

147, 149 & 149A, Roman Bank, Skegness Lincolnshire, PE25 1RY

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk** [page 10 >](#)



Flooding

Low-Moderate [page 25 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified [page 33 >](#)



Radon

Passed



Energy

Identified [page 36 >](#)



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™

ClimateIndex™ projects changes in physical and transition risks from:



Flooding



Ground stability



Coastal erosion

5 years



No risk predicted

30 years



No risk predicted

Please refer to [page 7 >](#) for details and guidance

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



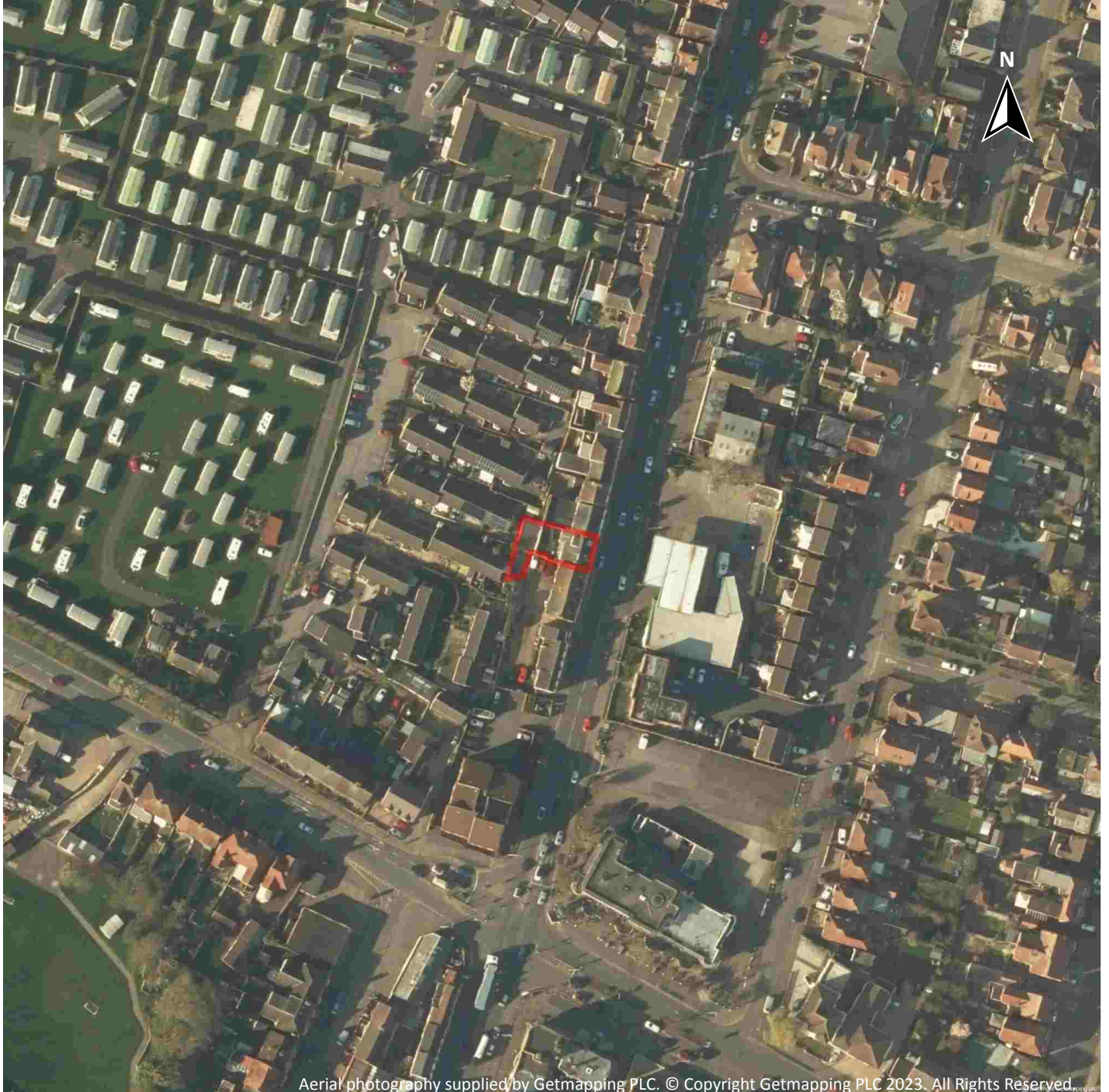
Useful contacts

East Lindsey District Council:
<http://www.e-lindsey.gov.uk/> ↗
customerservices@e-lindsey.gov.uk ↗
01507 601 111

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



Recent aerial photograph



Capture Date: 04/04/2023

Site Area: 0.03ha

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 10](#) >

 **Flooding** **Low-Moderate risk**

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 ↗

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 25](#) >

 **Ground stability** **Identified**

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- 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 33](#) >

Other considerations

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

Energy

Identified

Oil and gas

The property is situated within an area that has been offered and awarded in the 14th round of licensing to a private company for oil and gas exploration. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells sections of this report can help to determine if there are any active or proposed activities within the area.

You may wish to visit the website of any identified operator for further information or the North Sea Transition Authority's website for further information on the licensing process <https://www.nstauthority.co.uk/licensing-consents/licensing-rounds/onshore-petroleum-licensing-rounds/#tabs> ↗

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



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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

- 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 36](#) >



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



No risk predicted

30 years



No risk predicted

ClimateIndex™

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	Negligible	Negligible
River flooding	Negligible	Negligible
Coastal flooding	Negligible	Negligible
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 A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

For further details on flood risk see [page 32 >](#) and for further details on natural ground instability and coastal erosion see [page 35 >](#).



ClimateIndex™ transition risks

Energy Performance Certificates (EPC)

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. EPCs are also made publicly available and a record of these can be found by visiting the gov.uk [Find an energy certificate](#) ↗ service. They are valid for exactly 10 years after the date on the certificate.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

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.

Landlords - Letting 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'. It is also possible that the minimum EPC requirement could be raised at some point in the future.

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.

Any exemption is only valid for 5 years, after which the landlord must try again to improve the property's EPC rating to meet the minimum level of energy efficiency before registering any further exemptions.





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](#) >

[Source Protection Zones and drinking water abstractions](#) >

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

You can find our methodology and list of limitations on [page 53](#) >

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 historical and current 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 on site, the underlying aquifers noted to lie within a Source Protection Zone.

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



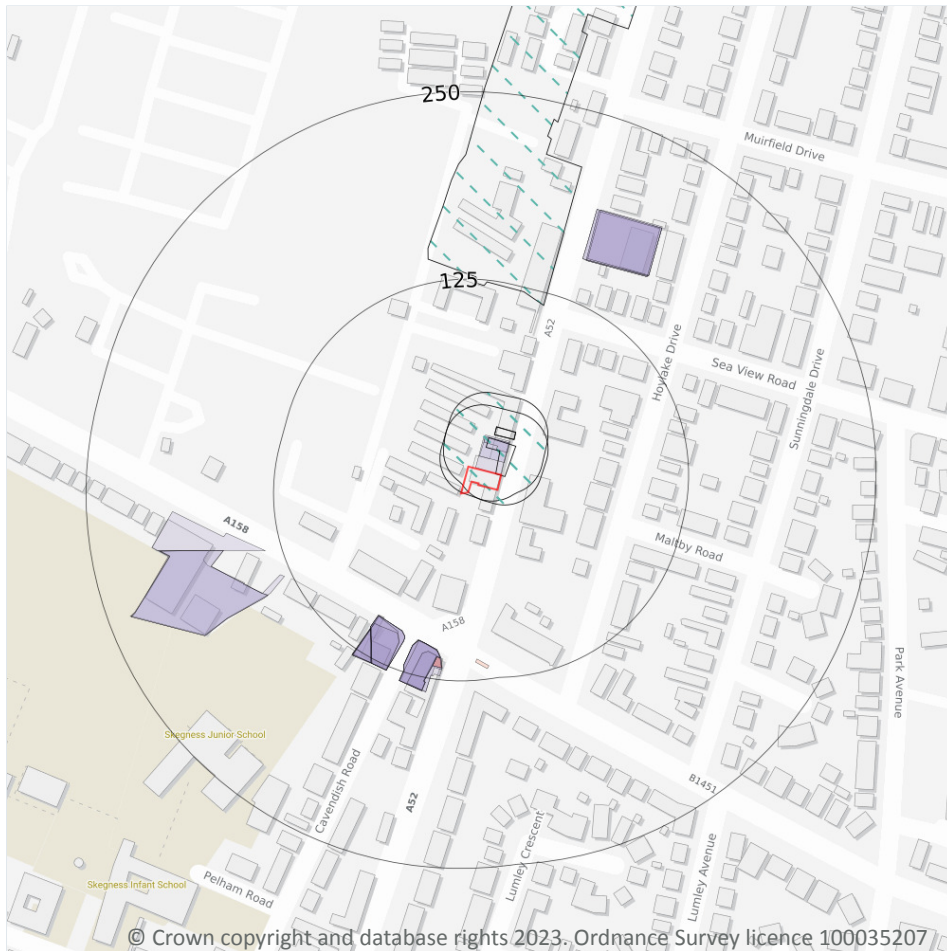
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	3	2	1
Former tanks	0	0	0
Former energy features	0	0	5
Former petrol stations	0	0	0
Former garages	1	2	28
Former military land	0	0	0

