW | Avenue Dry Cleaners, 141 High Street, Worle, Weston-Super-Mare, BS22 6HQ | North Somerset District Council | Dry Cleaning | Part B | Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified |
| 10 | 152 m | NE | Scaurs Garage, Worle, WSM, BS22 9HR | North Somerset District Council | Waste Oil Burner 0.4 MW | Part B | Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified |

This data is sourced from Local Authorities.



Superficial hydrogeology



Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.



| Distance | Direction | Designation |
|----------|-----------|----------------------------|
| 0 | on site | Secondary Undifferentiated |

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Superficial geology

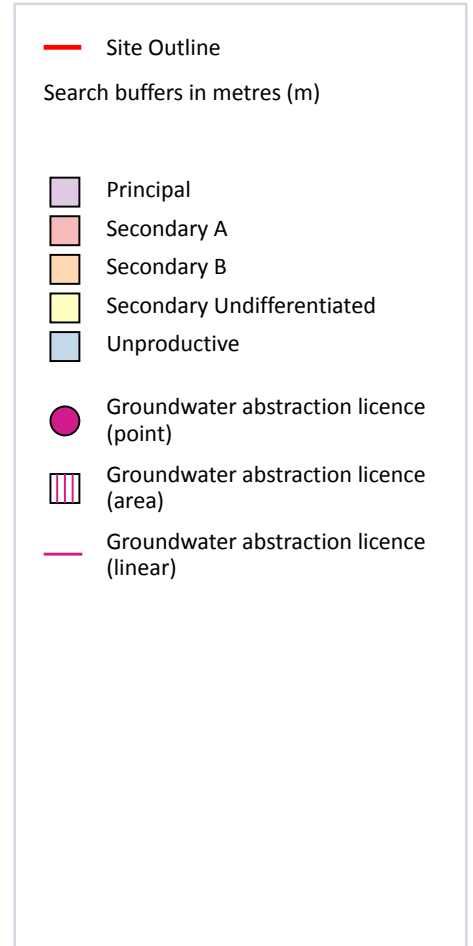
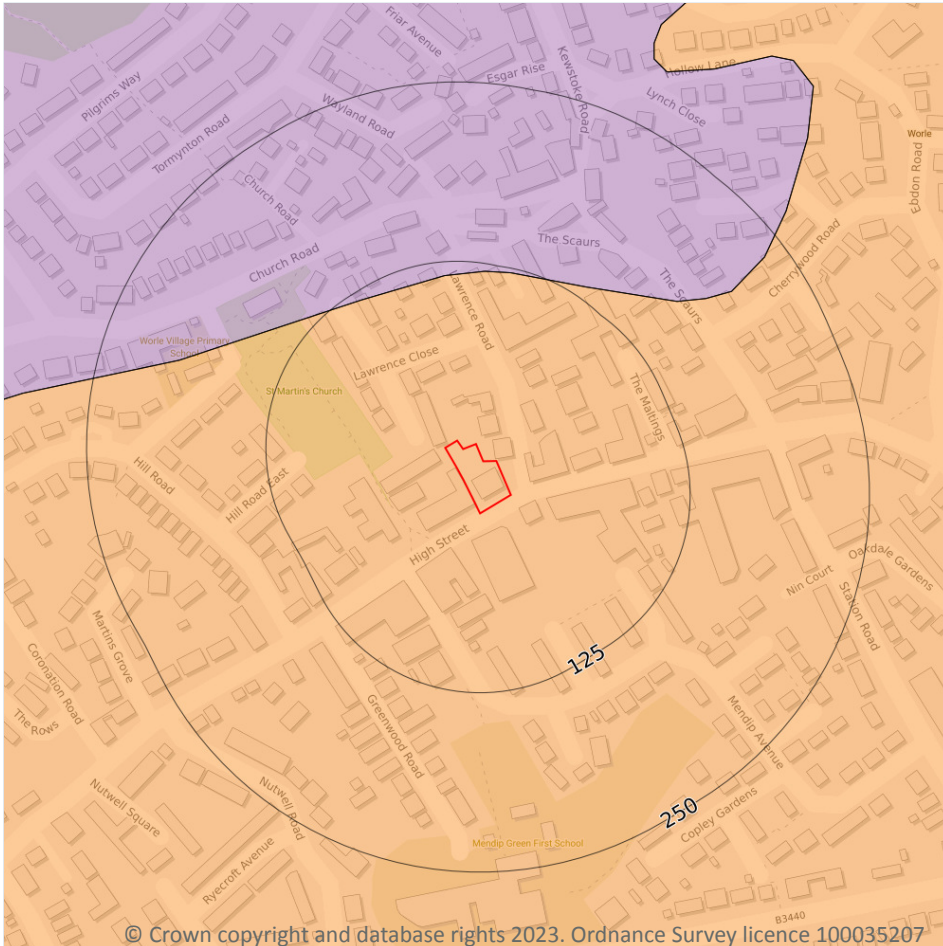
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

| Description | BGS LEX Code | Rock Type |
|---------------------|--------------|---------------------|
| TIDAL FLAT DEPOSITS | TFD-XCZS | CLAY, SILT AND SAND |

This data is sourced from British Geological Survey.



Bedrock hydrogeology



Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



| Distance | Direction | Designation |
|----------|-----------|-------------|
| 0 | on site | Secondary B |
| 113 m | N | Principal |

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

| Description | BGS LEX Code | Rock Type |
|-----------------------|--------------|-----------|
| MERCIA MUDSTONE GROUP | MMG-MDST | MUDSTONE |

This data is sourced from British Geological Survey.





Flooding

Moderate risk

Summary

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.

Please see [page 27](#) > for details of the identified issues.

| | |
|--|----------------|
| River and Coastal Flooding | Low |
| Groundwater Flooding | Negligible |
| Surface Water Flooding | Moderate-High |
| FloodScore™ insurance rating | Moderate-High |
| Past Flooding | Identified |
| Flood Storage Areas | Not identified |
| NPPF Flood Risk Assessment required if site redeveloped? | Yes |

Next steps

An elevated level of flood risk has been identified at the property.

