

Specimen Address, Specimen Town

## Professional opinion



### Contaminated Land

**Moderate-High:  
Action Required**

page 14



### Flood Risk

**Moderate**

page 30

Consultant's guidance and recommendations inside.



### Operational Environmental Risk

**Low-Moderate**

page 5



### Ground Stability

**Identified**

page 32



### Radon

**Passed**



### Energy

**Identified**

page 35



### Transportation

**Identified**

page 39



### Planning Constraints

**Identified**

page 41

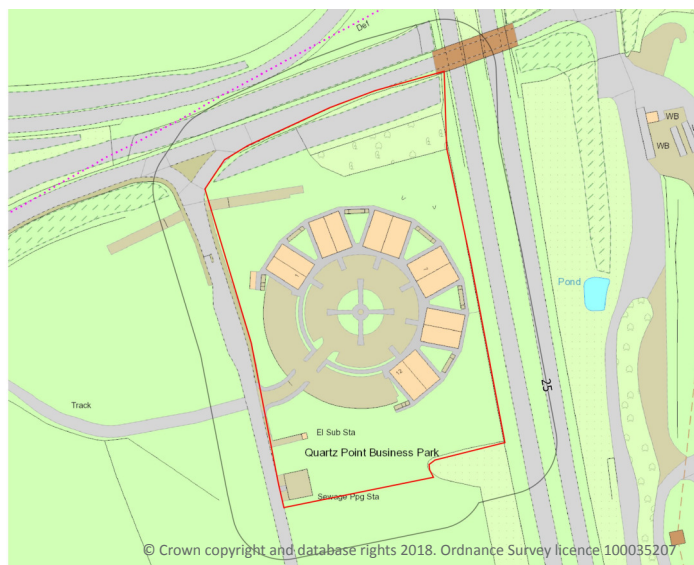


### Planning Applications

Not selected

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**Reviewed by:** K Goodall MSc PIEMA



## Contaminated land liability

### 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?

**Likely**

### Banking security

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

**No**

### Environmental liability

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

**Likely**

## Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

### Contaminated land

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- Undertake enquiries with the Local Authority and/or the Environment Agency in respect to the status of the identified landfill, particularly in regard to any gas and/or leachate monitoring.
- Undertake consultations with the Local Authority regarding the status of the site within the authority's Contaminated Land Inspection Strategy. Specifically ascertaining:
  - If the Local Authority are aware of past land uses of concern highlighted within this report;
  - If the site is to be investigated under Part 2A of the Environmental Protection Act 1990; and
  - If it is to be investigated, what priority rating and time scale for investigation has the site been given.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the volume and/or content of the additional information provided. Please contact us for a quote for this service.

### Flood risk

The property is assessed to have a flood risk rating of moderate or higher. Key recommended next steps:

- consider flood prevention measures that may be useful in the property, such as flood gates and barriers or modified airbricks
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion

### Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- if the property has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in
- look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it

- consider property level flood prevention measures that may be useful in the property, such as flood gates and barriers or modified airbricks
- consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported
- further advice on groundwater flooding has been produced by Environment Agency and the Local Government Association and can be found at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/flho0911bugi-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf)

## Ground stability

The property is assessed to lie within an area that has; a moderate to high potential for natural ground subsidence, a risk of natural cavities being present, and/or non-natural ground subsidence risks present. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including by planting trees

## Infilled land

The property is assessed to lie within 25m of an area of infilled land. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence, however be aware recent redecoration of the property may mask signs
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including planting trees
- if structural surveys have not considered the potential effects of being built on a site like this, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers
- unless information is available confirming that suitable ground engineering techniques have been used to protect the property, it is recommended that you contact the Local Authority Planning department to confirm whether protective design measures were used during construction

## Other considerations

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

## HS2

The property lies within 5km of the HS2 route. Key recommended next steps

- consider obtaining a further professional assessment in order to obtain more detailed information of the effects it is likely that the property will experience. Further information on these assessments can be found on the HS2 website [www.gov.uk/government/organisations/high-speed-two-limited](http://www.gov.uk/government/organisations/high-speed-two-limited) or you can email HS2 at the dedicated property owners email address: [residentscommissioner@hs2.org.uk](mailto:residentscommissioner@hs2.org.uk)

## Environmental designations

The property lies within 50m of an environmentally protected site or area. Key recommended next steps:

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

## Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- 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
- consider visiting the area in order more accurately to assess the impact this solar farm would have on the property

## Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

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

## Energy infrastructure

The property lies within 50m of energy or gas transmission infrastructure. Key recommended next steps:

- ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes
- A high pressure underground oil/gas pipeline OR high voltage underground electricity transmission cables has/have been identified to cross the site or very close to the site. This may have implications for any (future) development works at the study site. You can contact the National Grid for further guidance (<https://www.nationalgrid.com/uk>)

## Pylons

The property lies within 500m of a pylon or overhead power line. Key recommended next steps:

- ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes

## 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 the guidance section on **page 2** for further advice.



### Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Please see **page 15** for details of the identified issues.

#### Past Land Use

Low-  
Moderate

#### Waste and Landfill

High

#### Current and Recent Industrial

Low-  
Moderate

#### Operational environmental risk

Low-  
Moderate

## 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 made a best judgement based on the available information that the property is likely to be a business park.

The site has been identified to comprise six units in the centre of the plot, positioned in a semi circular aspect around a central courtyard. The central courtyard and an area to the south west of the buildings are occupied with hardstanding used for car parking purposes. An electricity substation lies in the south east of the site along with a minor sewage pumping station. The remainder of the site is covered with soft landscaping.

### Proposed land use

Groundsure has assumed that the property will continue in the current use.

### Site location

The site lies within the commercial area of Coleshill, features of interest in proximity include: An active landfill of moderate concern 44m to the east of the site with an associated waste permit.

### Surrounding area

**North:** A446 with open land beyond.

**South:** Open land.

**East:** A road with open land beyond.

**West:** An access way with open land beyond.



## Site history

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1888** - The site was situated within an area of open land.
- **1888 - 1955** - No significant changes were noted, however part of a pond was identified in the east of the site by 1937.
- **1966** - A farm had been developed on site comprising two buildings and several adjoined ancillary units in the north and a potential residential dwelling in the south.
- **1983** - The site had been further developed with several additional units across the west. The property was noted to be kennels at this time.
- **1992** - No significant changes were noted.
- **2001** - (Aerial Imagery) The site had been cleared.
- **2011** - (Aerial Imagery) The site had been redeveloped to resemble its current layout.

A historical landfill of significant concern has been identified beneath the site, known to have accepted inert and liquid sludge waste c.1975-1977.

## Surrounding area history

No potentially contaminative land uses have been identified in proximity to the study site.

A historical landfill of significant concern has been identified adjacent to the south of the site, however information regarding the type of waste accepted and operation dates for this facility are not held by Groundsure.

## Environmental permits and register entries

A recorded pollution incident was identified 26m to the south east of the site on 8th April 2003 whereby other specific waste material was noted to have had a minor impact to land.

## Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low-Moderate ongoing operational environmental risk.

## Site setting and overall environmental sensitivity

The site is situated on infilled ground with the underlying geology comprising superficial glaciofluvial deposits underlain by bedrock layers of the Branscombe Mudstone Formation. Groundwater mapping indicates the superficial deposits to be classified as a Secondary A aquifer and bedrock layers to be classified as a Secondary B aquifer.

Potentially vulnerable receptors have been identified including site users and the underlying aquifers. In addition, the site has been identified to lie within a Greenbelt area. Groundsure considers that the property has a moderate environmental sensitivity.

