

Sample Site, Sample Street, Anytown, UK

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk** [page 12 >](#)



Flooding

Negligible [page 24 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified [page 27 >](#)



Planning Constraints

Identified [page 34 >](#)



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 6 >](#) for details and guidance.

5 years



Minor risk

30 years



Minor risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Site Plan



Useful contacts

Luton Borough Council:
<http://www.luton.gov.uk/> ↗
feedback@luton.gov.uk ↗
01582 546 000

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

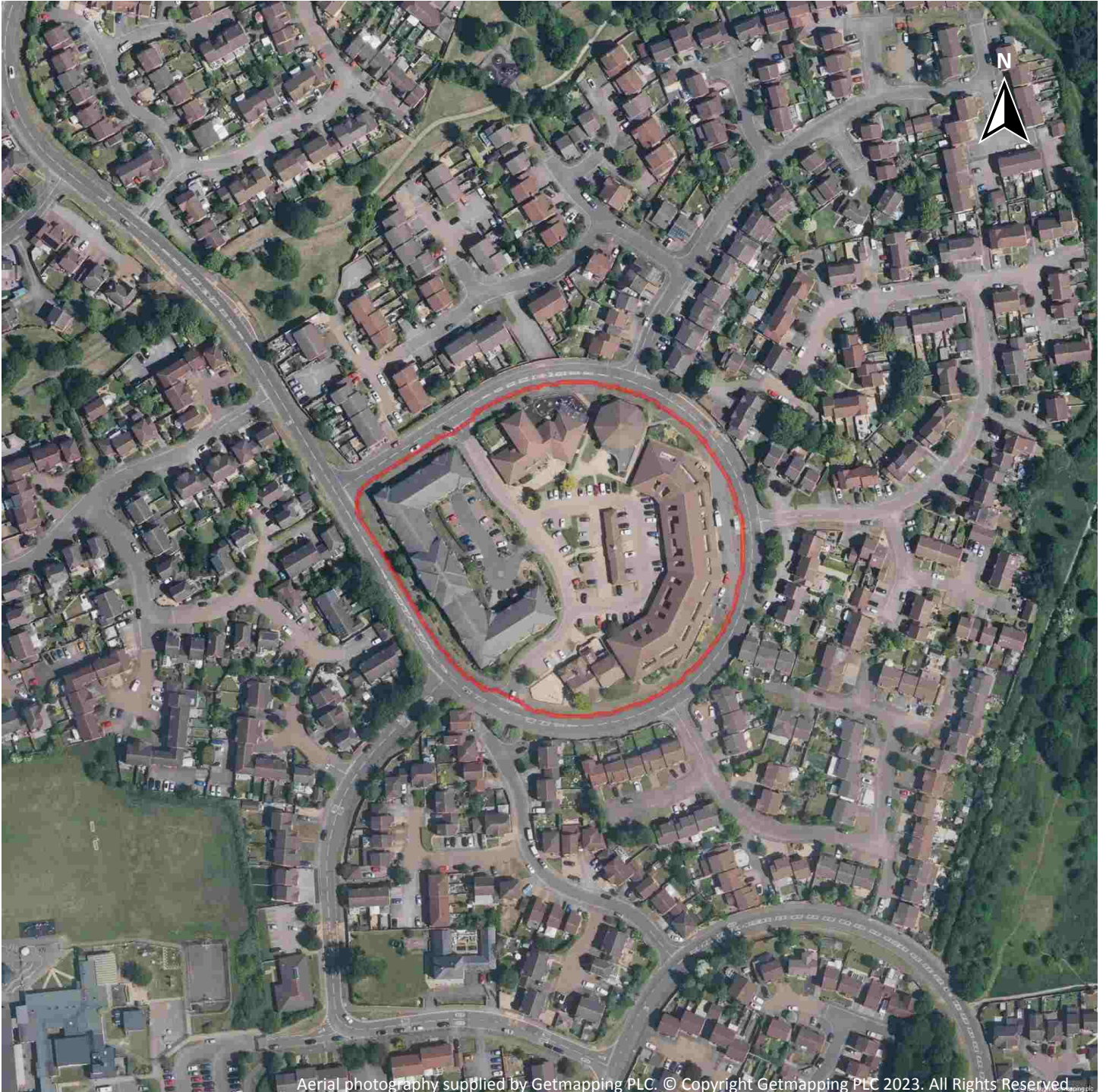


[Back to Summary](#)

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Your ref: Sample_Screening
Grid ref: 123456 123456

Recent aerial photograph



Capture Date: 15/06/2022

Site Area: 1.66ha



[Back to Summary](#)

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Grid ref: 123456 123456

Overview of findings and recommendations

Contaminated Land **Low-Moderate risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on [page 12](#) >

Flooding **Negligible risk**

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 24](#) >

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

- 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 27 >](#)



[Back to Summary](#)

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Your ref: Sample_Screening
Grid ref: 123456 123456

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.

ClimateIndex™

5 years



Minor risk

30 years



Minor risk

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

	5 years	30 years
Surface water flooding	Low	Low
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



[Back to Summary](#)

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Your ref: Sample_Screening
Grid ref: 123456 123456

In 30 years time your property has a ClimateIndex™ rating of B: 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 25 >](#) and for further details on natural ground instability and coastal erosion see [page 26 >](#).



[Back to Summary](#)

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Your ref: Sample_Screening
Grid ref: 123456 123456

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 EPC's listed, use the address provided and search using gov.uk's [find an energy certificate](#) ↗ service.