- 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 based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- 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

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

[Risk of flooding from rivers and the sea](#) >

[Flood defences](#) >



[Back to Summary](#)

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[Surface water flooding >](#)

[Ambiental FloodScore™ insurance rating >](#)

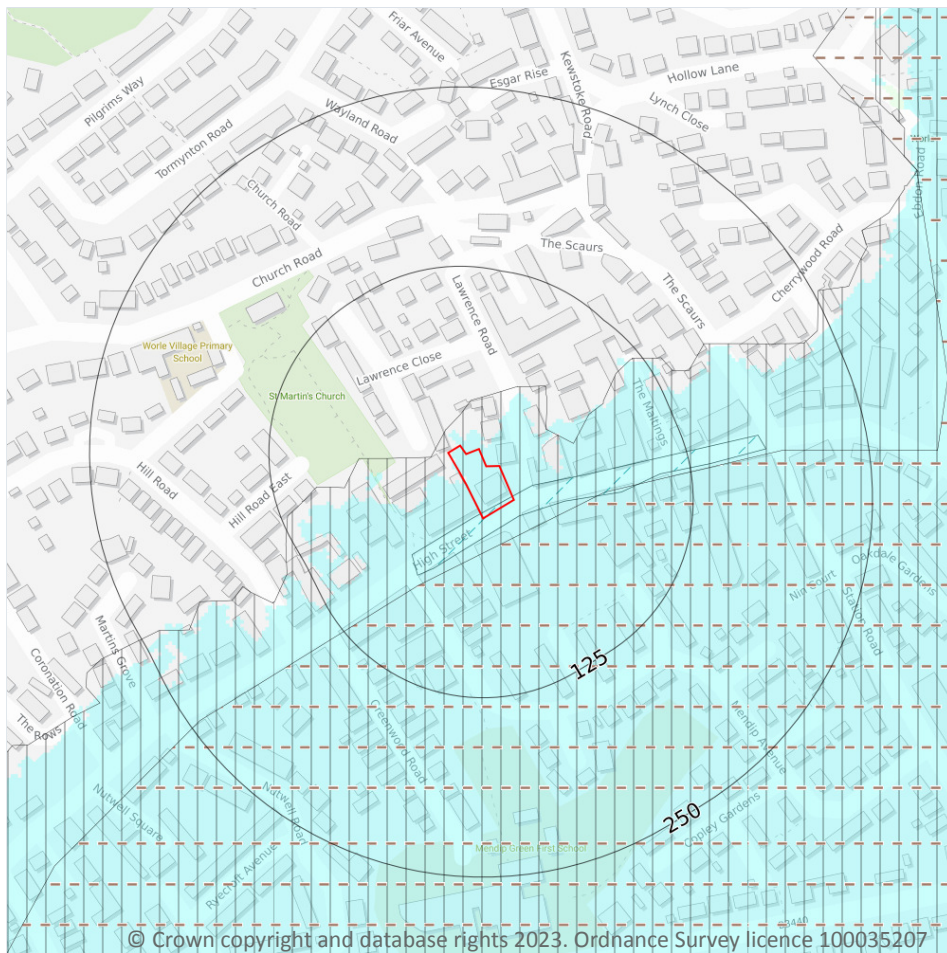
[Flood map for planning >](#)











[Flood risk \(5 and 30 years\) >](#)

[Skip to next section: Environmental >](#)

You can find our methodology and list of limitations on [page 54 >](#)

Flooding / Risk of flooding from rivers and the sea



-  Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
-  High
-  Medium
-  Low
-  Very Low
-  Historical Flood Events
-  Areas Used for Flood Storage
-  Areas Benefiting from Flood Defences
-  Proposed Flood Defence Scheme
-  Flood Defences



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Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

RoFRaS/FRAW 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 model uses local water level and flood defence data to model flood risk. See [page 54 >](#) for explanation of the levels of flood risk.

Please see [page 4 >](#) for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data. This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

As flood risks may or may not have changed, this requires further investigation.

| Distance | Direction | Date of Flood | Flood Source | Flood Cause | Type of Flood |
|----------|-----------|--------------------------|--------------|------------------------------|---------------|
| 0 | on site | 2007-07-18 2007-07-18 | Drainage | Local drainage/surface water | No data |

Flooding / Flood defences



Areas benefiting from flood defences

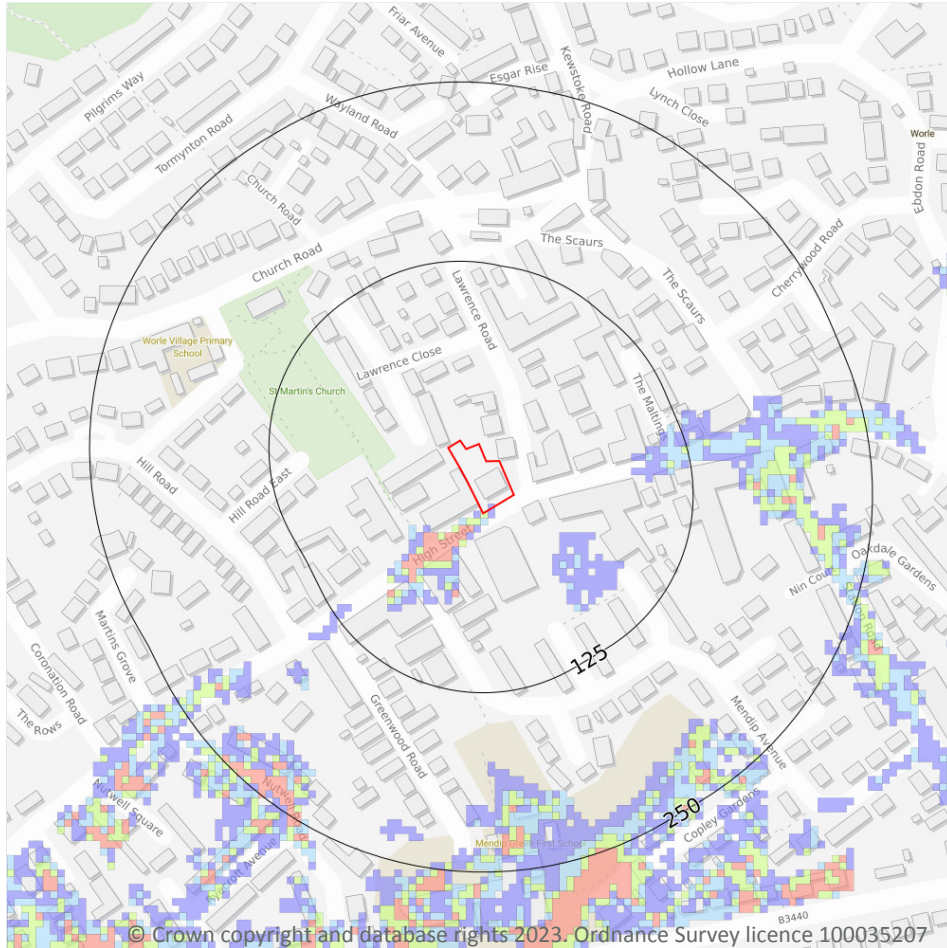
The property is located in an area benefiting from flood defences. These areas would flood if the defence were not present, but may not do so as it is.

