

CROOK LODGE, 26, ST. MARYS, YORK, YO30 7DD

Professional opinion

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



 **Contaminated Land Liability**
Passed

 **Flood Risk**
Moderate page 5

Further guidance

 **Ground Stability**
Identified page 5

 **Radon**
Passed

 **Energy**
Identified page 11

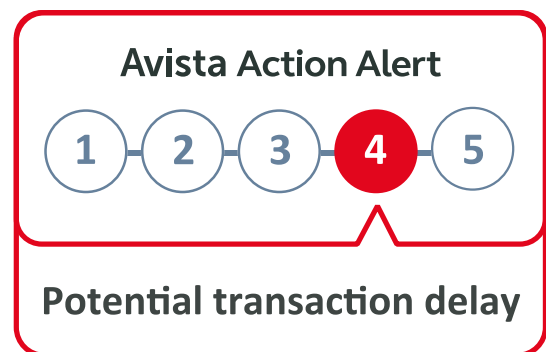
 **Transportation**
Identified page 20

 **Planning Constraints**
Identified page 23

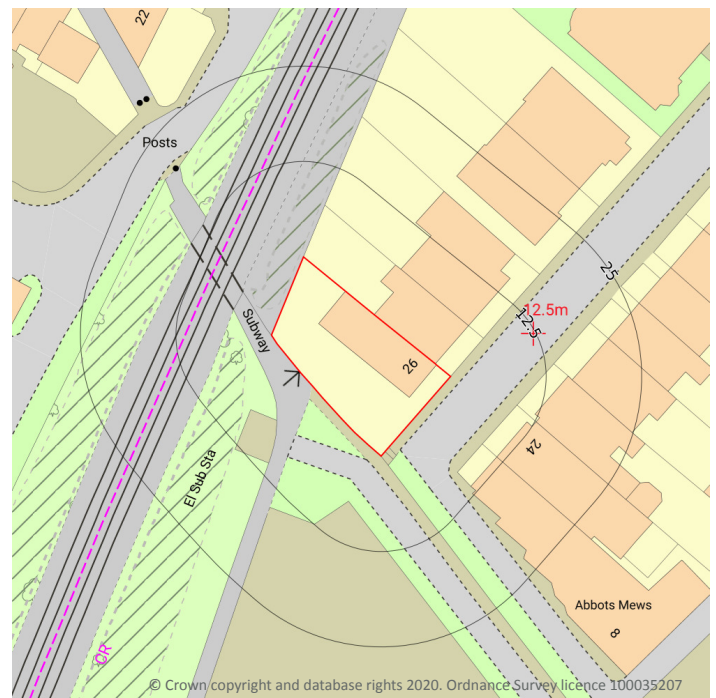
 **Planning Applications**
38 page 23

Next steps indicator

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



Site Plan



Useful contacts

City of York Council:
<http://www.york.gov.uk>
ycc@york.gov.uk
01904 551 550

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

Avista Action Alert 4

Overview of findings and recommendations

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

You can view the fully comprehensive library of information we have searched on **page 32**.



Flood Risk

Flood risk

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

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf
- the assessment in this report is automated based on the highest flood risk found within the site boundary. You may wish to check the maps provided in this report to confirm whether the flood risk area affects the buildings or the associated land. Groundsure can manually reassess the site. Please note this does not include a site visit
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site



- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



Ground stability

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

- carry out a visual inspection of the property looking out for cracks and other signs of ground instability. This inspection should be carried out by a suitably qualified and experienced person
- if signs of instability are evident from the visual inspection, it would be prudent to carry out a Level 3 Building Survey to further clarify the extent to which the property is affected by the identified risk
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- check whether your property benefits from an NHBC guarantee or other environmental warranty that often covers structural issues
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees.

Other considerations

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



Energy

Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

Wind

Existing or proposed wind installations have been identified within 5km. Next steps for consideration:

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



Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property. Next steps for consideration:

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



Transportation

Railways

The property lies within 250m of an active railway. Next steps for consideration:

- consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage



Planning constraints

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development



Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

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



Contaminated Land

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

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



Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate. Please see **page 6** for details of the identified issues.

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

FloodScore™ insurance rating

Very High

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 36**



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence. Please see **page 10** 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. Percentage of affected homes in your local area is less than 1%.

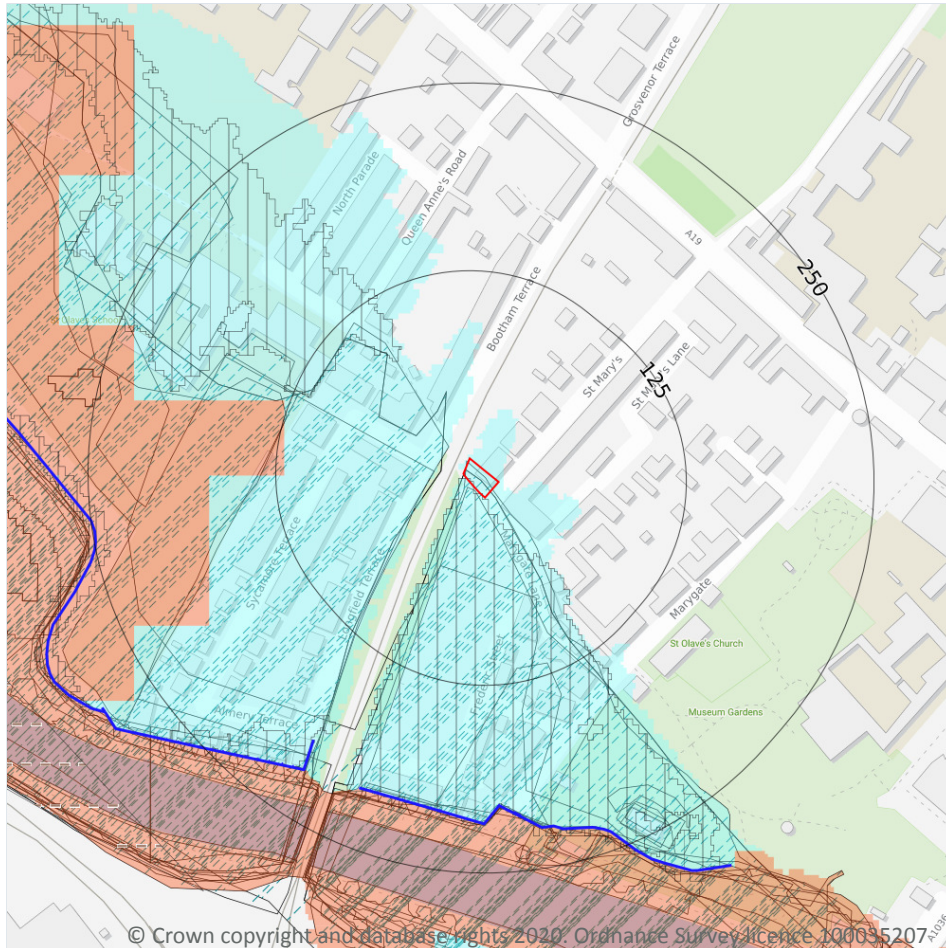
Not in a radon affected area



Flood Risk



Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- Environment Agency 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

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) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

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

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

Environment Agency RoFRaS risk ratings

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

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.

