

Sample Site, Sample Street, Anytown, UK

## Professional opinion



### Contaminated Land

**Moderate-High:  
Action Required**

[page 11 >](#)



### Flooding

**Low**

[page 31 >](#)

Consultant's guidance and recommendations inside.



### Operational Environmental Risk

**Low-Moderate**

[page 11 >](#)



### Ground Stability

**Identified**

[page 34 >](#)



### Radon

**Passed**



### Energy

**Identified**

[page 38 >](#)



### Transportation

**Identified**

[page 44 >](#)



### Planning Constraints

**Identified**

[page 49 >](#)



### Planning Applications

Not selected



## ClimateIndex™

### Physical risks

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

**5 years**



No risk predicted

**30 years**



No risk predicted

### Transition risks

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

## Contaminated land liability

### Banking security

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

**Further assessment required**

### 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?

**Potential**

### Environmental liability

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

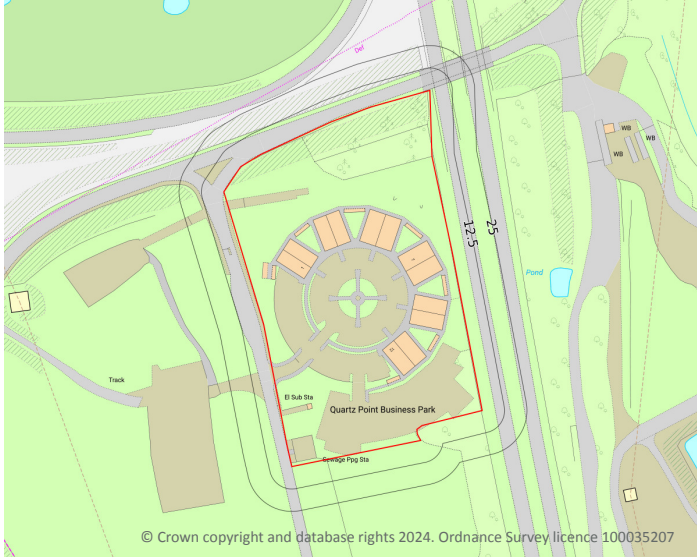
**Potential**

**Written by:** R Marten BSc AIEMA AMIEnvSc  
**Reviewed by:** C Butler MSc PIEMA

## Useful contacts

North Warwickshire Borough Council:  
<http://www.northwarks.gov.uk/> ↗  
[customerservices@northwarks.gov.uk](mailto:customerservices@northwarks.gov.uk) ↗  
01827 715 341

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

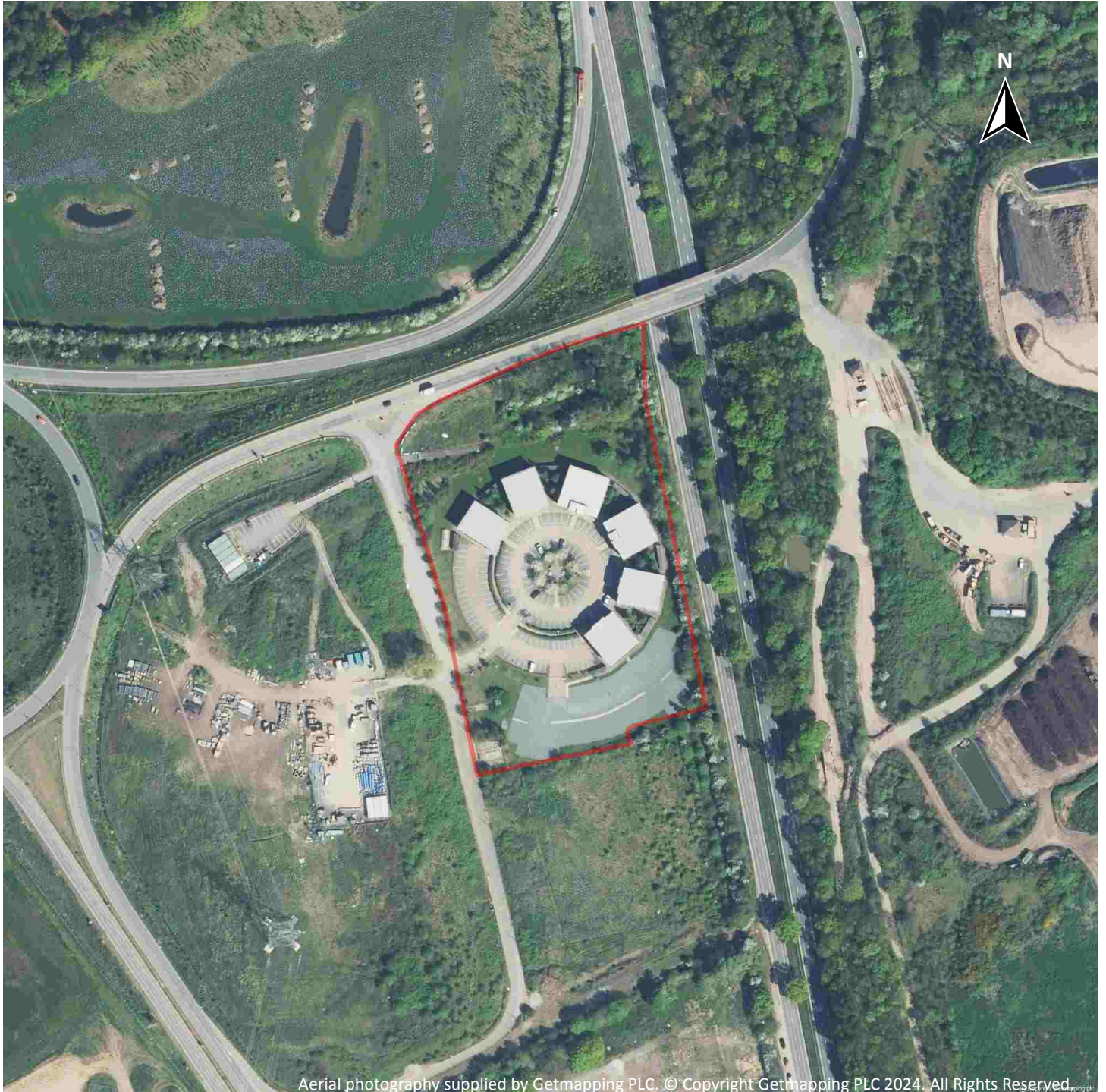


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## Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 2.02ha



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## Overview of findings and recommendations

 **Contaminated Land** **Moderate-High risk**

Groundsure has identified a historical landfill beneath and adjacent to the site that could cause significant ground contamination.

You should contact the Local Authority to determine if the site is a priority for investigation under Part 2A of the EPA 1990.

One of our expert consultants can carry out these enquiries for you for £450 + VAT. Please contact a member of our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) if you would like us to undertake this work. Turnaround will be dependent on responses from the regulatory bodies but could take up to 21 days.