This means the area has major flood defences that may protect properties from flooding during a 1% river (fluvial) or 0.5% coastal flood event. We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas benefiting from these defences can be seen on the Risk of Flooding from Rivers and the Sea Map.



Flooding / Surface water flood risk



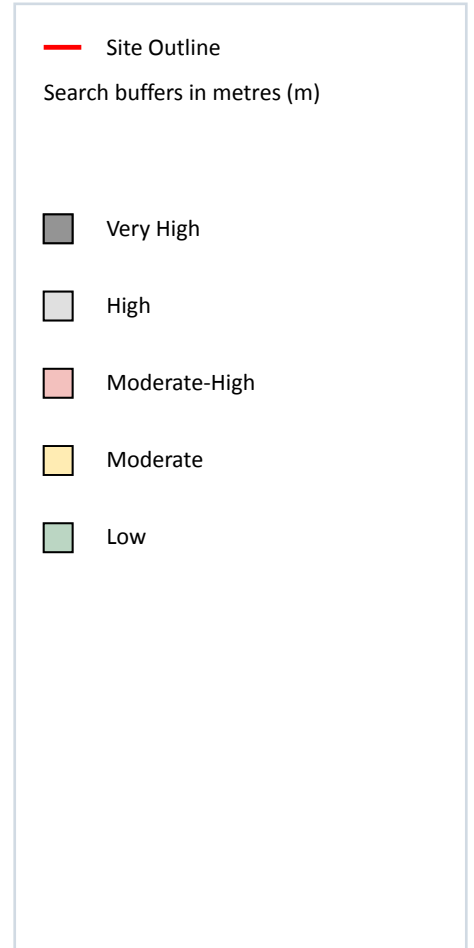
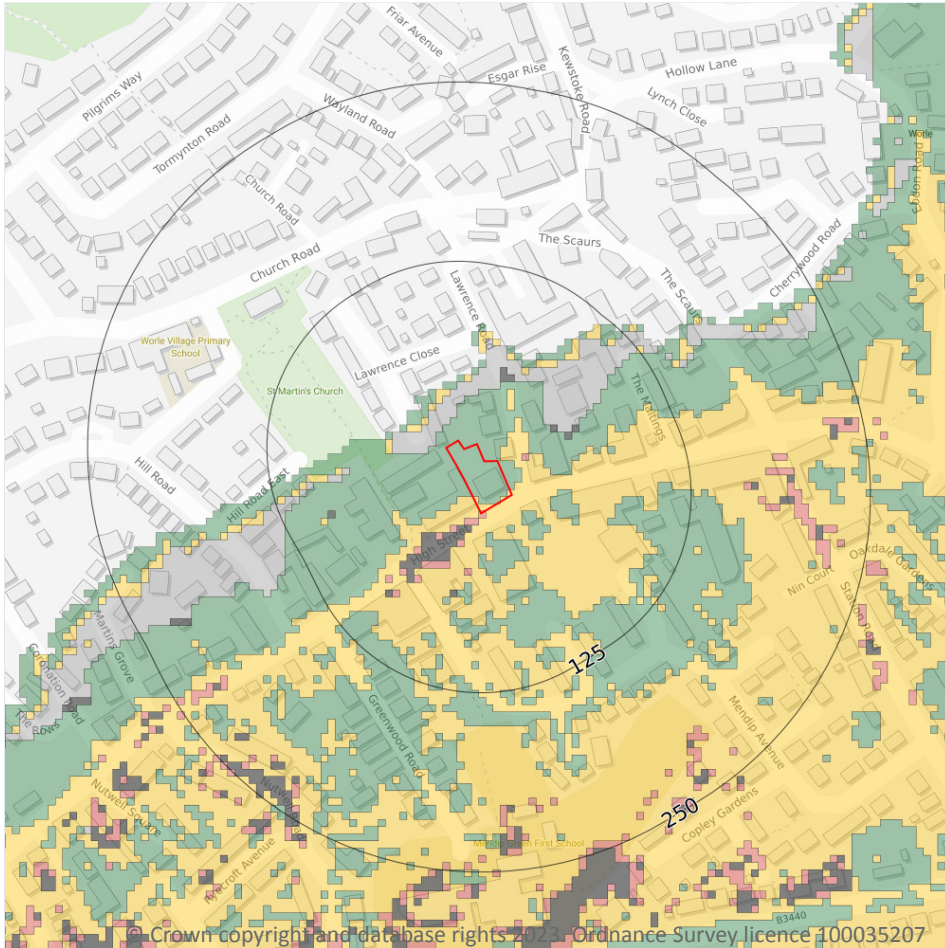
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

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 Ambiental Risk Analytics maps.