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	1982-01-03 1982-01-16	Unknown	Overtopping of defences	Fluvial
0	on site	1978-12-01 1978-12-31	Unknown	Overtopping of defences	Fluvial
0	on site	1978-12-24 1978-12-31	Main river	Channel capacity exceeded (no raised defences)	No 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.

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.

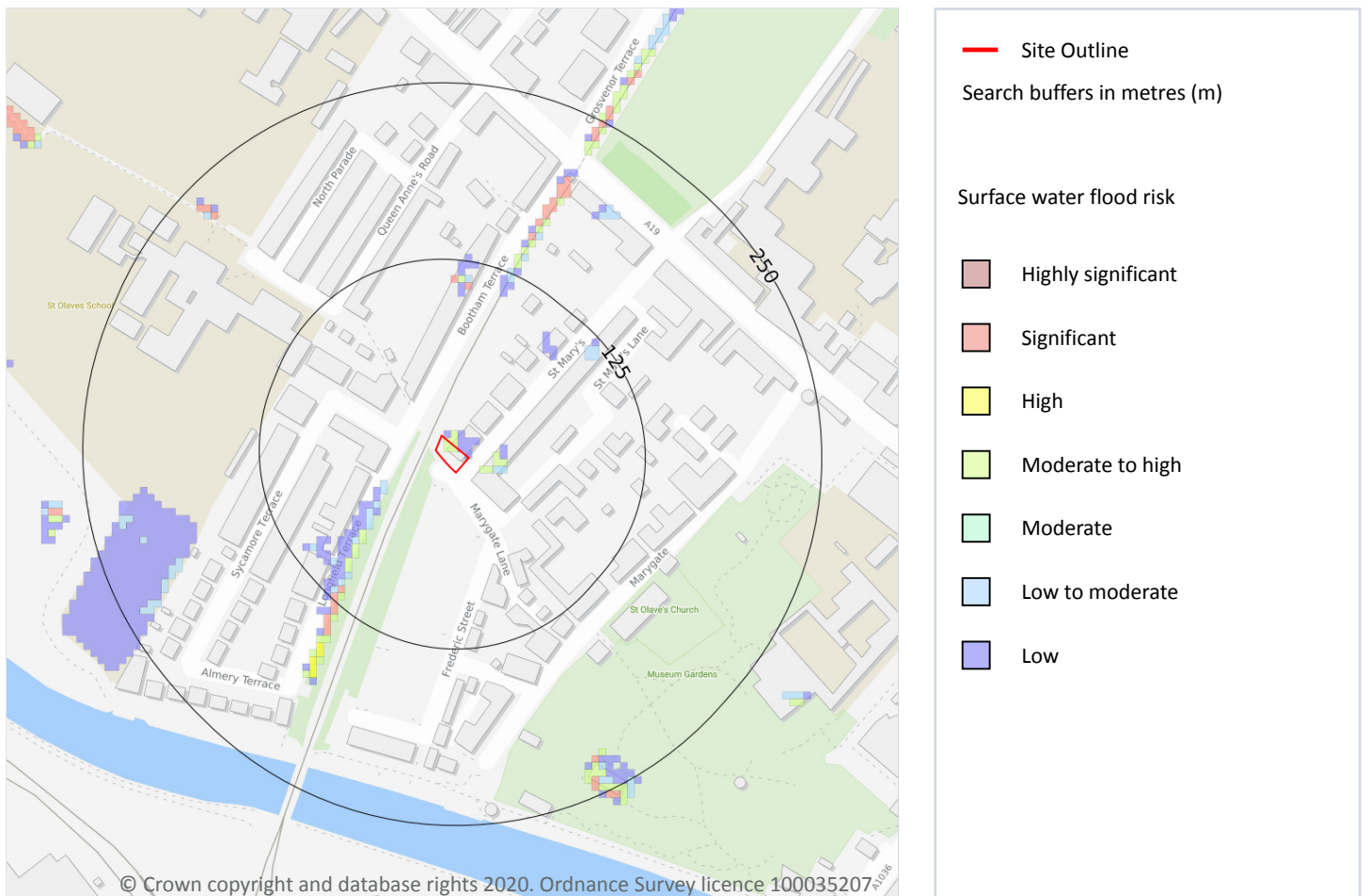
Details of flood defences and any areas benefiting from these defences can be seen on the Risk of Flooding from Rivers and the Sea Map.

Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

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

Surface water flood risk



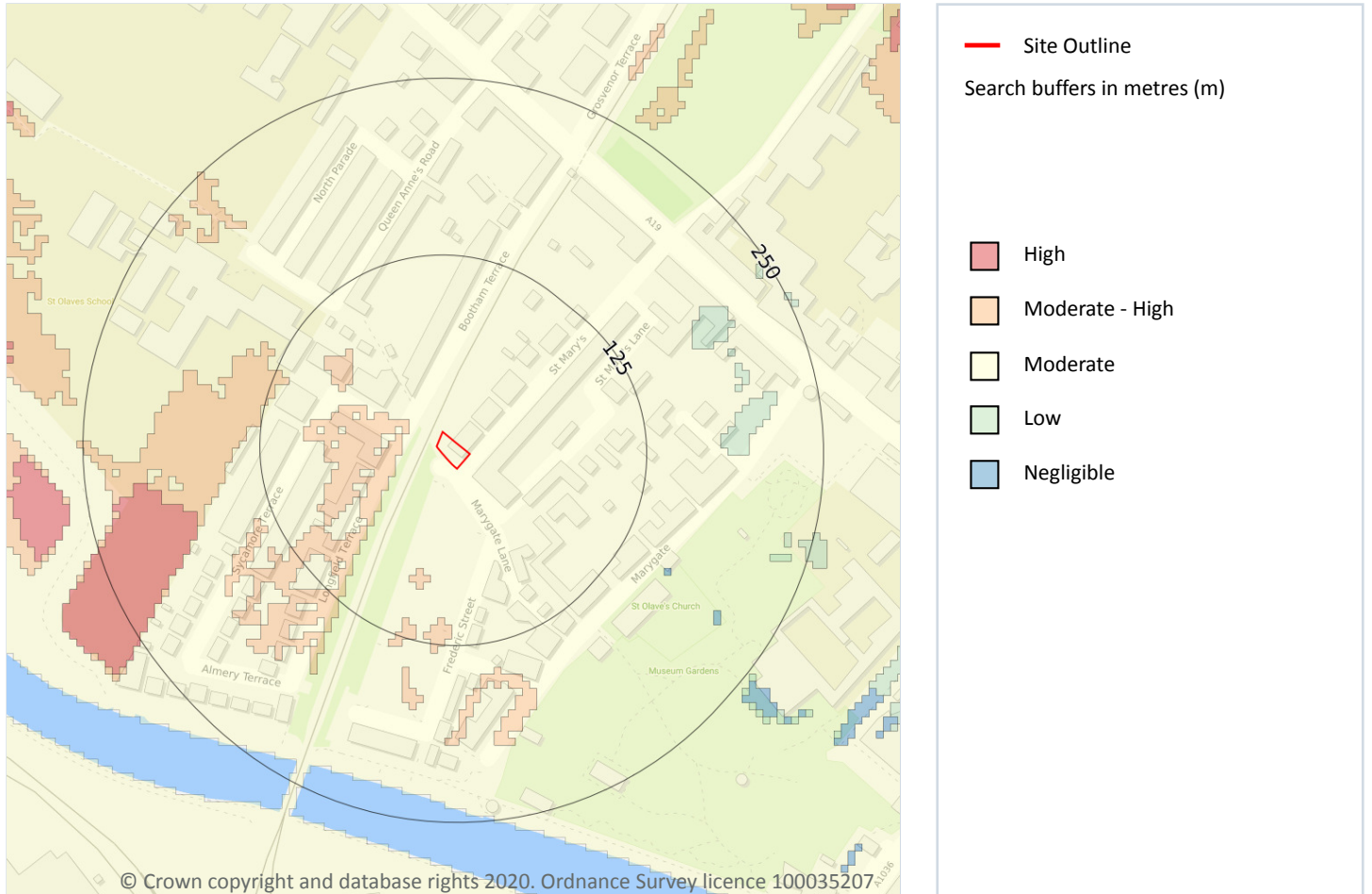
Surface water flood risk

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

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

Groundwater flooding



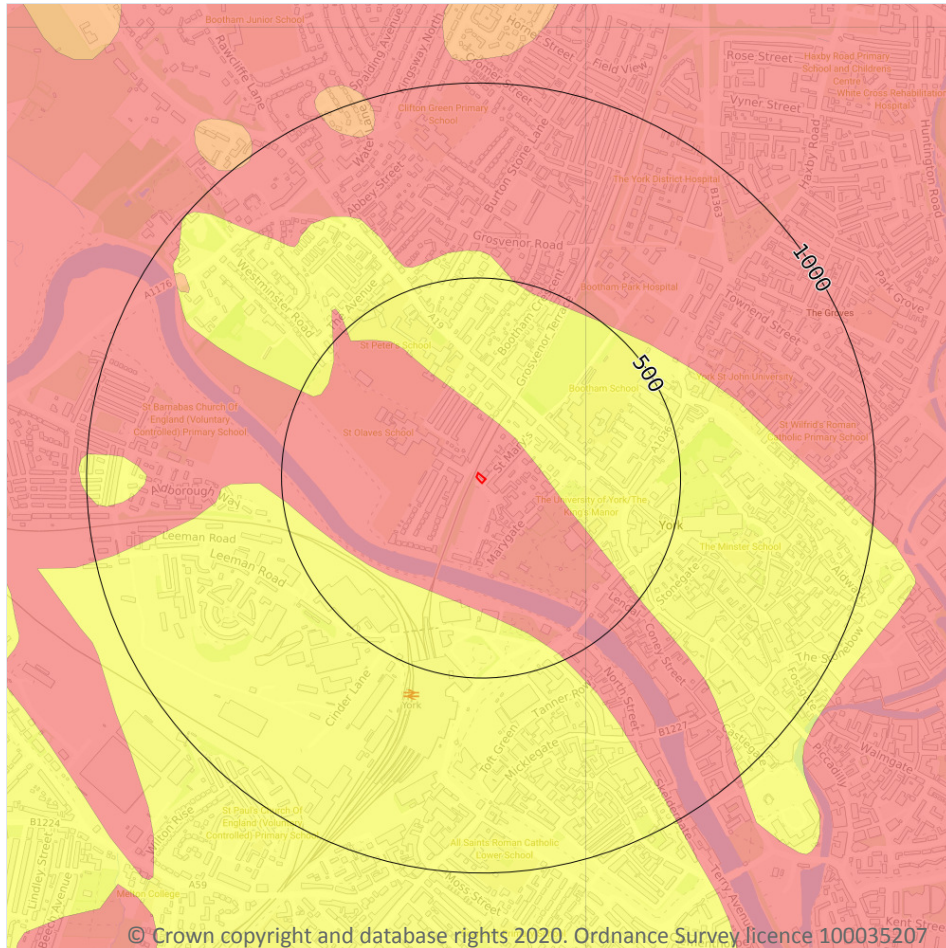
Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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

Ground stability



Natural ground subsidence



Natural ground subsidence

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

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

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

Energy summary



Oil and Gas

Historical, active or planned wells or extraction areas have been identified near the property.

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

Oil and Gas Areas
Oil and Gas Wells

Identified
Identified



Wind and Solar

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

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

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 18** for details of the identified issues.

Power stations

Identified

Energy Infrastructure Projects

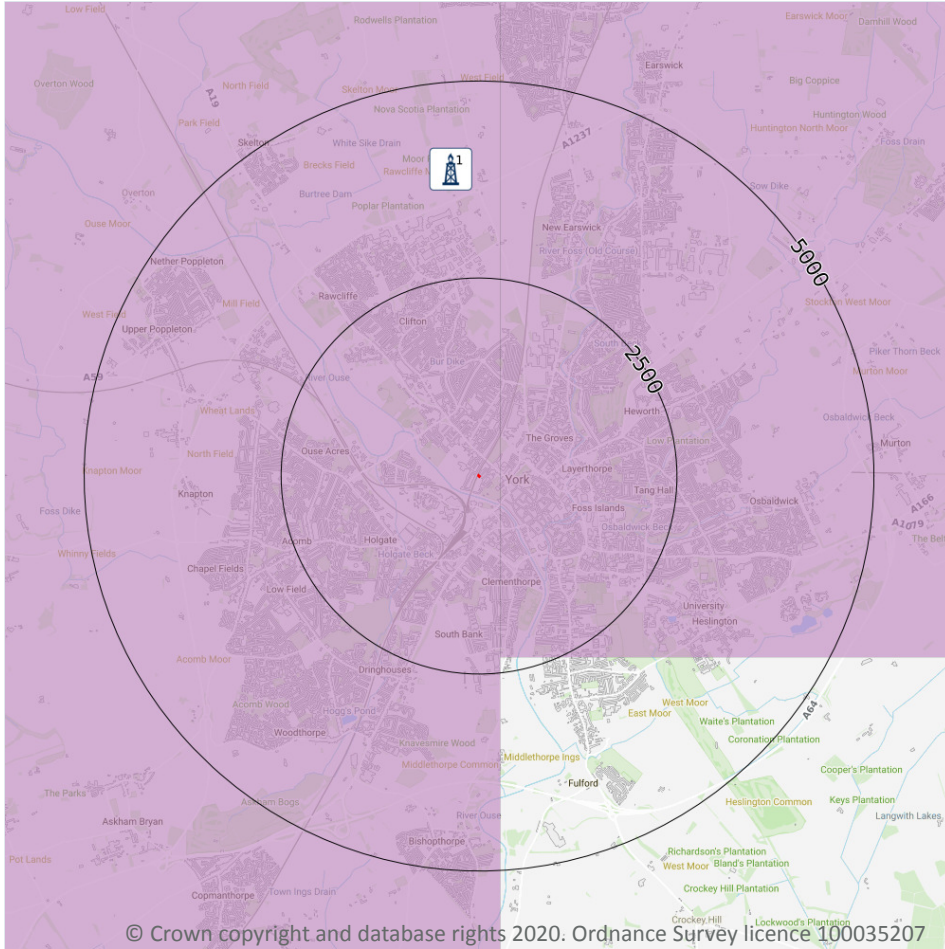
Not identified
Not identified



Energy







Oil and gas



— Site Outline

Search buffers in metres (m)

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

Oil and gas wells

Oil or gas drilling well

A well or extraction site for one of the above fuels has been located near the property. The type of extraction site is shown below.

