

108, HANBURY GARDENS, HIGHWOODS, COLCHESTER, CO4 9TT

Professional opinion

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



Contaminated Land Liability
Passed



Flooding
Negligible

Further guidance



Ground Stability
Identified

[page 8 >](#)



Radon
Passed



Energy
Identified

[page 10 >](#)



Transportation
 Not identified



Planning Constraints
Identified

[page 18 >](#)



Planning Applications
 5

[page 18 >](#)

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see [page 4 >](#) for details and guidance.

5 years

B

Low risk

30 years

B

Low risk

A

B

C

D

E

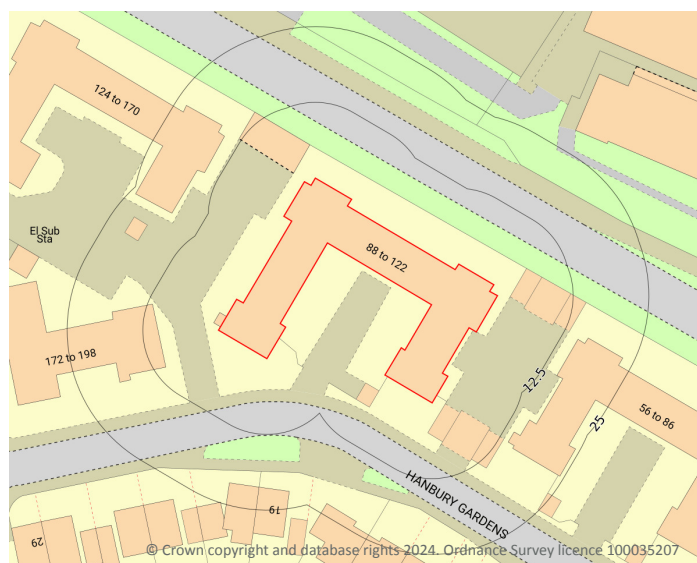
F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 5 >](#) for details.

Site Plan



Useful contacts

Colchester Borough Council:
<http://www.colchester.gov.uk/> ↗
customer.services@colchester.gov.uk ↗
01206 282 222

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

Overview of findings and recommendations

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

You can view the fully comprehensive library of information we have searched on [page 24 >](#).



Ground stability

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

Next steps for consideration:

- 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
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report



Other considerations

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

Energy

Wind

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

Next steps for consideration:

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

Solar

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

Next steps for consideration:

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

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

Next steps for consideration:

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability 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. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

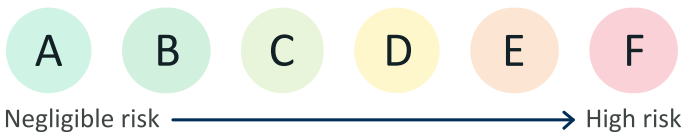
ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first** in the list(s) below. Any risks that have not been identified at the site have been omitted.

B 5 years
Low risk

B 30 years
Low risk

Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- [Click here ↗](#) for more information on climate change risks, our methodology and limitations
- See the [.GOV website ↗](#) for updates on the governments policy on reaching Net Zero by 2050

Let's talk about climate



For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses ↗](#) here for actionable guidance on risks associated with climate change



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Your ref: 26383710
Grid ref: 600608 228079

ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. 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.

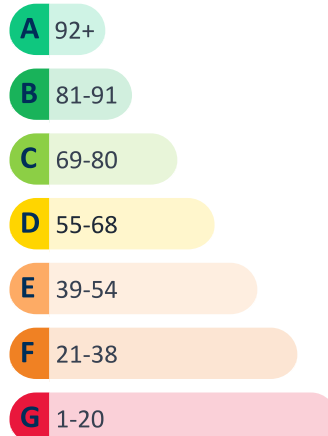
✔ We have found an EPC relating to 108, Hanbury Gardens, Highwoods, CO4 9TT
UPRN: 100090455293

Current EPC rating

D | 60

Certificate date:	Valid until:
18th May 2015	17th May 2025
Property type:	Floor area:
Flat	56 sq m

You can visit gov.uk's [find an energy certificate service](#) ↗ to search for the EPC for more detail.