Taking into account the above environmental sensitivity and as the site does not appear to be in current and recent industrial use, there is unlikely to be a significant risk of liabilities under the Environmental Damage

Regulations. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

## Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical land uses on site and in the immediate vicinity. Given the potential for significant contaminant-pathway-receptor relationships to exist at the property, it is recommended that further Environmental Risk Assessments are undertaken at the property. Further recommended assessments are presented in the overview of findings and recommendations. Please refer to the Groundsure Risk Assessment Methodology contained within this report.



## Environmental summary



### 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 river, coastal, surface water and groundwater flooding is moderate.

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

**River and Coastal Flooding**

**Very Low**

**Groundwater Flooding**

**High**

**Surface Water Flooding**

**Low**

**JBA Floodability**

**Low**

**Past Flooding**

**None**

**Flood Storage Areas**

**None**

**NPPF Flood Risk Assessment  
required if site redeveloped?**

**Yes**



### Ground Stability

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

Please see **page 32** for details of the identified issues.

**Natural Ground Stability**

**Moderate-  
High**

**Non-Natural Ground Stability**

**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**





## Energy summary



### Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

**Oil and Gas Areas**

**None**

**Oil and Gas Wells**

**None**



### Wind and Solar

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

**Wind**

**Identified**

Please see the guidance section on **page 2** for further advice. Additionally, see **page 35** for details of the identified issues.

**Solar**

**Identified**



### Energy Infrastructure

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

**Power stations**

**None**

**Energy Infrastructure**

**Identified**

**Projects**

**None**

Please see the guidance section on **page 2** for further advice. Additionally, see **page 37** for details of the identified issues.



## Transportation summary



### HS2

Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Please see the guidance section on **page 2** for further advice. Additionally, see **page 39** for details of the identified issues.

HS2 Route	Identified
HS2 Safeguarding	Identified
HS2 Stations	None
HS2 Depots	None
HS2 Noise	Assessed
HS2 Visual impact	Identified



### Crossrail

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

Crossrail 1 Route	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None
Crossrail 2 Route	None
Crossrail 2 Stations	None
Crossrail 2 Worksites	None
Crossrail 2 Safeguarding	None
Crossrail 2 Headhouse	None



### 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	None
Historical Railways and Tunnels	None
Railway and Tube Stations	None
Underground	None



## Planning summary



### Planning constraints

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

Please see **page 41** for details of the identified issues.

**Environmental Protected Areas**

**Identified**

**Visual and Cultural Protected Areas**

**None**

## Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

### Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

### Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

### Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

### Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

### Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at [projects@groundsure.com](mailto:projects@groundsure.com). The reports start from £1195+VAT, which includes a discount for current reporting.

### Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.





## Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2018. All Rights Reserved

Capture Date: 06/05/2016

Site Area: 2.02ha

## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	2	7
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	1	0
Former landfill (from Environment Agency Records)	2	0	0
Former landfill (from British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	1	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	3

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	3	0	4
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	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	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	2	2



## Contaminated Land



### Past land use



X Site Centre      — Site Outline

-125- Search buffers in metres (m)  
-250-

Former industrial land uses

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

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

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1886
6 m	SE	Nursery	1955
41 m	SE	Unspecified Pit	1955



# Review

Specimen Address, Specimen Town

Grid reference: 420105 285329

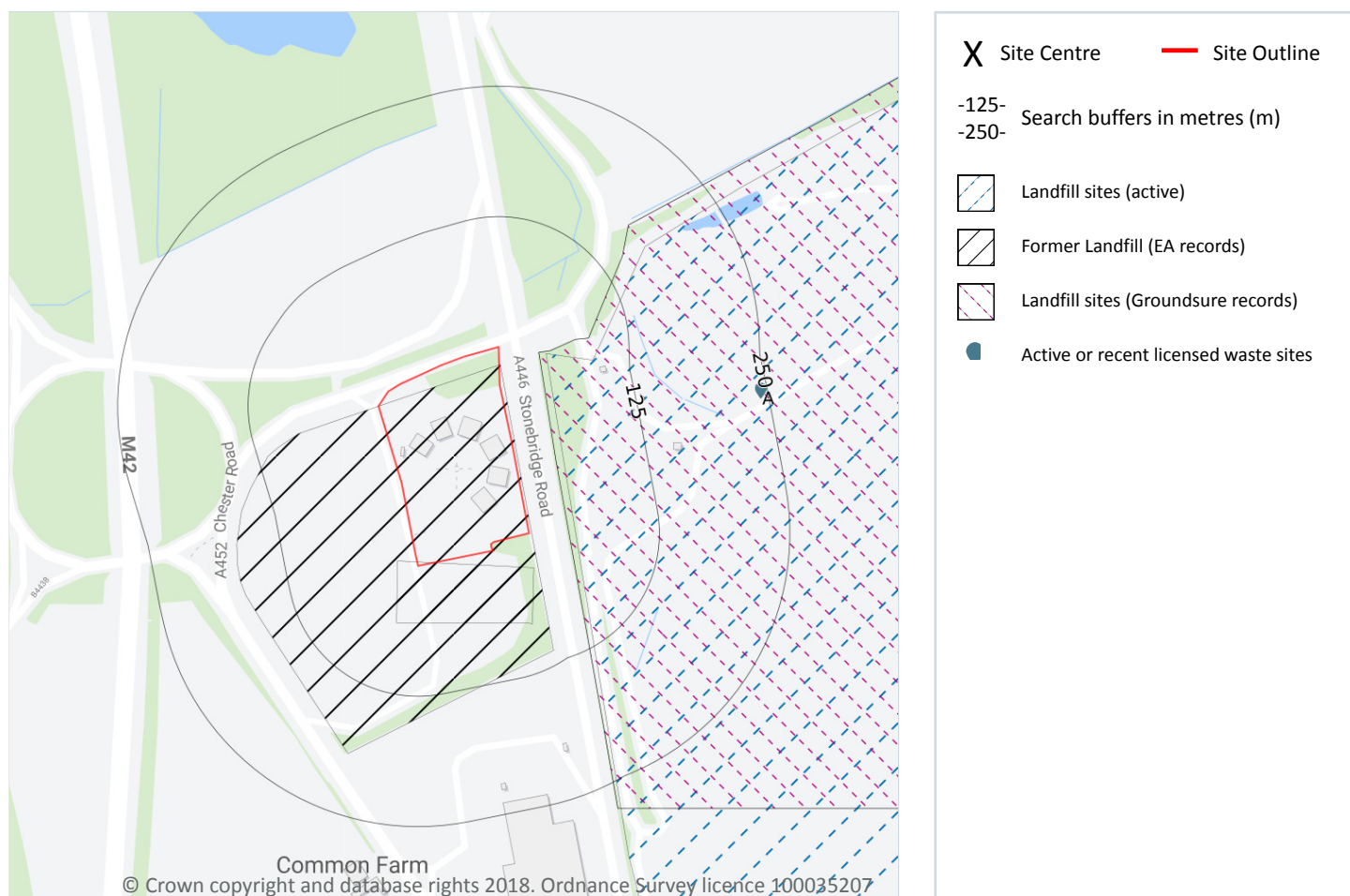
Reference: Review\_Sample\_F\_ser\_3f16

Your reference: GS-TEST

Distance	Direction	Use	Date
61 m	E	Refuse Heap	1981
79 m	W	Cuttings	1978
112 m	SE	Nursery	1967
112 m	SE	Nursery	1981
151 m	W	Unspecified Pit	1978
228 m	W	Cuttings	1978
246 m	W	Cuttings	1978

This data is sourced from Ordnance Survey/Groundsure.