6 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		Building use				Building area	EPC rating	Valid until							
Jaes Stir & Fry, 8 The Parade, Hancock Drive, LU2 7SF		A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways				87.0 sqm	C 69	5th December 2023							
UNIT 6B BUSHMEAD SHOPPING CENTRE, HANCOCK DRIVE,, LU2 7SF		Retail/Financial and Professional Services				64.0 sqm	C 64	2nd August 2033							
The Bird And Bush, Hancock Drive, LU2 7SF		A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways				414.0 sqm	C 53	14th March 2032							
Unit 10 Bushmead Shopping Centre, Hancock Drive , LU2 7SF		A1/A2 Retail and Financial/Professional services				155.0 sqm	C 51	8th February 2032							
Unit 9, Bushmead Shopping Centre, Hancock Drive, LU2 7SF		Retail/Financial and Professional Services				135.0 sqm	B 34	23rd August 2033							
9, Hancock Drive, LU2 7SF		Retail/Financial and Professional Services				116.0 sqm	B 33	29th June 2032							



36 Valid domestic EPCs have been found relating to the property

A	92+	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
Address		Property type	Building area	EPC rating	Valid until	Potential rating							
7 The Balcony, Hancock Drive, LU2 7SF		Flat	106.0 sqm	F 36	12th September 2031	D 65							
10 The Balcony, Hancock Drive, LU2 7SF		Flat	83.0 sqm	E 49	29th March 2032	E 52							
2 The Balcony, Hancock Drive, LU2 7SF		Flat	63.0 sqm	D 55	13th June 2033	C 69							
6 The Balcony, Hancock Drive, LU2 7SF		Maisonette	64.0 sqm	D 62	22nd May 2029	C 75							
3 THE BALCONY, HANCOCK DRIVE, LUTON, LU2 7SF		Flat	78.0 sqm	D 64	6th April 2031	C 75							
48 BUSHMEAD COURT, HANCOCK DRIVE, LUTON, LU2 7GY		Flat	74.0 sqm	C 74	5th April 2031	C 77							
Flat 14, Bushmead Court, Hancock Drive, LU2 7GY		Flat	70.0 sqm	C 74	24th January 2033	C 75							
Flat 36 Bushmead Court, Hancock Drive, LU2 7GY		Flat	74.0 sqm	C 75	14th June 2026	C 78							
Flat 29 Bushmead Court, Hancock Drive, LU2 7GY		Flat	62.0 sqm	C 75	25th January 2028	C 78							
Flat 61 Bushmead Court, Hancock Drive, LU2 7GY		Flat	95.0 sqm	C 75	1st May 2024	C 78							
Flat 44 Bushmead Court, Hancock Drive, LU2 7GY		Flat	52.0 sqm	C 76	3rd August 2025	C 78							
Flat 50 Bushmead Court, Hancock Drive, LU2 7GY		Flat	67.0 sqm	C 76	21st February 2026	C 78							
Flat 21, Bushmead Court, Hancock Drive, LU2 7GY		Flat	74.0 sqm	C 76	11th April 2028	C 78							
Flat 24 Bushmead Court, Hancock Drive, LU2 7GY		Flat	68.0 sqm	C 76	30th June 2025	C 78							
Flat 37, Bushmead Court, Hancock Drive, LU2 7GY		Flat	79.0 sqm	C 76	22nd March 2033	C 77							
Flat 39 Bushmead Court, Hancock Drive, LU2 7GY		Flat	75.0 sqm	C 76	30th June 2025	C 80							
Flat 34, Bushmead Court, Hancock Drive, LU2 7GY		Flat	79.0 sqm	C 77	17th October 2032	C 79							
Flat 42, Bushmead Court, Hancock Drive, LU2 7GY		Flat	68.0 sqm	C 77	14th September 2031	C 79							
Flat 15 Bushmead Court, Hancock Drive, LU2 7GY		Flat	72.0 sqm	C 77	3rd September 2029	C 78							
Flat 19, Bushmead Court, Hancock Drive, LU2 7GY		Flat	67.0 sqm	C 77	30th January 2033	C 77							
FLAT 20, BUSHMEAD COURT, HANCOCK DRIVE, LU2 7GY		Flat	70.0 sqm	C 77	15th July 2031	C 78							
Flat 49, Bushmead Court, Hancock Drive, LU2 7GY		Flat	71.0 sqm	C 77	20th June 2033	C 77							


[Back to Summary](#)

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 Your ref: Sample_Screening
 Grid ref: 123456 123456

Address	Property type	Building area	EPC rating	Valid until	Potential rating
Flat 46, Bushmead Court, Hancock Drive, LU2 7GY	Flat	67.0 sqm	C 78	16th February 2033	C 79
Flat 17 Bushmead Court, Hancock Drive, LU2 7GY	Flat	73.0 sqm	C 78	2nd June 2030	C 78
Flat 23 Bushmead Court, Hancock Drive, LU2 7GY	Flat	73.0 sqm	C 78	8th January 2024	C 80
26 BUSHMEAD COURT, HANCOCK DRIVE, LUTON, LU2 7GY	Flat	74.0 sqm	C 78	5th April 2031	C 78
Flat 33 Bushmead Court, Hancock Drive, LU2 7GY	Flat	71.0 sqm	C 78	25th June 2028	C 78
Flat 43 Bushmead Court, Hancock Drive, LU2 7GY	Flat	71.0 sqm	C 78	14th June 2026	C 80
Flat 47 Bushmead Court, Hancock Drive, LU2 7GY	Flat	71.0 sqm	C 78	21st February 2026	C 79
Flat 32 Bushmead Court, Hancock Drive, LU2 7GY	Flat	67.0 sqm	C 79	20th December 2028	C 79
16 BUSHMEAD COURT, HANCOCK DRIVE, LUTON, LU2 7GY	Flat	66.0 sqm	C 79	13th November 2030	C 80
Flat 18 Bushmead Court, Hancock Drive, LU2 7GY	Flat	76.0 sqm	C 79	16th December 2025	C 80
Flat 35 Bushmead Court, Hancock Drive, LU2 7GY	Flat	70.0 sqm	C 79	8th January 2024	C 79
Flat 64 Bushmead Court, Hancock Drive, LU2 7GY	Flat	79.0 sqm	C 79	16th December 2025	B 82
Flat 22, Bushmead Court, Hancock Drive, LU2 7GY	Flat	71.0 sqm	C 80	14th October 2025	C 80
Flat 28 Bushmead Court, Hancock Drive, LU2 7GY	Flat	59.0 sqm	B 81	11th July 2029	B 81

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.