Average rating for similar properties in your area

C | 70

We have calculated the average rating in your area and determined that this property is **below the average** score for similar type properties of similar size.



Potential EPC rating

 **C** | 76

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:
£5,410 - £9,650

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Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Floor insulation (suspended floor)	£800 - £1,200
Step 2	Draught proofing	£80 - £120
Step 3	Low energy lighting	£30
Step 4	High heat retention storage heaters	£1,200 - £1,800
Step 5	Double glazed windows	£3,300 - £6,500

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.



Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here ↗](#) for more information on exemptions and how to register them.



Environmental summary



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

Please see the guidance and next steps on [page 2](#) > for further advice.



Contaminated Land

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

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on [page 27](#) >.

River and Coastal Flooding **Very Low**

Groundwater Flooding **Negligible**

Surface Water Flooding **Negligible**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 27](#) >



Ground stability

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

Please see [page 9](#) > for details of the identified issues.

Natural Ground Stability **Moderate-High**

Non-Natural Ground Stability **Not identified**



Radon

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

Not in a radon affected area

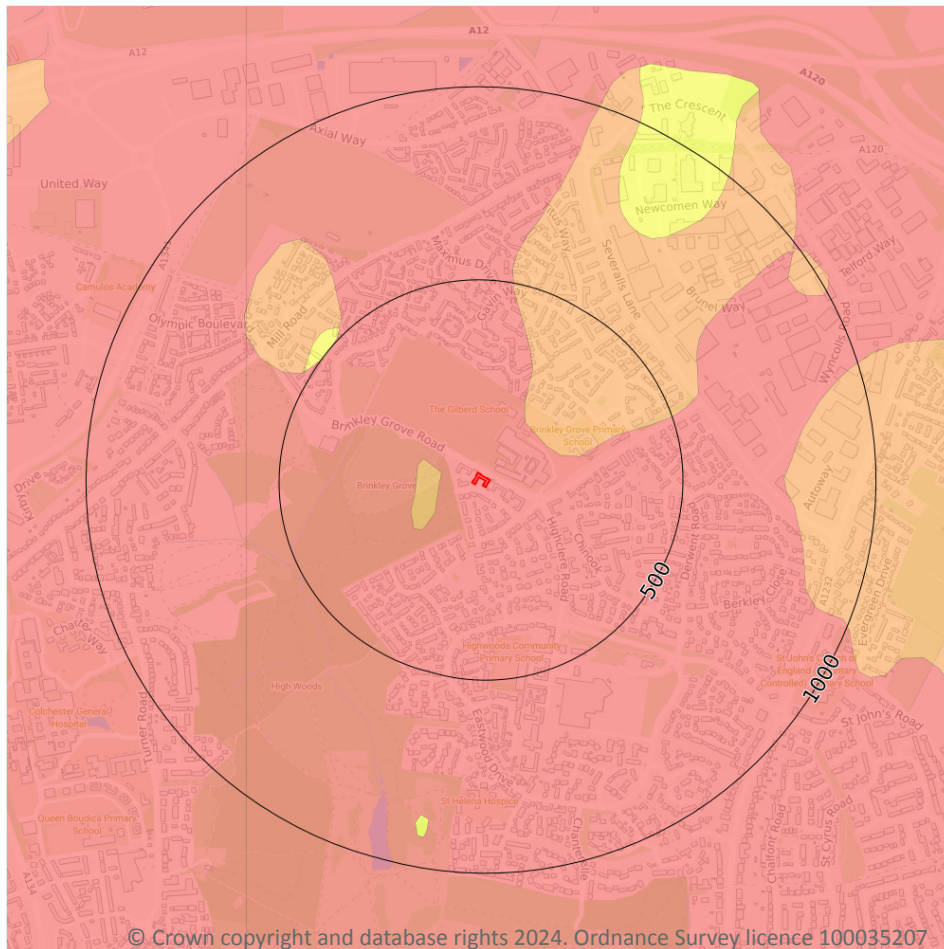


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Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

Natural ground subsidence

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

Please see the guidance and next steps on [page 2](#) > for further advice.

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



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Energy summary



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 the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 11](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Not identified

Planned Single Wind Turbines

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 the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 15](#) > for details of the identified issues.