ID	Distance	Direction	Details	
1	3-4 km	N	Site Name: WIGGINTON 1 Operator: GREENPARK ENERGY LIMITED Type: Coalbed Methane Intent: Exploration	OGA References: LK/05- 1 Licence Number: PEDL146 Date of first drilling: 22/08/2011 Date of well completion: 21/12/2011 Licence Expiry: 21/12/2015

The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development Licence (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by OGA or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from OGA and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not necessarily mean that any active exploration or production is occurring, and property purchasers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

Oil and gas areas

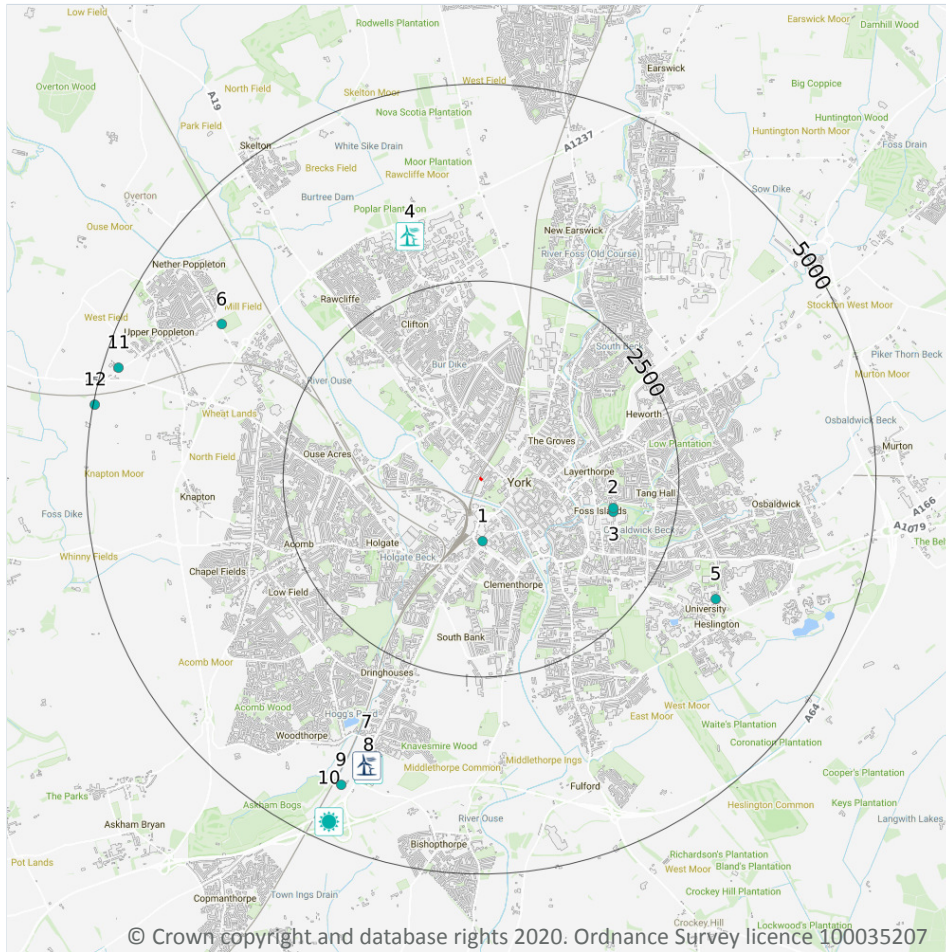
Licensed blocks

The property is situated in the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. Methods of extraction could include conventional oil and gas wells, coal bed methane and other unconventional methods of extraction. The areas may or may not be developed. The presence of one of these blocks does not mean that drilling will definitely happen in the area. Planning permission and appropriate environmental permits must first be obtained before any drilling can start.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	01/10/2004	IGAS ENERGY DEVELOPMENT LIMITED (07240286), INEOS UPSTREAM LIMITED (09121775)	PEDL146	IGAS ENERGY DEVELOPMENT LIMITED (75%), INEOS UPSTREAM LIMITED (25%)
257 m	E	21/07/2016	INEOS UPSTREAM LIMITED (09121775)	PEDL282	INEOS UPSTREAM LIMITED (100%)






This data is sourced from the Oil and Gas Authority (OGA).

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

Wind

Wind farms

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

ID	Distance	Direction	Details	
7	3-4 km	S	<p>Site Name: Sim Hills Park and Ride, Tadcaster Road, Dringhouses, York (Askham Bar Park and Ride), Yorkshire & Humber</p> <p>Operator Developer: City of York Council</p> <p>Status of Project: Consented</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.2MW</p> <p>Total project capacity: 0.2</p> <p>Approximate Grid Reference: 458280, 448659</p>

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

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	
4	3-4 km	N	Site Name: Tesco Stores Ltd 9 Stirling Road, Clifton Moor Centre, York, North Yorkshire, YO30 4XZ Planning Application Reference: 08/01186/FUL Type of Project: 2 Wind Turbines	Application Date: 2008-05-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6 m high micro wind turbines. Approximate Grid Reference: 458827, 455376
8	3-4 km	SW	Site Name: Tesco, Askham Bar, Tadcaster Road, Dringhouses, York, York, North Yorkshire, YO24 1LW Planning Application Reference: 08/00173/FUL Type of Project: 2 Wind Turbines	Application Date: 2008-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 10.6m high wind turbines. Approximate Grid Reference: 458146, 448685

