

Specimen Address, Specimen Town

## Professional opinion



### Contaminated Land

**Low-Moderate:  
Acceptable Risk**

page 11



### Flood Risk

**Negligible**

page 22

Consultant's guidance and recommendations inside.



### Ground Stability

**Passed**



### Radon

**Identified**

page 23



### Energy

**Identified**

page 24



### Planning Constraints

**Identified**

page 31



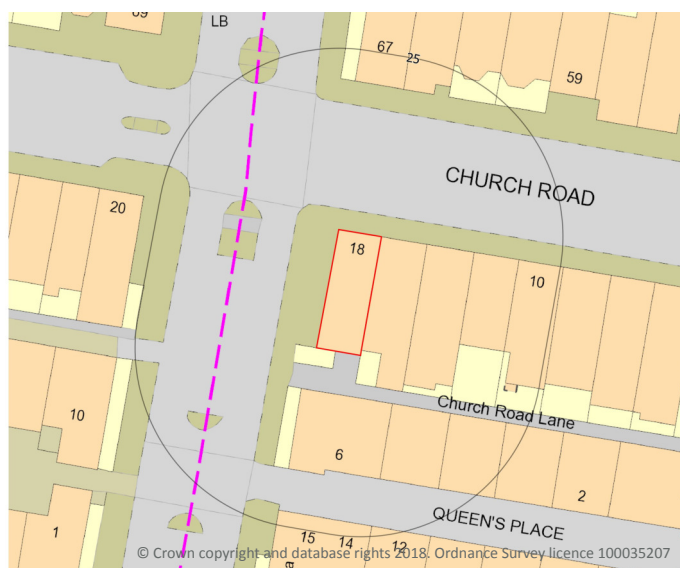
### Transportation

**Passed**

page 7

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

## Site plan



## 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?

**Unlikely**

### Banking security

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

**Yes**

### Environmental liability

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

**Unlikely**

## 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

None required.

### Radon

The property lies within a radon affected area, where at least 1% of properties are affected. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- See for example <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

## Other considerations

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

### Visual and cultural designations

The property lies within 50m of a visually or culturally 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

## Power stations

One or more Power Stations have been identified within 5km of the property. Key recommended next steps:

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

## 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.

Please see **page 12** for details of the identified issues.

### Past Land Use

**Low-Moderate**

### Waste and Landfill

**Low**

### Current and Recent Industrial

**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 used for retail purposes.

### Proposed land use

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

## Site history

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

## Surrounding area history

Potentially contaminative historical, current and recent 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 adjacent dwellings with gardens and the underlying Secondary Undifferentiated and Principal aquifers.

## Conclusion

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



## Environmental summary



### Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen here [groundsure.com/understanding-flood-risk](https://groundsure.com/understanding-flood-risk)

**River and Coastal Flooding**

**Very Low**

**Groundwater Flooding**

**Negligible**

**Surface Water Flooding**

**Negligible**

**JBA Floodability**

**Very Low**

**Past Flooding**

**None**

**Flood Storage Areas**

**None**

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

**No**



### Ground Stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

**Natural Ground Stability**

**Negligible-  
Very low**

**Non-Natural Ground Stability**

**None**



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 1% and 3%.

Please see **page 23** for details of the identified issues.

**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**

**Solar**

**Identified**

Please see the guidance section on **page 2** for further advice. Additionally, see **page 24** for details of the identified issues.



### Energy Infrastructure

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

**Power stations**

**Identified**

**Energy Infrastructure**

**None**

**Projects**

**None**

Please see the guidance section on **page 2** for further advice. Additionally, see **page 29** for details of the identified issues.



## Transportation summary



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 in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.



### 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.

<b>HS2 Route</b>	<b>None</b>
<b>HS2 Safeguarding</b>	<b>None</b>
<b>HS2 Stations</b>	<b>None</b>
<b>HS2 Depots</b>	<b>None</b>
<b>HS2 Noise</b>	<b>Not assessed</b>
<b>HS2 Visual impact</b>	<b>Not assessed</b>



### Crossrail

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

<b>Crossrail 1 Route</b>	<b>None</b>
<b>Crossrail 1 Stations</b>	<b>None</b>
<b>Crossrail 1 Worksites</b>	<b>None</b>
<b>Crossrail 2 Route</b>	<b>None</b>
<b>Crossrail 2 Stations</b>	<b>None</b>
<b>Crossrail 2 Worksites</b>	<b>None</b>
<b>Crossrail 2 Safeguarding</b>	<b>None</b>
<b>Crossrail 2 Headhouse</b>	<b>None</b>



### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<b>Active Railways and Tunnels</b>	<b>None</b>
<b>Historical Railways and Tunnels</b>	<b>None</b>
<b>Railway and Tube Stations</b>	<b>None</b>
<b>Underground</b>	<b>None</b>



## Planning summary



### Planning constraints

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

Please see **page 31** for details of the identified issues.