Letting and energy efficiency regulations

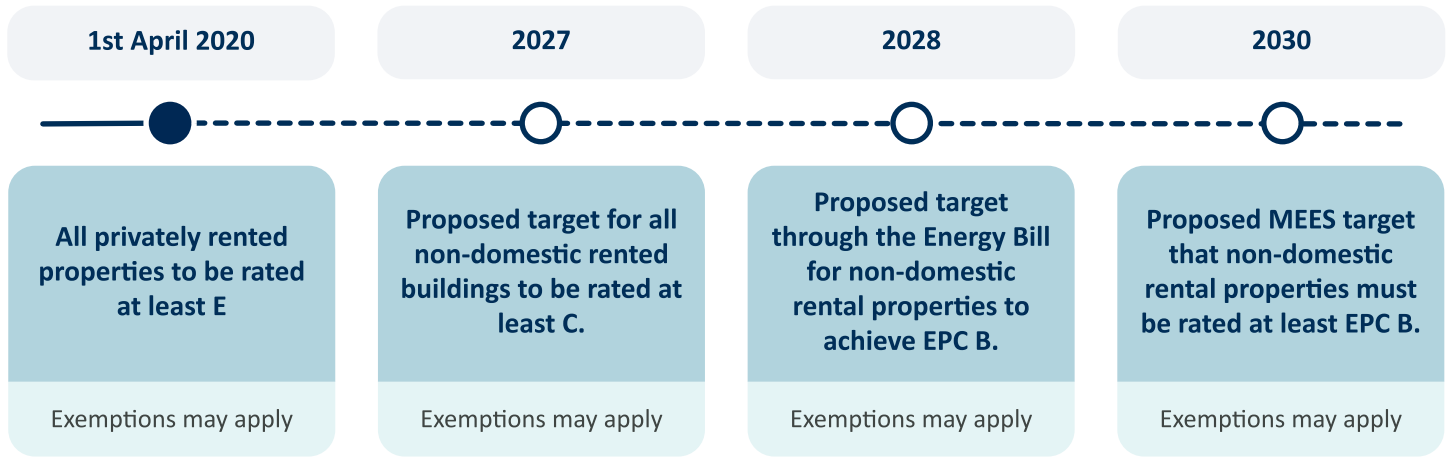
Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately rented non-domestic properties being let in England and Wales to have a **minimum EPC rating of 'E'**.

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.

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

Low-Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

[Consultant's Assessment](#) >

[Past land use](#) >

[Current and recent industrial](#) >

[Superficial hydrogeology](#) >

[Bedrock hydrogeology](#) >

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

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

You can find our methodology and list of limitations on [page 40](#) >

Consultant's assessment

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

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

Current and proposed land use

Current land use

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

Proposed land use

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



[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

Historical land use

On-site

Potentially contaminative land uses of minor concern have been identified at the study site.

Surrounding area

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

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties on site, the underlying aquifers noted to lie within a Source Protection Zone.

Conclusion

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



Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	0
Former tanks	0	0	0
Former energy features	0	6	8
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	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	4
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	1	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	0	0

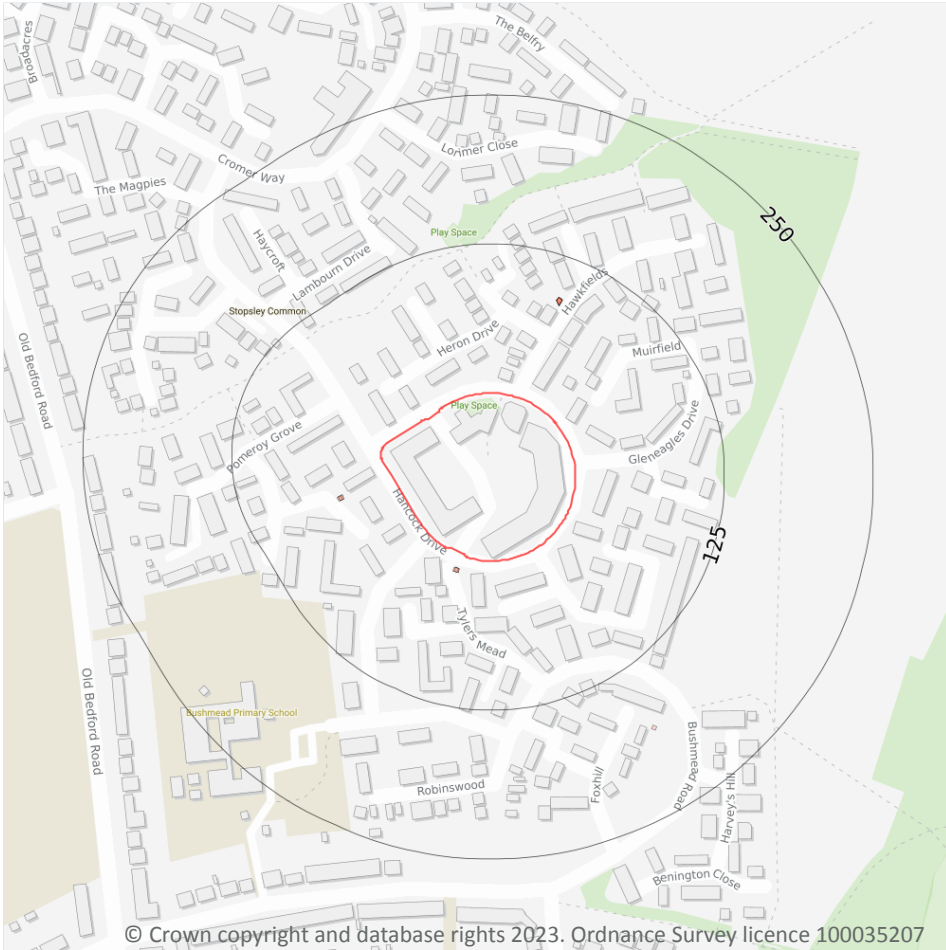


[Back to Summary](#)