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 age, volume and/or content of the additional information provided. Please contact us for a quote for this service.

The potential issues identified may benefit the client by being reflected in the contract of sale. Sometimes this can have material consequences for forward liability and other complex matters such as contaminated land tax relief. Support from other specialists, including environmental lawyers or specialist tax advisers, can provide alternative solutions.

Material environmental liabilities can have a bearing on the suitability of the property as loan security. However, frequently lenders are able to address environmental risk issue from an alternate perspective eg adjustment to LTVs; consideration of terms of lending; seeking title carve outs and other methods. Groundsure has specialist expertise in this area and may be able to discuss further options.

More information on [page 11](#) >

 **Flooding** **Low risk**

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/flho0911bugi-e-e.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf) ↗

## National Planning Policy Framework (NPPF)

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

More information on [page 31](#) >

## Ground stability Identified

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

More information on [page 34](#) >

## Other considerations

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

## Energy Identified

### Wind

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

### Solar



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

More information on [page 38](#) >



## Transport

Identified

### HS2

- 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) ↗
- the site has been identified within one of HS2's property assistance schemes. Apart from surface safeguarding areas, these schemes typically do not apply to new purchasers of property so you should check your eligibility carefully before proceeding. For further information about the various schemes and how you may be able to apply, please visit the HS2 website [www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/](http://www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/) ↗

More information on [page 44](#) >



## Planning constraints

Identified

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

More information on [page 49](#) >



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## ClimateIndex™ physical and transition risks - Breakdown



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

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

**5 years**



**No risk predicted**

**30 years**



**No risk predicted**

### ClimateIndex™

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

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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**In 30 years time your property has a ClimateIndex™ rating of A:** At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

For further details on flood risk see [page 33](#) > and for further details on natural ground instability and coastal erosion see [page 37](#) >.





## ClimateIndex™ transition risks

### Energy Performance

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

#### Multiple EPCs have been found relating to the property

If you require more detail or want to explore the recommendations for any of the EPCs listed, use the address provided and search using gov.uk's [find an energy certificate](#) service.

#### 2 Valid non-domestic EPCs have been found relating to the property

Net zero CO2															
A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
Address		UPRN		Building use		Building area		EPC rating		Valid until					
Unit 4, Quartz Point, Stonebridge Road, B46 3JL		10001173660		Offices and Workshop Businesses		265.0 sqm		B   32		31st May 2033					
Unit 3, Quartz Point, Stonebridge Road, B46 3JL		10001173659		Offices and Workshop Businesses		276.0 sqm		B   28		31st January 2033					

#### 0 Valid domestic EPCs have not been found relating to the property

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

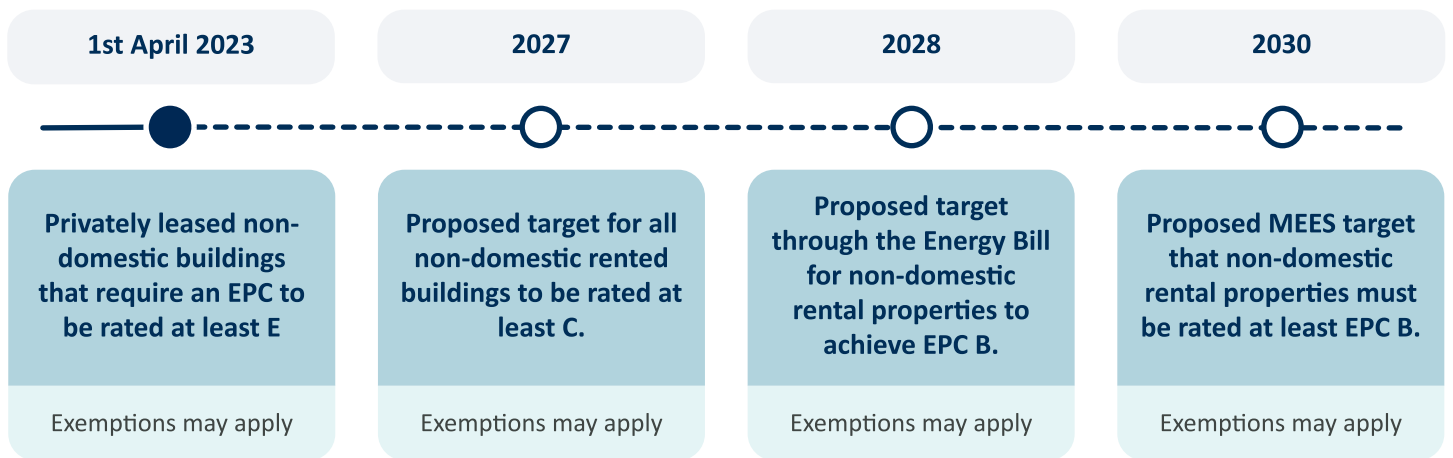
### Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

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

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) ↗.

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





## Contaminated land liability

**Moderate-High risk**

### Summary

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.

**Past Land Use**

**Low-Moderate**

**Waste and Landfill**

**Moderate-High**

**Current and Recent Industrial**

**Low-Moderate**

**Operational environmental  
risk**

**Low-Moderate**

### Next steps

Groundsure has identified a historical landfill beneath and adjacent to the site that could cause significant ground contamination.

You should contact the Local Authority to determine if the site is a priority for investigation under Part 2A of the EPA 1990.

One of our expert consultants can carry out these enquiries for you for £450 + VAT. Please contact a member of our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com) if you would like us to undertake this work. Turnaround will be dependent on responses from the regulatory bodies but could take up to 21 days.

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## Jump to

[Consultant's Assessment >](#)

[Past land use >](#)

[Waste and landfill >](#)

[Current and recent industrial >](#)

[Superficial hydrogeology >](#)

[Bedrock hydrogeology >](#)

[Hydrology >](#)

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

You can find our methodology and list of limitations on [page 55 >](#)

## Consultant's assessment

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

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

## Current and proposed land use

### Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used as offices.

The site has been identified to comprise six buildings arranged around a circular car park in the centre of the plot. An area of hardstanding is in the south and an electricity substation and sewage pumping station are in the south west. A minor open-sided unit is in the north west and the remainder of the plot is occupied by landscaped ground.

### Proposed land use

Groundsure has been advised that the property will be used as offices.

### Site location

The site lies within a commercial area of Chelmsley Wood, Birmingham.

### Surrounding area

**North:** The A452 (road) with open land beyond.

**South:** Open land.

**East:** Stonebridge Road with a waste disposal facility and active landfill beyond.

**West:** An access road with areas of hardstanding used for commercial purposes and open land beyond.



## Historical land use

### On-site

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

- **1886** - The site comprised open land with part of a pit in the south east.
- **1886 - 1938** - No significant changes were observed, however, by 1937 the pit was noted as a pond.
- **1953** - The pond was formed an area of marshland.
- **1966** - The marsh had been cleared and several buildings identified as a farmyard had been constructed in the centre west, along with a unit in the south west.
- **1981** - The farm was renamed as a kennels and further units had been built in the north west and south west.
- **1981 - 1992** - No significant changes were observed.
- **1999** - (Aerial photography) - The south east of the site was used as storage.
- **2001** - (Aerial Photography) - The site had been cleared.
- **2011** - (Aerial Photography) - The site had been redeveloped to resemble its current layout.