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	1	2	14
Current or recent petrol stations	0	1	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	1	0
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	2
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



Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former energy features
- Former garages

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
0	on site	Smithy	1887
0	on site	Smithy	1938
0	on site	Smithy	1951
25 m	N	Smithy	1905
25 m	N	Smithy	1946



Distance	Direction	Use	Date
117 m	N	Brick Works	1887

This data is sourced from Ordnance Survey/Groundsure.

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
110 m	S	Electricity Substation	1982
110 m	S	Electricity Substation	1989
110 m	S	Electricity Substation	1989
110 m	S	Electricity Substation	1989
111 m	S	Electricity Substation	1994

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
0	on site	Garage	1984
9 m	NE	Garage	1966
15 m	NE	Garage	1965
97 m	SW	Garage	1965
98 m	SW	Garage	1982
98 m	SW	Garage	1989
98 m	SW	Garage	1989
98 m	SW	Garage	1989



Distance	Direction	Use	Date
99 m	SW	Garage	1966
102 m	S	Garage	1966
102 m	S	Garage	1982
102 m	S	Garage	1989
102 m	S	Garage	1989
102 m	S	Garage	1989
102 m	S	Garage	1994
102 m	SW	Garage	1994
107 m	S	Garage	1965
108 m	SW	Garage	1966
108 m	SW	Garage	1966
108 m	SW	Garage	1989
109 m	SW	Garage	1994
109 m	SW	Garage	1995
130 m	SW	Garage	1965
136 m	W	Garage	1966
146 m	SW	Garage	1966
146 m	SW	Garage	1966
154 m	NE	Garage	1966
154 m	NE	Garage	1984
154 m	NE	Garage	1987
154 m	NE	Garage	1988
155 m	NE	Garage	1965

This data is sourced from Ordnance Survey/Groundsure.

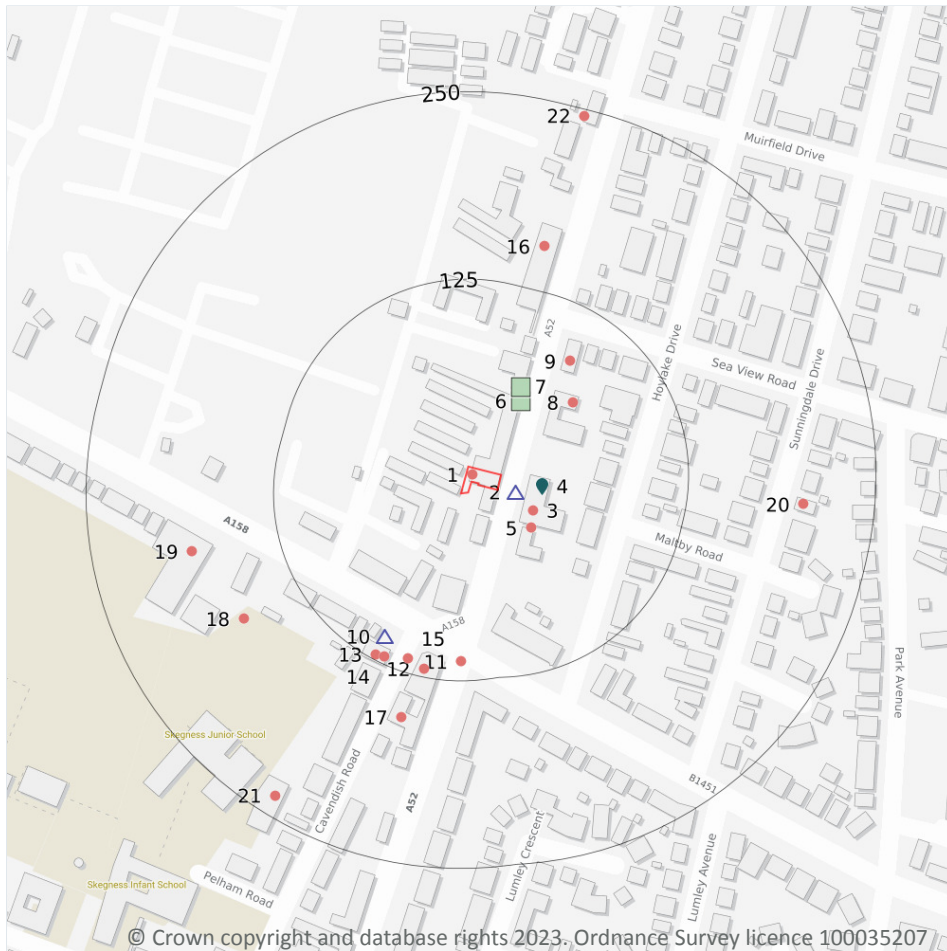


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Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Local Authority licensed pollutant release
- List 2 Dangerous Substances

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
1	0	on site	Cushion & Curtain Centre - 149, Roman Bank, Skegness, Lincolnshire, PE25 1RY	Curtains and Blinds	Consumer Products
3	27 m	SE	Asda Skegness Roman Bank Pfs - Roman Bank, -, Skegness, Lincolnshire, PE25 1RZ	Vehicle Cleaning Services	Personal, Consumer and Other Services
5	29 m	SE	Asda Filling Station - -, Roman Bank, Skegness, Lincolnshire, PE25 1RX	Petrol and Fuel Stations	Road and Rail

ID	Distance	Direction	Company / Address	Activity	Category
8	68 m	NE	Roman Bank Garage - 124, Roman Bank, Skegness, Lincolnshire, PE25 1RX	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	88 m	NE	Sunny Blinds - 126, Roman Bank, Skegness, Lincolnshire, PE25 1RZ	Curtains and Blinds	Consumer Products
11	112 m	S	Electricity Sub Station - Lincolnshire, PE25	Electrical Features	Infrastructure and Facilities
12	120 m	S	Practical Car & Van Rental - Cavendish Road, -, Skegness, Lincolnshire, PE25 2QZ	Vehicle Hire and Rental	Hire Services
13	122 m	SW	Brelsford Tyre & Exhaust Centre - Brelsford Tyre and Exhaust, Burgh Road, Skegness, Lincolnshire, PE25 2RA	Vehicle Parts and Accessories	Motoring
14	122 m	SW	Brelsford Tyre & Exhaust Centre - Brelsford Tyre and Exhaust, Burgh Road, Skegness, Lincolnshire, PE25 2RA	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	122 m	S	Cavendish Auto Repairs - -, Cavendish Road, Skegness, Lincolnshire, PE25 2QZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
16	155 m	N	Home Choice Flooring Ltd - 187, Roman Bank, Skegness, Lincolnshire, PE25 1SD	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
17	155 m	S	Slipstream Motorcycles - 117, Roman Bank, Skegness, Lincolnshire, PE25 2SW	New Vehicles	Motoring
18	168 m	SW	Pumping Station - Lincolnshire, PE25	Water Pumping Stations	Industrial Features
19	184 m	W	Hirebase - 23, Burgh Road, Skegness, Lincolnshire, PE25 2SD	Construction and Tool Hire	Hire Services
20	202 m	E	Phoneze - 30, Sunningdale Drive, Skegness, Lincolnshire, PE25 1AZ	Radar and Telecommunications Equipment	Industrial Products
21	237 m	SW	Skegness Cream Ice Co Lincs Ltd - Skegness Ice Cream Company, Cavendish Road, Skegness, Lincolnshire, PE25 2QZ	Dairy Products	Foodstuffs
22	246 m	N	Sunseeker Mobility - 205-207, Roman Bank, Skegness, Lincolnshire, PE25 1SD	Disability and Mobility Equipment	Consumer Products

This data is sourced from Ordnance Survey.