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Ref: Sample_Screening
 Your ref: Sample_Screening
 Grid ref: 123456 123456

Contaminated land / Past land use



— Site Outline

Search buffers in metres (m)

Former energy features

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

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

Distance	Direction	Use	Date
11 m	S	Electricity Substation	1993
11 m	S	Electricity Substation	1994
12 m	S	Electricity Substation	1991
44 m	W	Electricity Substation	1993
44 m	W	Electricity Substation	1994



[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

Distance	Direction	Use	Date
45 m	W	Electricity Substation	1991
84 m	NE	Electricity Substation	1993
84 m	NE	Electricity Substation	1994
84 m	NE	Electricity Substation	1994
84 m	NE	Electricity Substation	1995
84 m	NE	Electricity Substation	1995
84 m	NE	Electricity Substation	1996
84 m	NE	Electricity Substation	1996
178 m	SE	Electricity Substation	1991

This data is sourced from Ordnance Survey/Groundsure.

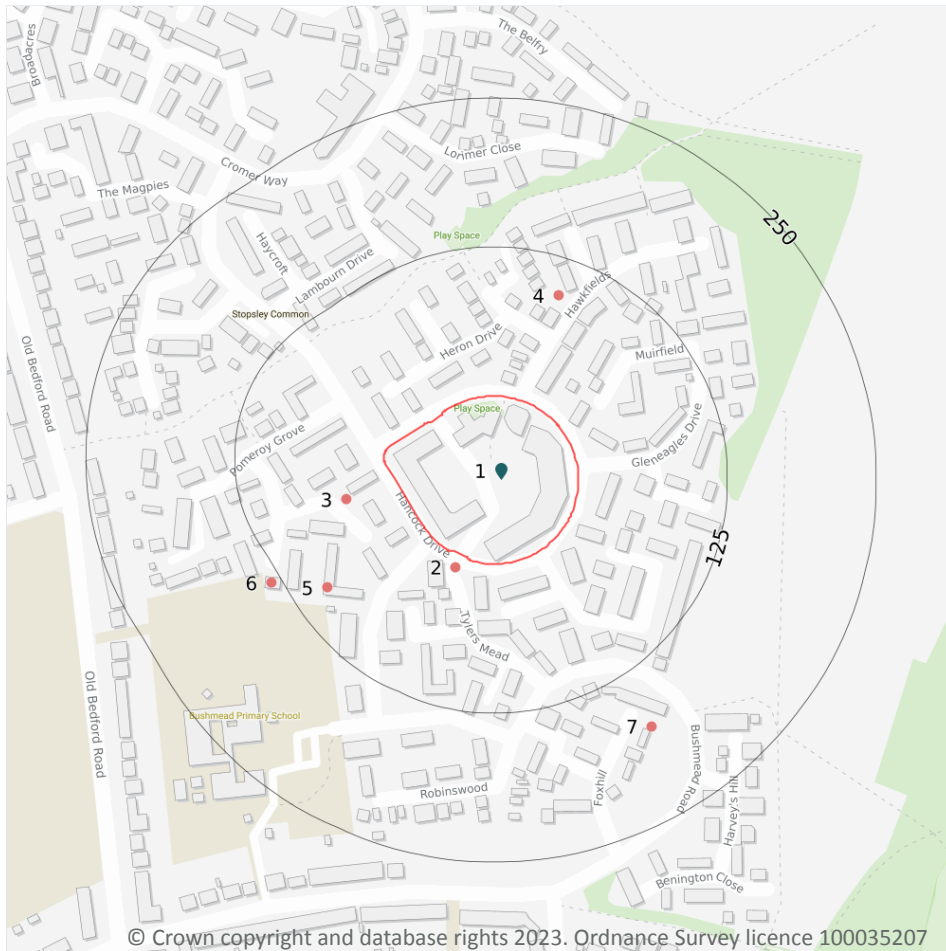


[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- 📍 Local Authority licensed pollutant release

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
2	12 m	S	Electricity Sub Station - Bedfordshire, LU2	Electrical Features	Infrastructure and Facilities
3	44 m	W	Electricity Sub Station - Bedfordshire, LU2	Electrical Features	Infrastructure and Facilities
4	93 m	N	Electricity Sub Station - Bedfordshire, LU2	Electrical Features	Infrastructure and Facilities



[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

ID	Distance	Direction	Company / Address	Activity	Category
5	96 m	SW	Bedfordshire Clearances - 6, Edkins Close, Luton, Bedfordshire, LU2 7SS	Waste Storage, Processing and Disposal	Infrastructure and Facilities
6	134 m	SW	Autotune - 35, Kidner Close, Luton, Bedfordshire, LU2 7SX	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	175 m	SE	Electricity Sub Station - Bedfordshire, LU2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