A historical landfill of significant concern has been identified on site, noted to have accepted inert and liquid sludge waste between 1975 and 1977.

A further historical landfill of significant concern has been identified on site. However, no further details are held regarding the waste type accepted or the operational period of the site.

### Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- The landfill sites identified on-site extend off site to the south and west.
- An active landfill of minor concern have been identified in proximity to the study site.

## Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## 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. A historical groundwater abstraction licence has been identified on site

Potentially vulnerable receptors have been identified including site users and the underlying aquifers. Additionally, the site is noted to lie within an area of Green Belt. Groundsure considers that the property has a moderate-high environmental sensitivity.



## 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.

As the site currently appears to be in a potentially contaminative use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. 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. 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.



## Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	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 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	2

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	3	1	5
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**



**Site Outline**

Search buffers in metres (m)

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

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1886
6 m	S	Nursery	1955
41 m	SE	Unspecified Pit	1955
61 m	SE	Refuse Heap	1981
79 m	W	Cuttings	1978



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Distance	Direction	Use	Date
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.

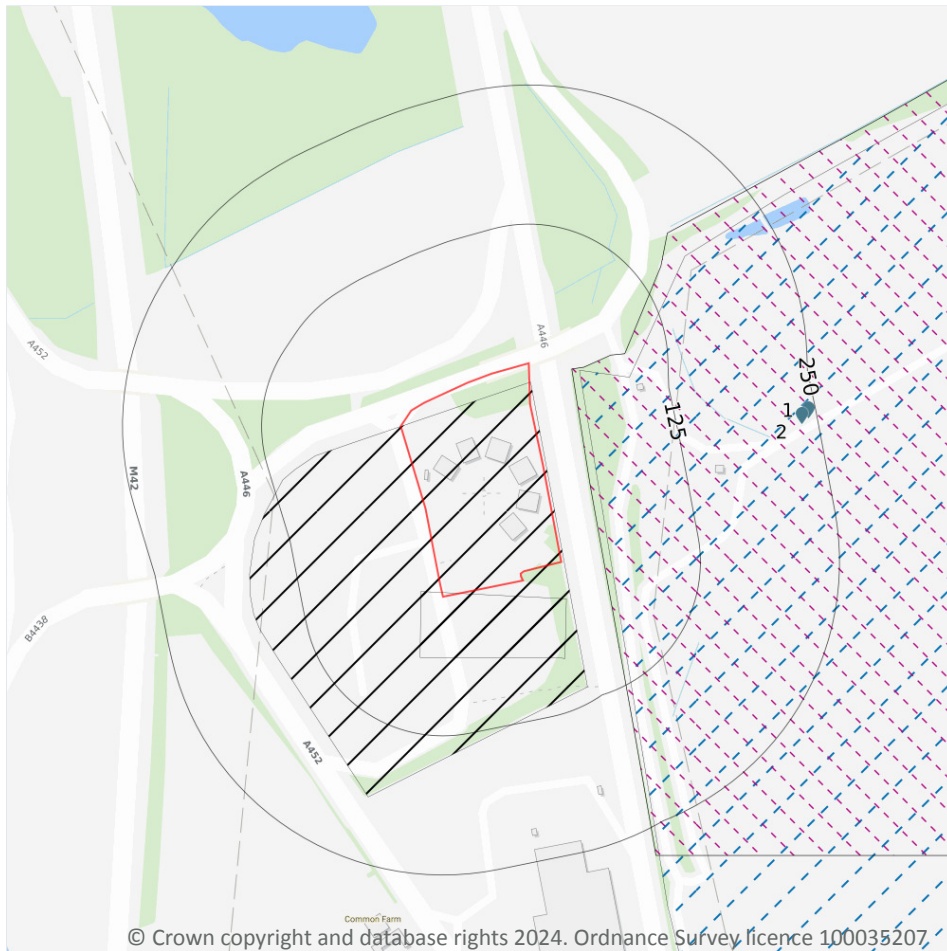


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


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## Contaminated land / Waste and landfill



**Site Outline**

Search buffers in metres (m)

-  Landfill sites (active)
-  Former Landfill (EA records)
-  Landfill sites (Groundsure records)
-  Active or recent licensed waste sites

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

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

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



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

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
44 m	SE	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 the 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 [page 4 >](#) 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 the 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 [page 4](#) > for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	243 m	E	Packington Landfill Site, Packington Lane, Little Packington, Meriden, Warwickshire, CV7 7HN	Composting Facility	Medium	Modified
2	243 m	E	Packington Landfill, Packington Lane, Packington, Meriden, Warwickshire, CV7 7HN	Physical Treatment Facility	Large	Issued

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



## Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution incidents

### Recent industrial land uses

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

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

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



ID	Distance	Direction	Company / Address	Activity	Category
3	0	on site	Quartz Point Business Park - Warwickshire, B46	Business Parks and Industrial Estates	Industrial Features
4	1 m	S	Sewage Pumping Station - Warwickshire, B46	Waste Storage, Processing and Disposal	Infrastructure and Facilities
7	96 m	SE	Pylon - Warwickshire, B37	Electrical Features	Infrastructure and Facilities
8	99 m	NE	Suez Environmental - Packington Landfill, Stonebridge Road, Coleshill, Birmingham, Warwickshire, B46 3JL	Recycling, Reclamation and Disposal	Recycling Services
10	127 m	W	Pylon - Warwickshire, B46	Electrical Features	Infrastructure and Facilities
11	168 m	NE	Pylon - Warwickshire, B37	Electrical Features	Infrastructure and Facilities
13	232 m	SW	Pylon - West Midlands, B92	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 [page 4 >](#) for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
5	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
6	26 m	SE	08/04/2003	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
9	110 m	SW	19/02/2003	Category 4 (No Impact)	Category 4 (No Impact)	Firefighting Run-Off
12	205 m	SE	10/08/2003	Category 4 (No Impact)	Category 4 (No Impact)	Not Identified