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Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

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

ID	Distance	Direction	Company	Address	Status
2	12 m	E	ASDA	Roman Bank, Skegness, Lincolnshire, PE25 1RZ	Open
10	108 m	SW	OBSOLETE	Burgh Road, Cavendish Road, Skegness, Lincolnshire, PE25 2RA	Obsolete

This data is sourced from Experian Catalist.

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.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
4	28 m	E	Asda Stores Ltd (Formerly Rontec Watford Ltd), North End Service Station, Roman Bank, Skegness, Lincolnshire, PE25 1RX	East Lindsey District Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Dangerous industrial substances (D.S.I. List 2)

Under the Dangerous Substances Directive (76/464/EEC), industrial facilities that use pollutants included on the 'List 2' of dangerous substances (considered to be less harmful than the substances included on List 1) should try to reduce their discharge to the environment. This data is presented as a historical archive and does not necessarily represent any current processes being carried out.

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



ID	Distance	Direction	Details	
6	51 m	NE	Name: Tcs Peterborough Status: Not Active Receiving Water: Na	Authorised Substances: pH
7	51 m	NE	Name: Service Station Status: Not Active Receiving Water: Na	Authorised Substances: pH

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

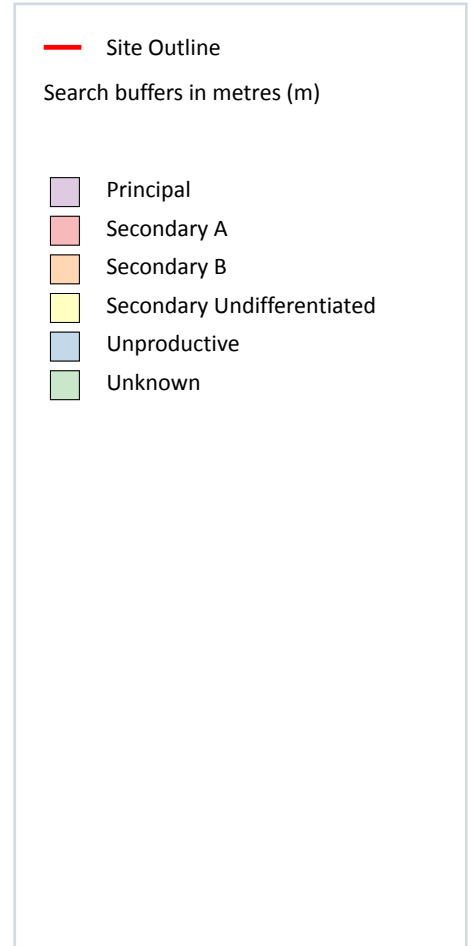
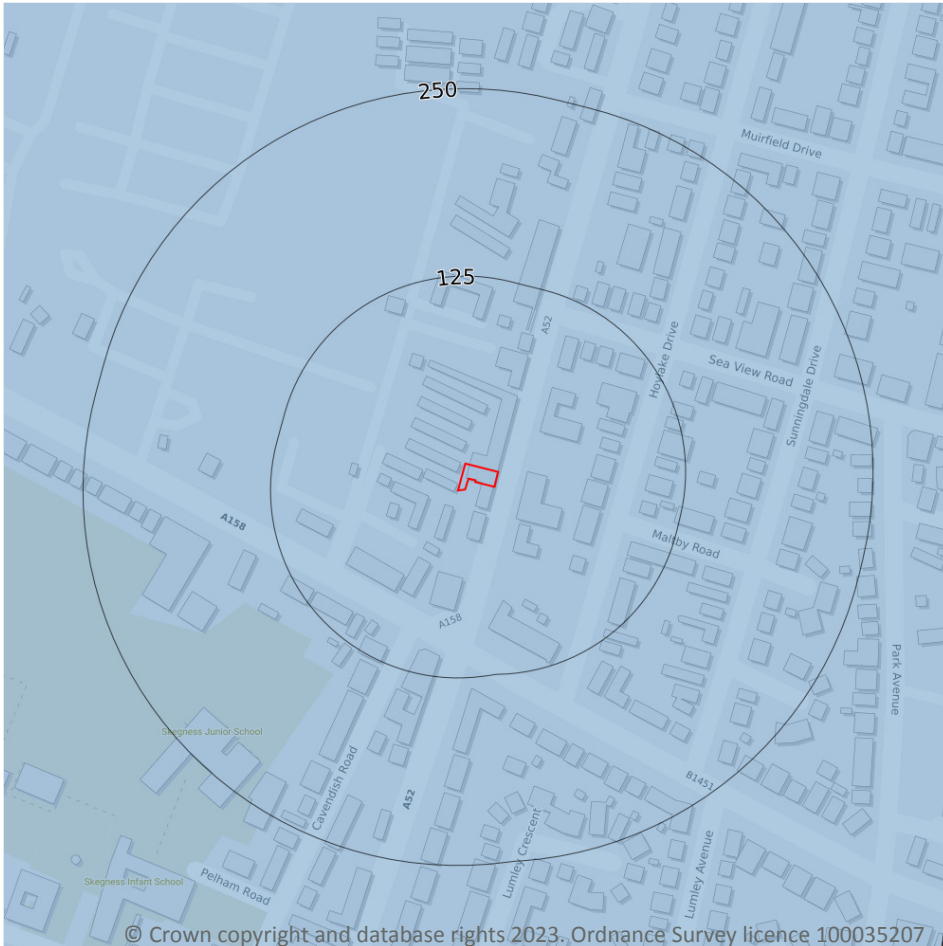