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

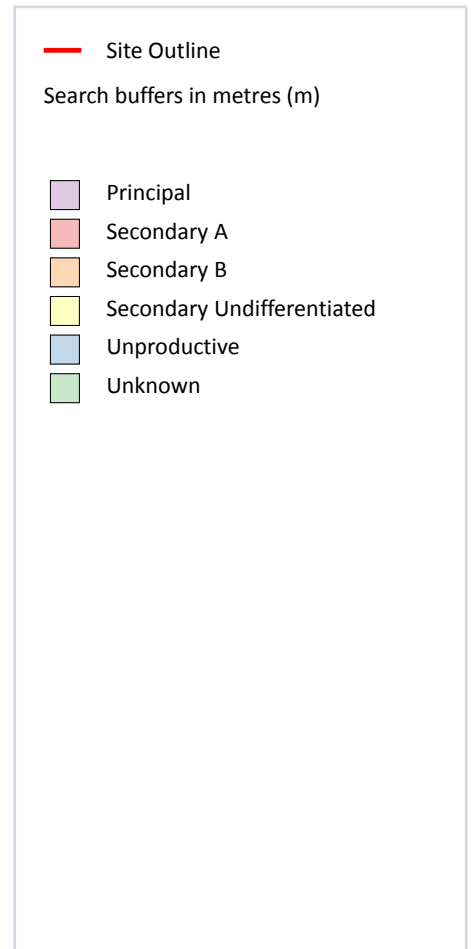
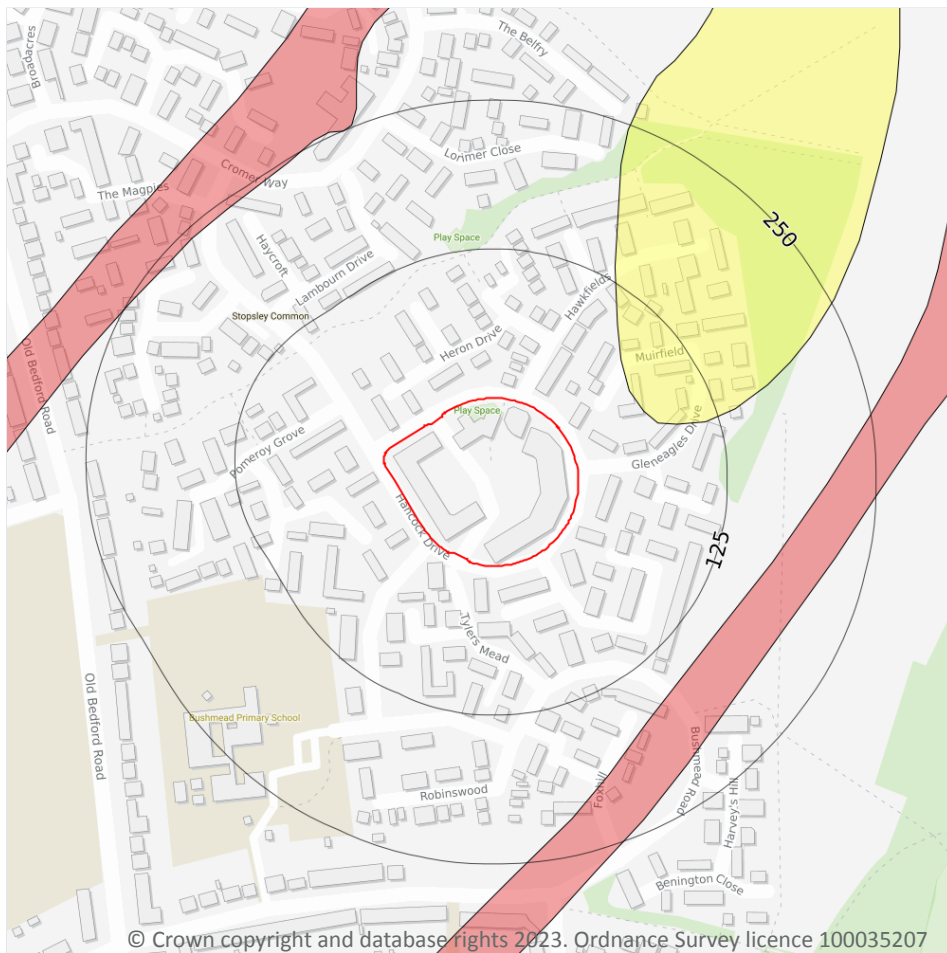
Please see [page 4 >](#) for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
1	0	on site	Clean and Klick, Hancock Drive, LU2 7SF	Luton Borough Council	Dry Cleaning	Part B	Enforcement: No Enforcement Notices Date of Enforcement: No Enforcement Notices Comment: No Enforcement Notices

This data is sourced from Local Authorities.



Superficial hydrogeology



Aquifers within superficial geology

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

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

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

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

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

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

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



Distance	Direction	Designation
67 m	NE	Secondary Undifferentiated
154 m	SE	Secondary A