**Environmental Protected Areas**

**None**

**Visual and Cultural Protected Areas**

**Identified**



## 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

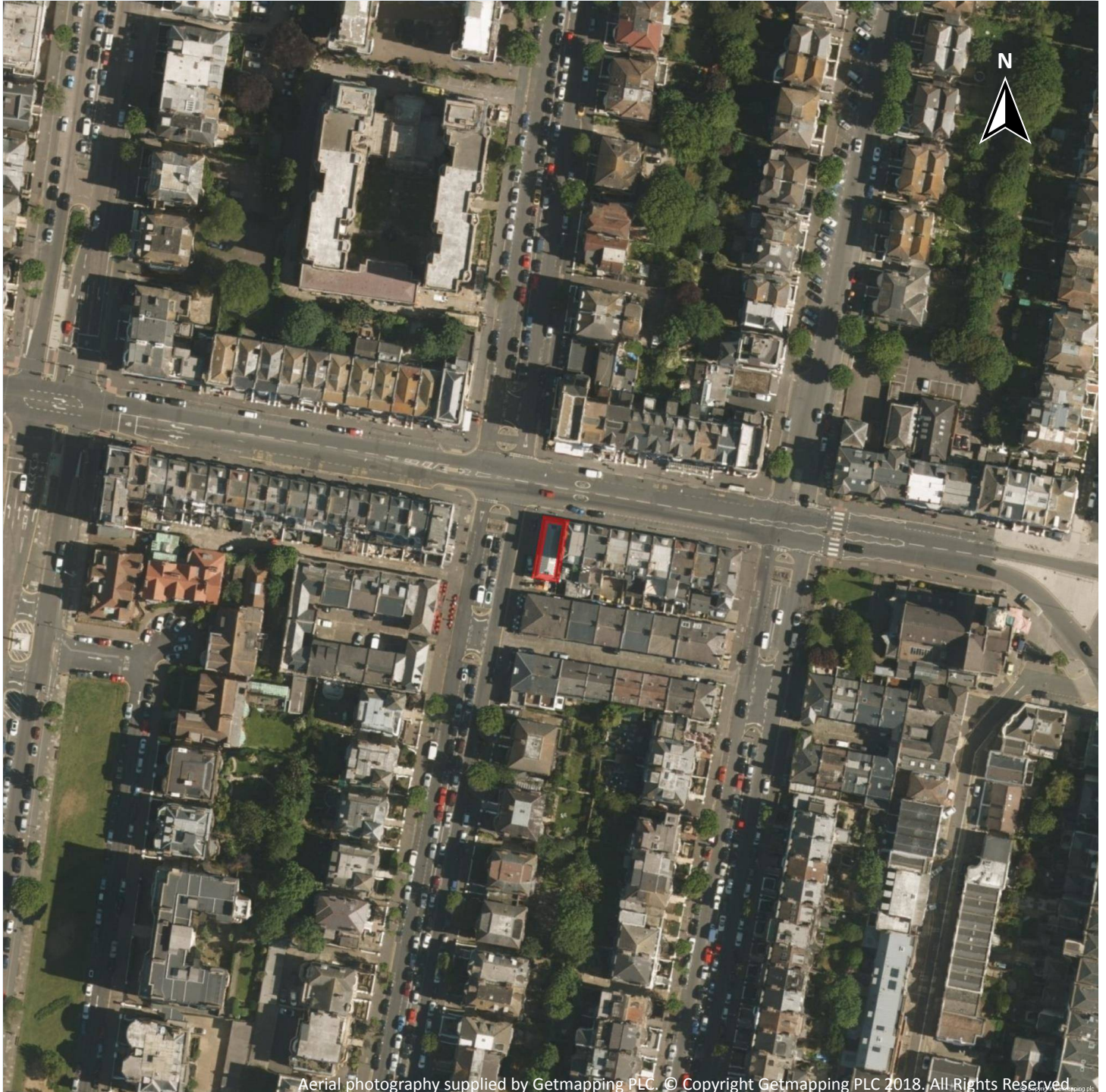
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown 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



Capture Date: 07/06/2015

Site Area: 0.01ha

## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	1
Former tanks	0	0	0
Former energy features	0	0	8
Former petrol stations	0	0	0
Former garages	0	2	11
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 British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

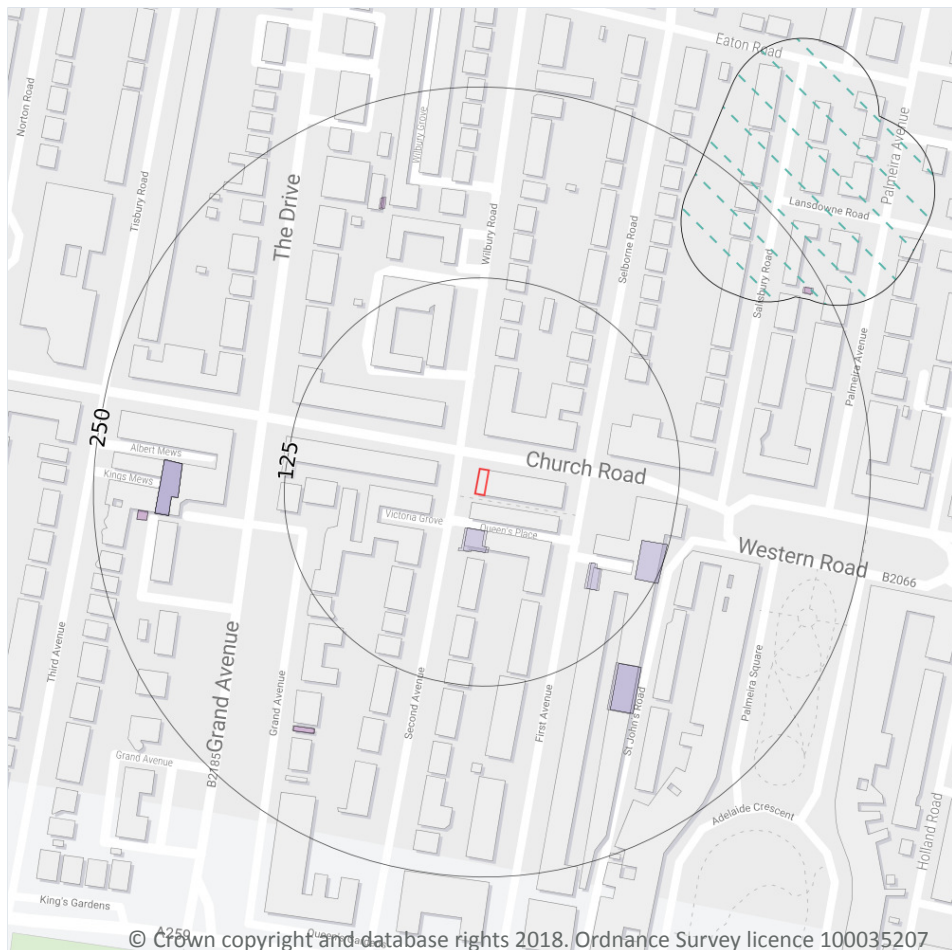
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	24
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