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Superficial hydrogeology



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	Unproductive

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

Superficial geology

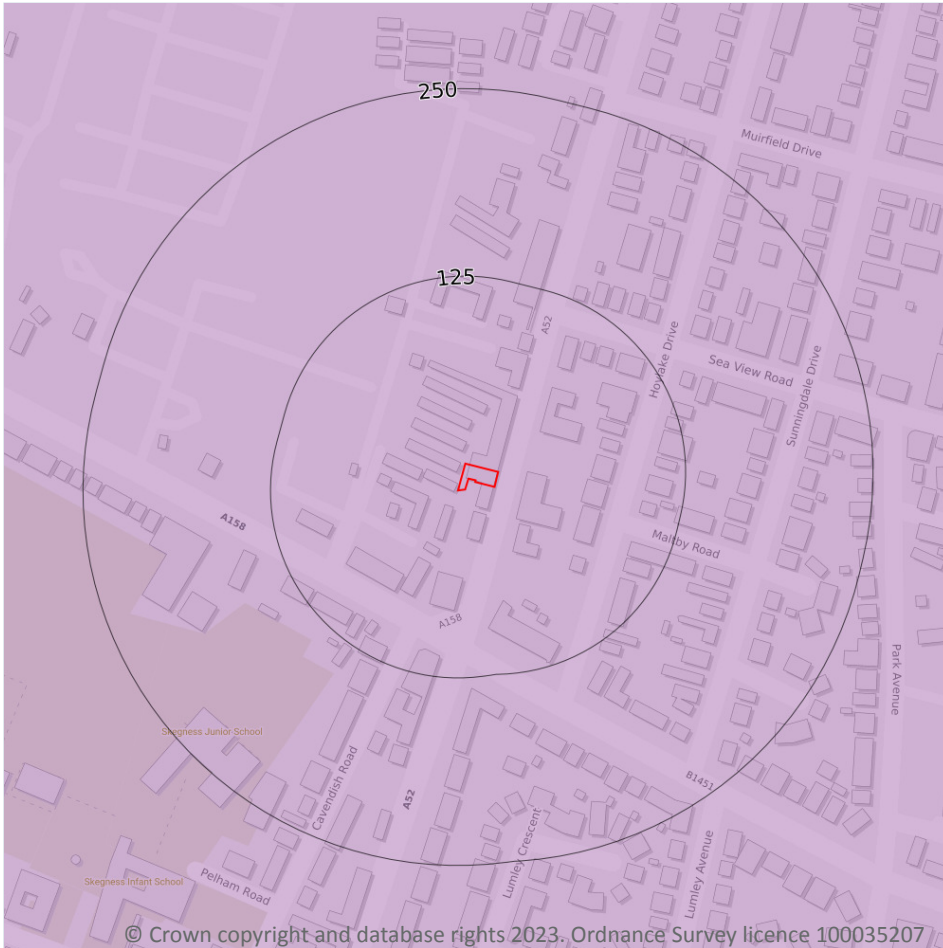
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TIDAL FLAT DEPOSITS	TFD-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.



Bedrock hydrogeology



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

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	Principal

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

Bedrock geology

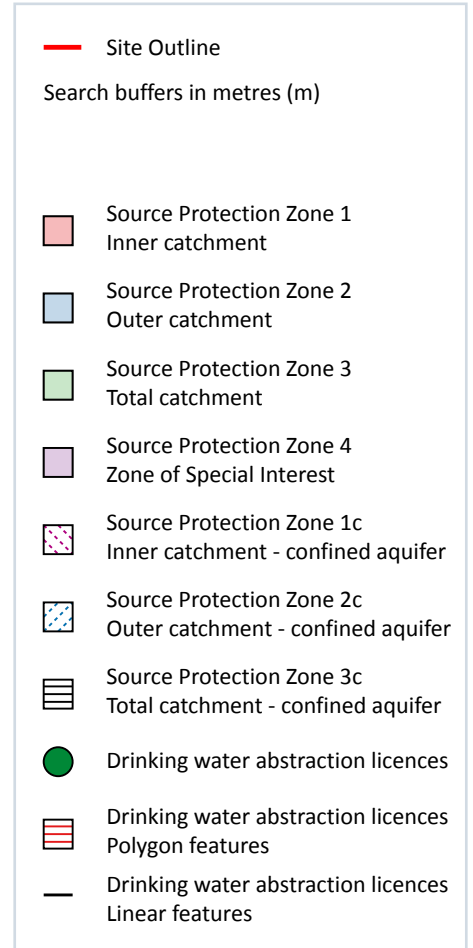
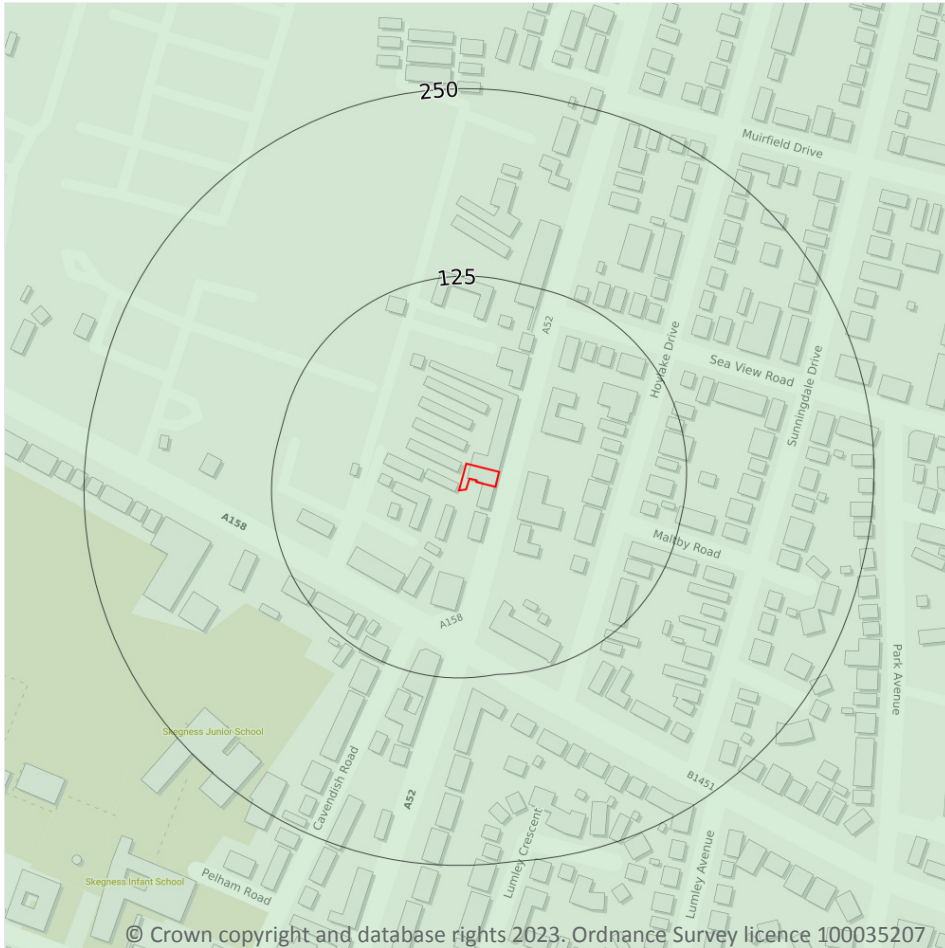
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
FERRIBY CHALK FORMATION	FYCK-CHLK	CHALK

This data is sourced from British Geological Survey.



Source Protection Zones and drinking water abstractions



Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	Zone: 3 Description: Total catchment

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



Flooding

Low-Moderate risk

Summary

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on [page 53](#) >.

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

Next steps

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 ↗

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.