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Identified

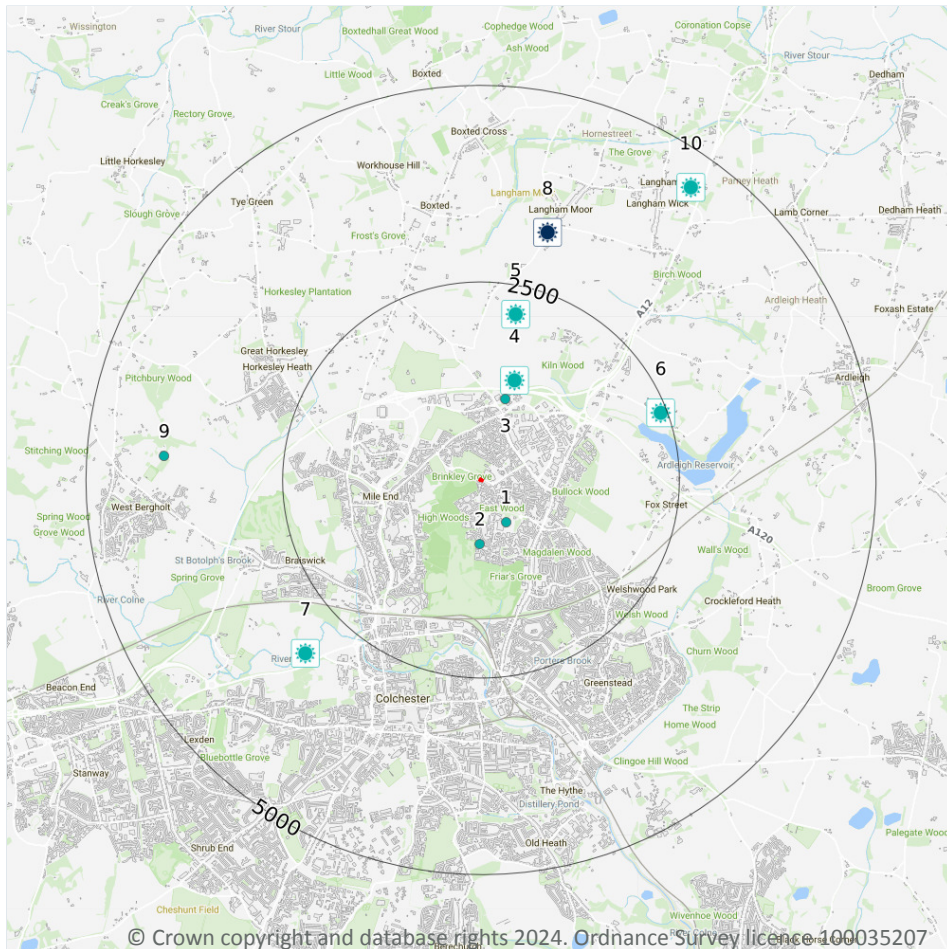


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Energy / Wind and solar



— 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 turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



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ID	Distance	Direction	Details	
1	604 m	SE	Site Name: Highwoods Square, Colchester, Highwoods, Essex, CO4 9ED Planning Application Reference: 90070 Type of Project: Wind Turbine	Application Date: 2009-01-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of 10.6m high wind turbine and associated works for a period of 15 years. Approximate Grid Reference: 600925, 227539
2	802 m	S	Site Name: St. Helena Hospice, Barncroft Close, Highwoods, Colchester, Colchester, Essex, CO4 9JU Planning Application Reference: F/COL/06/1623 Type of Project: Wind Turbine	Application Date: 2006-10-02 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine to supply energy for the hospice. Approximate Grid Reference: 600594, 227259
3	1-2 km	N	Site Name: 874 - 876 The Crescent, Colchester Business Park, Colchester, Colchester, Essex, CO4 9YQ Planning Application Reference: F/COL/06/0430 Type of Project: Wind Turbine	Application Date: 2006-03-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine 6KW to car park area. Approximate Grid Reference: 600919, 229104
9	4-5 km	W	Site Name: The Manor House, Manor Road, West Bergholt, Colchester, Colchester, Essex, CO6 3JJ Planning Application Reference: F/COL/06/0612 Type of Project: Wind Turbine	Application Date: 2006-03-12 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of wind turbine for production of electricity. Approximate Grid Reference: 596580, 228380