Flooding / Ambiental FloodScore™ insurance rating

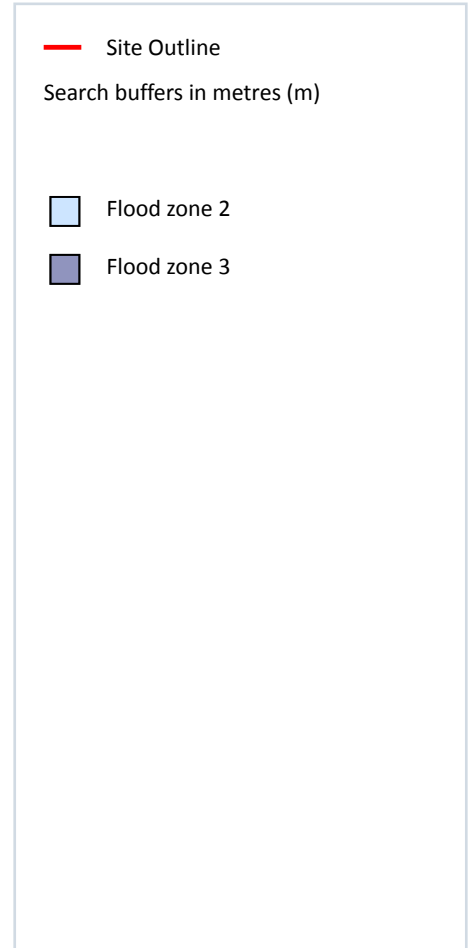
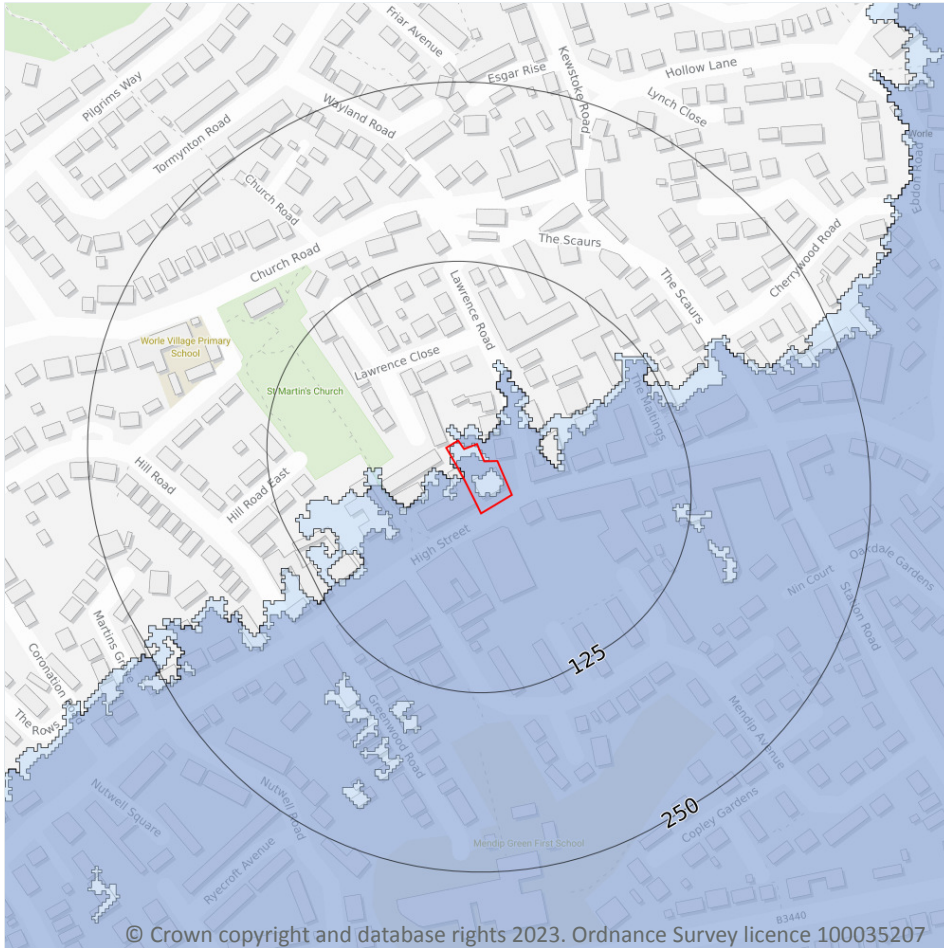


The property has been rated as having a Moderate to High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Flooding / Flood map for planning



The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

| Distance | Direction | Description |
|----------|-----------|--------------|
| 0 | on site | Flood zone 2 |
| 0 | on site | Flood zone 3 |

This data is sourced from the Environment Agency / Natural Resources Wales



Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

| Temp increase range | Year | Combined flood risk | River flooding | Coastal flooding | Surface water flooding |
|---------------------|------|---------------------|----------------|------------------|------------------------|
| RCP 2.6 0.9-2.3°C | 2027 | High | Negligible | High | Low |
| RCP 2.6 0.9-2.3°C | 2055 | High | Negligible | High | Low |

| Temp increase range | Year | Combined flood risk | River flooding | Coastal flooding | Surface water flooding |
|---------------------|------|---------------------|----------------|------------------|------------------------|
| RCP 4.5 1.7-3.2°C | 2027 | High | Negligible | High | Low |
| RCP 4.5 1.7-3.2°C | 2055 | High | Negligible | High | Low |

| Temp increase range | Year | Combined flood risk | River flooding | Coastal flooding | Surface water flooding |
|---------------------|------|---------------------|----------------|------------------|------------------------|
| RCP 8.5 3.2-5.4°C | 2027 | High | Negligible | High | Low |
| RCP 8.5 3.2-5.4°C | 2055 | High | Negligible | High | Low |

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified



Ground stability

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

Please see [page 35](#) > 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. 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

Next steps

Ground stability

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

- 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

Jump to

[Natural ground subsidence](#) >

[Natural ground instability \(5 and 30 Years\)](#) >

[Skip to next section: Energy](#) >

You can find our methodology and list of limitations on [page 54](#) >

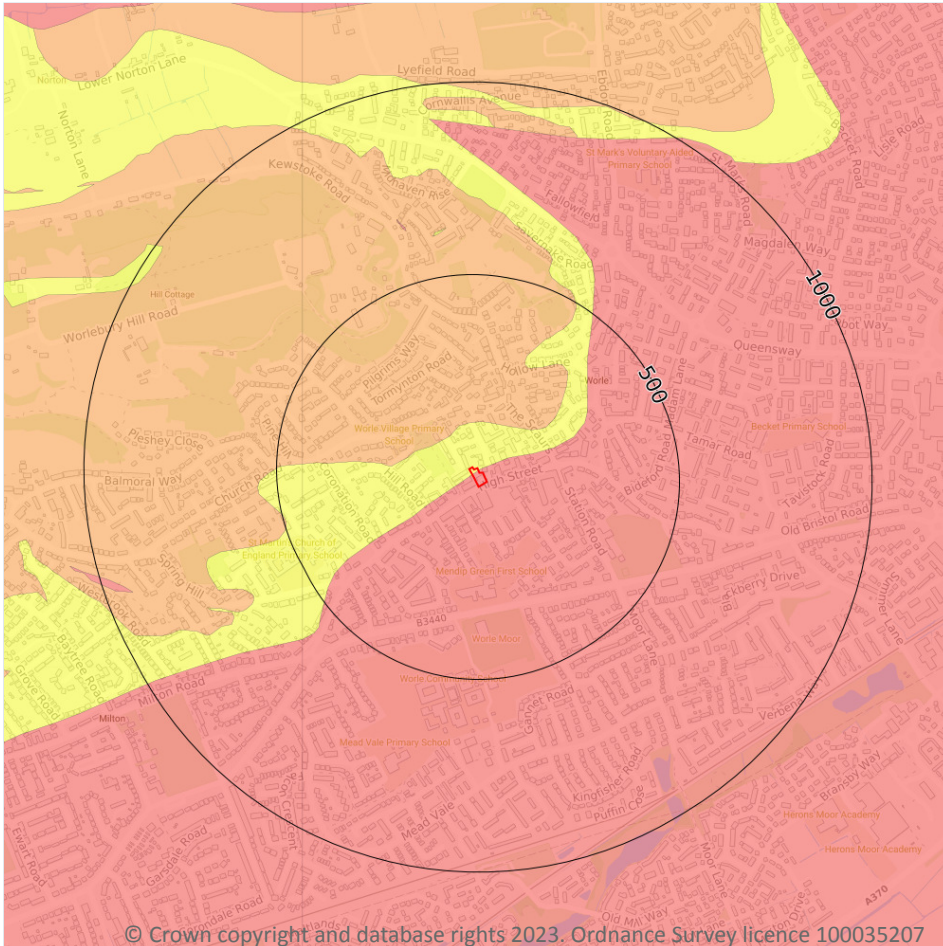


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Ground stability / Natural ground subsidence



Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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 [page 4](#) > 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.



Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

| Temp increase range | Year | Wet scenario | Average rainfall | Dry scenario |
|---------------------|-------|-----------------|------------------|-----------------|
| RCP 8.5 3.2-5.4°C | 2030s | Highly unlikely | Highly unlikely | Highly unlikely |
| RCP 8.5 3.2-5.4°C | 2050s | Highly unlikely | Highly unlikely | Highly unlikely |

This data is sourced from the British Geological Survey.





Energy

Identified



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.

Please see [page 4](#) > for further advice. Additionally, see [page 39](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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

Please see [page 4](#) > for further advice. Additionally, see [page 45](#) > for details of the identified issues.

Power stations

Not identified

Energy Infrastructure Projects

Not identified

Identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- 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.



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- 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.

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

Jump to

[Wind and solar](#) >

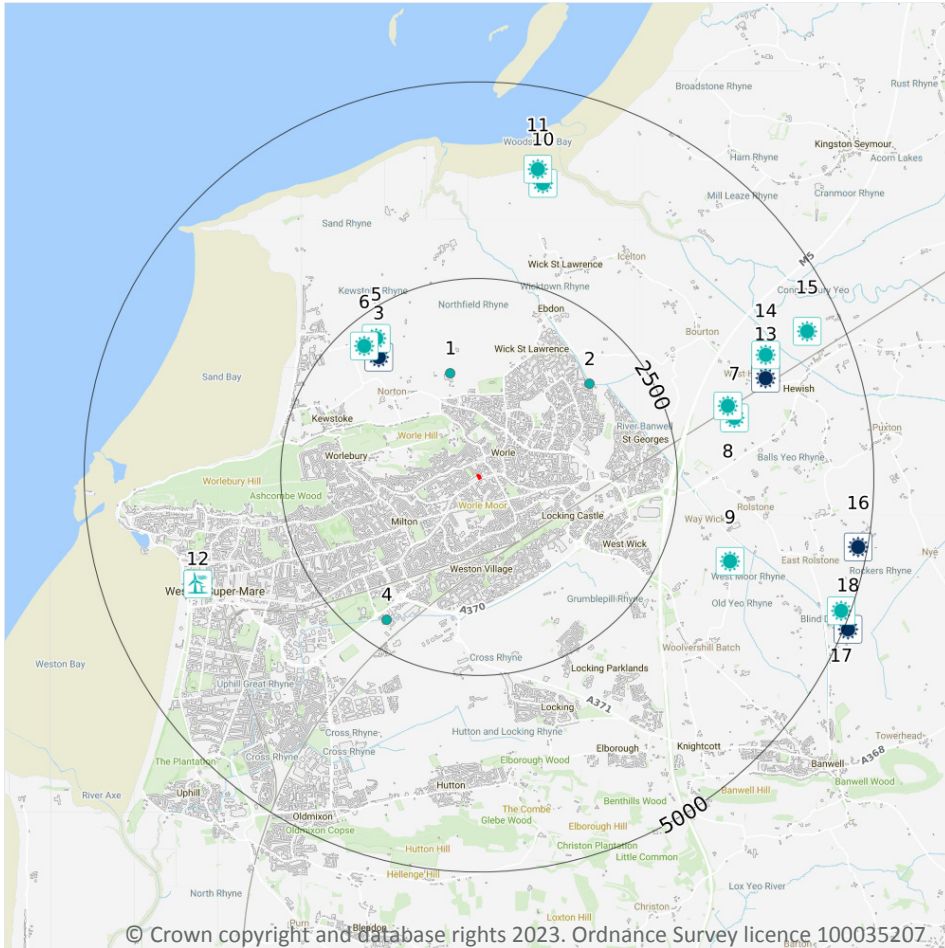
[Energy Infrastructure](#) >

[Skip to next section: Transport](#) >

You can find our methodology and list of limitations on [page 54](#) >








Energy / Wind and solar



— Site Outline

Search buffers in metres (m)

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

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. 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 | |
|----|----------|-----------|--|--|
| 12 | 3-4 km | W | Site Name: Marks & Spencer 47 High Street, Weston-Super-Mare, BS23 1HD Planning Application Reference: 11/P/0177/F Type of Project: 3 Wind Turbines | Application Date: 2010-12-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 3 small scale vertical axis wind turbines to the roof (Regent Street elevation) of Marks and Spencer. Approximate Grid Reference: 331878, 161413 |

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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

| ID | Distance | Direction | Details | |
|----|----------|-----------|---|---|
| 1 | 1-2 km | N | Site Name: Land At Manor Farm, Collum Lane, Kewstoke, Weston-Super-Mare, North Somerset, Avon, BS22 9JL Planning Application Reference: 14/P/0287/F Type of Project: Wind Turbine | Application Date: 2014-01-30 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of single wind turbine (hub height 50 metres, maximum 79 metres to tip) together with the installation of an electrical cabinet and provision of improved access junction Approximate Grid Reference: 335094, 164092 |
| 2 | 1-2 km | NE | Site Name: 3 Spinners End, Worle, Weston- Super-Mare, North Somerset, Avon, BS22 7HJ Planning Application Reference: 07/P/0055/F Type of Project: Wind Turbine | Application Date: 2007-01-08 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine on the gable of the house. Approximate Grid Reference: 336863, 163955 |



| ID | Distance | Direction | Details | |
|----|----------|-----------|---|---|
| 4 | 2-3 km | SW | Site Name: 1 & 2 Vernon Court Aisecome Way, Great Western Centre, Weston-Super-Mare, BS22 8NG Planning Application Reference: 10/P/0377/F Type of Project: Wind Turbine | Application Date: 2010-03-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15 metre high wind turbine. Approximate Grid Reference: 334283, 160958 |

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.