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[Flood defences](#) >

[Groundwater 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 53](#) >

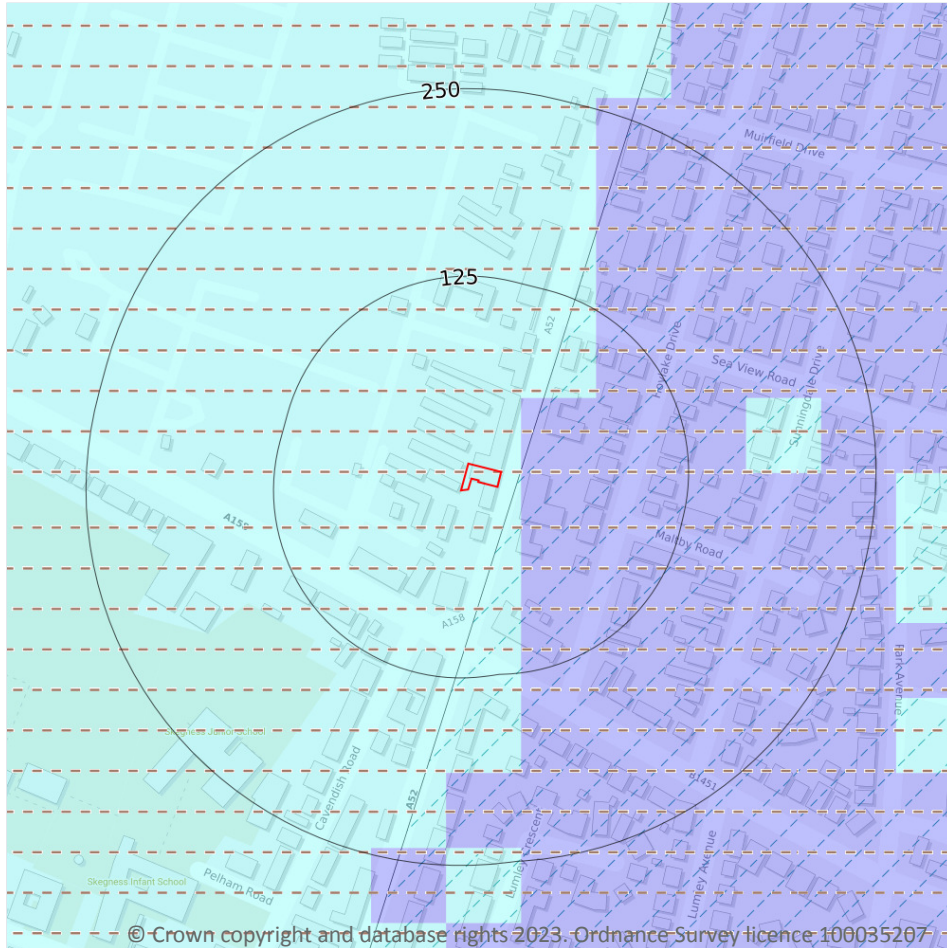


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Grid ref: 556573 364047

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 53 >](#) 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.

Flooding / Flood defences



Proposed flood defences

There are proposed flood defences near to the property. Current flood risk is assessed in the Risk of Flooding From Rivers and the Sea section, and will not be affected by the proposed schemes until they are constructed.

The flood defences have been proposed by the Environment Agency, who have supplied this information to Groundsure.

Please see the map provided to determine whether the property will benefit from the proposed schemes identified.

Distance	Direction	Projected Spend	Standard of Protection	Number of households to benefit	Details
0	on site	Year 1: £5,220,000 Year 2: £7,150,000 Year 3: £7,266,000 Year 4: £9,069,000 Year 5: £0	0	20280	Project Name: Lincshore 2010 to 2015 Project Reference: ANS401E/001B/001A Flood Type: Sea Flooding



Flooding / Groundwater flooding

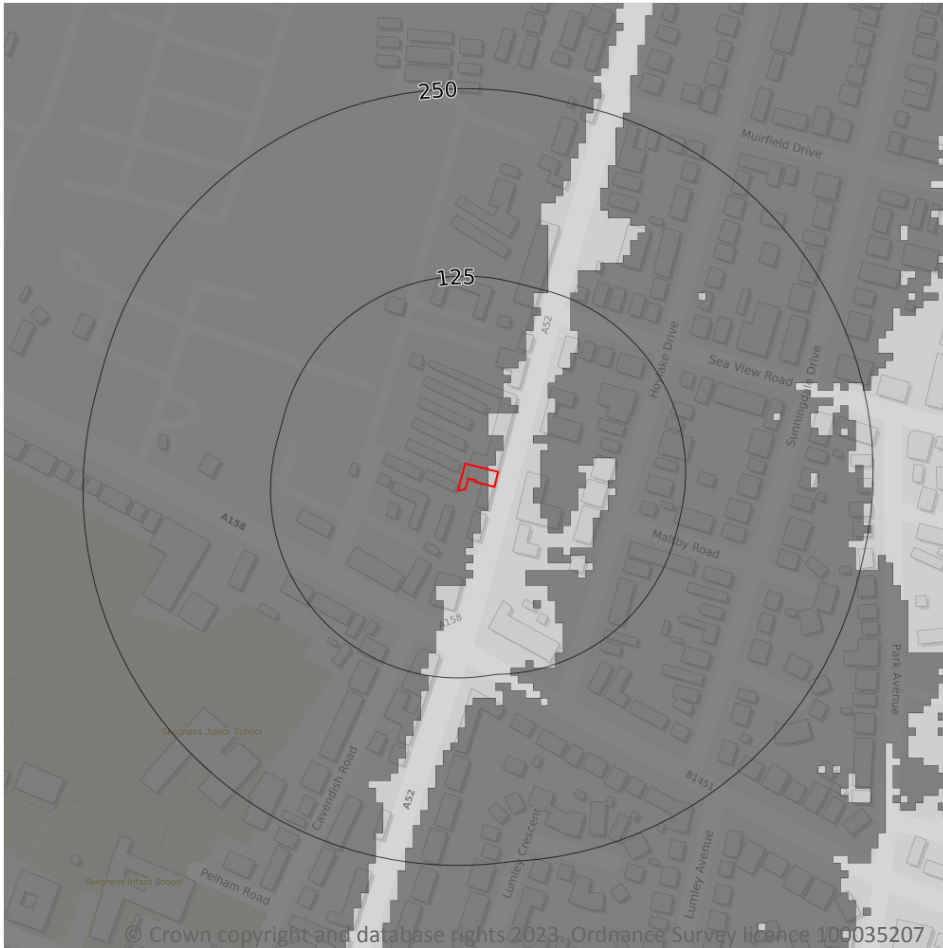


Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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.



Flooding / Ambiental FloodScore™ insurance rating



Site Outline

Search buffers in metres (m)

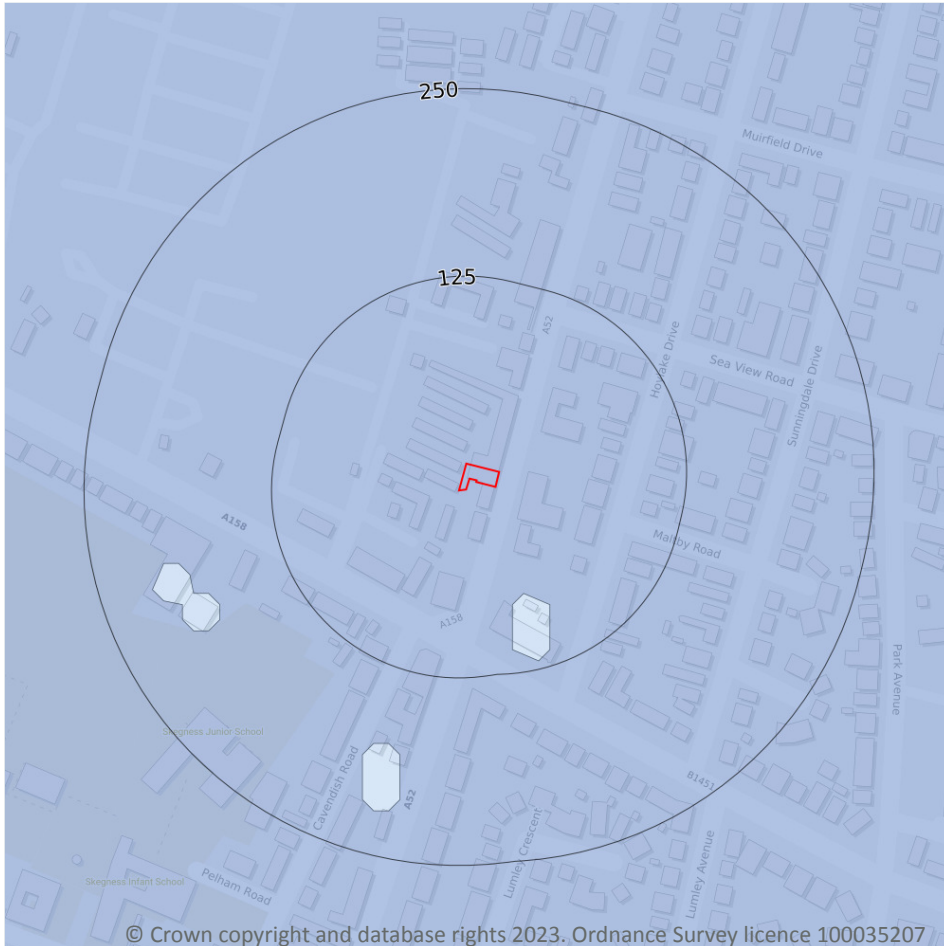
- Very High
- High
- Moderate-High
- Moderate
- Low