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



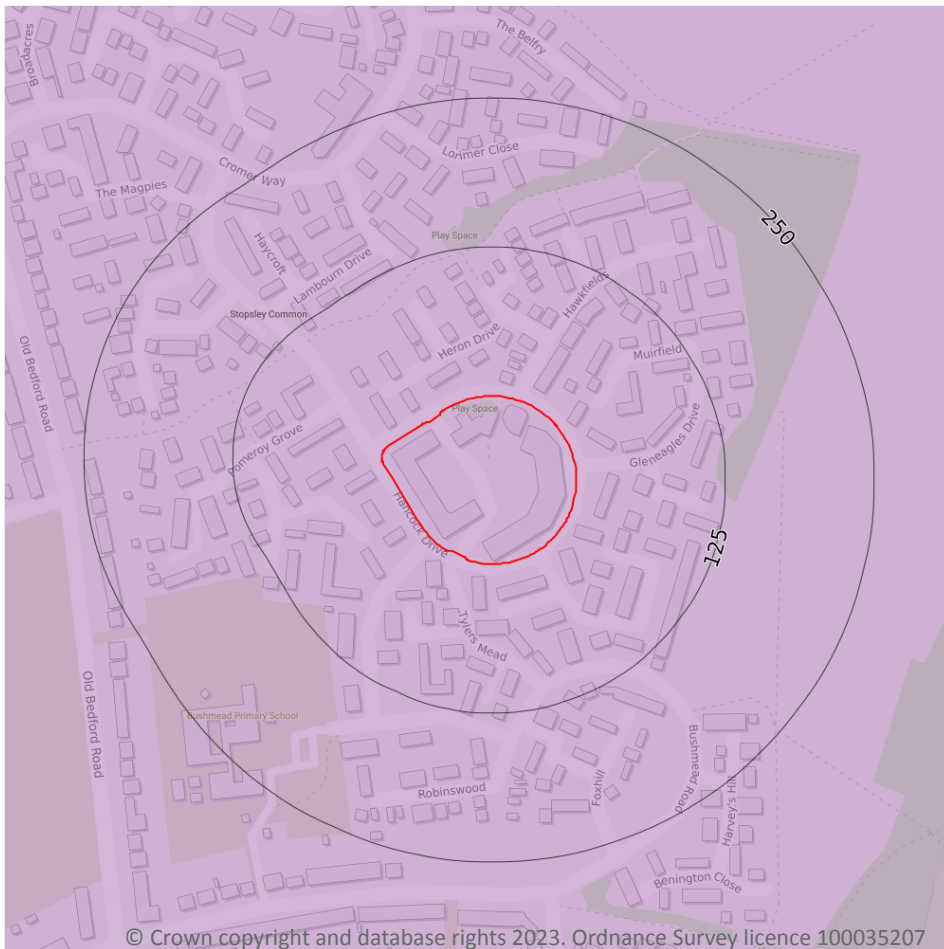
[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

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

Aquifers within bedrock geology

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Principal

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

Bedrock geology

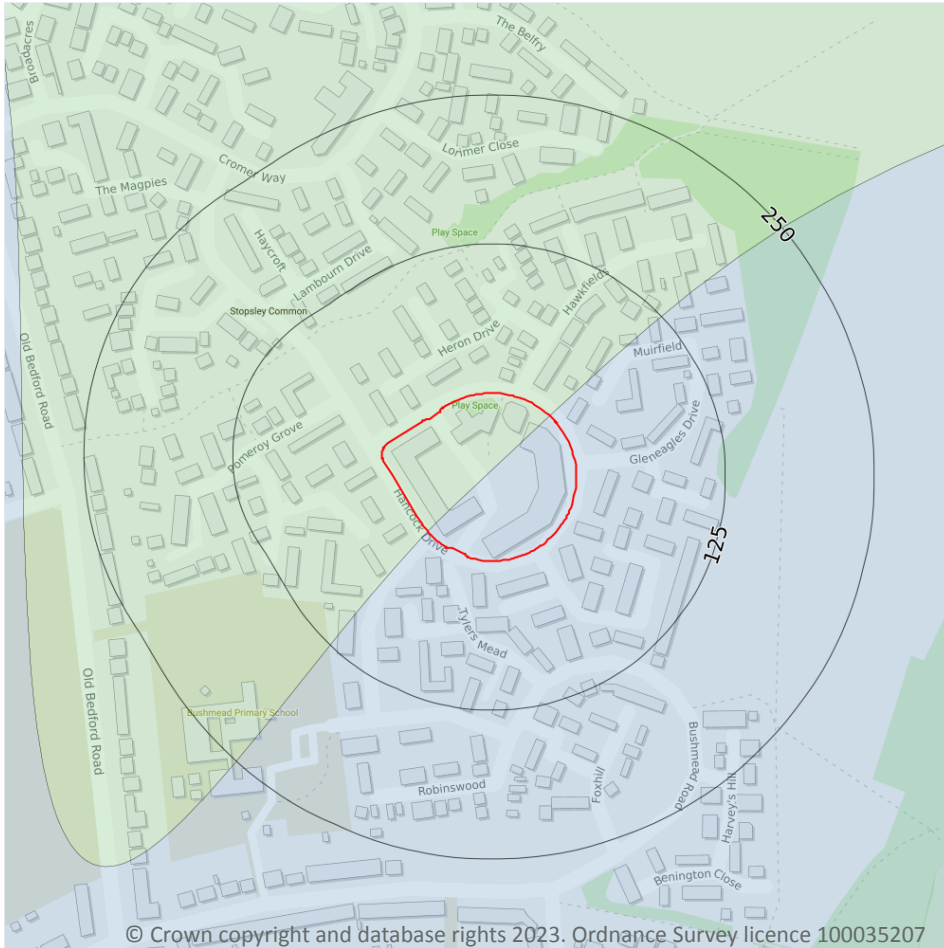
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED)	HNCK-CHLK	CHALK

This data is sourced from British Geological Survey.



Source Protection Zones and drinking water abstractions



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

Source Protection Zones

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

Distance	Direction	Details
0	on site	Zone: 2 Description: Outer catchment
0	on site	Zone: 3 Description: Total catchment

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



Flooding

Negligible risk

Summary

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 40](#) >.

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

Next steps

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

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

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

You can find our methodology and list of limitations on [page 40](#) >



[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

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	Low	Negligible	Negligible	Low
RCP 2.6 0.9-2.3°C	2055	Low	Negligible	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Low	Negligible	Negligible	Low
RCP 4.5 1.7-3.2°C	2055	Low	Negligible	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Low	Negligible	Negligible	Low
RCP 8.5 3.2-5.4°C	2055	Low	Negligible	Negligible	Low

This data is sourced from Ambiental Risk Analytics.





Environmental



Ground stability

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

Natural Ground Stability

Negligible-Very low

Non-Natural Ground Stability

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

Jump to

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

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

You can find our methodology and list of limitations on [page 40 >](#)

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.



[Back to Summary](#)

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 Grid ref: 123456 123456



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 29 >](#) 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 not identified results.