## Waste and landfill



### Former landfill (from Local Authority and historical mapping records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Site Address	Source	Data Type
38 m	E	Refuse Tip	1984 mapping	Polygon

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

## Active or recent landfill

These are records of landfill sites that are operational or are in official closure and aftercare programs. Depending on the nature of the waste these landfill sites have accepted, they may pose a risk of contamination (including from landfill gases). Active landfills can also cause nuisance problems due to noise, dust and odour. However, these effects should be minimised under the conditions of their operating licence.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
44 m	E	Packington Landfill, Packington Lane, Meriden, Coventry, Warwickshire, CV7 7HN	SUEZ Recycling and Recovery UK Ltd	WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE	-

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

## Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Details		
0	on site	Site Address: Brackenlands Farm, Chester Road, Coleshill, Solihull Waste Licence: - Site Reference: - Waste Type: Inert, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 06/05/1975 Last Input: 15/02/1977 Control Measures: -
0	on site	Site Address: Brackenlands Farm, Chester Road, Coleshill, Warwickshire Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -

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

## Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

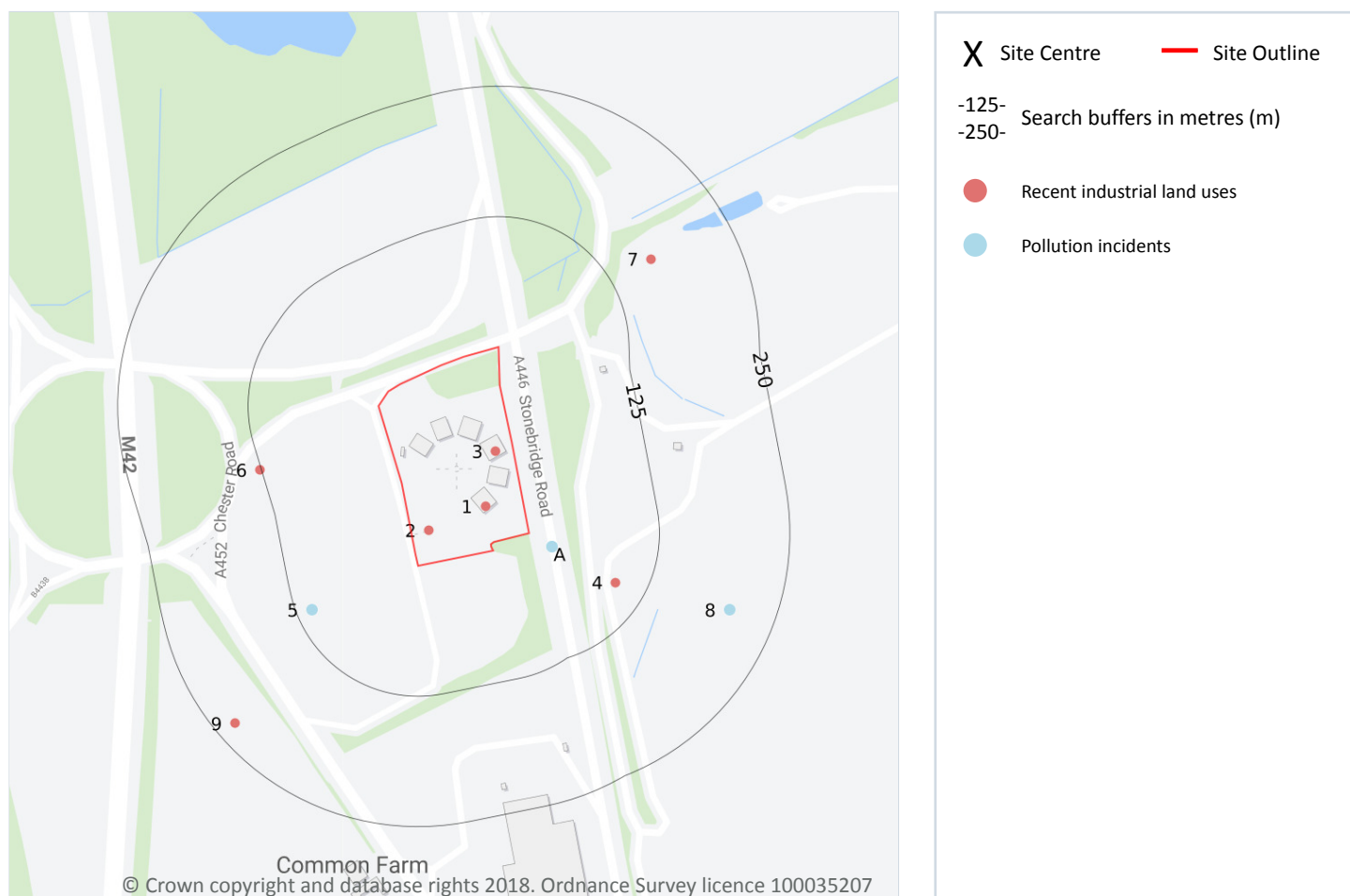
Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
A	243 m	E	Packington Landfill, Packington Lane, Packington, Menden, Warwickshire, CV7 7HN	Physical Treatment Facility	Large	Issued
A	243 m	E	Packington Landfill Site, Packington Lane, Little Packington, Meriden, Warwickshire, CV7 7HN	Composting Facility	Medium	Modified
A	243 m	E	Packington Landfill, Packington Lane, Packington, Meriden, Warwickshire, CV7 7HN	Composting Facility	Medium	To PPC

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



## Current and recent industrial



### 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 the guidance section on **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Rolton Group - The David Rolton Building Twelve Quartz Point, Stonebridge Road, Coleshill, Birmingham, B46 3JL	Civil Engineers	Engineering Services
3	0	on site	Dawnus - Unit 8 Quartz Point, Stonebridge Road, Coleshill, Birmingham, B46 3JL	Civil Engineers	Engineering Services
2	0	on site	Electricity Sub Station - B46	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
4	96 m	SE	Pylon - B37	Electrical Features	Infrastructure and Facilities
6	127 m	W	Pylon - B46	Electrical Features	Infrastructure and Facilities
7	168 m	NE	Pylon - B37	Electrical Features	Infrastructure and Facilities
9	232 m	SW	Pylon - B46	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