The property has been rated as having a Very 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



— Site Outline

Search buffers in metres (m)

□ Flood zone 2

■ Flood zone 3

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



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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	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

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 34](#) > 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 53](#) >



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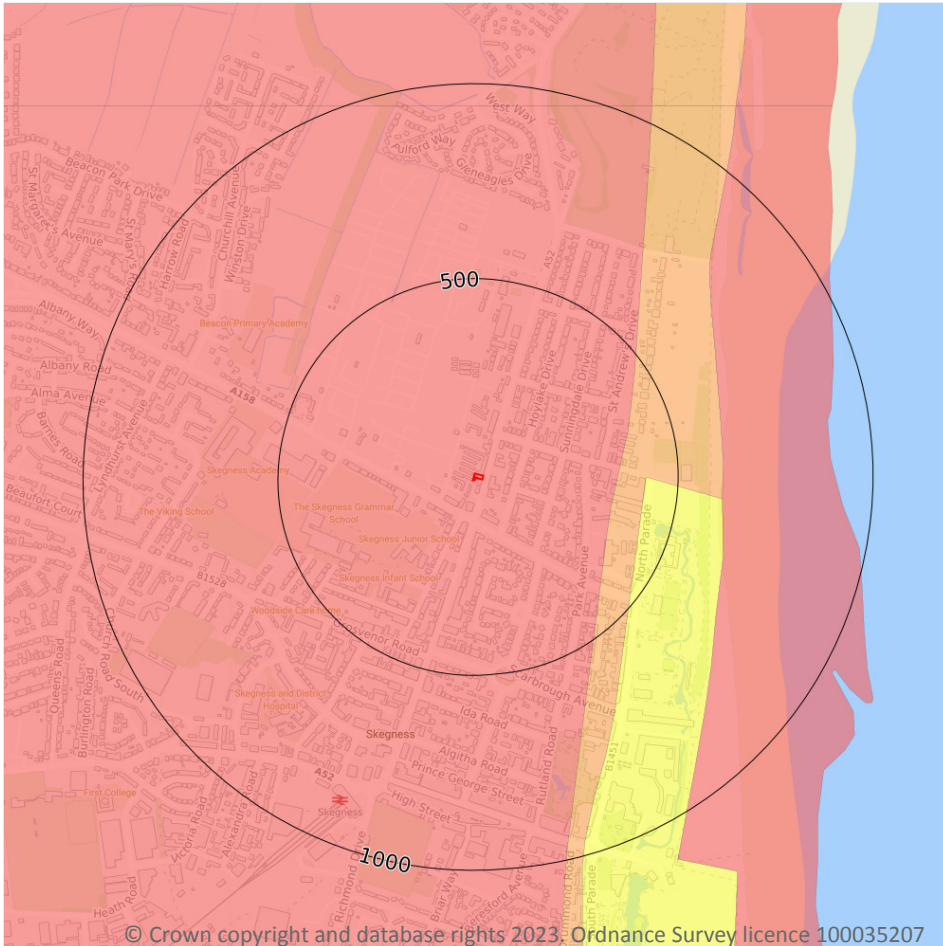
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Ground stability / Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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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

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

Please see [page 4](#) > for further advice. Additionally, see [page 38](#) > for details of the identified issues.

Oil and gas areas
Oil and gas wells

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
Planned Single Wind Turbines
Existing Wind Turbines
Proposed Solar Farms
Existing Solar Farms

Identified
Identified
Not identified
Identified
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
Energy Infrastructure Projects

Not identified
Not identified
Identified

Next steps

Oil and gas

The property is situated within an area that has been offered and awarded in the 14th round of licensing to a private company for oil and gas exploration. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells sections of this report can help to determine if there are any active or proposed activities within the area.

You may wish to visit the website of any identified operator for further information or the North Sea Transition Authority's website for further information on the licensing process <https://www.nstauthority.co.uk/licensing-consents/licensing-rounds/onshore-petroleum-licensing-rounds/#tabs> ↗

Wind

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



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- 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.