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

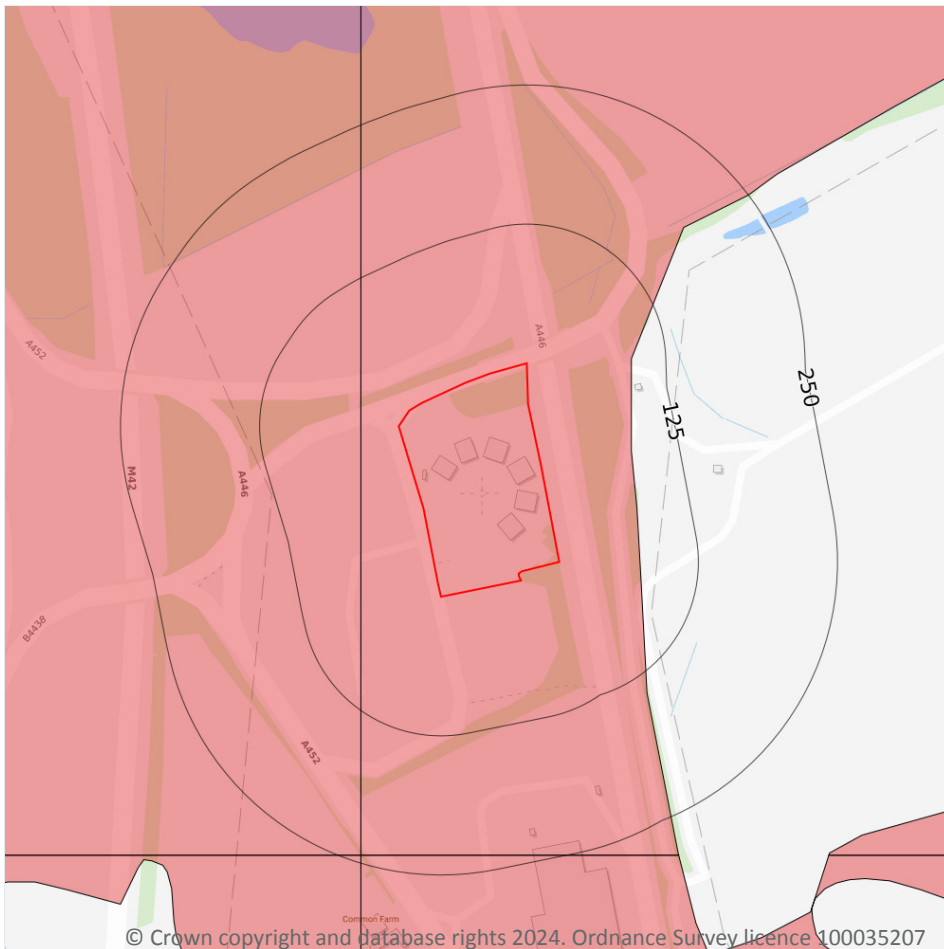


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## Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

### Aquifers within superficial geology

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

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

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

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

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

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

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



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

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

### Superficial geology

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

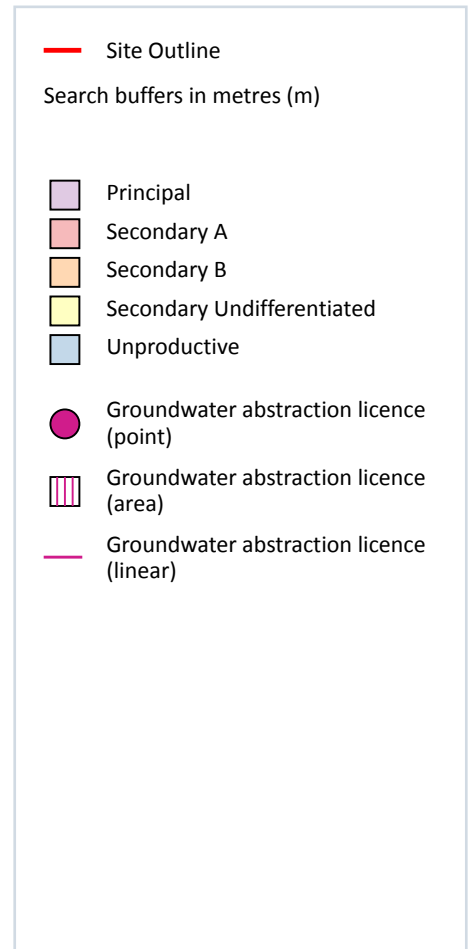
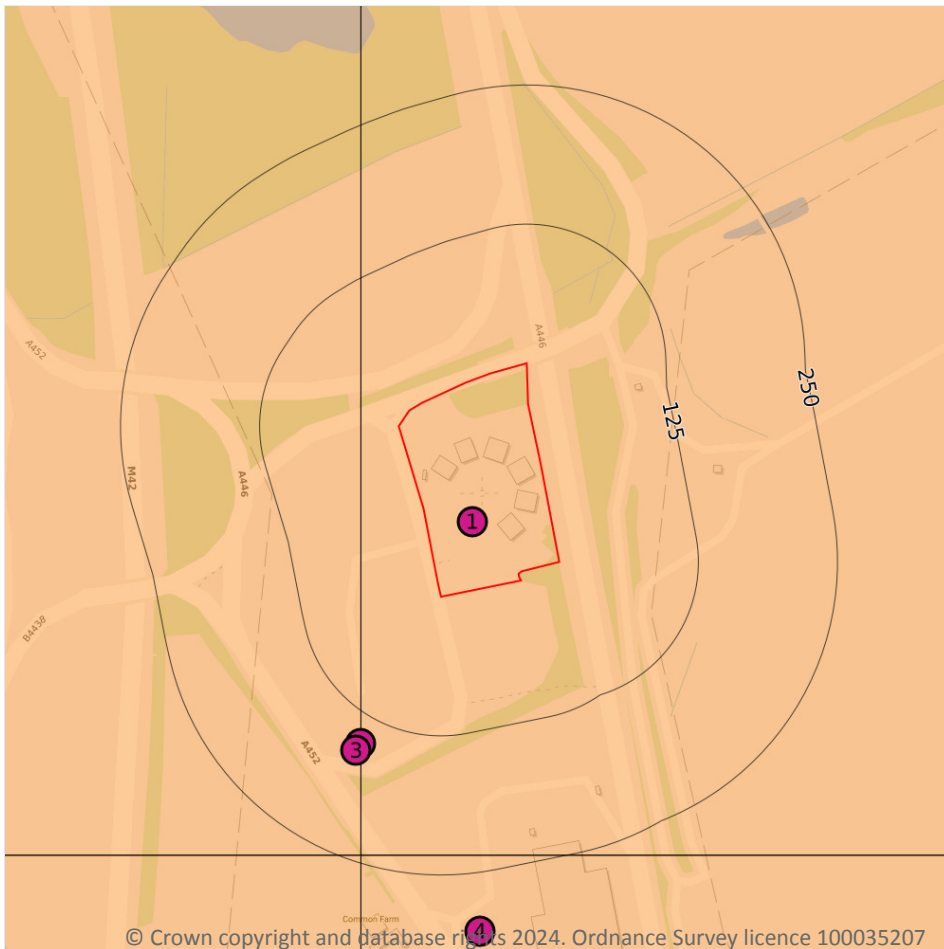
Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.