## Contaminated Land



### Past land use



X Site Centre      — Site Outline

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

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

Distance	Direction	Use	Date
190 m	NE	Nursery	1875

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

Distance	Direction	Use	Date
181 m	N	Electricity Substation	1990
182 m	N	Electricity Substation	1974
186 m	SW	Electricity Substation	1970
187 m	SW	Electricity Substation	1984
215 m	W	Electricity Substation	1974
215 m	W	Electricity Substation	1990
236 m	NE	Electricity Substation	1990
237 m	NE	Electricity Substation	1974

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

Distance	Direction	Use	Date
23 m	S	Garage	1974
23 m	S	Garage	1990
82 m	SE	Garage	1990
83 m	SE	Garage	1974
107 m	E	Garage	1964
107 m	E	Garage	1974
140 m	SE	Garage	1990

# Screening

Specimen Address, Specimen Town

Grid reference: 529228 104655

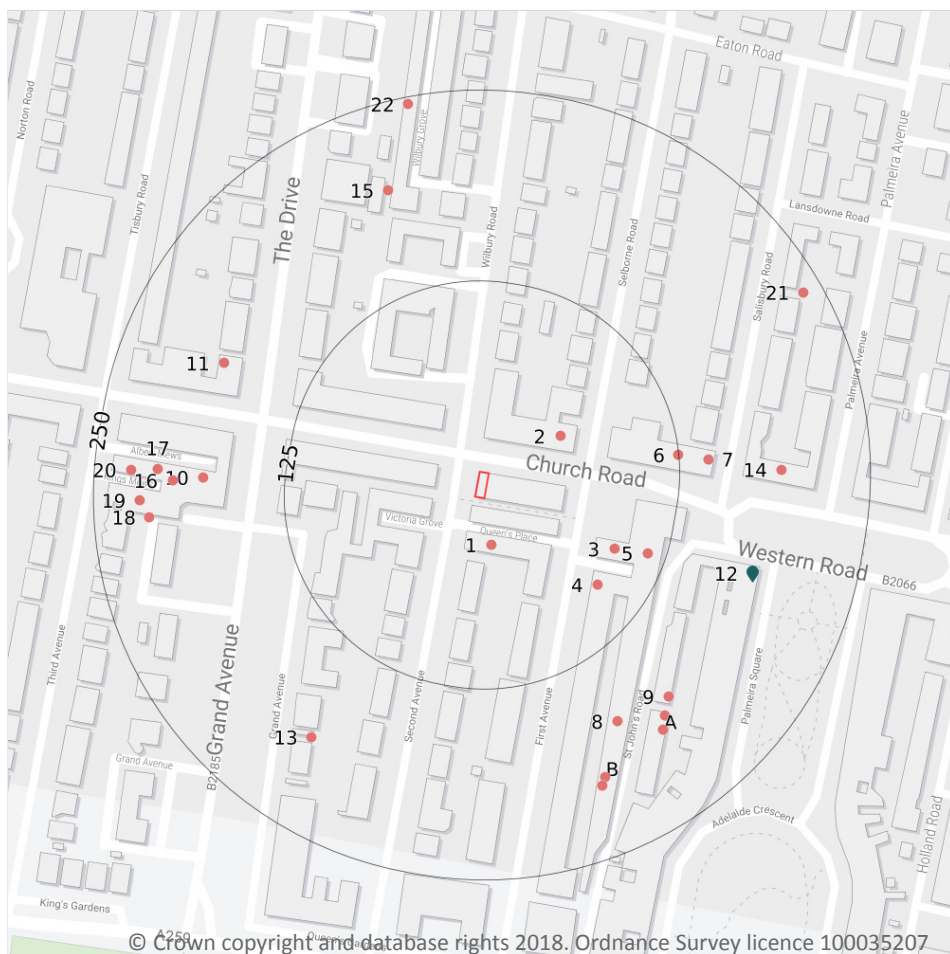
Reference: Screening\_Sample\_P\_rs\_d5a8

Your reference: GS-TEST

Distance	Direction	Use	Date
141 m	SE	Garage	1964
141 m	SE	Garage	1974
193 m	W	Garage	1950
193 m	W	Garage	1964
193 m	W	Garage	1974
193 m	W	Garage	1990

This data is sourced from Ordnance Survey/Groundsure.

## Current and recent industrial



X Site Centre

— Site Outline

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

● Recent industrial land uses

● Part A(2) and Part B Authorisations

### 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	31 m	S	Sussex Mechanic - 12b, Queens Place, Hove, BN3 2LT	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	52 m	NE	Sussex Alarms - 53, Church Road, Hove, BN3 2BD	Electronic Equipment	Industrial Products
3	91 m	E	Glynns Vehicle Contracts - 2, St. Johns Place, Hove, BN3 2FJ	Vehicle Hire and Rental	Hire Services

ID	Distance	Direction	Company / Address	Activity	Category
4	93 m	SE	First Motoring Services - 56, First Avenue, Hove, BN3 2FF	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	113 m	E	The Print House - 26-28, St. Johns Road, Hove, BN3 2FB	Published Goods	Industrial Products
6	125 m	E	Hop Consulting Ltd - 41, Church Road, Hove, BN3 2BE	Civil Engineers	Engineering Services
7	144 m	E	A L T Recording Studios - 35, Church Road, Hove, BN3 2BE	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
8	170 m	SE	Bodyline - 22, St. Johns Road, Hove, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	177 m	SE	Brighton Motor Works - 17, St. Johns Road, Hove, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	179 m	W	Mayfield Motors - 10, Albert Mews, Hove, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
11	182 m	NW	M V C Contractor Ltd - 6, The Drive, Hove, BN3 3JA	Electronic Equipment	Industrial Products
A	185 m	SE	Modern Welding - 13, St. Johns Road, Hove, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
13	191 m	SW	Electricity Sub Station - BN3	Electrical Features	Infrastructure and Facilities
A	192 m	SE	Palmeira Bodyworks & Servicing - 11, St. Johns Road, Hove, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	192 m	E	Taylor & Francis Group - 27, Church Road, Hove, BN3 2FA	Published Goods	Industrial Products
15	194 m	N	Electricity Sub Station - BN3	Electrical Features	Infrastructure and Facilities
16	199 m	W	Aj Robertson Ltd - 1-8, Albert Mews, Hove, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	199 m	SE	Day's Volkswagen - 12, St. Johns Road, Hove, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	204 m	S	Coulson Motors Ltd - 10, St. Johns Road, Hove, BN3 2FB	Secondhand Vehicles	Motoring
17	209 m	W	Persy Grow Shop - 4, Kings Mews, Hove, BN3 2PA	Horticultural Equipment	Industrial Products
18	214 m	W	Electricity Sub Station - BN3	Electrical Features	Infrastructure and Facilities
19	220 m	W	Fish Galore - 6, Kings Mews, Hove, BN3 2PA	Fish, Meat and Poultry Products	Foodstuffs