- 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

[Oil and gas](#) >

[Wind and solar](#) >

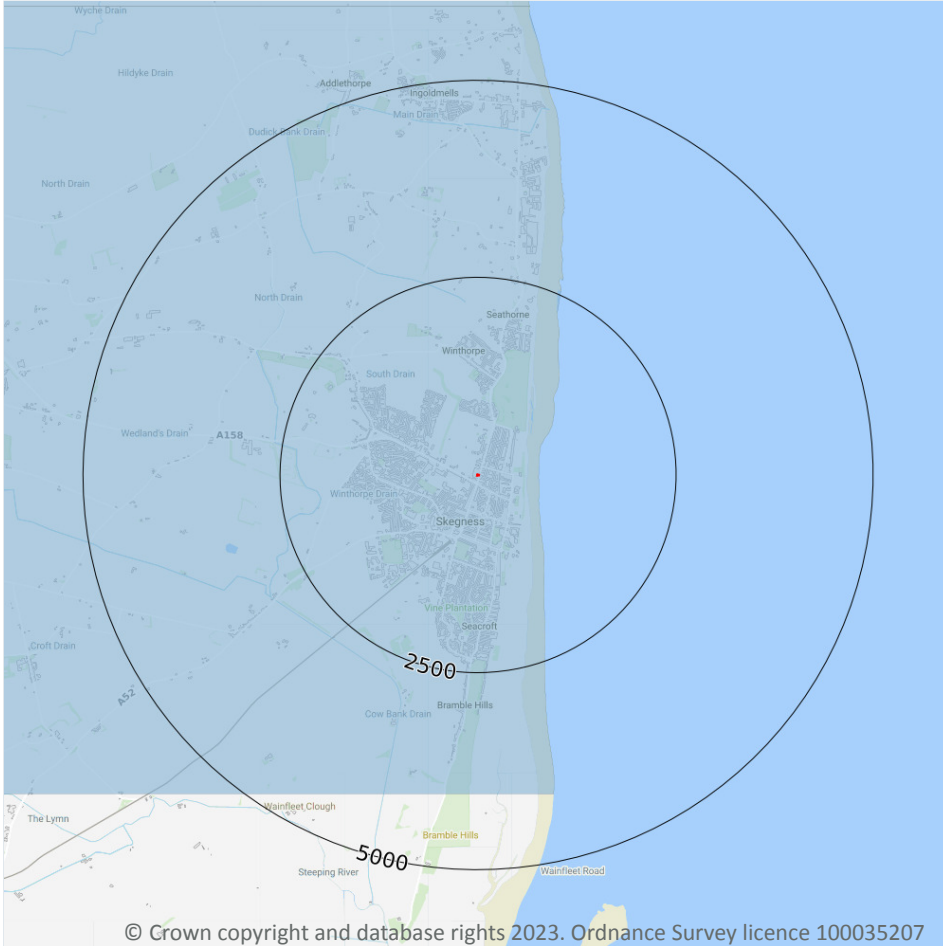
[Energy Infrastructure](#) >

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

You can find our methodology and list of limitations on [page 53](#) >



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

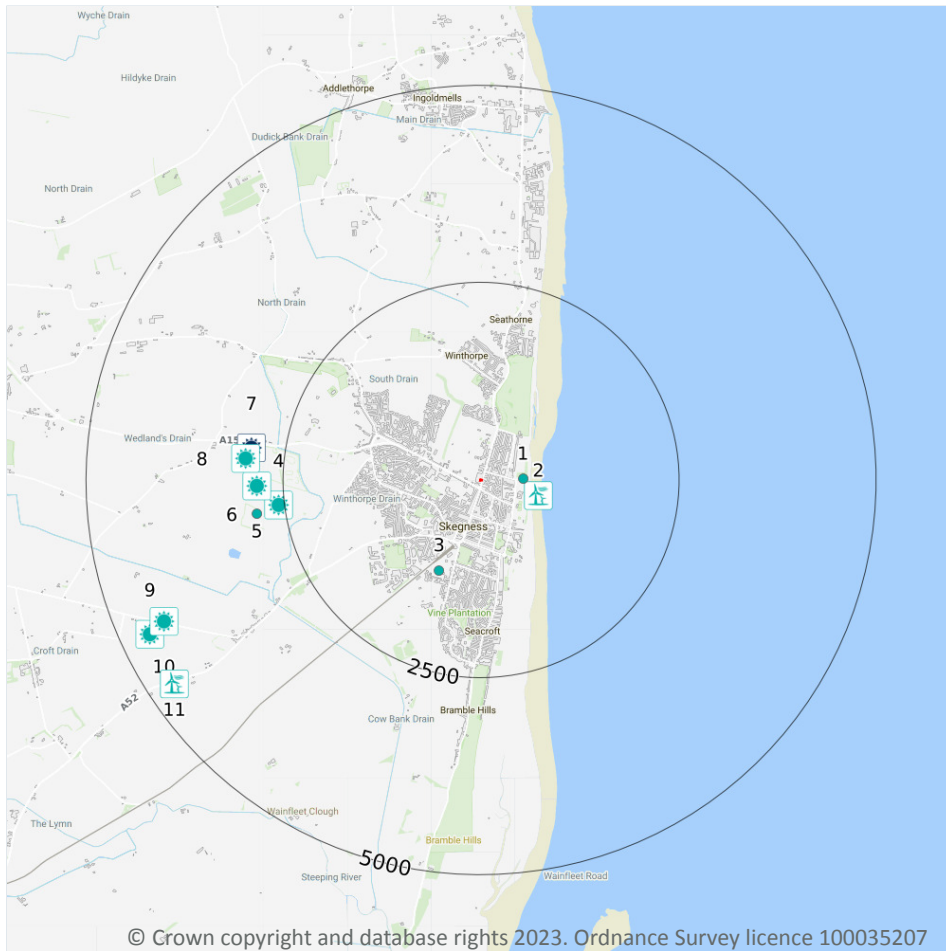
Potential future exploration areas

These are broad areas that have been offered out by the Government, which may in the future be licensed by private companies for oil and gas exploration.

Distance	Direction	Block Reference	Offered Block Status
0	on site	TF56	Offered for award to GDF SUEZ E&P UK LIMITED






This data is sourced from the North Sea Transition Authority (NSTA).

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	
2	741 m	E	Site Name: Wells-Next-The-Sea, Kings Lynn & West Norfolk, Norfolk, NR23 Planning Application Reference: 08/02745/S36 Type of Project: Offshore Wind Farm	Application Date: 2008-12-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises Round 2 offshore wind farm at Docking Shoal . The Docking Shoal Wind farm is approximately 21km from north Norfolk coast and 27km from Lincolnshire coast. Between 83 and 166 turbines Approximate Grid Reference: 557300, 363850
11	4-5 km	SW	Site Name: Land Adj. Coddingtons Yard, Croft Bank, Skegness, Croft, Lincolnshire, PE24 4RL Planning Application Reference: S/039/01184/12 Type of Project: Wind Farm	Application Date: 2012-07-27 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises planning permission - a wind energy development comprising of the construction up to 25 year operation and subsequent decommissioning of up to six wind turbines, each with a maximum overall tip height (to vertical blade tip) of up to 100m above ground level, together with access tracks, temporary works, hardstanding areas, electricity substation and cabling and alterations to the vehicular access off the A52. Approximate Grid Reference: 552681, 361460

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	518 m	E	Site Name: X Site Skatepark Sea View Pullover, Skegness, Lincolnshire, PE25 1BF Planning Application Reference: S/153/00461/09 Type of Project: Wind Turbine/Solar Panels	Application Date: 2009-03-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises alterations to x site skatepark to provide 2 solar panels and to include the siting of a wind turbine to a maximum height of 21 metres. Approximate Grid Reference: 557104, 364065
3	1-2 km	SW	Site Name: Tesco Supermarket Richmond Drive, Skegness, Lincolnshire, PE25 3TN Planning Application Reference: S/153/00165/09 Type of Project: Wind Turbine	Application Date: 2009-03-09 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises siting of a 6 kw wind turbine to a maximum height of 10.6 metres and associated works within car park. Approximate Grid Reference: 556040, 362903
6	2-3 km	W	Site Name: Middlemarsh Landfill Site, Middlemarsh Road, Burgh le Marsh, Skegness, East Lindsey, Lincolnshire, PE24 5AD Planning Application Reference: S/023/01646/13 Type of Project: Wind Turbine	Application Date: 2013-08-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises planning permission - construction of a single wind turbine with a maximum blade to tip height of 90m, micrositing and associated infrastructure including areas of hard standing, cont Approximate Grid Reference: 553723, 363614

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.



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ID	Distance	Direction	Address	Details	
7	2-3 km	W	Skegness Solar Park, Land at Coronation Fmar, Burgh Road West, Skegness, Lincs	Contractor: Skegness Solar Park LPA Name: East Lindsey District Council Capacity (MW): 4.9	Application Date: 10/09/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 01/12/2015

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	
4	2-3 km	W	Land at Coronation Farm, Burgh Road West, Skegness, Lincolnshire	Applicant name: Ms S. Bell Application Status: Discharge of Planning Conditions Application Date: 30/09/2015 Application Number: S/023/01849/15/DC	Planning Permission - Installation of a ground mounted 6.5MWp Solar farm to a maximum height of 2.973m and the associated infrastructure including security fencing to a maximum height of 2.1m, underground cabling, inverter units, 2no. substations, maintenance roads, a storage area and 14no. CCTV cameras, in accordance with additional plan received by the Local Planning Authority on 16th October 2014 from the applicant's agent, in accordance with amended plans, documents and additional documents received by the Local Planning Authority from the applicant's agent on 30th and 31st October and 13th, 18th, 19th and 20th November 2014 (discharge of condition 11 on S/023/01092/14).