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	774 m	S	Site Name: 2 Bar Lane, York, York, North Yorkshire, YO1 6JU Planning Application Reference: 2015/0423/TP Type of Project: Wind Turbine	Application Date: 2015-07-08 Planning Stage: Refused Project Details: Scheme comprises construction of 60 metre high (to hub) wind turbine, construction of substation building and formation of access track. Approximate Grid Reference: 459753, 451512
2	1-2 km	E	Site Name: Hazel Court, James Street, York, York, North Yorkshire, YO10 3D Planning Application Reference: 05/02270/GRG3 Type of Project: Wind Turbine	Application Date: 2005-10-28 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises of construction of a 25 metre high wind turbine. Approximate Grid Reference: 461405, 451878
3	1-2 km	E	Site Name: Hazel Court, James Street, York, York, North Yorkshire, YO10 3DS Planning Application Reference: 06/01484/GRG3 Type of Project: Wind Turbine	Application Date: 2006-07-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 15 metre high wind turbine (re-submission). Approximate Grid Reference: 461411, 451868
5	3-4 km	SE	Site Name: 6 Innovation Close, Heslington, York, York, North Yorkshire, YO10 5ZF Planning Application Reference: 06/01445/FUL Type of Project: Wind Turbine	Application Date: 2006-06-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine to front corner of roof. Approximate Grid Reference: 462708, 450778
6	3-4 km	NW	Site Name: Millfield Lane, Nether Poppleton, York, York, North Yorkshire, YO26 6 Planning Application Reference: 09/01940/FUL Type of Project: Wind Turbine	Application Date: 2009-11-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 wind turbine with 25m mast. Approximate Grid Reference: 456437, 454263
9	4-5 km	SW	Site Name: Sim Hills Tadcaster Road, Dringhouses, York, North Yorkshire, YO24 1GB Planning Application Reference: 09/01313/FULM Type of Project: Park & Ride/Wind Turbine	Application Date: 2009-07-07 Planning Stage: - Project Details: Scheme comprises construction of park and ride facility to create 1,250 vehicle car park space with associated access and passenger terminal building, wind turbine and open space Approximate Grid Reference: 457953, 448419

ID	Distance	Direction	Details
11	4-5 km	W	<p>Site Name: Grange Farm Hodgson Lane, Upper Poppleton, York, North Yorkshire, YO26 6PP Planning Application Reference: 12/03684/FUL Type of Project: Wind Turbine</p> <p>Application Date: 2012-12-10 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises Construction of 36.4m high (to hub) wind turbine. Approximate Grid Reference: 455132, 453716</p>
12	4-5 km	W	<p>Site Name: Burlands Farmhouse Burlands Lane, Argent Barn, Upper Poppleton, York, North Yorkshire, YO26 6QL Planning Application Reference: 08/02304/FUL Type of Project: Wind Turbine</p> <p>Application Date: 2008-09-24 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a 17.7m high wind turbine on land adjacent to argent barn (resubmission). Approximate Grid Reference: 454833, 453246</p>

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

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

Solar

Proposed solar installations

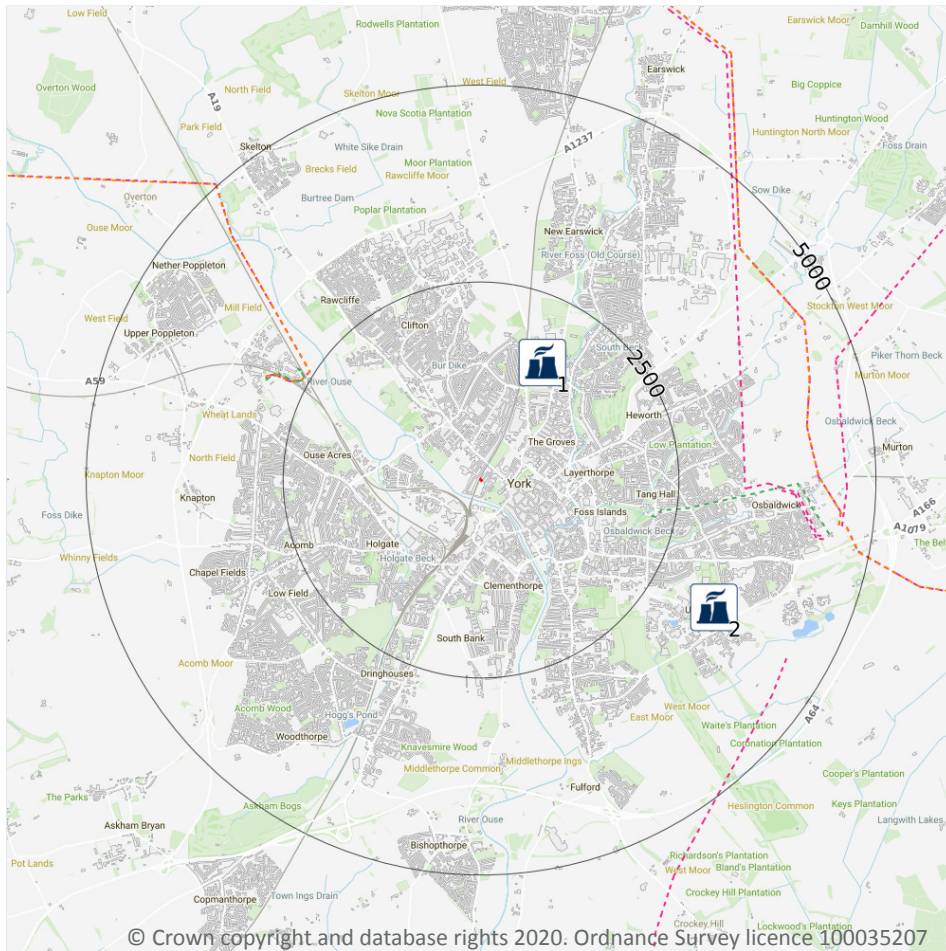
There is a planning permission application relating to a solar farm or smaller installation near to the property.

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
10	4-5 km	SW	Bond Hill Ash Farm, Tadcaster Road, Copmanthorpe, York YO23 2UB	<p>Applicant name: Mr & Mrs White Application Status: Full Application Application Date: 28/05/2015 Application Number: 15/01192/FUL</p>

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

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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Power stations

Power stations

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

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

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

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	NE	Nestle UK Ltd	Nestle York	Combined Heat and Power	10	No Details
2	3-4 km	SE	UNIVERSITY OF YORK	University of York	Combined Heat and Power	3	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Transportation summary



HS2

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

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

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

Crossrail

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

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

Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

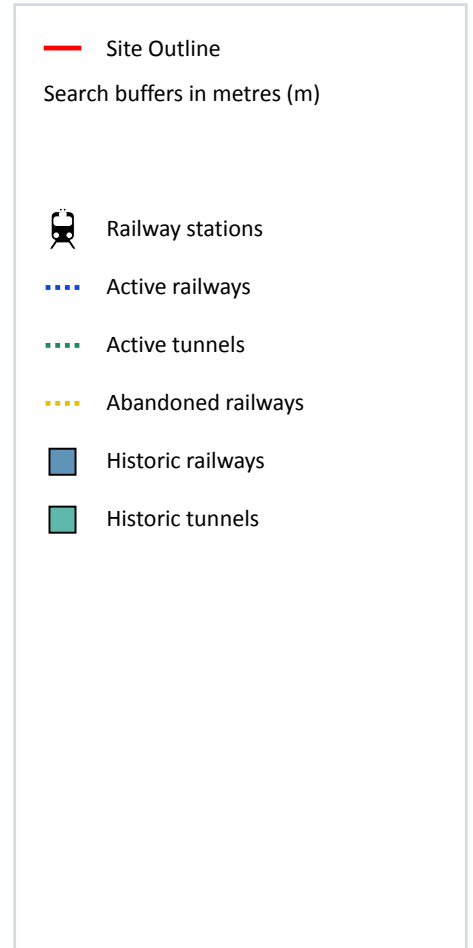
Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 21** for details of the identified issues.