ID	Distance	Direction	Company / Address	Activity	Category
20	226 m	W	Spark Motorcycles - 2, Kings Mews, Hove, BN3 2PA	Vehicle Repair, Testing and Servicing	Repair and Servicing
21	237 m	NE	Electricity Sub Station - BN3	Electrical Features	Infrastructure and Facilities
22	245 m	N	Life Ionizers - 11a, Wilbury Grove, Hove, BN3 3JQ	Air and Water Filtration	Industrial Products

This data is sourced from Ordnance Survey.

## Local Authority licensed pollutant release

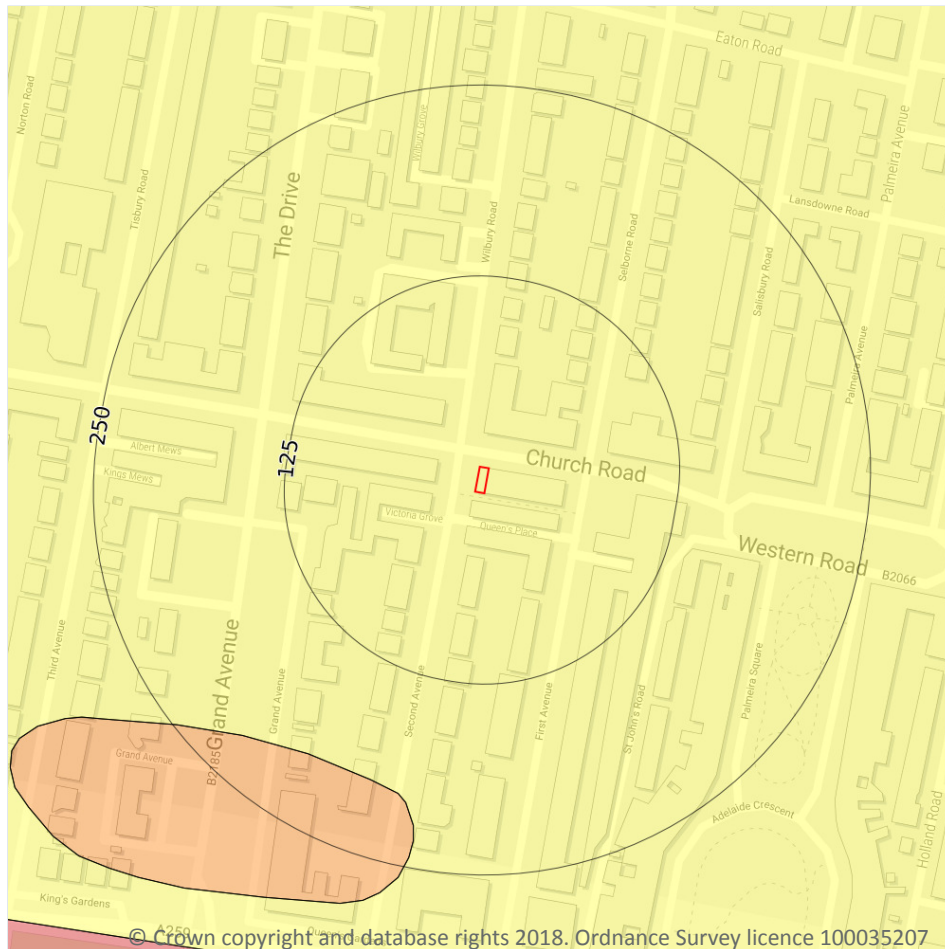
Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could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

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

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
12	182 m	E	Palmeria Dry Cleaners, 73 Western Road, Hove, BN3 2JQ	Brighton and Hove City Council	Dry Cleaning	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from the Local Authorities.