Power stations
Energy Infrastructure Projects

Not identified
Not identified
Not identified

Next steps

Wind

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

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

Solar

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

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



[Back to Summary](#)

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 01273 257 755

Ref: Sample_Screening
 Your ref: Sample_Screening
 Grid ref: 123456 123456

Jump to

[Wind and solar](#) >

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

You can find our methodology and list of limitations on [page 40](#) >



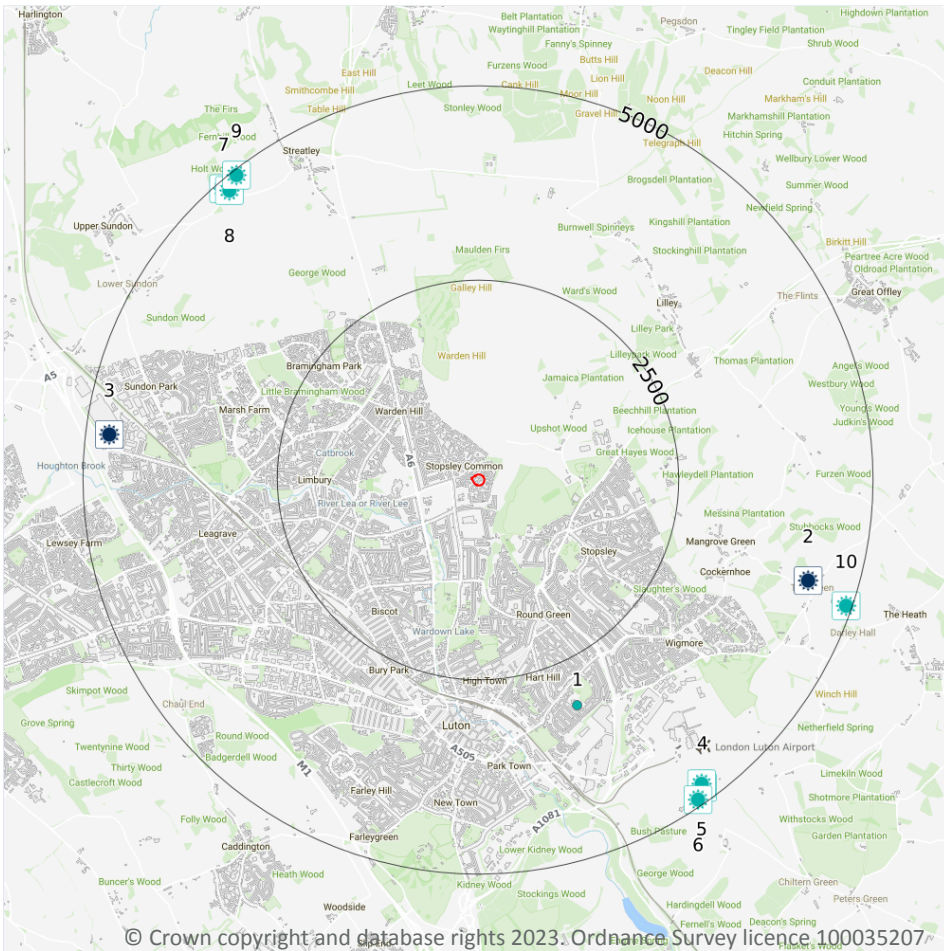
[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

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

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Proposed wind turbines

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

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

ID	Distance	Direction	Details	
1	3-4 km	SE	Site Name: Crawley Green Infant School, 47 Beaconsfield, Luton, Luton, Bedfordshire, LU2 ORW Planning Application Reference: 07/01827/FUL Type of Project: Wind Turbine	Application Date: 2007-11-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 wind turbine mounted on a 15m high mast, with associated works and 1 solar array. Approximate Grid Reference: 510592, 221607

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	
2	4-5 km	E	Wandon End - Solar Farm & Battery Storage, Ne/O Wandon End, Luton, LU2 8PU	Contractor: EPL 002 Limited LPA Name: North Herts Council Capacity (MW): 49.9	Application Date: 05/01/2023 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted Date Commenced: -
3	4-5 km	W	Vauxhall Motors, Vauxhall Motors, Luton Road, Chalton, Luton, LU4 9TT	Contractor: Perpetum Sun LPA Name: Central Bedfordshire Council Capacity (MW): 5	Application Date: 21/09/2015 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	
4	4-5 km	SE	London Luton Airport, Airport Way, Luton	Applicant name: Marc Wolman Application Status: Screening Opinion Application Date: 17/07/2023 Application Number: 23/00906/EIASCR	Request for screening pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended) - construction of a solar farm within operational area of London Luton Airport (LLA)
5	4-5 km	SE	Land South of Luton Airport, Luton	Applicant name: None Application Status: EIA - Screening Opinion Application Date: 18/07/2023 Application Number: CB/23/02381/SCN	SCN EIA Screening Opinion: installation of a Solar Farm
6	4-5 km	SE	London Luton Airport, Airport Way, Luton	Applicant name: Marc Wolman Application Status: GPDO consultation Application Date: 17/07/2023 Application Number: 23/00905/GPDOPD	Consultation under Schedule 2 Part 8 Class F of the Town and Country Planning (General Permitted Development) Order 2015 - London Luton Airport to construct a solar farm within the operational area of London Luton Airport (LLA).
7	4-5 km	NW	Sundon Reservoir, Streatley Road, Sundon	Applicant name: Mr Stephane Pochet Application Status: Variation of Condition Application Date: 11/08/2023 Application Number: CB/23/02682/VOC	Variation of condition numbers 2, 4, 5, 7, 8, 15 and 16 of planning permission CB/21/04277/FULL (Installation of conditioning plant and buildings, to include widening of existing access at reservoir site and solar photovoltaic panels with all associated works.) Variation sought to silo colours, change to previously agreed plans, layout, landscaping, vehicular access, ecological enhancement, biodiversity and drainage.
8	4-5 km	NW	Sundon Reservoir, Streatley Road, Sundon	Applicant name: No Details Application Status: Registered Application Date: 09/11/2021 Application Number: CB/21/04277/FULL	Installation of conditioning plant and buildings, to include widening of existing access at reservoir site and solar photovoltaics panels with all associated works.