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

Transportation



Railways and Underground



Active railways

The property is within 7 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
0	on site	Railway	1892

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

29

Large Developments

searched to 500m

Please see **page 24** for details of the proposed developments.

6

Small Developments

searched to 125m

Please see **page 28** for details of the proposed developments.

3

House extensions or new builds

searched to 50m

Please see **page 28** for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.



Planning constraints

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

Please see **page 30** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Identified



Telecoms

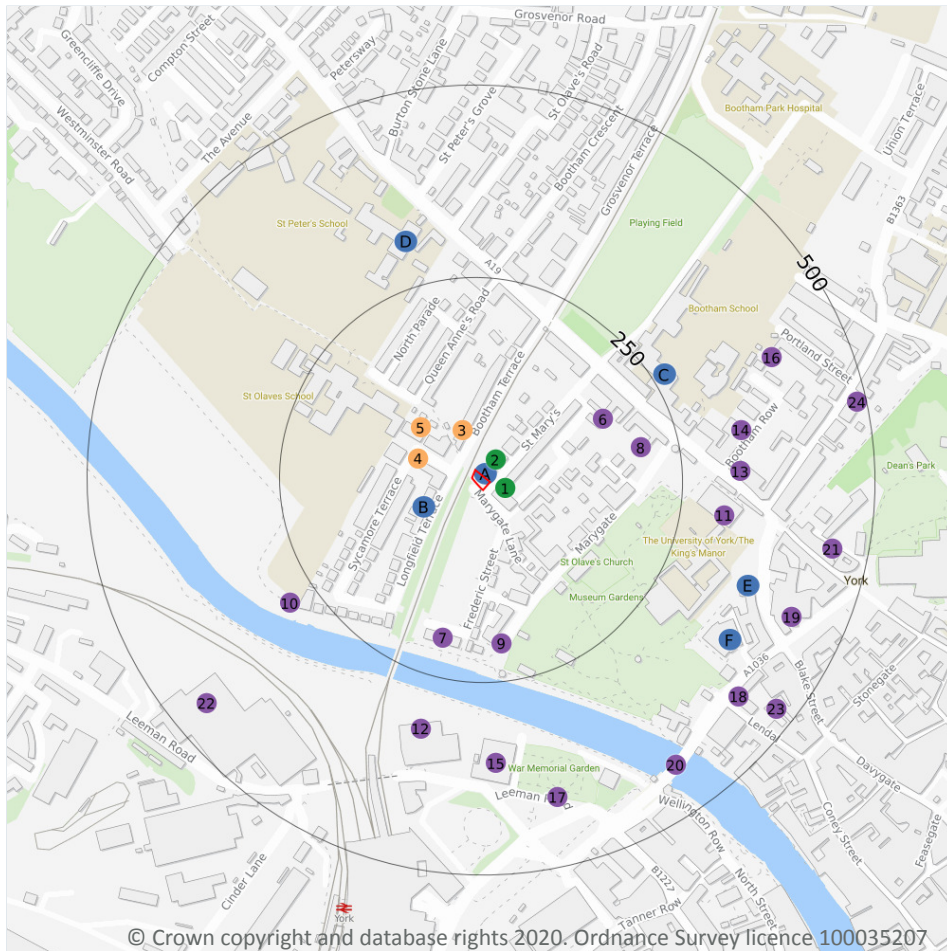
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



Planning Applications



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

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Large projects searched to 500m

29 large developments within 500m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 6 Distance: 167 m Direction: NE	Application reference: 14/02764/FUL Application date: 01/12/2014 Council: York Accuracy: Exact	Address: Minster Hotel, 58 Bootham, York, North Yorkshire, YO30 7BZ Project: Hotel (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 7 Distance: 199 m Direction: S	Application reference: 19/00275/EIASN Application date: 23/01/2019 Council: York Accuracy: Exact	Address: Flood Cell B12 Scarborough, Earlsborough Terrace, York, North Yorkshire, YO30 7BQ Project: Flood Alleviation Scheme Last known status: A planning application has yet to be submitted.	Link
ID: 8 Distance: 200 m Direction: E	Application reference: 18/00550/FULM Application date: 08/05/2018 Council: York Accuracy: Exact	Address: Savills (Uk) Limited, 48 Bootham, York, North Yorkshire, YO30 7BZ Project: 14 Flats & 1 House (Conversion/Extension) Last known status: Detailed plans have been granted.	Link
ID: 9 Distance: 201 m Direction: S	Application reference: 20/01874/FUL Application date: 01/10/2020 Council: York Accuracy: Exact	Address: Marygate, York, North Yorkshire, YO30 7BH Project: Flood Works Last known status: An application has been submitted for detailed approval.	Link
ID: C Distance: 265 m Direction: NE	Application reference: 11/01998/FULM Application date: 08/08/2011 Council: York Accuracy: Exact	Address: Bootham School, 51 Bootham, York, North Yorkshire, YO30 7BU Project: School Music/Arts Building (New/Refurbishment) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 266 m Direction: NE	Application reference: 16/02653/FUL Application date: 29/11/2016 Council: York Accuracy: Exact	Address: 51 Bootham, York, North Yorkshire, YO30 7BT Project: School (Extension) Last known status: Detailed plans have been granted.	Link
ID: 10 Distance: 288 m Direction: SW	Application reference: 19/02347/FUL Application date: 06/11/2019 Council: York Accuracy: Exact	Address: Playing Field, Sycamore Terrace, York, North Yorkshire, YO30 7DL Project: Flood Alleviation Works Last known status: Detailed plans have been granted.	Link
ID: 11 Distance: 306 m Direction: E	Application reference: 12/02508/FUL Application date: 31/08/2012 Council: York Accuracy: Exact	Address: Exhibition Square, York, North Yorkshire, YO1 7EW Project: Art Gallery (Alterations) Last known status: Detailed plans have been granted.	N/A
ID: D Distance: 310 m Direction: N	Application reference: N/A Application date: 16/01/2017 Council: York Accuracy: Proximity	Address: Clifton, York, North Yorkshire, YO30 6AB Project: School (Extension) Last known status: Detailed plans have been granted.	N/A
ID: D Distance: 310 m Direction: N	Application reference: 19/01105/FUL Application date: 14/06/2019 Council: York Accuracy: Exact	Address: Clifton, York, North Yorkshire, YO30 6AB Project: School (Extension) Last known status: Detailed plans have been granted.	Link
ID: D Distance: 310 m Direction: N	Application reference: 17/01707/FUL Application date: 11/07/2017 Council: York Accuracy: Exact	Address: St Peters School, Clifton, York, North Yorkshire, YO30 6AB Project: School (Extension) Last known status: Detailed plans have been granted.	N/A