## Bedrock hydrogeology



### Aquifers within bedrock geology

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

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

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

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

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

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



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

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

## 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 Licence status: Historical 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
2	151 m	SW	Licence No: 03/28/11/0081 Licence status: Historical 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
3	151 m	SW	Licence No: 03/28/11/0081 Licence status: Historical 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

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



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## 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**



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**Site Outline**

Search buffers in metres (m)

- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

**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
67 m	N	Name: 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)
78 m	NE	Name: 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
108 m	NE	Name: 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)
121 m	NE	Name: 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)
121 m	NE	Name: 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)
126 m	NE	Name: 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)
133 m	NE	Name: 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: 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)
141 m	SE	Name: 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: 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)
169 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
171 m	E	Name: 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
177 m	NE	Name: 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: 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)
221 m	N	Name: 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)

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## Flooding

**Low risk**

### Summary

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

Further explanation of flood risk assessment can be seen in the Flood information on [page 57 >](#).

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

### Next steps

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/flho0911bugi-e-e.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf) ↗

#### National Planning Policy Framework (NPPF)

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

#### Jump to

[Groundwater flooding >](#)

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

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

You can find our methodology and list of limitations on [page 55 >](#)

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**Flooding / Groundwater flooding**



— Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

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

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





## Climate change / Flood risk (5 and 30 Years)

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

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

This data is sourced from Ambiental Risk Analytics.





## Environmental

Identified



## Ground stability

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

Please see [page 35 >](#) for details of the identified issues.

**Natural Ground Stability**

**Moderate-High**

**Non-Natural Ground Stability**

**Identified**



## Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

**Not in a radon  
affected area**

## Next steps

### Ground stability

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

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

### Jump to

[Natural ground subsidence >](#)

[Non-natural ground subsidence >](#)

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

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

You can find our methodology and list of limitations on [page 55 >](#)



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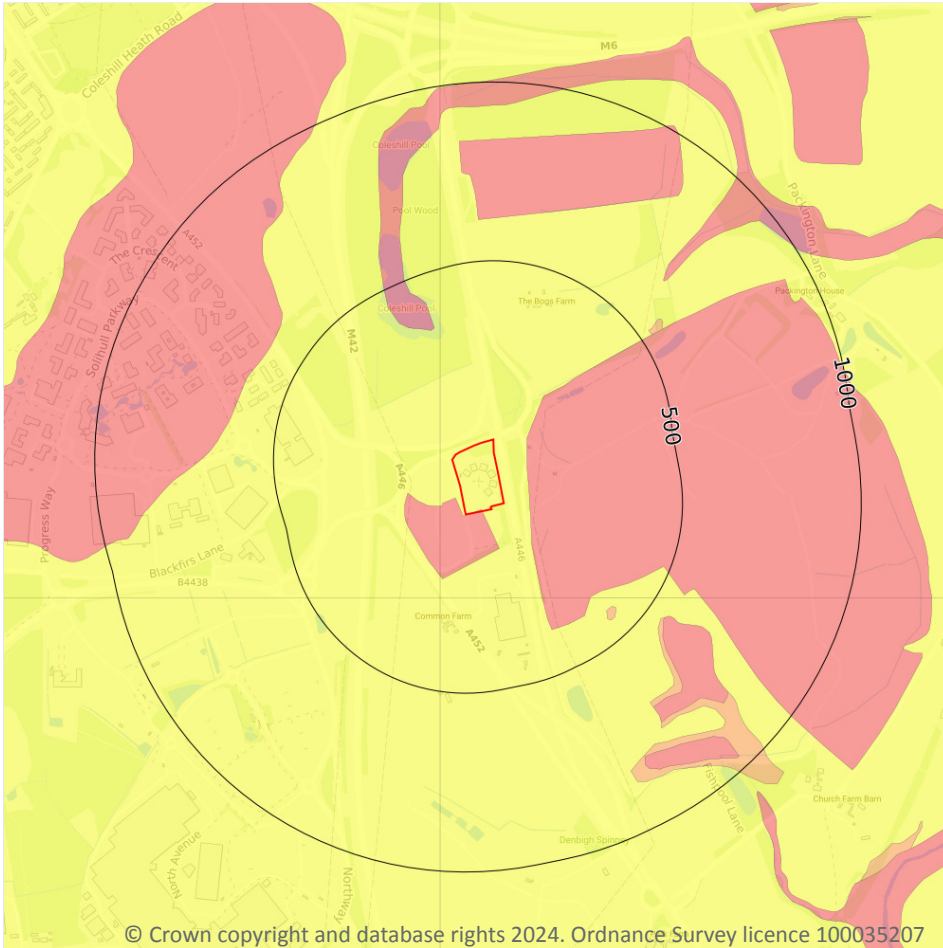
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**Ground stability / Natural ground subsidence**



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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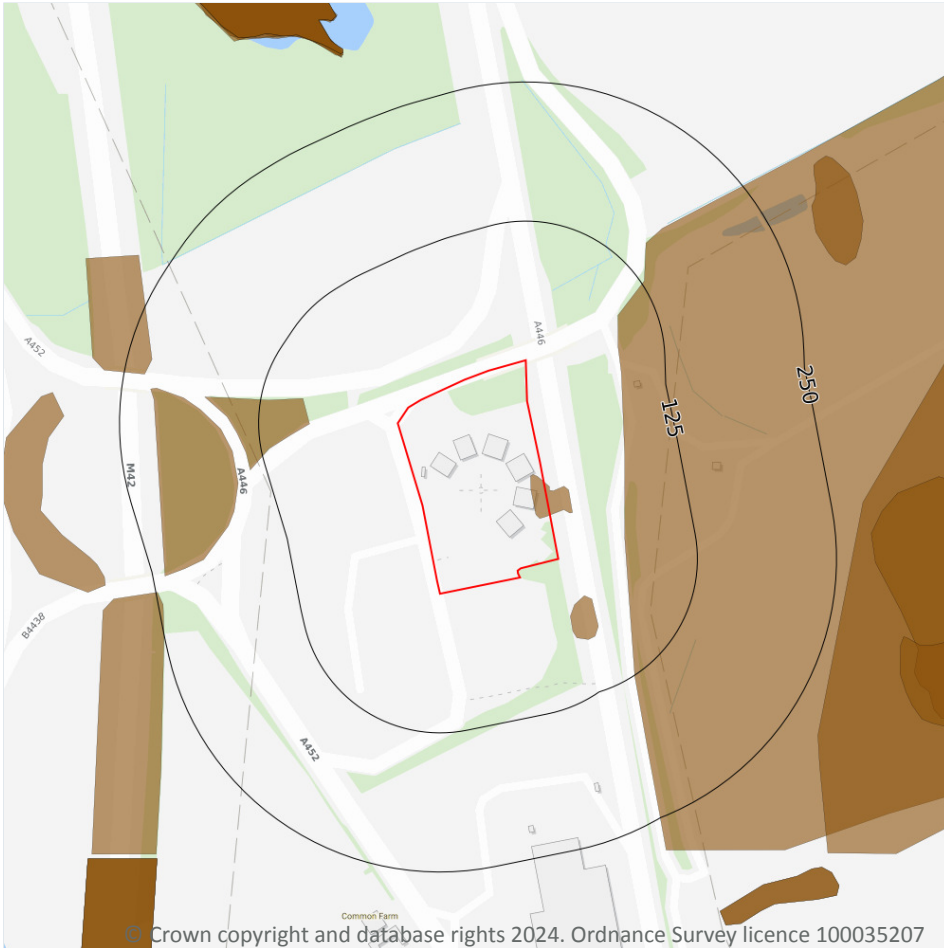
**Natural ground subsidence**

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

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

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

**Ground stability / Non-natural ground subsidence**



**— Site Outline**

Search buffers in metres (m)

**■ Infilled Land**

Mining hazards:

**■ Highly likely**

**■ Likely**

**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 [page 4 >](#) 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.