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 | |
|----|----------|-----------|---|--|---|
| 3 | 1-2 km | NW | Elmsley Lane, Kewstoke - Solar Farm, Elmsley Lane Kewstoke, BS22 9YT | Contractor: Solar Southwest LPA Name: North Somerset Council Capacity (MW): 24.5 | Application Date: 14/02/2023 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted Date Commenced: - |
| 13 | 3-4 km | E | The Grange, The Grange, Wick Lane, West Hewish, Banwell, BS24 6RR | Contractor: Elgin Energy EsCo LPA Name: North Somerset Council Capacity (MW): 8 | Application Date: 08/09/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 30/03/2016 |
| 16 | 4-5 km | E | Bowerhouse Farm (extension), Photovoltaic Installation At B, Riverside, Banwell, Somerset, BS24 6UA | Contractor: Ethical Power LPA Name: North Somerset Council Capacity (MW): 19.8 | Application Date: 31/03/2020 Pre Consent Status: Under Construction Post Consent Status: Under Construction Date Commenced: - |
| 18 | 4-5 km | E | Bowerhouse Farm, Land at Bowerhouse East of Riverside Banwell, BS29 6EL | Contractor: KWTN Solar LPA Name: North Somerset Council Capacity (MW): 8.3 | Application Date: 31/07/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 29/03/2015 |



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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 | |
|----|----------|-----------|--|--|---|
| 5 | 2-3 km | NW | Land Off Elmsley Lane, Kewstoke | Applicant name: Solar Southwest Application Status: Full Application Application Date: 14/02/2023 Application Number: 22/P/3036/FUL | Installation of groundmount Photovoltaic Units (Solar Panels) together with Transformers, Sub-station and ancillary equipment to create a solar farm producing carbon-free electricity. |
| 6 | 2-3 km | NW | Land At Holme Farm And Norton Farm, Off Lower Norton Lane Kewstoke, BS22 9YT | Applicant name: Mead Realisations Ltd Application Status: Registered Application Date: 17/02/2021 Application Number: 21/P/0502/EA1 | Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for the installation of upto 65,000 photovoltaic (PV) panels with associated transformers and equipment. |
| 7 | 3-4 km | E | The Grange, Wick Lane, West Hewish, Banwell, BS24 6RR | Applicant name: Not Available Application Status: Non Material amendment Application Date: 08/07/2015 Application Number: 15/P/1599/NMA | Non material amendment to planning permission 14/P/1938/F (Construction of a solar farm with associated equipment and buildings, fencing, cable routing and substation) to repositioning of substations, addition of pole mounted security cameras, solar panel |
| 8 | 3-4 km | E | The Grange, Wick Lane, West Hewish, Banwell BS24 6RR | Applicant name: Elgin Energy EsCo Ltd Application Status: Full Planning Permission Application Date: 08/09/2014 Application Number: 14/P/1938/F | Construction of a solar farm with associated equipment and buildings, fencing, cable routing and substation |



| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|---|--|---|
| 9 | 3-4 km | E | Land to West of Silver Moor Lane, Banwell, BS29 6LQ | Applicant name: Green Switch Solutions Ltd Application Status: Request for formal screening opinion Application Date: 23/07/2013 Application Number: 13/P/1318/EIA1 | Screening opinion as to whether an Environmental Impact Assessment is required to be submitted with a planning application for a solar farm. THIS NOT A PLANNING APPLICATION. |
| 10 | 3-4 km | N | Sewage Treatment Works, Warth Lane, Wick, St Lawrence, BS22 7YP | Applicant name: Wessex Water Application Status: Request for formal screening opinion Application Date: 16/03/2023 Application Number: 23/P/0576/EA1 | Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for a proposal to install ground mounted Solar Photovoltaic (PV) panels (Solar Park) and associated works. THIS IS NOT A PLANNING APPLICATION |
| 11 | 3-4 km | N | Sewage Works, Warth Lane, Wick, St Lawrence, North Somerset | Applicant name: Mr Paul Lewis Application Status: s192 Lawful use/development-proposed Application Date: 02/10/2023 Application Number: 23/P/2126/LDP | Certification of Lawful Development for the Installation of a ground mounted Solar PV array, erection of a Kiosk building alongside perimeter fencing, gates, CCTV and access tracks. |
| 14 | 3-4 km | NE | Photovoltaic Installation,Wick Lane, West Hewish, Puxton BS24 6RR | Applicant name: Lightsource Property Investment Management (Ipim) Llp Application Status: Registered Application Date: 05/11/2019 Application Number: 19/P/2738/FUL | Application to vary condition 19 attached to planning permission 14/P/1938/F (Construction of a solar farm with associated equipment and buildings, fencing, cable routing and substation) to extend the temporary planning permission term from 25 years to 40 years. |
| 15 | 4-5 km | NE | Land At Manor Farm, Wick Lane, Hewish, Puxton | Applicant name: Green Switch Capital Application Status: Request for formal screening opinion Application Date: 29/06/2023 Application Number: 23/P/1390/EA1 | Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed; development comprising of a 49.9MW Peak (MWp) solar farm and 24MW battery energy storage system (BESS). THIS IS NOT A PLANNING APPLICATION |



| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|---|---|--|
| 17 | 4-5 km | E | Land at Bowerhouse East of Riverside and west of Puxton Lane/Drove Way Banwell BS24 6UH | Applicant name: KWTN Solar Ltd Application Status: Full Planning Permission Application Date: 31/07/2014 Application Number: 14/P/1666/F | Installation of a solar farm with associated works |

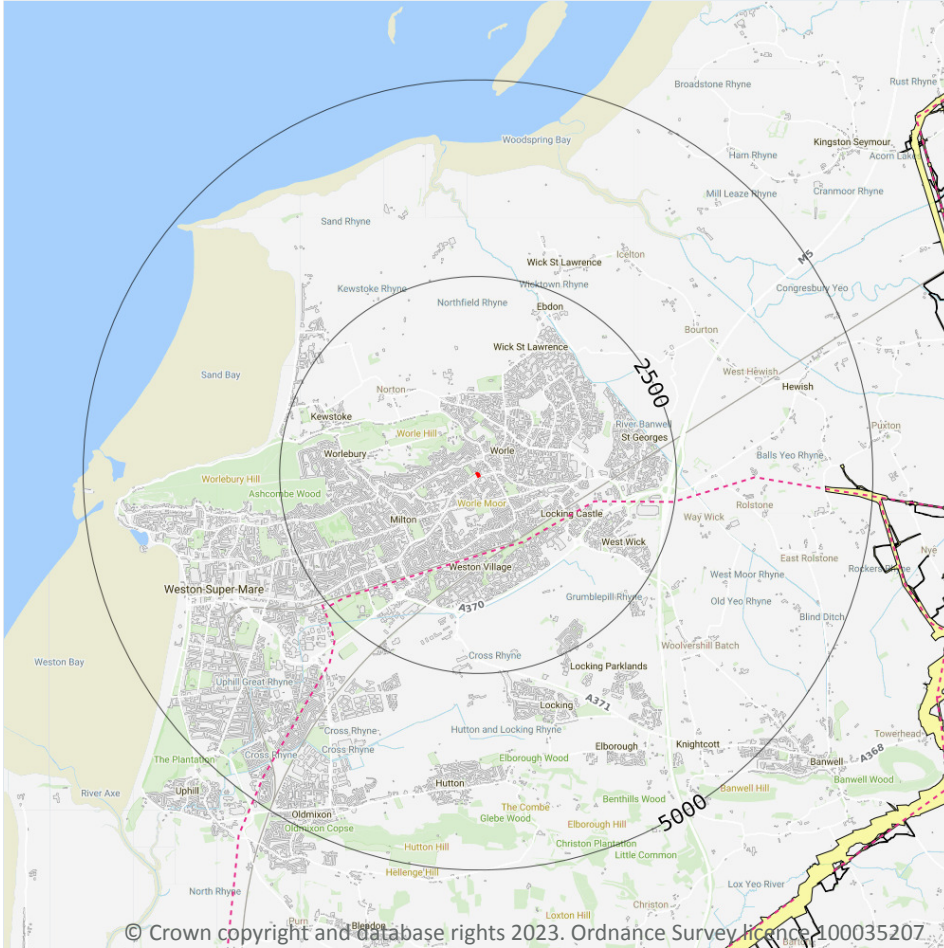
The data is sourced from public registers of planning information and is updated every two weeks.