ID	Details	Description	Online record
ID: D Distance: 310 m Direction: N	Application reference: 16/02741/LBC Application date: 01/12/2016 Council: York Accuracy: Exact	Address: St Peters School, Clifton, York, North Yorkshire, YO30 6AB Project: School (Extension) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: 12 Distance: 321 m Direction: S	Application reference: 13/01916/FULM Application date: 04/06/2013 Council: York Accuracy: Exact	Address: Unit 362, Yorkshire Evening Press, 76 - 86 Walmgate, York, North Yorkshire, YO1 9YN Project: 361 Student Flats & 1 Office (New/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 13 Distance: 325 m Direction: E	Application reference: 18/00376/FUL Application date: 01/03/2018 Council: York Accuracy: Exact	Address: Quadrant House, 25 - 27 Bootham, York, North Yorkshire, YO30 7BW Project: 8 Flats/1 Townhouse & 1 Commercial Unit (New/Extension) Last known status: Detailed plans have been granted.	Link
ID: 14 Distance: 332 m Direction: E	Application reference: 17/01546/FULM Application date: 12/07/2017 Council: York Accuracy: Exact	Address: Bootham Row, York, North Yorkshire, YO30 7BP Project: 14 Flats Last known status: Detailed plans have been granted.	Link
ID: 15 Distance: 356 m Direction: S	Application reference: 12/02373/FULM Application date: 09/07/2012 Council: York Accuracy: Proximity	Address: Leeman Road, York, North Yorkshire, YO26 4X Project: Flood Defence Last known status: Detailed plans have been granted.	Link
ID: E Distance: 360 m Direction: E	Application reference: 12/01975/FULM Application date: 25/05/2012 Council: York Accuracy: Exact	Address: City Of York Council, 8 - 9 St. Leonards Place, York, North Yorkshire, YO1 7ET Project: 5 Commercial Units (Exten/Refurb) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 361 m Direction: E	Application reference: 14/02091/FULM Application date: 08/09/2014 Council: York Accuracy: Exact	Address: 1 - 9 St. Leonards Place, York, North Yorkshire, YO1 7ET Project: 29 Flats & 11 Houses (New/Conversion) Last known status: Detailed plans have been granted.	Link
ID: F Distance: 372 m Direction: SE	Application reference: 18/01973/LBC Application date: 14/09/2018 Council: York Accuracy: Exact	Address: Explore Libraries & Archives M, Library Square, Central Library, York, North Yorkshire, YO1 7DS Project: Library (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: F Distance: 372 m Direction: SE	Application reference: 12/02685/FUL Application date: 29/08/2012 Council: York Accuracy: Exact	Address: York Central Library, Library Square, York, North Yorkshire, YO1 7DS Project: Library (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 16 Distance: 399 m Direction: NE	Application reference: 18/02853/FULM Application date: 03/01/2019 Council: York Accuracy: Exact	Address: Dean Court Secure Car Park, Rear Of Portland Street, York, North Yorkshire, YO30 7BP Project: 16 Flats Last known status: The application for detail approval has been withdrawn.	Link
ID: 17 Distance: 411 m Direction: S	Application reference: 19/00021/FUL Application date: 08/01/2019 Council: York Accuracy: Exact	Address: Memorial Gardens, Leeman Road, York, North Yorkshire, YO26 4ZF Project: Flood Alleviation Works Last known status: Detailed plans have been granted.	Link
ID: 18 Distance: 426 m Direction: SE	Application reference: 12/02685/FUL Application date: 29/08/2012 Council: York Accuracy: Exact	Address: Central Library, Museum Street, York, North Yorkshire, YO1 7DS Project: Library (Extension) Last known status: Detailed plans have been granted.	Link
ID: 19 Distance: 429 m Direction: SE	Application reference: 14/00683/LBC Application date: 24/03/2014 Council: York Accuracy: Proximity	Address: York Theatre Royal, St. Leonards Place, York, North Yorkshire, YO1 7HD Project: Theatre Last known status: Listed Building Consent has been granted for this scheme.	N/A
ID: 20 Distance: 436 m Direction: SE	Application reference: N/a Application date: 28/06/2013 Council: York Accuracy: Exact	Address: Whinthorpe new settlement, York, North Yorkshire, YO1 Project: 5580 Residential Units Last known status: A planning application has yet to be submitted.	Link
ID: 21 Distance: 452 m Direction: E	Application reference: 11/00242/FULM Application date: 09/02/2011 Council: York Accuracy: Exact	Address: The Purey Cust Nuffield Hospit, Precentors Court, York, North Yorkshire, YO1 7EJ Project: 8 Houses & 3 Flats (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 22 Distance: 453 m Direction: SW	Application reference: 14/01644/FUL Application date: 07/08/2014 Council: York Accuracy: Exact	Address: National Railway Museum, Leeman Road, York, North Yorkshire, YO26 4XJ Project: Miniature Railway Attraction Last known status: An application has been submitted for detailed approval.	Link
ID: 23 Distance: 474 m Direction: SE	Application reference: 13/02266/FUL Application date: 05/07/2013 Council: York Accuracy: Exact	Address: The Judges Lodging, 9 Lendal, York, North Yorkshire, YO1 8AQ Project: Hotel (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 24 Distance: 487 m Direction: E	Application reference: 17/00580/FULM Application date: 05/04/2017 Council: York Accuracy: Exact	Address: The Fleeting Arms, 54 Gillygate, York, North Yorkshire, YO31 7EQ Project: 18 Flats & 1 Retail Unit (Conversion/Extension) Last known status: Detailed plans have been granted.	Link

Small projects searched to 125m

6 small developments within 125m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