### Pollution incidents

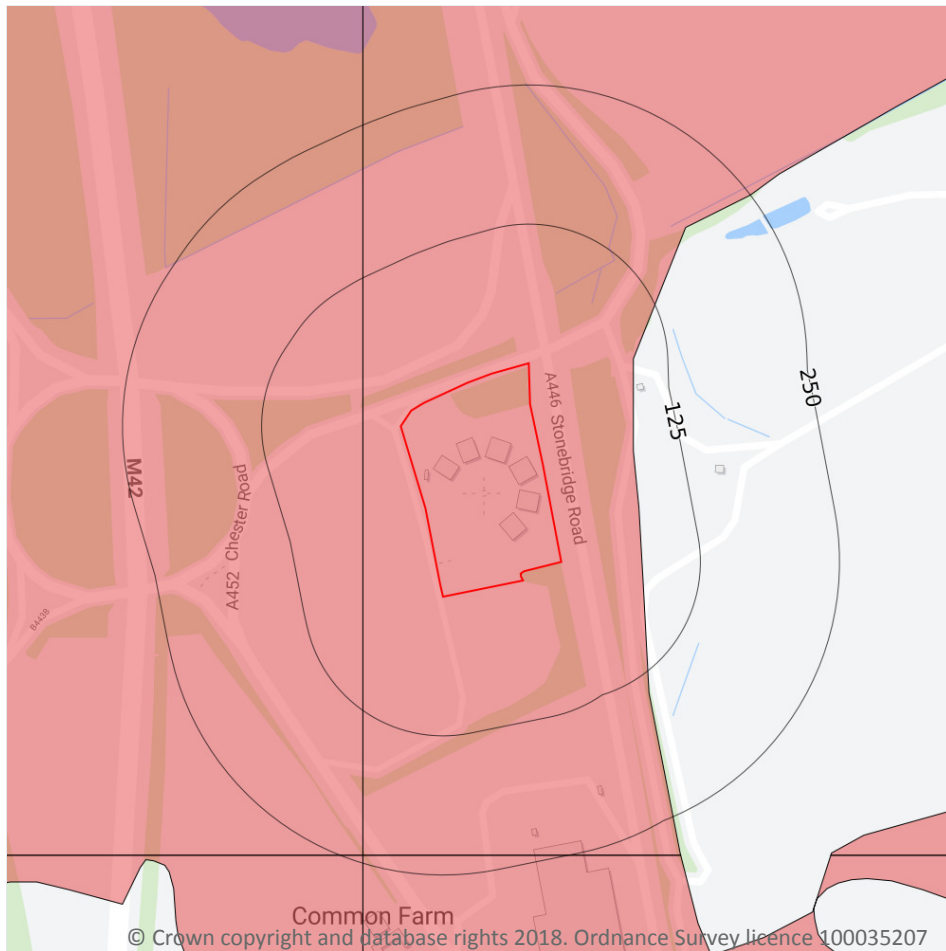
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
A	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
A	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
5	110 m	SW	19/02/2003	Category 4 (No Impact)	Category 4 (No Impact)	Firefighting Run-Off
8	205 m	E	10/08/2003	Category 4 (No Impact)	Category 4 (No Impact)	Not Identified

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

## Superficial hydrogeology



X Site Centre      — Site Outline

-125-  
-250- Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

### Aquifers within superficial geology

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

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Secondary A
34 m	W	Secondary A
232 m	S	Secondary A
243 m	S	Secondary A

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

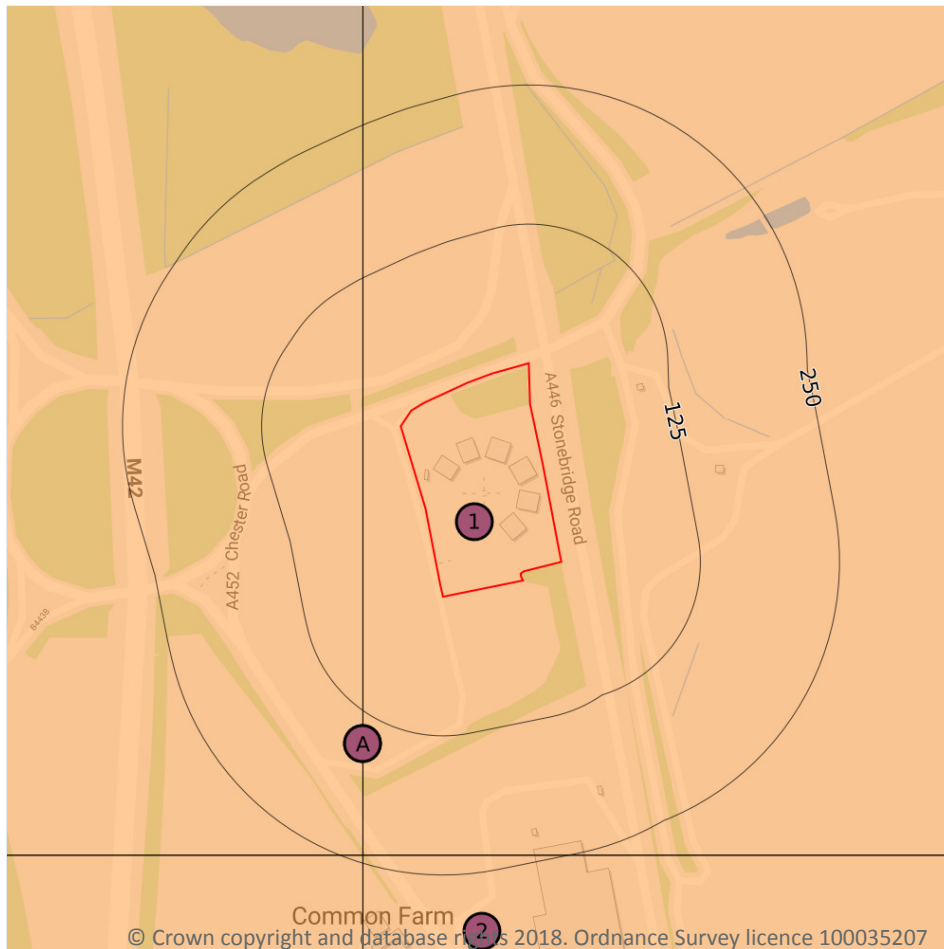
## Superficial geology

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
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.

## Bedrock hydrogeology



- X Site Centre
- Site Outline
- 125- Search buffers in metres (m)
- 250-
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction license

### Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary B
34 m	W	Secondary B
232 m	S	Secondary B
243 m	S	Secondary B

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

### Groundwater abstraction licences

These are records of licences for groundwater abstractions from the aquifers in the area. Abstractions of groundwater can be for uses such as an industrial process that requires large amounts of water, irrigation and drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	0	on site	Licence No: 03/28/11/0065 Use of groundwater: General Farming & Domestic Direct source: Groundwater Midlands Region Abstraction point: BRACKENLANDS FARM, COLESHILL - WELL Data type: Point	Annual volume (m <sup>3</sup> ): Max daily volume (m <sup>3</sup> ): Original application No: Original start date: 06/12/1965 Version start date: 06/12/1965
A	151 m	SW	Licence No: 03/28/11/0081 Use of groundwater: General Use Relating To Secondary Category (Medium Loss) Direct source: Groundwater Midlands Region Abstraction point: MELBICK NURSERIES, CHESTER ROAD - DEEP WELL Data type: Point	Annual volume (m <sup>3</sup> ): 5852.98 Max daily volume (m <sup>3</sup> ): 97.7 Original application No: Original start date: 31/12/1965 Version start date: 01/04/2008
A	151 m	SW	Licence No: 03/28/11/0081 Use of groundwater: General Use Relating To Secondary Category (Medium Loss) Direct source: Groundwater Midlands Region Abstraction point: MELBICK NURSERIES, CHESTER ROAD. - SHALLOW WELL Data type: Point	Annual volume (m <sup>3</sup> ): 5852.98 Max daily volume (m <sup>3</sup> ): 97.7 Original application No: Original start date: 31/12/1965 Version start date: 01/04/2008

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

## 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
BRANSCOMBE MUDSTONE FORMATION	BCMU-MDST	MUDSTONE

This data is sourced from British Geological Survey.