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





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Energy / Energy infrastructure



Site Outline

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

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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 |
|----------|-----------|---|--|
| 4-5 km | E | Operator: National Grid Site Name: Hinkley Point C Connection Stage: Granted | National Grid Overhead Lines connector |



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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 - infrastructure.planninginspectorate.gov.uk/projects/ ↗.





Transport

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.

| | |
|--------------------------|----------------|
| 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 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 |



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Planning

Identified

Summary

Protected areas have been identified within 250 metres of the property.

Please see [page 49](#) > for details of the identified issues.

Environmental Protected Areas Not identified

Visual and Cultural Protected Areas **Identified**

Jump to

[Planning constraints](#) >

You can find our methodology and list of limitations on [page 54](#) >

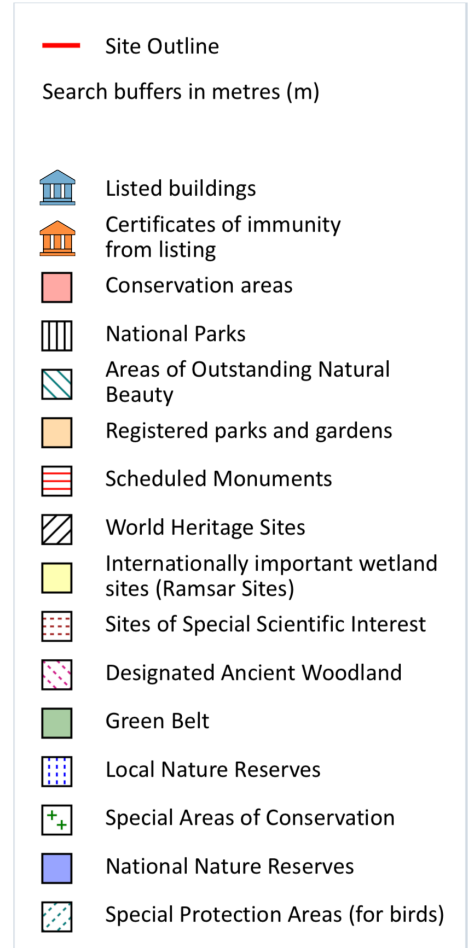
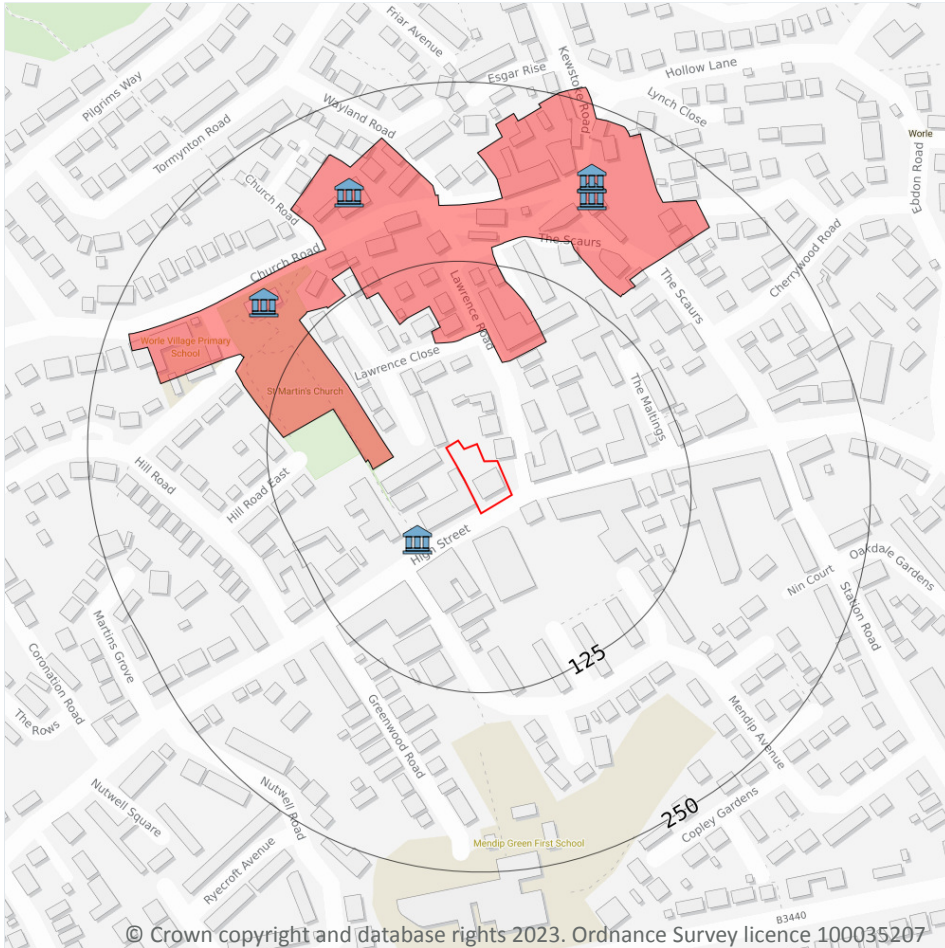


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Planning constraints



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 |
|----------|-----------|---------------|----------------|
| 37 m | W | Worle Village | North Somerset |

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/.