## 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.

# Screening

Specimen Address, Specimen Town

Grid reference: 529228 104655

Reference: Screening\_Sample\_P\_rs\_d5a8

Your reference: GS-TEST

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
200 m	S	Secondary B

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

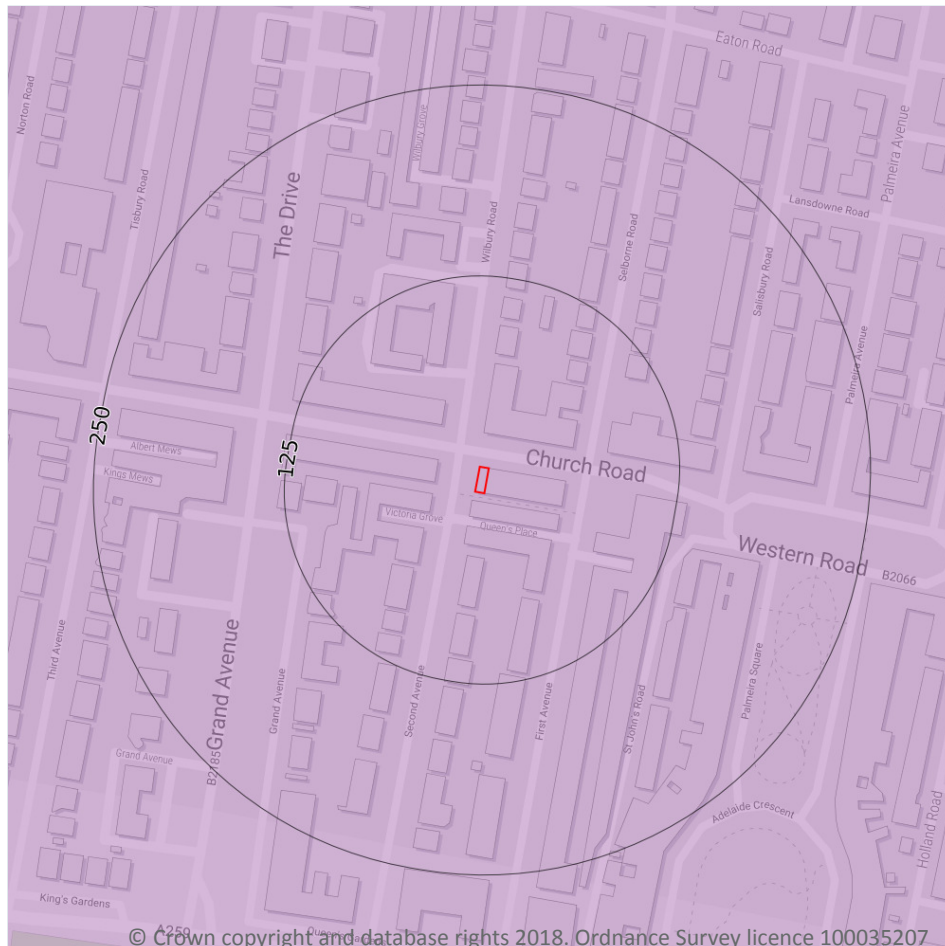
## Superficial geology

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
HEAD	HEAD-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.

## Bedrock hydrogeology



X Site Centre — Site Outline

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

- 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.

# Screening

Specimen Address, Specimen Town

Grid reference: 529228 104655

Reference: Screening\_Sample\_P\_rs\_d5a8

Your reference: GS-TEST

Distance	Direction	Designation
0	on site	Principal

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.

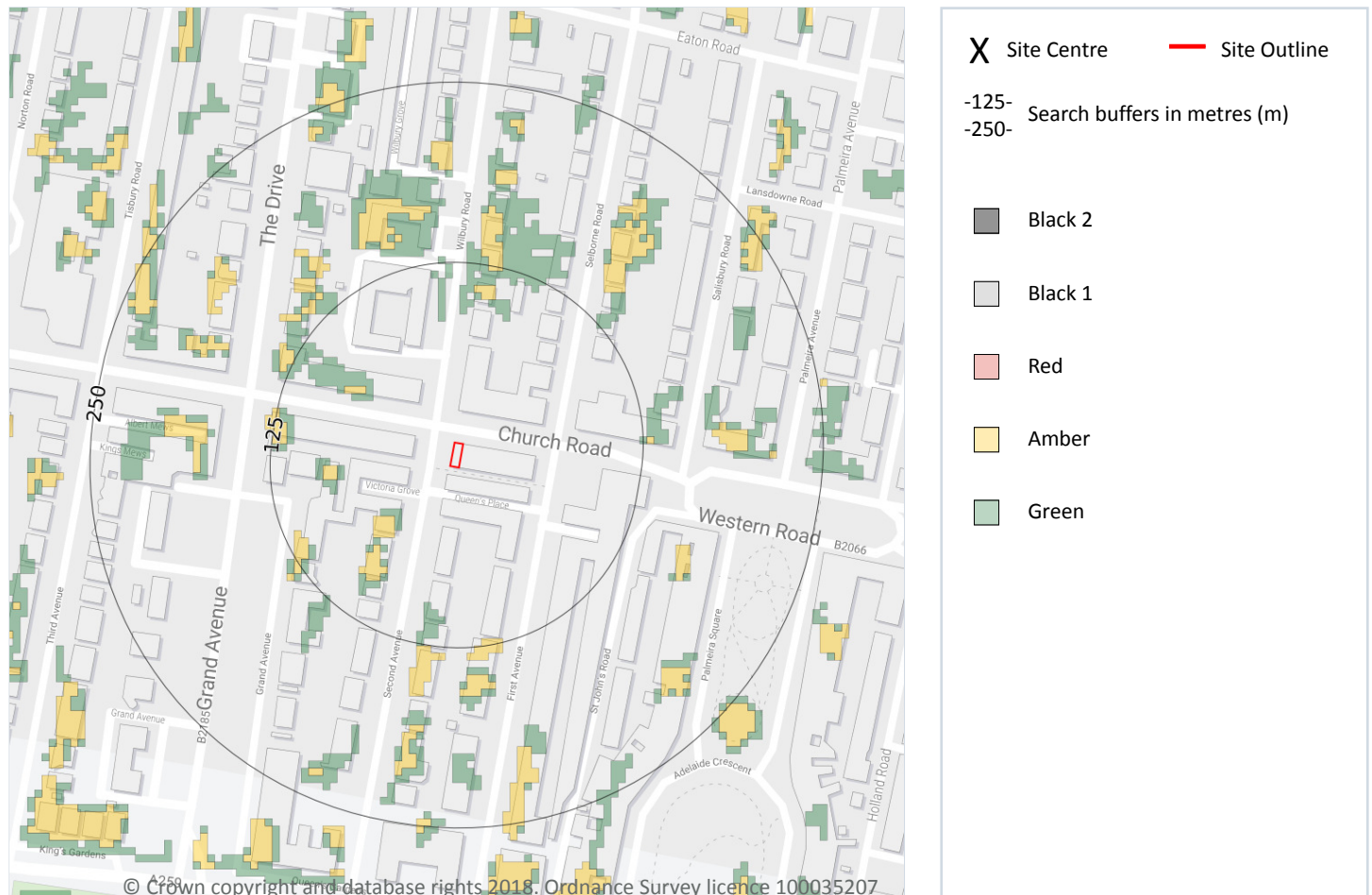
Description	BGS LEX Code	Rock Type
NEWHAVEN CHALK FORMATION	NCK-CHLK	CHALK

This data is sourced from British Geological Survey.