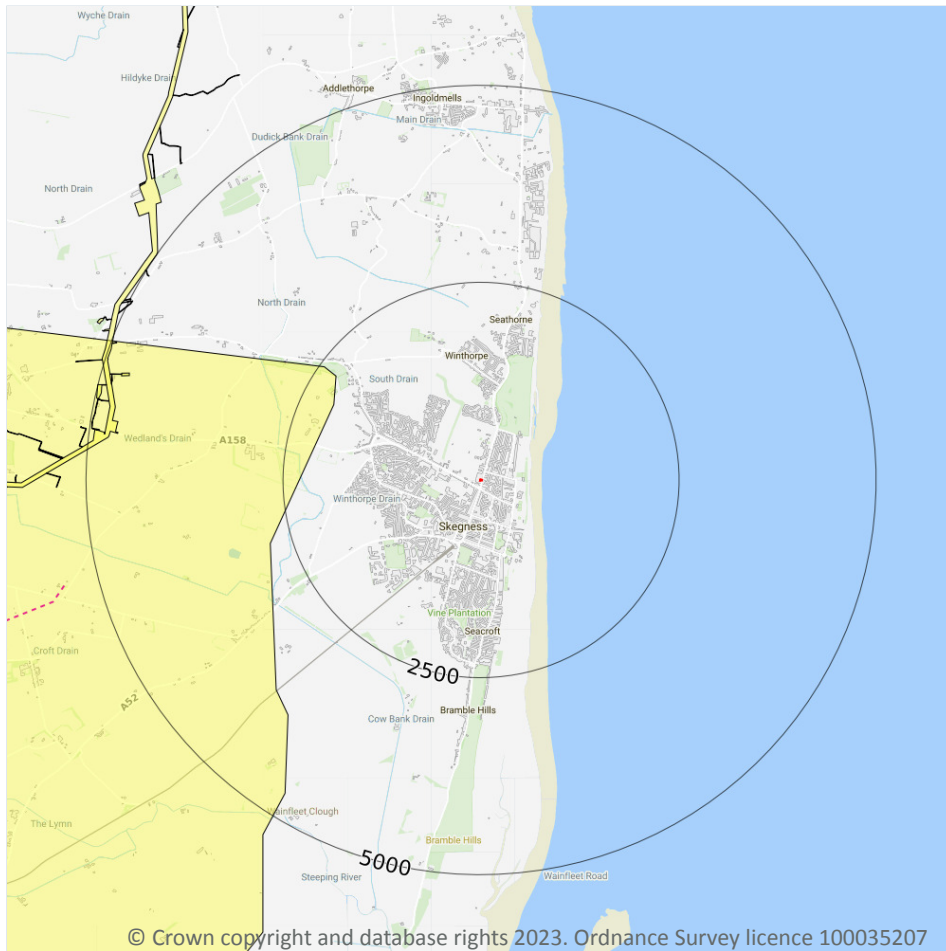
ID	Distance	Direction	Address	Details	
5	2-3 km	W	SKEGNESS GEAIN LTD, BURGH ROAD TRADING ESTATE, BURGH ROAD WEST, SKEGNESS, LINCOLNSHIRE	Applicant name: Skegness Solar Park Ltd Application Status: EIA - Screening Option Application Date: 04/06/2014 Application Number: S/023/01101/14	Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the installation of a 6.5MWp Solar farm and the associated infrastructure including security fence, underground cabling, inverter units, 2no. substations and CCTV cameras.
8	2-3 km	W	SKEGNESS SOLAR PARK LTD LAND AT CONRONATION FARM BURGH ROAD WEST SKEGNESS LINCOLNSHIRE. PE24 4UF	Applicant name: Skegness GrainLTD Application Status: Full Planning Permission Application Date: 04/06/2014 Application Number: S/023/01092/14	Planning Permission - Installation of a ground mounted 6.5MWp Solar farm to a maximum height of 2.973m and the associated infrastructure including security fencing to a maximum height of 2.1m, underground cabling, inverter units, 2no. substations, maintainainance roads, a storage area and 14no. CCTV cameras.
9	4-5 km	SW	Land off Hylands Farm, Low Road, Croft	Applicant name: Mr. J. John Cheffins Application Status: Full Planning Permission Application Date: 16/07/2014 Application Number: S/039/01432/14	Planning Permission - Installation of 2no. 250kw ground mounted solar photovoltaic array systems (total of 2000 panels) with a maximum panel height of up to 2.25 metres and the associated infrastructure including fencing to the maximum height of 1.8m, under ground cabling, inverter units, Glass reinforced plastic (GRP) units and 2no. compounds.



ID	Distance	Direction	Address	Details	
10	4-5 km	SW	Land off Hylands Farm, Low Road, Croft, Skegness, Lincolnshire	Applicant name: Ms. M. Molly Application Status: Discharge of Planning Conditions Application Date: 22/09/2015 Application Number: S/039/01773/15/DC	Planning Permission - Installation of 2no. 250kw ground mounted solar photovoltaic array systems (total of 2000 panels) with a maximum panel height of up to 2.25 metres and the associated infrastructure including fencing to the maximum height of 1.8m under ground cabling, inverter units, Glass reinforced plastic (GRP) units and 2no. compounds, in accordance with amended plans received by the Local Planning Authority on 15th August 2014 (discharge of condition 2 on S/039/01432/14)

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

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

Large Energy Projects

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

Distance	Direction	Details	Summary
2-3 km	NW	Operator: Total Energies and Corio Generation Site Name: Outer Dowsing Offshore Wind (Onshore Scoping Area) Stage: Pre application	The Outer Dowsing Offshore Wind project comprises an offshore wind farm and associated offshore and onshore infrastructure including offshore and onshore high voltage electricity cables, onshore and offshore electricity substation(s), connection(s) to the National Grid and ancillary and temporary works.

Distance	Direction	Details	Summary
4-5 km	W	Operator: Triton Knoll Offshore Wind Farm Limited Site Name: Triton Knoll Electrical System Stage: Granted	Triton Knoll Electrical System works are needed to transmit the electricity generated by the consented Triton Knoll Offshore Wind Farm to the National Grid. with section 35) that these works require development consent under the Planning Act 2008. The electrical system will include: onshore and offshore buried export cables and associated works; an intermediate electrical compound to provide voltage stability and compensate for electrical losses; and a substation located in the vicinity of the grid connection point.

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 53](#) >



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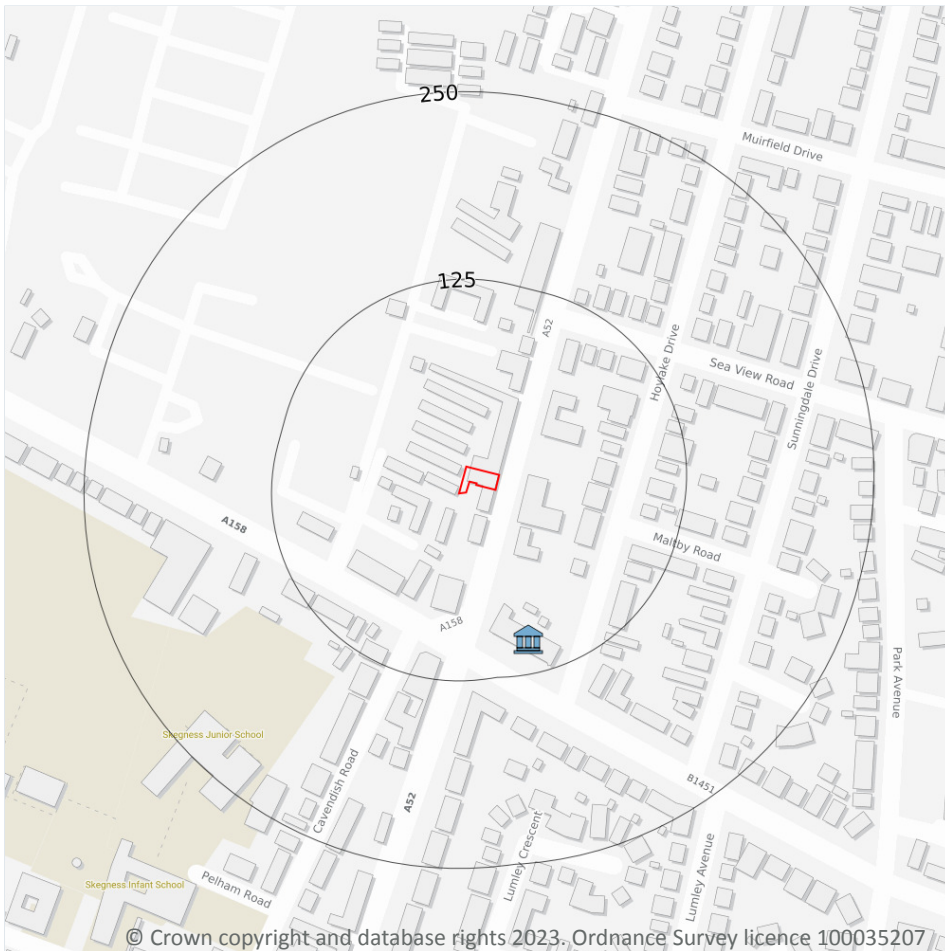
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Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

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
102 m	S	The Ship Hotel	II	1236694	22/03/1988

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



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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	Not identified	Dangerous industrial substances (D.S.I. List 2)	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	Identified
Current or recent petrol stations	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	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified

Proposed flood defences **Identified**

Surface water flood risk	Not identified
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Groundwater flooding **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
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Non-natural ground subsidence

Coal mining	Not identified
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Non-coal mining	Not identified
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Mining cavities	Not identified
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Infilled land	Not identified
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Radon

Radon	Not identified
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Coastal Erosion

Complex cliffs	Not identified
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Projections with intervention measures in place	Not identified
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Projections with no active intervention	Not identified
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Oil and gas

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

Wind and solar

Wind farms	Not identified
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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
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National Grid energy infrastructure	Not identified
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Power stations	Not identified
----------------	----------------

Nuclear installations	Not identified
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Large Energy Projects **Identified**

Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
--------------------------------------	----------------

National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Planning constraints

Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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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.



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

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↗ 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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