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

| Distance | Direction | Name | Grade | Listed building reference number | Listed date |
|----------|-----------|--------------------------|-------|----------------------------------|-------------|
| 48 m | SW | Worle War Memorial | II | 1446117 | 06/06/2017 |
| 163 m | NW | Church Of Saint Martin | II* | 1137549 | 19/05/1983 |
| 189 m | NW | 119 And 121, Church Road | II | 1129721 | 19/05/1983 |
| 191 m | N | Mendip Cottage | II | 1129736 | 16/06/1981 |
| 202 m | N | The Bell House | II* | 1129726 | 16/06/1981 |

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/> ↗



Datasets searched

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

| | | | |
|---|-------------------|--|-------------------|
| Contaminated Land | | Contaminated Land | |
| Former industrial land use (1:10,560 and 1:10,000 scale) | Identified | Dangerous industrial substances (D.S.I. List 1) | Not identified |
| Former tanks | Identified | Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Former energy features | Identified | Pollution incidents | Not identified |
| Former petrol stations | Not identified | Superficial hydrogeology | |
| Former garages | Identified | Aquifers within superficial geology | Identified |
| Former military land | Not identified | Superficial geology | Identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified | Bedrock hydrogeology | |
| Waste site no longer in use | Not identified | Aquifers within bedrock geology | Identified |
| Active or recent landfill | Not identified | Groundwater abstraction licences | Not identified |
| Former landfill (from Environment Agency Records) | Not identified | Bedrock geology | Identified |
| Active or recent licensed waste sites | Not identified | Source Protection Zones and drinking water abstractions | |
| Recent industrial land uses | Identified | Source Protection Zones | Not identified |
| Current or recent petrol stations | Not identified | Source Protection Zones in confined aquifer | Not identified |
| Dangerous or explosive sites | Not identified | Drinking water abstraction licences | Not identified |
| Hazardous substance storage/usage | Not identified | Hydrology | |
| Sites designated as Contaminated Land | Not identified | Water courses from Ordnance Survey | Not identified |
| Historical licensed industrial activities | Not identified | Surface water abstractions | Not identified |
| Current or recent licensed industrial activities | Not identified | Flooding | |
| Local Authority licensed pollutant release | Identified | Risk of flooding from rivers and the sea | Identified |
| Pollutant release to surface waters | Not identified | | |
| Pollutant release to public sewer | Not identified | | |



Flooding

| | |
|---|----------------|
| Flood storage areas: part of floodplain | Not identified |
|---|----------------|

| | |
|-------------------------------|-------------------|
| Historical flood areas | Identified |
|-------------------------------|-------------------|

| | |
|---|-------------------|
| Areas benefiting from flood defences | Identified |
|---|-------------------|

| | |
|----------------|----------------|
| Flood defences | Not identified |
|----------------|----------------|

| | |
|-------------------------|----------------|
| Proposed flood defences | Not identified |
|-------------------------|----------------|

| | |
|---------------------------------|-------------------|
| Surface water flood risk | Identified |
|---------------------------------|-------------------|

| | |
|----------------------|----------------|
| Groundwater flooding | Not identified |
|----------------------|----------------|

Climate change

| | |
|------------------------------------|-------------------|
| Flood risk (5 and 30 Years) | Identified |
|------------------------------------|-------------------|

| | |
|--|-------------------|
| Natural ground instability (5 and 30 Years) | Identified |
|--|-------------------|

Natural ground subsidence

| | |
|----------------------------------|-------------------|
| Natural ground subsidence | Identified |
|----------------------------------|-------------------|

| | |
|-----------------------------|----------------|
| Natural geological cavities | Not identified |
|-----------------------------|----------------|

Non-natural ground subsidence

| | |
|-------------|----------------|
| Coal mining | Not identified |
|-------------|----------------|

| | |
|-----------------|----------------|
| Non-coal mining | Not identified |
|-----------------|----------------|

| | |
|-----------------|----------------|
| Mining cavities | Not identified |
|-----------------|----------------|

| | |
|---------------|----------------|
| Infilled land | Not identified |
|---------------|----------------|

Radon

| | |
|-------|----------------|
| Radon | Not identified |
|-------|----------------|

Coastal Erosion

| | |
|----------------|----------------|
| Complex cliffs | Not identified |
|----------------|----------------|

| | |
|---|----------------|
| Projections with intervention measures in place | Not identified |
|---|----------------|

| | |
|---|----------------|
| Projections with no active intervention | 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

| | |
|---|----------------|
| 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 |
|------------------------------|-------------------|

Planning constraints

| | |
|--------------------------------------|----------------|
| Sites of Special Scientific Interest | Not identified |
|--------------------------------------|----------------|

| | |
|--|----------------|
| Internationally important wetland sites (Ramsar Sites) | Not identified |
|--|----------------|

| | |
|-------------------------------|----------------|
| 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 |
|----------------------|----------------|



Planning constraints

| | |
|-------------------------------------|----------------|
| Areas of Outstanding Natural Beauty | Not identified |
|-------------------------------------|----------------|

| | |
|----------------|----------------|
| National Parks | Not identified |
|----------------|----------------|

| | |
|---------------------------|-------------------|
| Conservation Areas | Identified |
|---------------------------|-------------------|

| | |
|-------------------------|-------------------|
| Listed Buildings | Identified |
|-------------------------|-------------------|

| | |
|---------------------------------------|----------------|
| Certificates of Immunity from Listing | Not identified |
|---------------------------------------|----------------|

| | |
|---------------------|----------------|
| Scheduled Monuments | Not identified |
|---------------------|----------------|

| | |
|------------------------------|----------------|
| Registered Parks and Gardens | Not identified |
|------------------------------|----------------|

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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

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 Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient 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 the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - 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.

Medium - 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.

High - 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.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

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

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally



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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. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. 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.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

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. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). 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:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗



ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) ↗ have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

| Band | Description | Short term (c.5 year) | Medium term (c.30 year) |
|------|---|-----------------------|-------------------------|
| A | No risks of concern predicted | 76% | 75% |
| B | Minor risks e.g. low level surface water flooding | 15% | 15% |
| C | Minor to moderate risks e.g. river flood event above property threshold | 4% | 4% |
| D | Moderate risks e.g. above threshold flood events and significant increase in subsidence potential | 2% | 2% |
| E | Significant risks e.g. multiple flood risks above property threshold | 2% | 2% |
| F | Severe risks to property e.g. coastal erosion risk | 1% | 2% |

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's [Find an energy certificate](#) ↗ service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



Conveyancing Information Executive and our terms & conditions

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Important consumer protection information

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Data providers

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



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