## Flood



### JBA Floodability Rating



The property has been rated as No Colour. No Colour indicates a very 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.



## Radon



Site Centre

100

50

Search buffers in metres



Greater than 30%



Between 10% and 30%



Between 5% and 10%



Between 3% and 5%



Between 1% and 3%



Less than 1%

The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or [www.ukradon.org](http://www.ukradon.org). Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

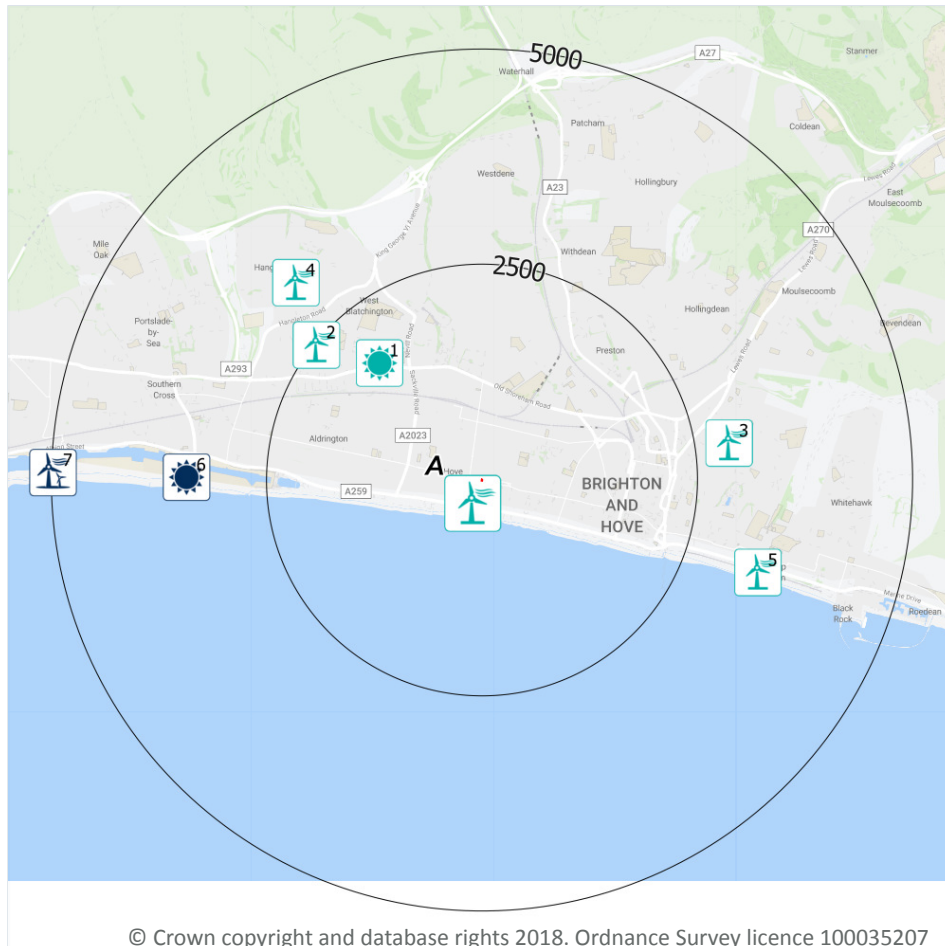
Please see the guidance section on **page 2** for further advice.


This data is sourced from British Geological Survey/Public Health England.




## Energy



### Wind and solar



 Site Centre  
 5000 Search buffers in metres (m)  
 10000

-  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	
6	3-4 km	W	ParkerSteel Shoreham Plant, , Parker Steel Ltd, Fishgate Terminal, Basin Road South, Portslade, BN41 1WF	Contractor: Larimin LPA Name: Adur and Worthing Councils Capacity (MW): 1.8	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 02/09/2015



The solar installation data is supplied by Department of Energy and Climate Change (DECC) and 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. See below for details of the proposals.

ID	Distance	Direction	Address	Details
1	1-2 km	NW	185 Old Shoreham Road, Hove	Applicant name: - Application Status: - Application Date: - Application Number: BH2013/03973

The data is sourced from the public register of planning information and is updated on a bi-weekly basis.

## Wind

### Wind farms

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

ID	Distance	Direction	Details	
7	4-5 km	W	Site Name: Shoreham Port, Basin Road, South Southwick, South East Operator Developer: Shoreham Port Authority Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.1MW Total project capacity: 0.2 Approximate Grid Reference: 524242, 104744

This data is sourced from the UK Wind Energy Association (UKWED). Groundsure recommends further independent research with UKWED of any sites of interest to determine exact locations and details of the projects.

### Proposed wind farms

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

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



ID	Distance	Direction	Details	
A	282 m	S	Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02048 Type of Project: 6 Wind Turbines	Application Date: 29-Jun-07 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of six 1.8m diameter wind turbines on the plant room roof. Approximate Grid Reference: 529121, 104387
A	282 m	S	Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2008/00322 Type of Project: 6 Wind Turbines	Application Date: 22-Feb-08 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of six 1.8M diameter wind turbines on plant room roof of the 1970's extension of Kings House (resubmission of withdrawn application BH2007/02049). Approximate Grid Reference: 529121, 104387

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.