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

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

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

This data is sourced from the British Geological Survey.





## Energy

**Identified**



## Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Not identified**



## Wind and Solar

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

Please see [page 4](#) > for further advice. Additionally, see [page 40](#) > for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Not identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



## Energy

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

Please see [page 4](#) > for further advice. Additionally, see [page 43](#) > for details of the identified issues.

**Power stations**

**Not identified**

**Energy Infrastructure**

**Identified**

**Projects**

**Not identified**

## Next steps

### Wind

Existing or proposed wind installations have been identified within 10km.

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

### Solar

Existing or proposed solar installations have been identified within 5km of the property.



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

## Jump to

[Wind and solar >](#)

[Energy Infrastructure >](#)

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

You can find our methodology and list of limitations on [page 55 >](#)

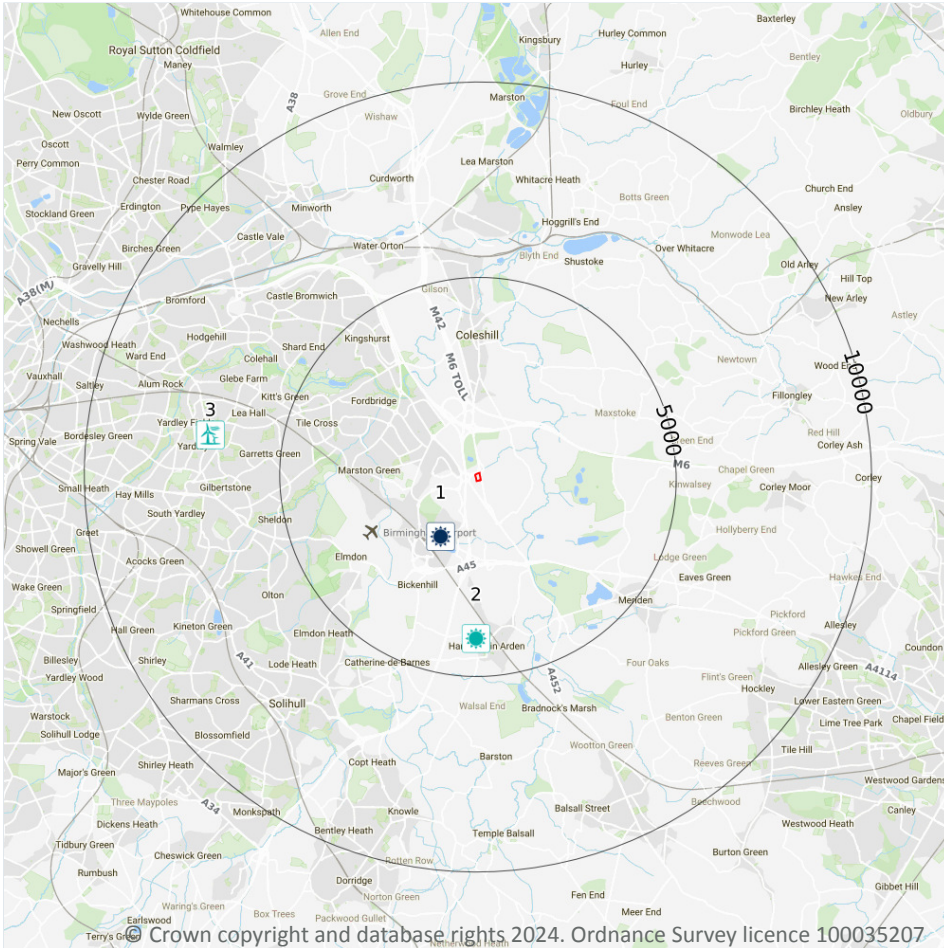


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## Energy / Wind and solar



**— Site Outline**

Search buffers in metres (m)

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

### Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



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ID	Distance	Direction	Details	
3	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: 2007-11-10 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.

## 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: Abandoned Post Consent Status: Abandoned Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

## Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property. Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.



ID	Distance	Direction	Address	Details	
2	4-5 km	S	Solar Array Hampton Manor Shadowbrook Lane Hampton In Arden Solihull	Applicant name: Mr S Palmer Application Status: Awaiting decision Application Date: 27/09/2019 Application Number: PL/2019/02522/PPFL	Install a 321.6kW solar array development consisting of 960 individual modules over 9 rows, to serve Hampton Manor Hotel.

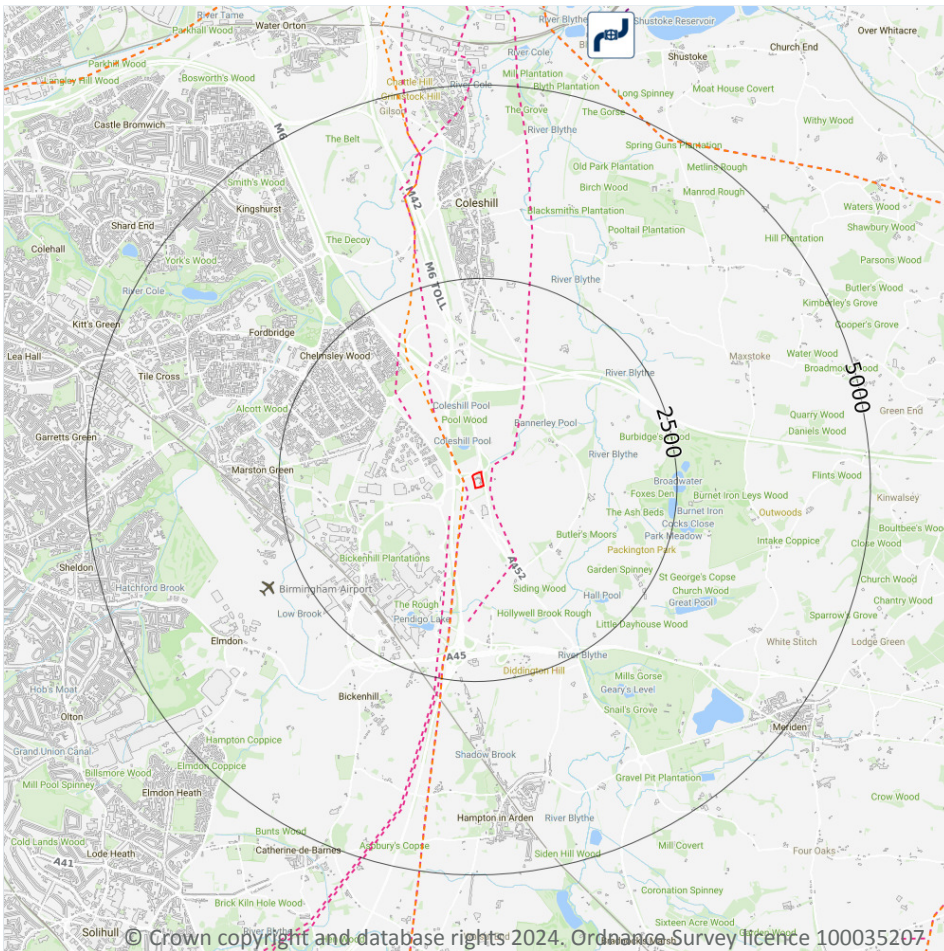
The data is sourced from public registers of planning information and is updated every two weeks.