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

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



Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
8	3-4 km	N	Boxted Airfield, Langham, Colchester, CO4 5NW	Contractor: NextEnergy Solar Fund LPA Name: Colchester Borough Council Capacity (MW): 18.799999237060547	Application Date: 16/06/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 19/03/2015

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
4	1-2 km	N	Seven Saints Farm, Severalls Lane, Colchester, CO4 5JB	Applicant name: Colchester City Council Application Status: Planning Screening Opinion Application Date: 16/08/2023 Application Number: 231935	Request for EIA Screening opinion - Proposed provision of solar PV, storage and microgrid development with an installed capacity of 8MW
5	2-3 km	N	Boxted Airfield, Langham Lane, Langham Colchester, CO4 5NW	Applicant name: - Application Status: Preliminary Enquiry (Public) ***THIS IS NOT A PLANNING APPLICATION*** Application Date: 17/09/2013 Application Number: 131650	Proposed Solar Farm
6	2-3 km	E	Land Adj Whinstones Crown Lane, North Ardleigh, Colchester, Essex, CO7 7RA	Applicant name: Mr Ray Ricks Ray Ricks Consultancy Application Status: Full Application Application Date: 15/09/2017 Application Number: 17/01489/FUL	Proposed dwelling, relocation of existing access, new landscape planting, part re-grading of existing lake edges, associated access drive and other works, provision of 2no. solar arrays.