ID	Distance	Direction	Details	
A	282 m	S	Site Name: Grand Avenue, , Brighton & Hove, Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02050 Type of Project: Wind Turbine	Application Date: 29-Jun-07 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine. Approximate Grid Reference: 529121, 104387

ID	Distance	Direction	Details	
A	282 m	S	<p>Site Name: Grand Avenue, , Brighton &amp; Hove, Hove, East Sussex, BN52 9SW</p> <p>Planning Application Reference: BH2008/00320</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 15-Feb-08</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine, on grassed area of kings house at south end of grand avenue (resubmission of withdrawn application BH2007/02050).</p> <p>Approximate Grid Reference: 529121, 104387</p>
2	2-3 km	NW	<p>Site Name: Laburnum Avenue, , Brighton &amp; Hove, Hove, East Sussex, BN3 7JW</p> <p>Planning Application Reference: BH2006/04136</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 23-Dec-06</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on west elevation.</p> <p>Approximate Grid Reference: 527303, 106226</p>
3	2-3 km	E	<p>Site Name: 4 Cobden Road, , Brighton &amp; Hove, Brighton, East Sussex, BN2 9TL</p> <p>Planning Application Reference: BH2006/03939</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 23-Dec-06</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of wind turbine on rear elevation.</p> <p>Approximate Grid Reference: 532101, 105085</p>
4	3-4 km	NW	<p>Site Name: Dale View, , Brighton &amp; Hove, Hove, East Sussex, BN3 8LF</p> <p>Planning Application Reference: BH2006/04077</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 23-Dec-06</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on south west elevation.</p> <p>Approximate Grid Reference: 527065, 106951</p>
5	3-4 km	E	<p>Site Name: 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton &amp; Hove, Brighton, East Sussex, BN2 1EN</p> <p>Planning Application Reference: BH2013/01829</p> <p>Type of Project: Cafe &amp; Wind Turbine</p>	<p>Application Date: 03-Jun-13</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind tur</p> <p>Approximate Grid Reference: 532435, 103582</p>

# Screening

Specimen Address, Specimen Town

Grid reference: 529228 104655

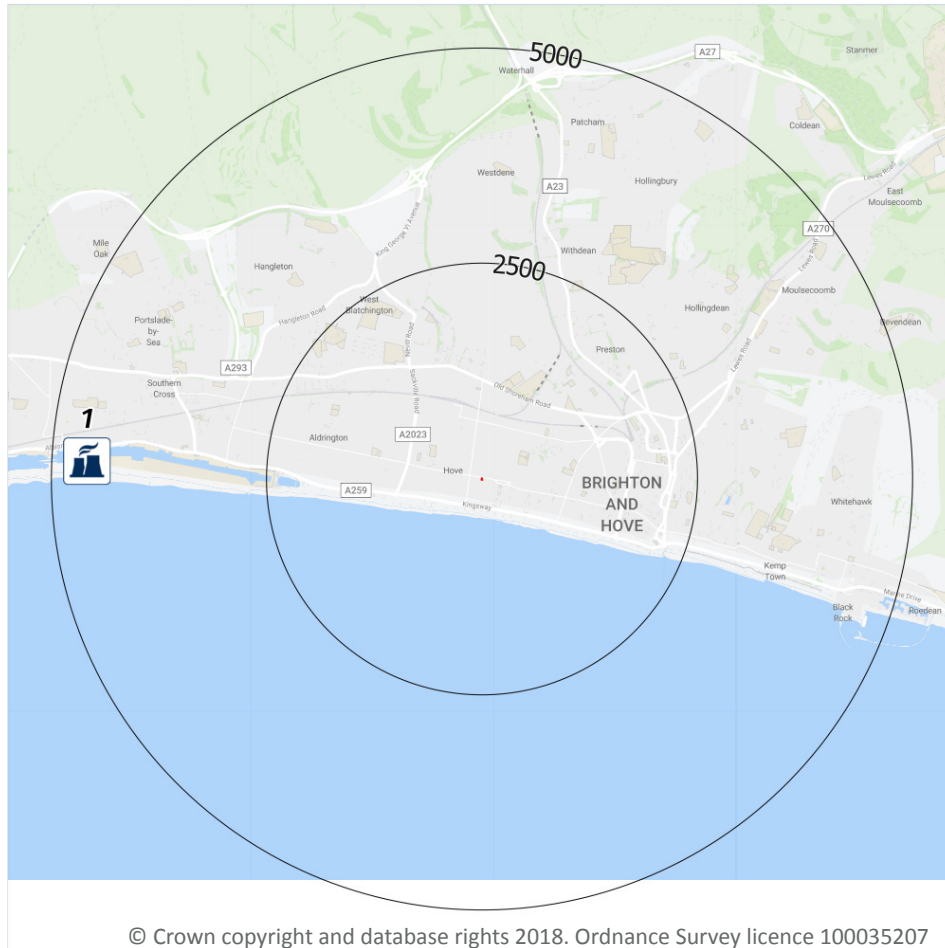
Reference: Screening\_Sample\_P\_rs\_d5a8

Your reference: GS-TEST


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.

## Energy infrastructure



**X** Site Centre **—** Site Outline  
 2500 Search buffers in metres (m)  
 5000

 Active Power Stations  
 (non-nuclear)