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**Energy / Energy infrastructure**



**Site Outline**

Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

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**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 [www.emfs.info](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.



## Transport

**Identified**



### HS2

Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. This may include Phase 2b Eastern Leg sections which have been scheduled for cancellation but may be used for rail development in future plans.

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

See page 17 of the [Integrated Rail Plan](#) ↗ for confirmation that safeguarding will remain in place for now.

Please see [page 4](#) > for further advice. Additionally, see [page 46](#) > for details of the identified issues.

HS2 Route	<b>Identified</b>
HS2 Safeguarding	<b>Identified</b>
HS2 Stations	<b>Identified</b>
HS2 Depots	Not identified
HS2 Noise	<b>Assessed</b>
HS2 Visual impact	<b>Identified</b>



### Crossrail

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

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



### Other Railways

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

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



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 01273 257 755

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 Grid ref: 123456 123456

## Next steps

---

### HS2

The property lies within 5km of the HS2 route.

- 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) ↗
- the site has been identified within one of HS2's property assistance schemes. Apart from surface safeguarding areas, these schemes typically do not apply to new purchasers of property so you should check your eligibility carefully before proceeding. For further information about the various schemes and how you may be able to apply, please visit the HS2 website [www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/](http://www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/) ↗

### Jump to

[HS2](#) >

[Skip to next section: Planning constraints](#) >

You can find our methodology and list of limitations on [page 55](#) >

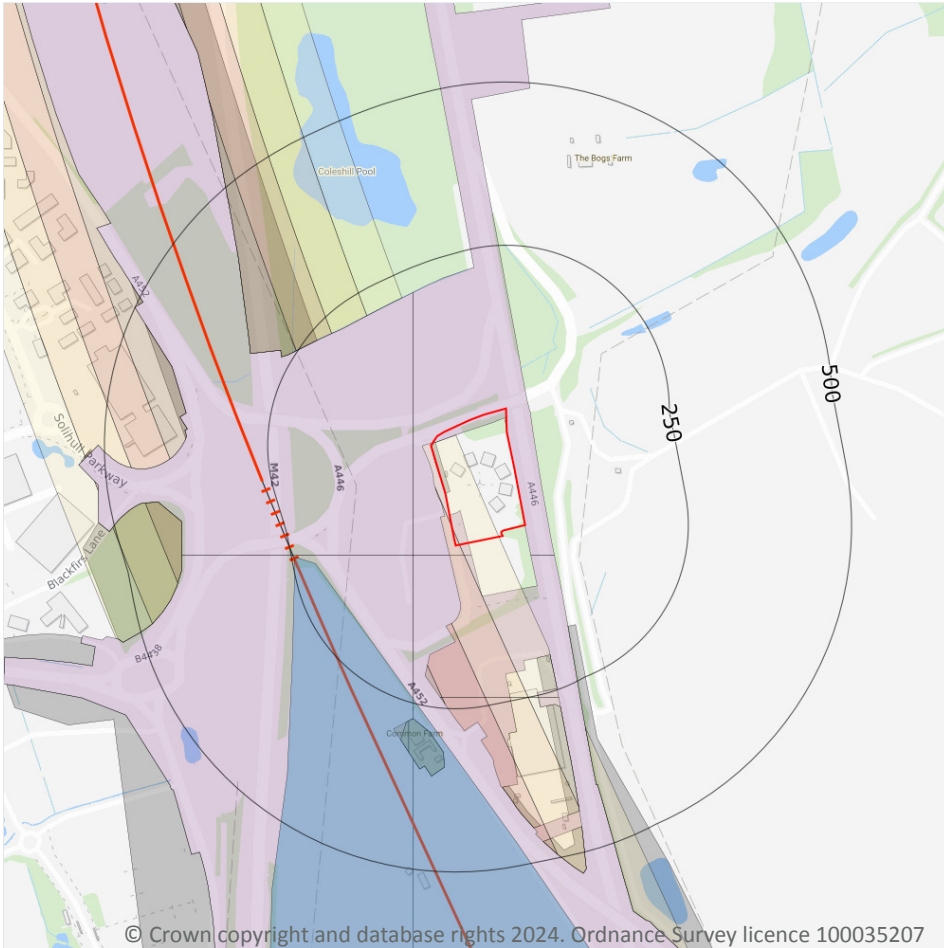


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**Transportation / HS2**



**Site Outline**

Search buffers in metres (m)

---

**HS2 line information**

<b>Speed</b>	<b>Track type</b>
<span style="color: blue;">—</span> < 50km/h	<span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Surface Running Track
<span style="color: green;">—</span> 50-100km/h	<span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Tunnel
<span style="color: yellow;">—</span> 100-230km/h	<span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> Bridge/Viaduct
<span style="color: orange;">—</span> 230-320km/h	<span style="border-bottom: 1px dash-dot black; width: 20px; display: inline-block;"></span> Green Tunnel
<span style="color: red;">—</span> 320-360km/h	

---

**HS2 infrastructure**

<span style="border: 1px solid lightblue; width: 15px; height: 10px; display: inline-block;"></span> HS2 Stations	<span style="border: 1px solid lightblue; width: 15px; height: 10px; display: inline-block;"></span> HS2 Depots
---	---

---

**HS2 safeguarding areas**

<span style="background-color: #e0e0e0; width: 15px; height: 10px; display: inline-block;"></span> HS2 Surface Safeguarding
<span style="background-color: #f0e0e0; width: 15px; height: 10px; display: inline-block;"></span> HS2 Subsurface Safeguarding

---

**HS2 property scheme areas**

<span style="background-color: #f0e0e0; width: 15px; height: 10px; display: inline-block;"></span> Homeowner Payment Zones 1-3
<span style="background-color: #d0e0e0; width: 15px; height: 10px; display: inline-block;"></span> Rural Support Zone
<span style="background-color: #c0c0c0; width: 15px; height: 10px; display: inline-block;"></span> Extended Homeowner Protection Zone

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**HS2 route: nearest centre point of track**

The property is within 235 m of the original or second proposed HS2 route including the adjustments detailed in November 2016 and July 2017.