## Hydrology



- X** Site Centre      **—** Site Outline
- 125-** Search buffers in metres (m)
- 250-**
- Surface Water Abstractions
- Tidal River
- Underground Tidal River
- Inland River
- Underground Inland River
- Foreshore
- Canal
- Underground Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

### Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
66 m	N	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
77 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
107 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
119 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
119 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
125 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
132 m	E	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
139 m	SE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
140 m	SE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
143 m	SE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
167 m	E	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

# Review

Specimen Address, Specimen Town

Grid reference: 420105 285329

Reference: Review\_Sample\_F\_ser\_3f16

Your reference: GS-TEST

Distance	Direction	Details
169 m	E	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
176 m	NE	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
213 m	NW	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
220 m	N	Name: Not specified Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

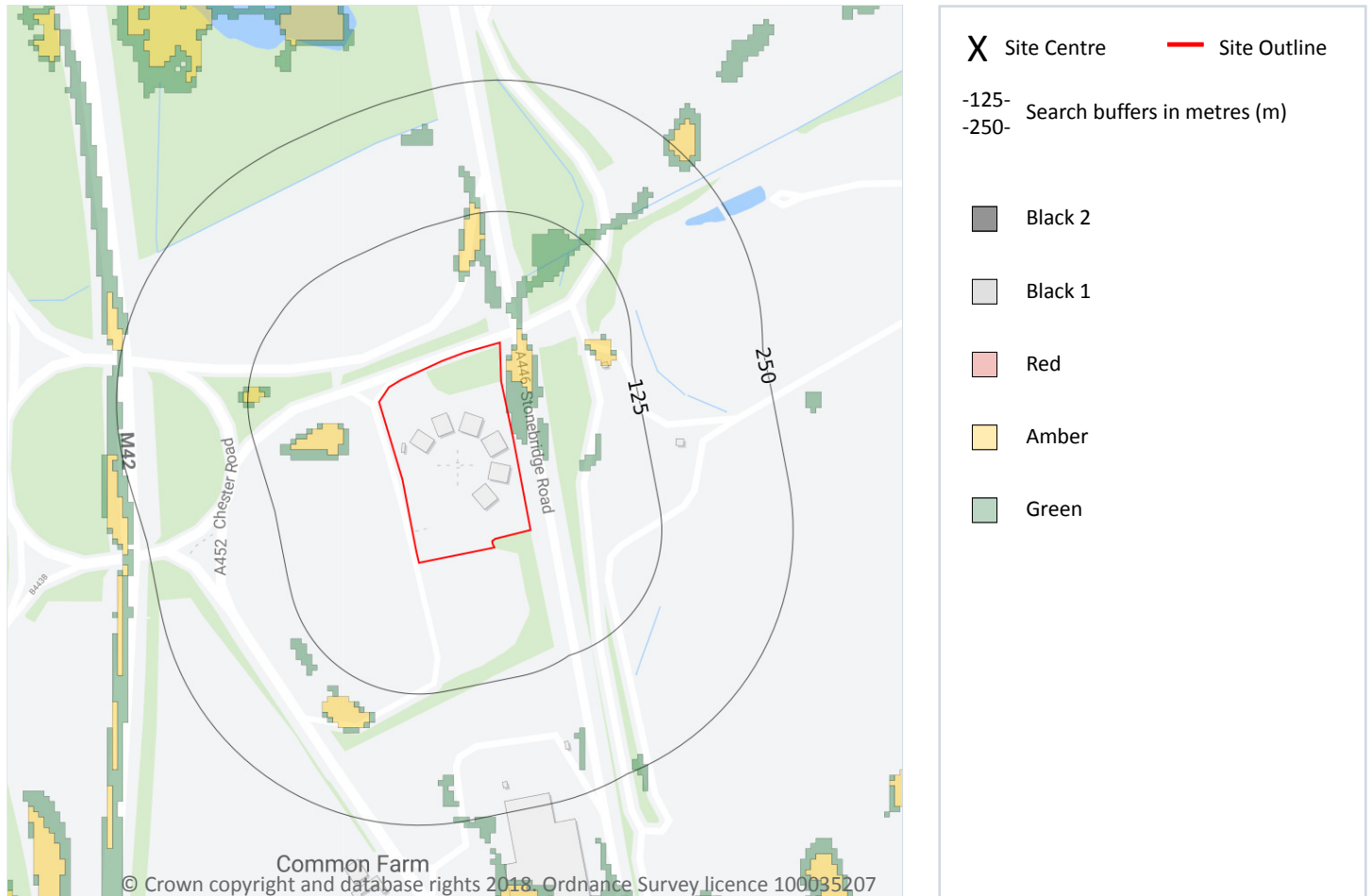
This data is sourced from Ordnance Survey.



## Flood



### JBA Floodability Rating

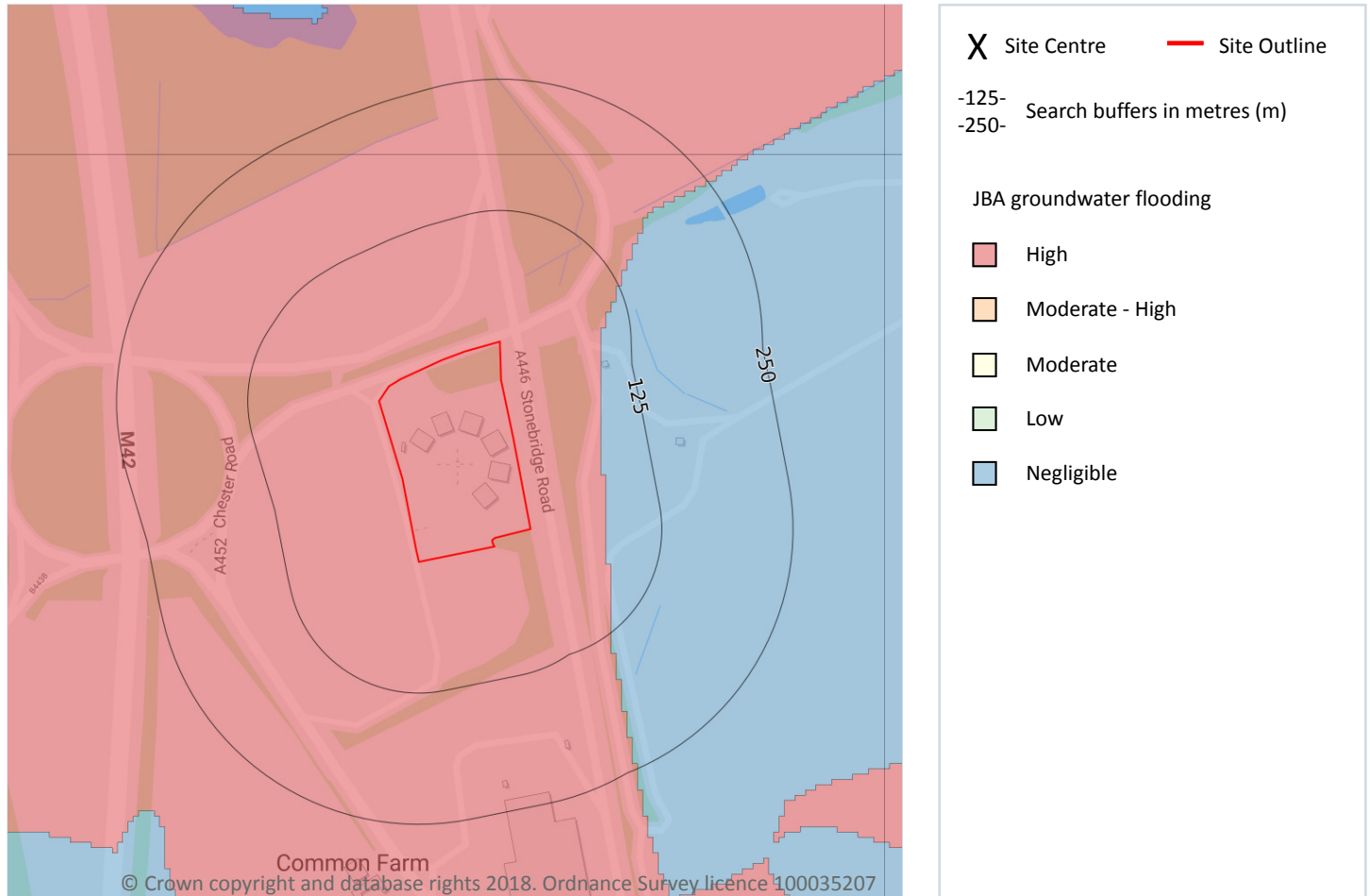


The property has been rated as Green. Green indicates a low level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability 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.