## Power stations

### Power stations

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

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

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

# Screening

Specimen Address, Specimen Town

Grid reference: 529228 104655

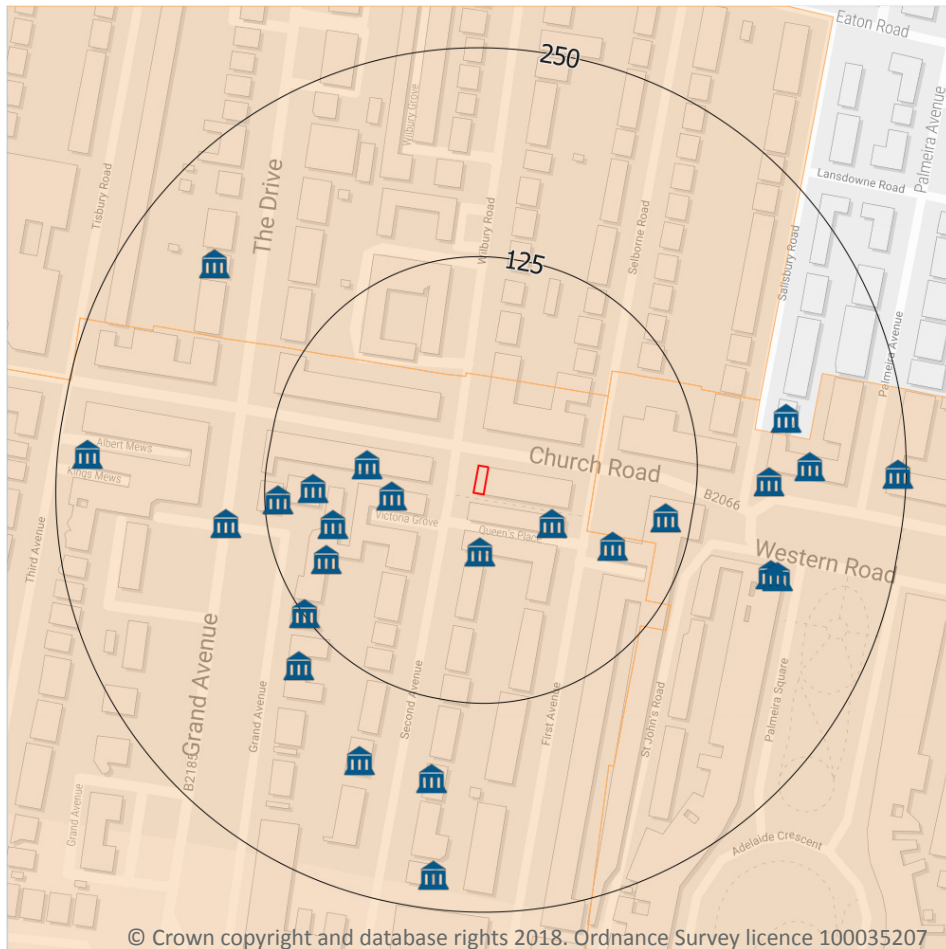
Reference: Screening\_Sample\_P\_rs\_d5a8





Your reference: GS-TEST

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	4-5 km	W	Scottish Power	Shoreham, South East	CCGT	420	2000

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department of Energy and Climate Change (DECC).

## Planning constraints



 Site Centre  
 Site Outline  
 Search buffers in metres (m)  


 Listed Buildings  
 Conservation Areas

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## Visual and Cultural Designations

### Conservation Areas

The property is in or within 50m of a Conservation Area. Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	The Avenues	The City Of Brighton And Hove
54 m	N	The Willett Estate	The City Of Brighton And Hove
64 m	E	Brunswick Town	The City Of Brighton And Hove



This data is sourced from the Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

## Listed Buildings

The property is, contains, is within or is in close proximity to a Listed Building. This means there will be extra control over what changes can be made to that building's interior and exterior. 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
34 m	S	7-12, QUEEN'S PLACE (See details for further address information)	II	1187582	02/11/1992
44 m	SE	41, FIRST AVENUE (See details for further address information)	II	1209640	02/11/1992
49 m	W	FORMER MEWS	II	1209914	02/11/1992
66 m	W	WALL FRONTING NOS 21-33 CHURCH ROAD	II	1280966	02/11/1992
83 m	E	56, FIRST AVENUE (See details for further address information)	II	1280737	02/11/1992
87 m	W	9, GRAND AVENUE	II	1280696	02/11/1992
96 m	W	10, GRAND AVENUE	II	1298673	02/11/1992
97 m	SW	8, GRAND AVENUE	II	1187554	02/11/1992
109 m	E	CHURCH OF ST JOHN THE BAPTIST	II	1187551	12/04/1983
117 m	W	11, GRAND AVENUE	II	1205518	02/11/1992
125 m	SW	NO 6 INCLUDING PIERS AND RAILINGS	II	1205509	02/11/1992
147 m	SW	4, GRAND AVENUE	II	1389691	23/01/2002
150 m	W	Hove War Memorial	II	1187556	02/11/1992
168 m	E	WALL FRONTING NOS 7-19 CHURCH ROAD	II	1204914	02/11/1992
173 m	S	NO 21 INCLUDING WALLS AND RAILINGS	II	1292517	02/11/1992



Distance	Direction	Name	Grade	Listed building reference number	Listed date
174 m	SW	EXTON HOUSE, WALLS AND RAILINGS	II	1209667	02/11/1992
178 m	E	73-76 AND 73A, WESTERN ROAD	II	1210043	22/06/1984
180 m	E	PALMEIRA MANSIONS	II*	1204933	18/07/1978
182 m	E	NOS 18-30 (CONSECUTIVE) AND ATTACHED RAILINGS	II	1187581	10/09/1971
192 m	E	PALMEIRA AVENUE MANSIONS PALMEIRA MANSIONS	II	1187549	04/02/1981
199 m	NW	THE GABLES, INCLUDING PIERS, WALLS AND RAILINGS	II	1209744	02/11/1992
230 m	S	24, SECOND AVENUE	II	1187583	02/11/1992
233 m	W	2-9, KING'S MEWS (See details for further address information)	II	1187593	02/11/1992
245 m	E	PALMEIRA AVENUE MANSIONS PALMEIRA MANSIONS ROCHESTER MANSIONS	II	1187548	04/02/1981

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

## 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 petrol stations  
Former military land  
Former landfill (from British Geological Survey records, 1973)  
Former landfill (from Local Authority and historical mapping records)  
Waste site no longer in use  
Active or recent landfill  
Former landfill (from Environment Agency Records)  
Active or recent licensed waste sites  
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  
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)  
Pollution incidents

### Bedrock hydrogeology

Groundwater abstraction licences

### Source Protection Zones and drinking water abstractions

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

### Hydrology

Water courses from Ordnance Survey  
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  
Groundwater flooding

### Ground stability

Natural ground subsidence  
Natural geological cavities  
Coal mining  
Non-coal mining  
Mining cavities  
Infilled land

### Oil and Gas

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

### Energy Infrastructure

Electricity transmission lines and pylons  
National Grid energy infrastructure  
Nuclear installations  
Large Energy Projects

### 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  
Green Belt  
World Heritage Sites  
Areas of Outstanding Natural Beauty  
National Parks  
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

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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- sets out minimum standards which firms compiling and selling search reports have to meet
- 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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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

### 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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