If the property is closer to the "original consultation route" than the "current preferred consultation route", both will be shown in the data table below if they are within 5km of the property.

Under the Department for Transport's Integrated Rail Plan, announced on 18th November 2021, the eastern leg of Phase 2b of HS2 from East Midlands Parkway to Leeds is proposed for cancellation. However, the government is still exploring options to connect HS2 to Leeds, and have stated in the Integrated Rail Plan that "Safeguarding of the previously proposed high speed route north of East Midlands Parkway will remain in place pending conclusion of this work.". Groundsure will continue to signpost the presence of the proposed route and safeguarding areas for this leg until such further work has been finalised.

Distance	Direction	Track Type	Speed (mph)	Speed (km/h)	Consultation
235 m	SW	Surface Running Track	249	400	Current preferred consultation route

## HS2 surface 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 2. 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 [www.gov.uk/claim-compensation-if-affected-by-hs2/overview](http://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 [www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme](http://www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme) ↗.

## HS2 stations

The property is near to a proposed HS2 station. This could be a new station that is being built especially for the new route, or an existing station.

While this could be beneficial to the homeowner, regarding future transport links, there may disruption while the scheme is constructed alongside noise and air pollution for a period of time.

Distance	Direction	Site Name	Boundary
190 m	SW	Birmingham Airport Interchange	Location Boundary



## 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 and Phase 2a of HS2, and only within 2km of the HS2 line itself.

The noise assessments represent sound from HS2 and are generally assessed up to 1km from HS2 in rural areas, and up to 500m in urban areas, though in some cases the assessed area may be greater or smaller than this. 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

**Identified**

### Summary

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

Please see [page 50 >](#) for details of the identified issues.

**Environmental Protected Areas** **Identified**

**Visual and Cultural Protected Areas** **Not identified**

### Next steps

#### Environmental designations

The property lies within 250m of an environmentally protected site or area.

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

#### Jump to

[Planning constraints >](#)

You can find our methodology and list of limitations on [page 55 >](#)

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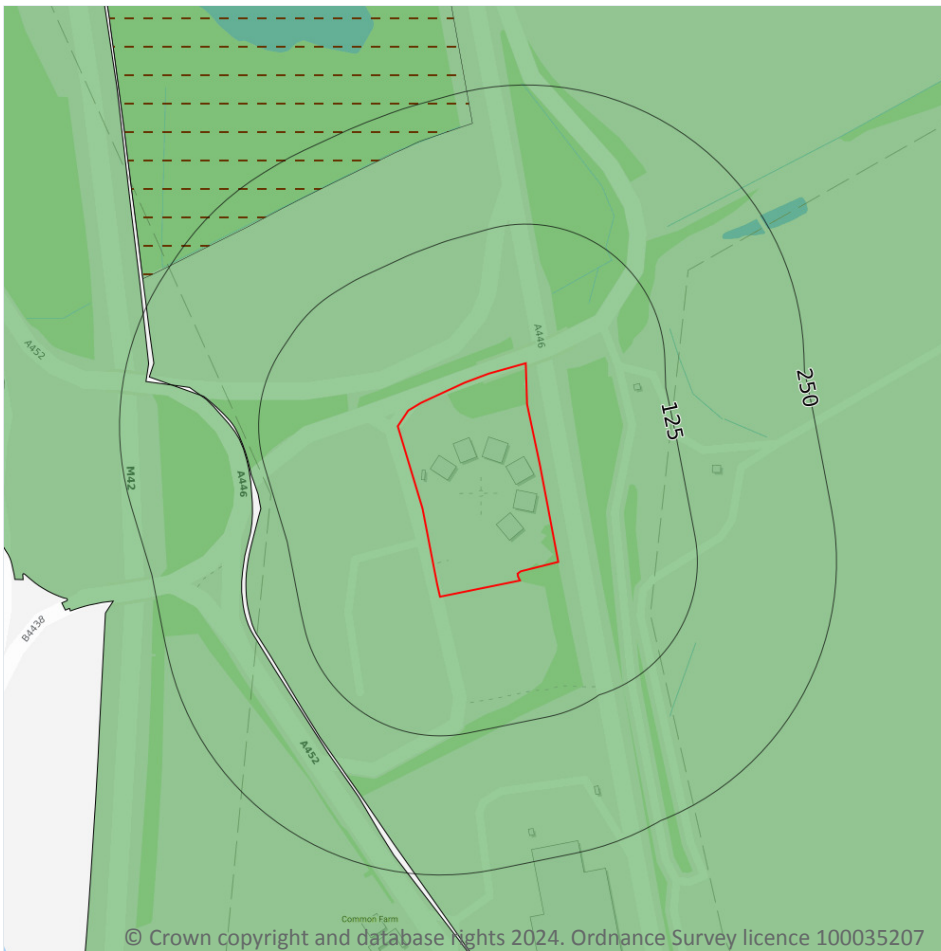
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**Planning constraints**



**Site Outline**

Search buffers in metres (m)

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

**Sites of Special Scientific Interest**

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
212 m	NW	Coleshill and Bannerly Pools	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

## Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	Birmingham	North Warwickshire
139 m	W	Birmingham	Solihull

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2024). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land> ↗



## Datasets searched

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

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



## Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

**Groundwater flooding** **Identified**

## Climate change

<b>Flood risk (5 and 30 Years)</b>	<b>Identified</b>
<b>Natural ground instability (5 and 30 Years)</b>	<b>Identified</b>

## Natural ground subsidence

<b>Natural ground subsidence</b>	<b>Identified</b>
Natural geological cavities	Not identified

## Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified

**Infilled land** **Identified**

## Radon

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

## Coastal Erosion

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

## Oil and gas

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

## Wind and solar

Wind farms	Not identified
<b>Proposed wind farms</b>	<b>Identified</b>
Proposed wind turbines	Not identified
<b>Existing and agreed solar installations</b>	<b>Identified</b>
<b>Proposed solar installations</b>	<b>Identified</b>

## Energy

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

## Transportation

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



## Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

## Planning constraints

National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

## Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified



## 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 their 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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

### Risk of flooding from rivers and the sea

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

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

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

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

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

**Medium** - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

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

FRAW (sea):

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

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

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

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

### Historic flood events

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

### Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.



## Proposed flood defences

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

## Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

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

## Conservation Area data limitations

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

## Underground data limitations

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

## Subsidence data limitations

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

[www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf](http://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf)



## ClimateIndex™ data and limitations

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

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

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

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

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

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



## Energy Performance

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

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



## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com) ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### Complaints Advice

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

Groundsure's Terms and Conditions can be viewed online at this link: [www.groundsure.com/terms-and-conditions-april-2023/](http://www.groundsure.com/terms-and-conditions-april-2023/) ↗

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## Data providers

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