## Groundwater flooding



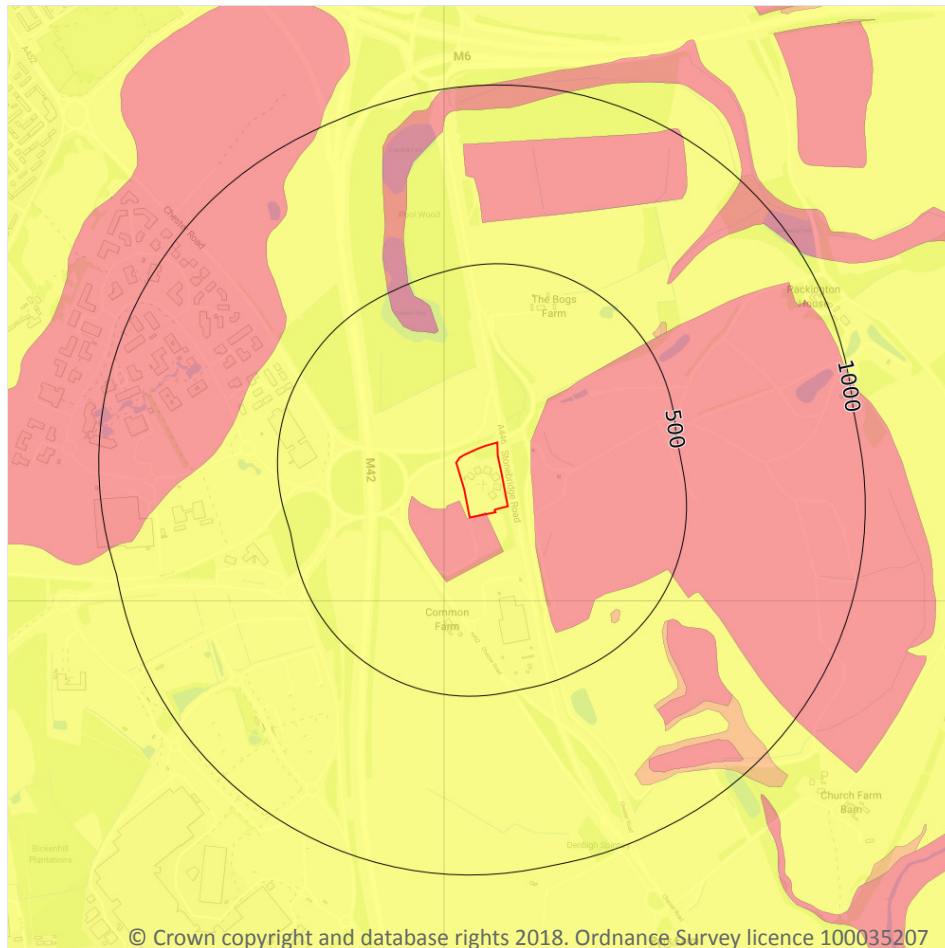
JBA data indicates that the property is in an area with a High risk of groundwater flooding. Groundwater levels are either at or very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

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



X Site Centre      — Site Outline

-500-  
-1000- 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 the guidance section on **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by 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.

## Non-natural ground subsidence



X Site Centre      — Site Outline

-125- Search buffers in metres (m)  
-250-

Infilled land

Mining hazards:

Highly likely

Likely

Unlikely

### Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1886

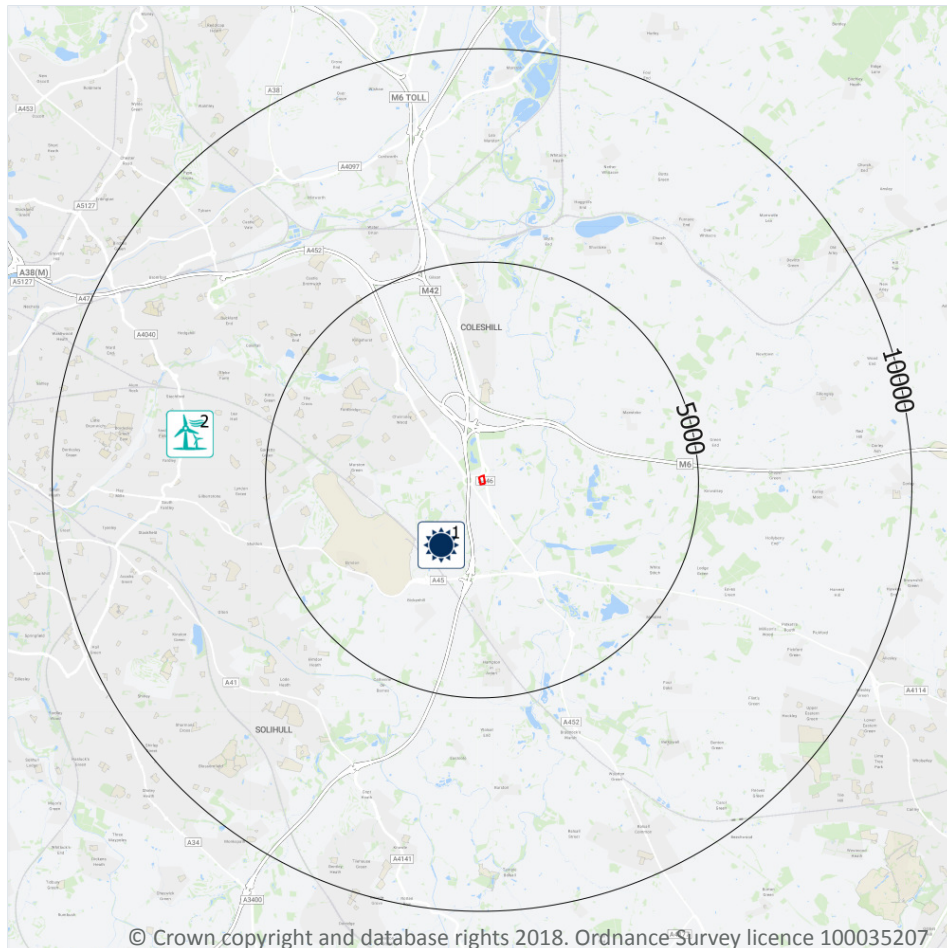
Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.







## Energy



### Wind and solar



 Site Centre  
 5000  
 10000  
 Search buffers in metres (m)

-  Wind Installations (existing and consented)
-  Single Wind Turbine planning records
-  Solar Installations (planning records)

### Solar

#### Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	1-2 km	SW	NEC, Birmingham, , National Exhibition Centre, Birmingham, B40 1NT	Contractor: Levantera Developments LPA Name: Solihull Metropolitan Borough Council Capacity (MW): 3.9	Application Date: 28/08/2015 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

The solar installation data is supplied by Department of Energy and Climate Change (DECC) and updated on a monthly basis.