ID	Distance	Direction	Address	Details	
9	4-5 km	NW	Sundon Reservoir, Streatley Road, Sundon	Applicant name: No Details Application Status: Discharge of Condition Application Date: 22/07/2022 Application Number: CB/22/02980/DOC	Discharge of Conditions 7 and 8 against planning permission CB/21/04277/FULL (Installation of conditioning plant and buildings, to include widening of existing access at reservoir site and solar photovoltaics panels with all associated works)
10	4-5 km	E	Land North East Of Wandon End, Hertfordshire	Applicant name: Epl 002 Limited Application Status: Full Planning Permission Application Date: 05/01/2023 Application Number: 22/03231/FP	Proposed solar farm within 106 hectares with associated access, landscaping, battery storage and ancillary infrastructure

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

[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456



Transport

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



HS2

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

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

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



Crossrail

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

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



Other Railways

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

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





Planning

Identified

Summary

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

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

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Not identified**

Jump to

[Planning constraints >](#)

You can find our methodology and list of limitations on [page 40 >](#)



[Back to Summary](#)

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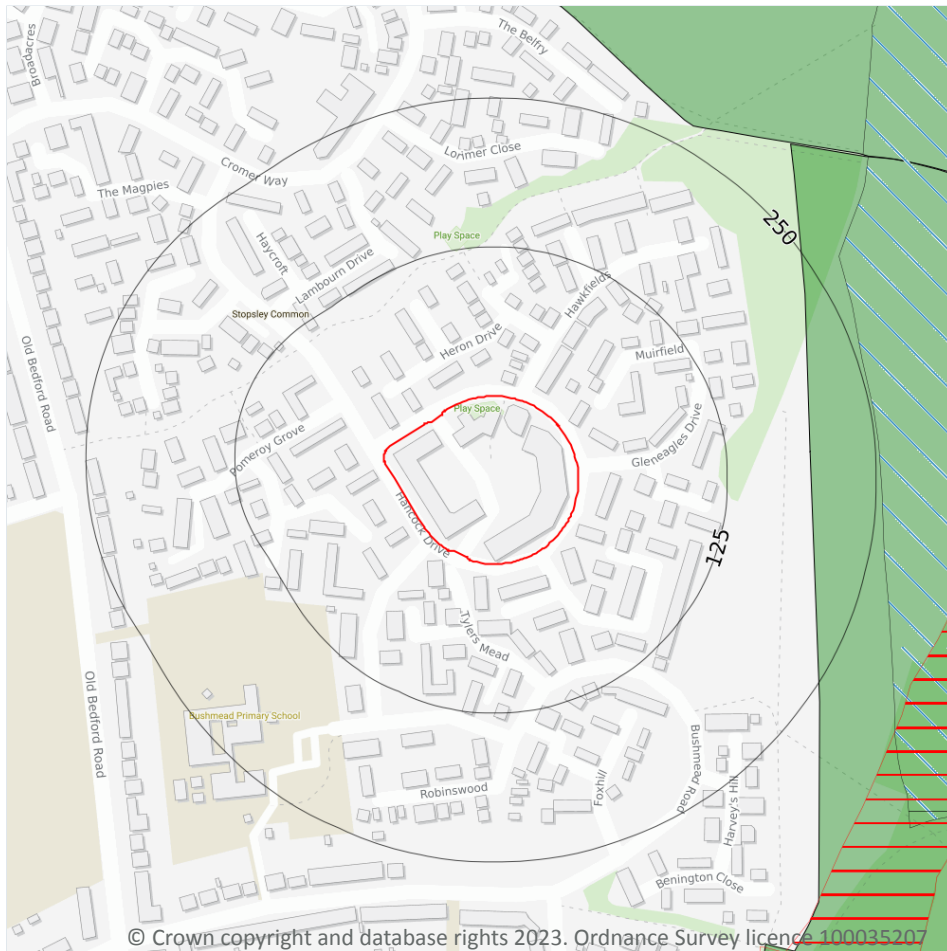
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Your ref: Sample_Screening

Grid ref: 123456 123456

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)

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
195 m	E	London	Luton

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2023). 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.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	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	Identified	Pollution incidents	Not identified
Former petrol stations	Not identified	Superficial hydrogeology	
Former garages	Not identified	Aquifers within superficial geology	Identified
Former military land	Not identified	Superficial geology	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Bedrock hydrogeology	
Waste site no longer in use	Not identified	Aquifers within bedrock geology	Identified
Active or recent landfill	Not identified	Groundwater abstraction licences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Bedrock geology	Identified
Active or recent licensed waste sites	Not identified	Source Protection Zones and drinking water abstractions	
Recent industrial land uses	Identified	Source Protection Zones	Identified
Current or recent petrol stations	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	Hydrology	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Not identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Not identified
Current or recent licensed industrial activities	Not identified	Flooding	
Local Authority licensed pollutant release	Identified	Risk of flooding from rivers and the sea	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	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
Natural ground instability (5 and 30 Years)	Identified

Natural ground subsidence

Natural ground subsidence	Not 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
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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
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	Not 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
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified

Green Belt

Identified

World Heritage Sites	Not identified
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Planning constraints

Areas of Outstanding Natural Beauty	Not identified
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

[Back to Summary](#)

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Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

Historic flood events

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

Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally



[Back to Summary](#)

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01273 257 755

Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456

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

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

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

Conservation Area data limitations

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

Subsidence data limitations

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

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗



ClimateIndex™ data and limitations

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

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

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

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

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

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



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 ↗. 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

↗ 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.

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

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Data providers

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



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

Ref: Sample_Screening
Your ref: Sample_Screening
Grid ref: 123456 123456