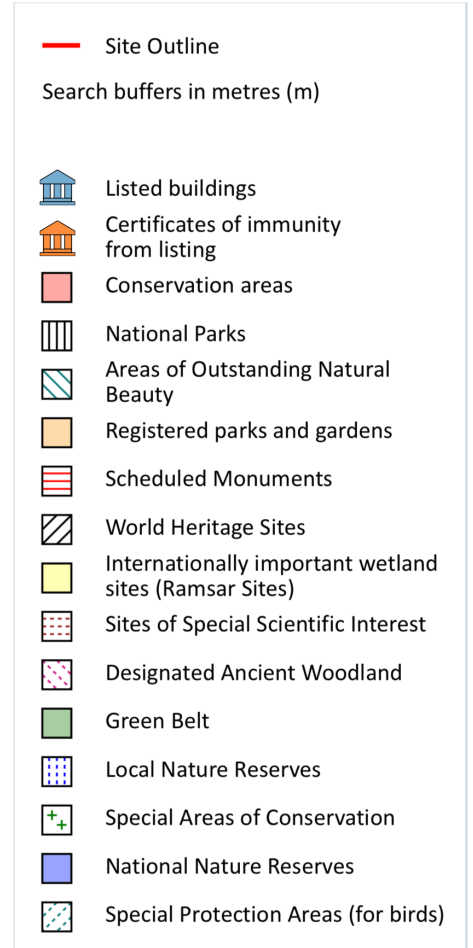
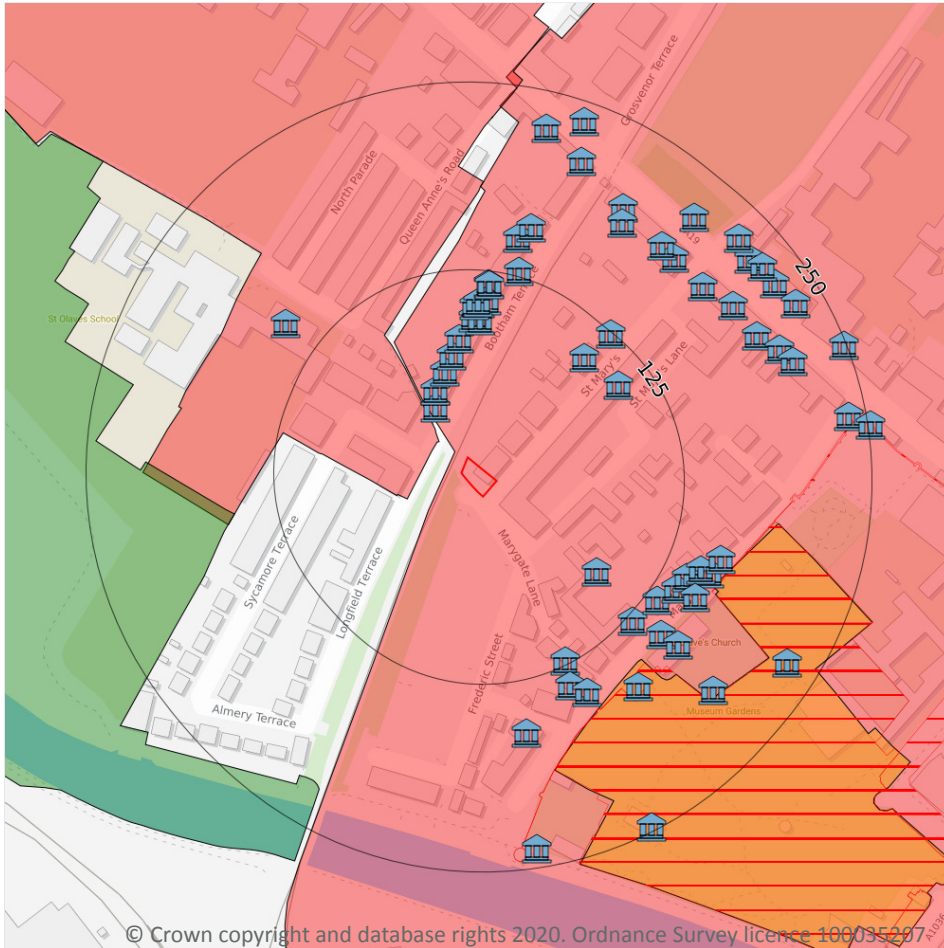
ID	Details	Description	Online record
ID: A Distance: 4 m Direction: NE	Application reference: 19/01854/FUL Application date: 12/09/2019 Council: York Accuracy: Exact	Address: 27 - 28 St. Marys, York, North Yorkshire, YO30 7DD Project: Sheltered Accommodation & Office (Alterations) Last known status: The application for detail approval has been withdrawn.	Link
ID: 3 Distance: 54 m Direction: N	Application reference: 17/02339/LBC Application date: 11/10/2017 Council: York Accuracy: Exact	Address: 19 Bootham Terrace, York, North Yorkshire, YO30 7DH Project: Guest House (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: B Distance: 74 m Direction: SW	Application reference: 17/00583/FUL Application date: 14/03/2017 Council: York Accuracy: Exact	Address: Beech House Guest House, 6 - 7 Longfield Terrace, York, North Yorkshire, YO30 7DJ Project: 2 Guest Houses (Conversion/Alterations) Last known status: Detailed plans have been granted.	Link
ID: B Distance: 74 m Direction: SW	Application reference: 17/00314/FUL Application date: 14/02/2017 Council: York Accuracy: Exact	Address: Beech House Guest House, 6 - 7 Longfield Terrace, York, North Yorkshire, YO30 7DJ Project: 2 Guest Houses (Conversion/Alterations) Last known status: The application for detail approval has been withdrawn.	Link
ID: 4 Distance: 75 m Direction: W	Application reference: 11/03341/CAC Application date: 06/12/2011 Council: York Accuracy: Exact	Address: Bootham Bowling Club, Sycamore Place, York, North Yorkshire, YO30 7DW Project: Demolition Last known status: Detailed plans have been granted.	Link
ID: 5 Distance: 90 m Direction: NW	Application reference: 13/03727/FUL Application date: 03/12/2013 Council: York Accuracy: Exact	Address: Bert Keech Bowling Club, Sycamore Place, York, North Yorkshire, YO30 7DW Project: 5 Houses Last known status: Detailed plans have been granted.	Link

House extensions and small new builds searched to 50m

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

ID	Details	Description	Online record
ID: A Distance: 0 Direction: on site	Application reference: 16/01177/FUL Application date: 11/05/2016 Council: York Accuracy: Exact	Address: Crook Lodge, 26 St. Marys, York, North Yorkshire, Yorkshire and the Humber, YO30 7DD Project: House (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 1 Distance: 21 m Direction: E	Application reference: 13/01545/FUL Application date: 06/06/2013 Council: York Accuracy: Exact	Address: St Marys Guest House, 23 St. Marys, York, North Yorkshire, Yorkshire and the Humber, YO30 7DD Project: House (Conversion) Last known status: Detailed plans have been granted.	Link
ID: 2 Distance: 26 m Direction: NE	Application reference: 12/01086/FUL Application date: 04/04/2012 Council: York Accuracy: Exact	Address: Fairbank House, 29 St. Marys, York, North Yorkshire, Yorkshire and the Humber, YO30 7DD Project: House (Conversion) Last known status: Detailed plans have been granted.	Link

Planning Constraints



Visual and Cultural Designations

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Central Historic Core	York
22 m	NW	Clifton	York

This data is sourced from Local Authorities. For more information please see <https://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
39 m	NW	Number 22 And Attached Walls And Railings, York, YO30	II	1259383	14/03/1997
48 m	NW	Numbers 20 And 21 And Attached Railings, York, YO30	II	1259382	14/03/1997

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)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Flood Risk	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Identified
Former garages	Not identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Areas benefiting from flood defences	Identified
Waste site no longer in use	Not identified	Flood defences	Identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Identified
Recent industrial land uses	Not identified	Ground stability	
Current or recent petrol stations	Not identified	Natural ground subsidence	Identified
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	Coal mining	Not identified
Historical licensed industrial activities	Not identified	Non-coal mining	Not identified
Current or recent licensed industrial activities	Not identified	Mining cavities	Not identified
Local Authority licensed pollutant release	Not identified	Infilled land	Not identified
Pollutant release to surface waters	Not identified	Radon	
Pollutant release to public sewer	Not identified	Radon	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

Oil and Gas

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

Wind and solar

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

Energy Infrastructure

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

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified

Active railways

Identified	
Railway tunnels	Not identified
Active railway stations	Not identified

Historical railway infrastructure

Identified	
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning

Large projects searched to 500m	Identified
Small projects searched to 125m	Identified
House extensions and small new builds searched to 50m	Identified
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

Planning constraints

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

Planning constraints

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

Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of

an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™ insurance rating

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

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

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

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

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

Conservation Area data limitations

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

Underground data limitations

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

Subsidence data limitations

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

Conveyancing Information Executive and our terms & conditions

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

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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

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