## Wind

### Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report.

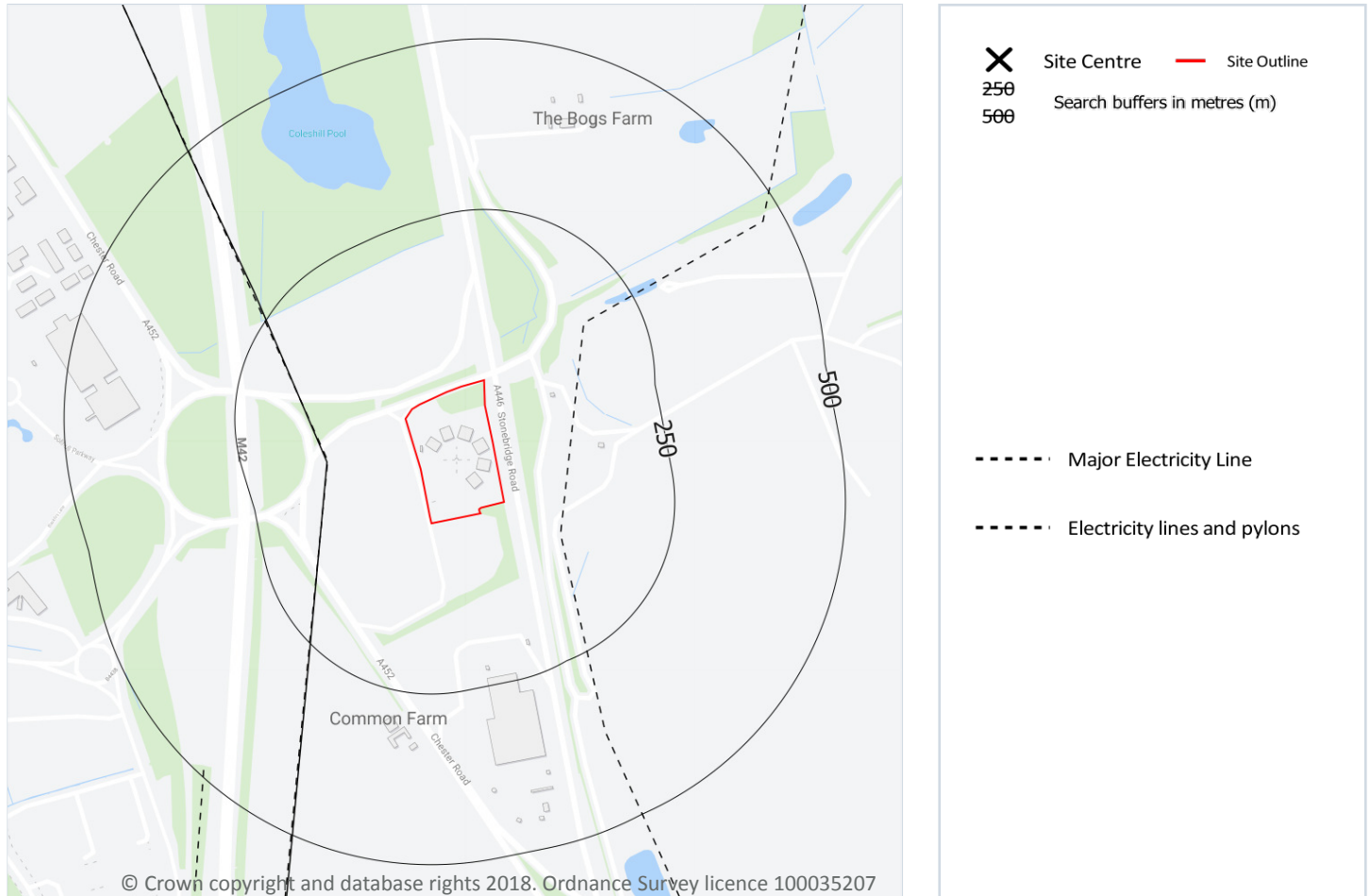
ID	Distance	Direction	Details	
2	6-7 km	W	Site Name: 284 Stoney Lane, Yardley, Birmingham, Birmingham, West Midlands, B25 8XY Planning Application Reference: C/06041/07/FUL Type of Project: 2 Wind Turbines	Application Date: 10-Nov-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 freestanding wind turbines to rear, 6.25m & 4.75m high. Approximate Grid Reference: 413263, 286414

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

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



## Energy infrastructure



### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 87m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

## National Grid energy infrastructure

There is energy infrastructure, such as electricity or gas transmission or storage taking place on or near to the property. This could include high capacity electricity transmission lines, electricity substations, strategic gas pipes and feeders and other National Grid infrastructure associated with electricity generation and transmission and gas transmission.

This data is sourced from the National Grid.

## Transportation



### HS2



- X** Site Centre      **—** Site Outline
- 125-  
-250-** Search buffers in metres (m)
- HS2 Stations
  - HS2 Depots
  - HS2 Safeguarding Surface
  - HS2 Safeguarding Subsurface
  - Extended Homeowner Protection Zone
- Homeowner Payment Zones:**
- Rural Support Zone
  - Homeowner Payment Zone 1
  - Homeowner Payment Zone 2
  - Homeowner Payment Zone 3
- HS2 Optimised Route:**
- <50km/h
  - 50-100km/h
  - 100-230km/h
  - 230-320km/h
  - 320-360km/h
  - Surface Running Track
  - Tunnel
  - Bridge/Viaduct
  - Green Tunnel

### HS2 route: nearest centre point of track

The property is within 243 m of the original or second proposed HS2 route including the adjustments detailed in November 2016 and July 2017.

As such, because there is a chance that this high speed rail line will be built close to the property, although this could be subject to change, Groundsure recommends that further investigation and consideration is given to this outcome.

Distance	Direction	Track Type	Speed (mph)	Speed (km/h)
243 m	SW	Surface Running Track	259	400

## HS2 safeguarding

The property is within the designated HS2 Safeguarded Area. This means that it is in an area required for HS2 construction and operation, along one of the proposed routes. It is therefore possible that the property will be demolished for the construction of this route.

The Safeguarded Area is generally within 60 metres of the line of the route, though may be more in some areas. Property owners within the Safeguarded Area will be able to ask the Government to buy their property at its unblighted open market value, and will receive additional compensation. However, many compensation schemes are only available to homeowners who purchased their property before the HS2 route was announced. Further information on the compensation schemes and their eligibility rules can be found on the HS2 website.

Groundsure recommends that you fully investigate the implications of buying a property in a safeguarded area before completing such a property purchase.

## HS2 Homeowner Payment Zone

The property is within the designated HS2 Homeowner Payment Zone 3. This payment scheme is for owner-occupiers of rural properties near the HS2 route. However this scheme is only available to those who purchased their property prior to 9th April 2014.

Groundsure recommends that you fully investigate the implications of buying a property in a Homeowner Payment Zone before completing such a property purchase. Details of other property schemes and their eligibility requirements can be found at <https://www.gov.uk/claim-compensation-if-affected-by-hs2/overview>.

## HS2 Extended Homeowner Protection Zone

The property is within the designated HS2 Extended Homeowner Protection Zone. These are areas that were formerly in a Safeguarding Area, but have since been removed. These properties may still benefit from the Express Purchase Scheme.