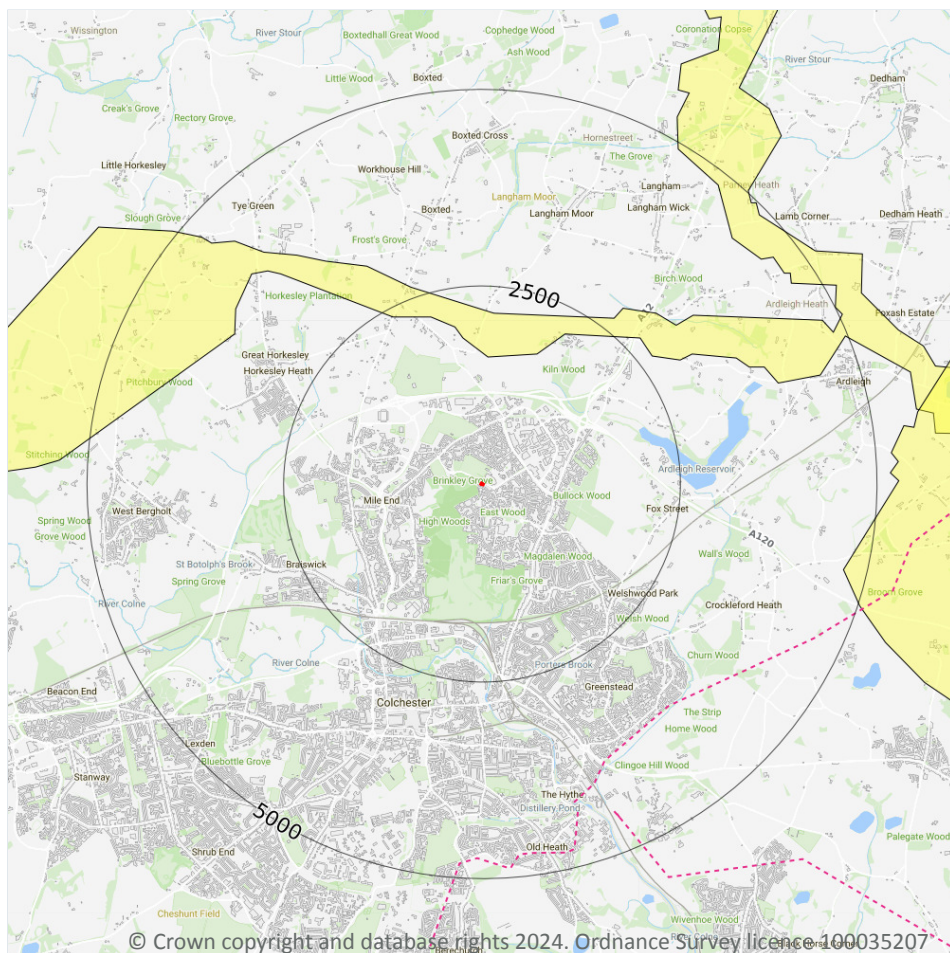


ID	Distance	Direction	Address	Details	
7	3-4 km	SW	Colchester Borough Council, CO3 3WG	Applicant name: No Details Application Status: Pending Consideration Application Date: 20/10/2021 Application Number: 21/02085/OBS3	The construction and operation of a solar photovoltaic ('PV') farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.
10	4-5 km	NE	Perry House, Perry Lane, Langham, Colchester, CO4 5PH	Applicant name: Mr Datta Application Status: Application Valid Application Date: 30/03/2021 Application Number: 210863	Ground mount solar array

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



Energy / Energy infrastructure



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- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Large Energy Projects

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

Distance	Direction	Details	Summary
1-2 km	N	Operator: National Grid Site Name: Norwich to Tilbury (formerly East Anglia Green Energy Enablement (GREEN) Project) Stage: Pre application	Proposal to reinforce the 400kV high voltage power network in East Anglia to include a new 400kV connection substation in the Tendring district



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Distance	Direction	Details	Summary
4-5 km	E	Operator: Five Estuaries Offshore Wind Farm Ltd Site Name: Five Estuaries Offshore Wind Farm Stage: Pre-examination	Five Estuaries is an offshore wind farm to generate in excess of 300MW. The project will be comprised of an offshore wind farm, including wind turbine generators and associated foundations and array cables.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - infrastructure.planninginspectorate.gov.uk/projects/ ↗.



Transportation summary



HS2

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

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

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



Crossrail

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

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 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



Planning summary



Planning Applications

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

2

Large Developments

searched to 500m

Please see [page 19](#) > for details of the proposed developments.**2**

Small Developments

searched to 125m

Please see [page 20](#) > for details of the proposed developments.**1**

House extensions or new builds

searched to 50m

Please see [page 20](#) > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 27](#) >.



Planning constraints

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

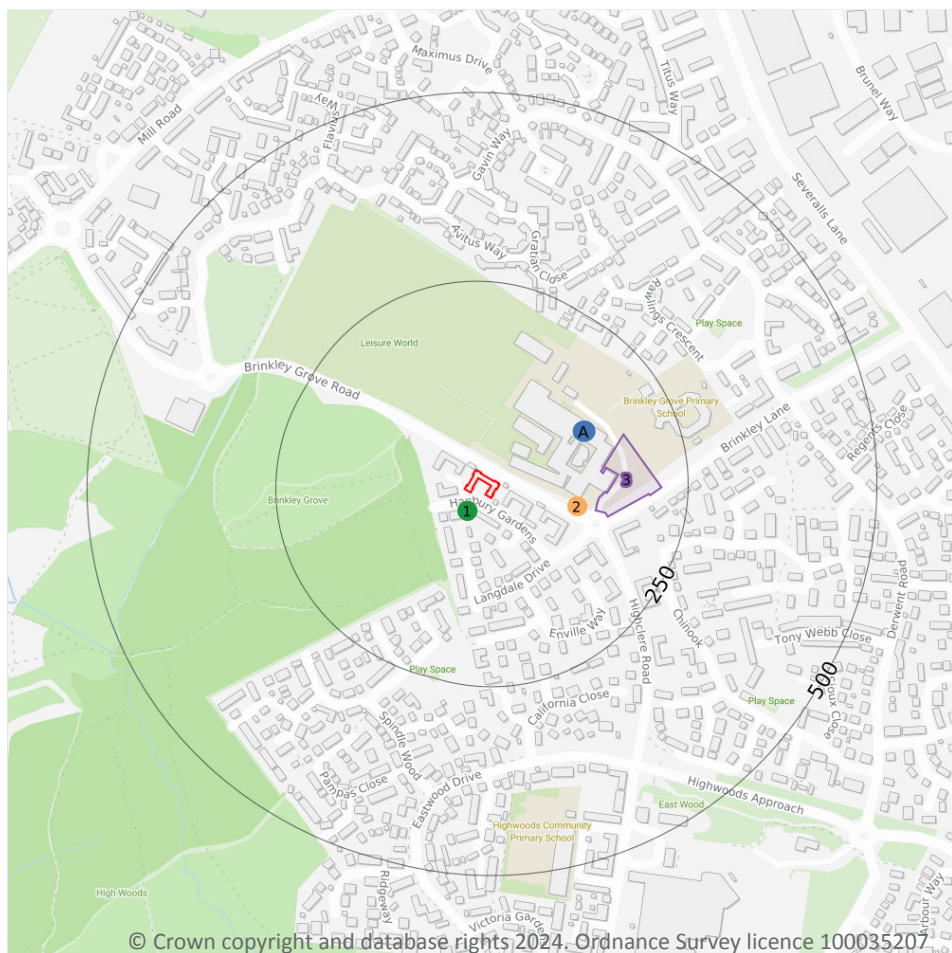
Please see [page 21](#) > for details of the identified issues.