Groundsure recommends that you fully investigate the implications of buying a property in the Extended Homeowner Protection Zone before completing such a property purchase. Details of this scheme can be found at <https://www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme>.

## HS2 noise and visual assessment

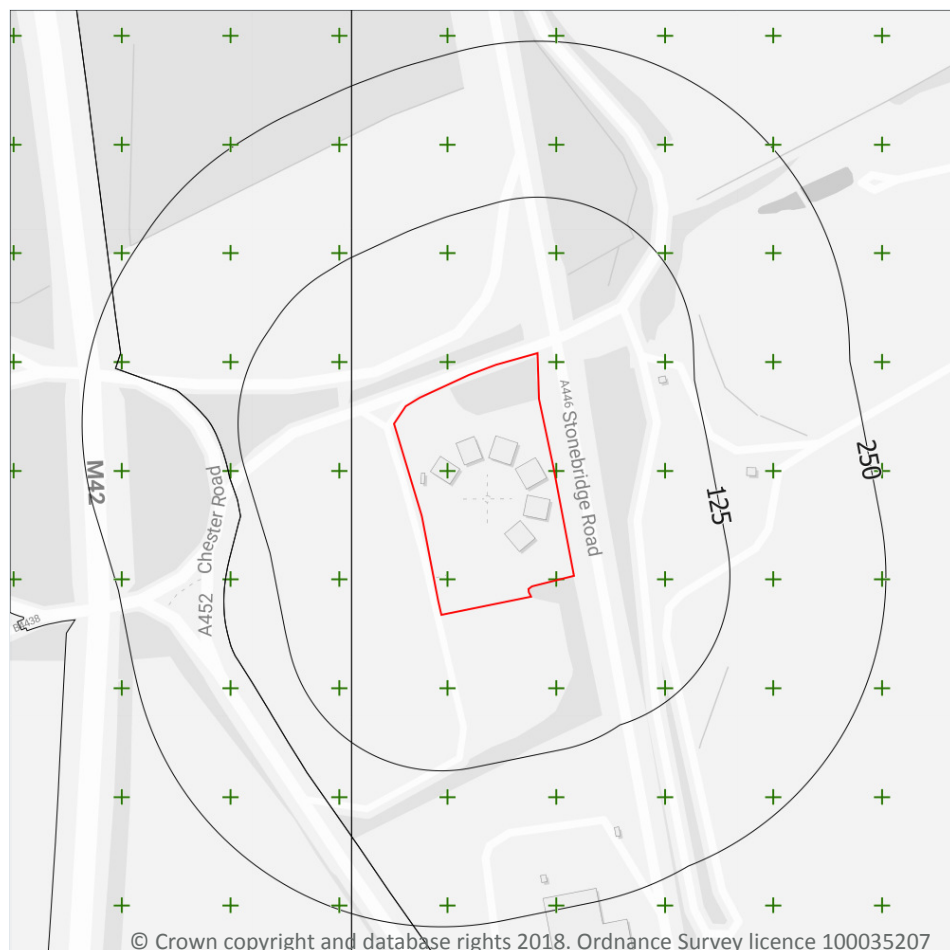
The visibility assessments are taken from computer-generated models supplied by HS2, and show areas with a theoretical line of visibility to HS2 at different stages of development (construction, initial operation and after 15 years of operation). The model showing visibility after 15 years of operation assumes a growth height of 7.5m of any mitigation planting. This model is only currently available for Phase 1 of HS2, and only within 2km of the HS2 line itself.

The noise assessments represent sound from Phase 1 of HS2 only and are assessed up to 1km from HS2 in rural areas, and up to 500m in urban areas. This assessment does not take account of any existing background noise from railways, motorways etc. The modelled noise reading for this site is 51Db.

## Will HS2 be visible from the property?

During construction	During 1st year of operation	During 15th year of operation
Yes	Yes	Yes

## Planning constraints



**X** Site Centre  
125  
250  
Search buffers in metres (m)

 Green Belt

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## Environmental Designations

### Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land permanently open. The fundamental purpose of Green Belt is to prevent continued growth of urban areas. Hence the majority of Green Belt land is located on the fringe of large towns and cities, extending into the countryside. Any development within green belt land is likely to be restricted.

Distance	Direction	Green Belt Name	Data Source
0	on site	Birmingham Greenbelt	North Warwickshire District (B)
34 m	W	Birmingham Greenbelt	North Warwickshire District (B)
138 m	W	Birmingham Greenbelt	Solihull District (B)
192 m	S	Birmingham Greenbelt	Solihull District (B)

# Review

Specimen Address, Specimen Town

Grid reference: 420105 285329

Reference: Review\_Sample\_F\_ser\_3f16

Your reference: GS-TEST

This data is sourced from the Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2018). For more information please see

<https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

## Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

### Contaminated Land

Former tanks  
Former energy features  
Former petrol stations  
Former garages  
Former military land  
Former landfill (from British Geological Survey records, 1973)  
Waste site no longer in use  
Current or recent petrol stations  
Dangerous or explosive sites  
Hazardous substance storage/usage  
Sites designated as Contaminated Land  
Historical licensed industrial activities  
Current or recent licensed industrial activities  
Local Authority licensed pollutant release  
Pollutant release to surface waters  
Pollutant release to public sewer  
Dangerous industrial substances (D.S.I. List 1)  
Dangerous industrial substances (D.S.I. List 2)

### Source Protection Zones and drinking water abstractions

Source Protection Zones  
Source Protection Zones in confined aquifer  
Drinking water abstraction licences

### Hydrology

Surface water abstractions

### Flood Risk

Risk of flooding from rivers and the sea  
Flood storage areas: part of floodplain  
Historical flood areas  
Areas benefiting from flood defences  
Flood defences  
Proposed flood defences  
Surface water flood risk

### Ground stability

Natural geological cavities  
Coal mining  
Non-coal mining  
Mining cavities

Radon

### Oil and Gas

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

### Wind and solar

Proposed solar installations

Wind farms

Proposed wind turbines

### Energy Infrastructure

Power stations  
Nuclear installations  
Large Energy Projects

### Transportation

HS2 subsurface safeguarding  
HS2 stations  
HS2 depots  
Crossrail 1 route  
Crossrail 1 stations  
Crossrail 1 worksites  
Crossrail 2 route  
Crossrail 2 stations  
Crossrail 2 worksites  
Crossrail 2 headhouses  
Crossrail 2 safeguarding area  
Active railways  
Railway tunnels  
Active railway stations  
Historical railway infrastructure  
Abandoned railways  
London Underground and DLR lines  
London Underground and DLR stations  
Underground  
Underground stations

### Planning constraints

Sites of Special Scientific Interest  
Internationally important wetland sites (Ramsar sites)  
Special Area of Conservation  
Special Protection Areas (for birds)  
National Nature Reserves  
Local Nature Reserves  
Designated Ancient Woodland  
World Heritage Sites  
Areas of Outstanding Natural Beauty  
National Parks  
Conservation Areas  
Listed Buildings  
Certificates of Immunity from Listing  
Scheduled Monuments  
Registered Parks and Gardens



## Contaminated Land assessment methodology

### Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

### Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

## Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

**Low:** There are unlikely to be significant environmental liabilities associated with the property.

**Low to Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

**Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

**Moderate to High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

**High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

## Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

## Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

## 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, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

### 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

JBA Risk Management 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 75 year, 1 in 200 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 a 1 in 100 year return period.

## Search Code and Groundsure terms and conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

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- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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- display the Search Code logo prominently on their search reports
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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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### TPO's Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) Web: <https://www.tpos.co.uk/>

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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

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