Environmental Protected Areas **Identified****Visual and Cultural Protected Areas** **Not identified**[Back to Summary](#)

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Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 500m

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

ID	Details	Description	Online record
ID: A Distance: 131 m Direction: NE	Application reference: 151468 Application date: 14/07/2015 Council: Colchester Accuracy: Proximity	Address: The Gilbert School Gilbert Sch, Brinkley Lane, Highwoods, Colchester, Essex, CO4 9PU Project: School (Extension/Refurbishment) Last known status: Detailed plans have been granted.	Link ↗



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ID	Details	Description	Online record
ID: 3 Distance: 132 m Direction: E	Application reference: 202066 Application date: 22/09/2020 Council: Colchester Accuracy: Exact	Address: Brinkley Lane, Highwoods, Colchester, Essex, CO4 9PU Project: School (Extension) Last known status: Detailed plans have been granted.	Link ↗

Small projects searched to 125m

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

ID	Details	Description	Online record
ID: 2 Distance: 106 m Direction: E	Application reference: 222514 Application date: 05/10/2022 Council: Colchester Accuracy: Proximity	Address: Brinkley Grove Road, Highwoods, Colchester, Essex, CO4 9UQ Project: Telecommunications Last known status: Planning approval is not required.	Link ↗
ID: A Distance: 123 m Direction: NE	Application reference: 146093 Application date: 20/10/2014 Council: Colchester Accuracy: Proximity	Address: The Gilbert School Gilbert Sch, Brinkley Lane, Highwoods, Colchester, Essex, CO4 9PU Project: School (Extension) Last known status: Detailed plans have been granted.	Link ↗

House extensions and small new builds searched to 50m

1 house extension or small new build within 50m from the property has been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 25 m Direction: SW	Application reference: 210919 Application date: 04/04/2021 Council: Colchester Accuracy: Exact	Address: 21 Hanbury Gardens, Colchester, Essex, East of England, CO4 9TR Project: Loft Conversion Last known status: An application has been submitted for detailed approval.	Link ↗



Planning constraints



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- 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)

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
49 m	W	High Woods	Ancient & Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information



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Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from 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 is likely to result in higher temperatures and therefore likely to 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, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: 26383710
 Your ref: 26383710
 Grid ref: 600608 228079

knowledge.groundsure.com/methodologies-and-limitations ↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Likely	Likely	Highly likely	Highly likely

This data is sourced from the British Geological Survey



Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Natural ground subsidence	
Natural ground subsidence	Identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	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
Proposed wind farms	Not identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy

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

Transportation

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

Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 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

Large projects searched to 500m	Identified
Small projects searched to 125m	Identified
House extensions and small new builds searched to 50m	Identified

Planning constraints

Sites of Special Scientific Interest	Not 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



Planning constraints

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

Flood risk (5 and 30 Years)	Identified
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Ground stability (5 and 30 Years)	Identified
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Coastal Erosion

Complex cliffs	Not identified
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Projections with active management or intervention measures in place	Not identified
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Projections with no active management plan or intervention	Not identified
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Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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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.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- 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

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

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