

UNIT 2,25,SOMERS ROAD,RUGBY, CV22 7DG

## Professional opinion



### Contaminated Land

**Moderate:**  
**Acceptable Risk**

[page 8 >](#)



### Flooding

**Negligible**

[page 28 >](#)

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified**

[page 30 >](#)



### Radon

**Passed**



### Energy

**Identified**

[page 33 >](#)



### Planning Constraints

**Not identified**



### Transportation

**Identified**

[page 40 >](#)

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

## ClimateIndex™

ClimateIndex™ projects changes in physical and transition risks from:



Flooding



Ground stability



Coastal erosion

5 years



No risk predicted

30 years



No risk predicted

Please refer to [page 6 >](#) for details and guidance

## 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

Rugby Borough Council:  
<http://www.rugby.gov.uk/> ↗  
[contactcentre@rugby.gov.uk](mailto:contactcentre@rugby.gov.uk) ↗  
01788 533 533

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



## Recent aerial photograph



Capture Date: 04/04/2021

Site Area: 0.02ha



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Contact us with any questions at:  
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Grid ref: 448606 275116

## Overview of findings and recommendations

 **Contaminated Land**

**Moderate risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses on site and in proximity. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

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](mailto:info@groundsure.com).

More information on [page 8](#) >

 **Flooding**

**Negligible risk**

### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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 28](#) >

 **Ground stability**

**Identified**



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

More information on [page 30 >](#)

## 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 33 >](#)



## ClimateIndex™ physical and transition risks - Breakdown



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

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

5 years



No risk predicted

30 years



No risk predicted

ClimateIndex™

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

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Moderate

Moderate

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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

**Over time, this property is susceptible to an increased risk of ground stability due to the impact of climate change. To protect your property against this risk, we recommend the following next steps:**

- If no survey has been undertaken, consider commissioning a building survey carried out by a suitably qualified person which looks at ground instability, and how the conditions may become more extreme (more extreme wet and dry periods) with climate change;
- If the property has clay drainage pipes, consider replacing these with a modern equivalent;
- Seek specialist advice before any of the following: starting major building work; removing any mature trees that pre-date the construction of the property; or planting any new trees near the property. The safe planting distance is dependent on the tree species, foundation type and soil composition. A guide can be found [here](#) ↗;
- Ensure foundations of new constructions or extensions are designed with shrink-swell clay soil conditions in mind, particularly how these could become more extreme with climate change;
- Ensure the property has adequate insurance covering subsidence. Premiums may be higher where subsidence has occurred, or the property is at an increased risk. We recommend speaking to an [insurance broker](#) ↗ for specialist advice.

For further details on flood risk see [page 29](#) > and for further details on natural ground instability and coastal erosion see [page 32](#) >.





## Contaminated land liability

**Moderate risk**

### Summary

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

**Past Land Use****Moderate****Waste and Landfill****Low****Current and Recent Industrial****Moderate**

### Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses on site and in proximity. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

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](mailto:info@groundsure.com).

### Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 45 >](#)

### 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.

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## 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 a taxi office, MOT centre and Vehicle repair shop.

### Proposed land use

Groundsure has been advised that the property will remain in its current use.

## Historical land use

### On-site

Potentially contaminative historical and current land uses of moderate concern have been identified at the study site.

### Surrounding area

Potentially contaminative historical and current land uses of moderate concern have been identified in proximity to the study site.

## Site setting

Potentially vulnerable receptors have been identified including site users, the underlying aquifers.

## Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to 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)	1	0	22
Former tanks	0	0	14
Former energy features	0	0	26
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

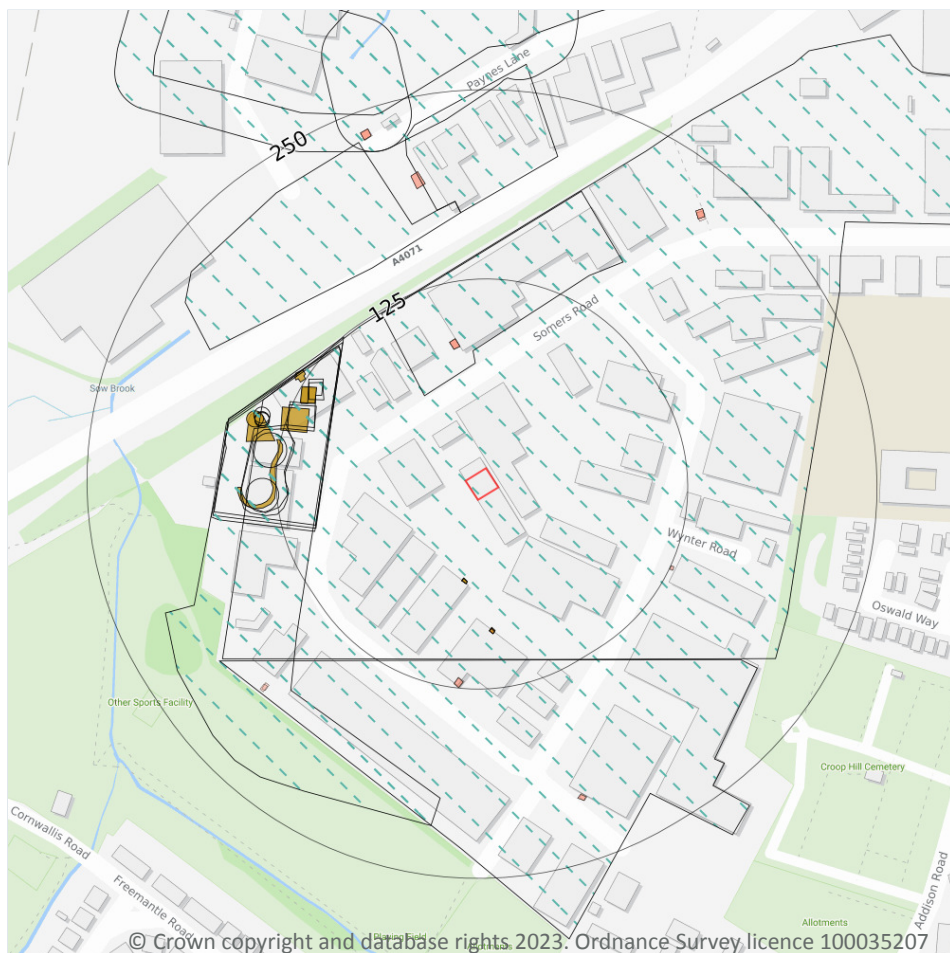
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	34
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	8	0
Local Authority licensed pollutant release	0	1	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	3



## Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features

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

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

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

Distance	Direction	Use	Date
0	on site	Industrial Estate	1991
62 m	NW	Unspecified Works	1983
93 m	W	Sewage Farm	1938
94 m	W	Sewage Works	1923
94 m	W	Unspecified Commercial/Industrial	1955



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Distance	Direction	Use	Date
95 m	W	Sewage Farm	1912
105 m	W	Unspecified Tanks	1938
106 m	W	Filter Beds	1923
106 m	S	Industrial Estate	1991
108 m	NW	Unspecified Tanks	1938
115 m	W	Filter Beds	1938
116 m	W	Unspecified Tanks	1923
120 m	W	Unspecified Tank	1955
124 m	W	Unspecified Tank	1955
135 m	W	Unspecified Tank	1955
136 m	W	Septic Tank	1912
136 m	W	Unspecified Tanks	1938
136 m	W	Unspecified Tank	1923
152 m	NW	Unspecified Depot	1983
170 m	N	Unspecified Warehouse and Works	1983
221 m	N	Unspecified Works	1983
221 m	N	Unspecified Works	1983
245 m	N	Industrial Estate	1991

This data is sourced from Ordnance Survey/Groundsure.

## Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

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

Distance	Direction	Use	Date
53 m	S	Unspecified Tank	1975
53 m	S	Unspecified Tank	1993
53 m	S	Unspecified Tank	1994



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Distance	Direction	Use	Date
53 m	S	Unspecified Tank	1994
85 m	S	Unspecified Tank	1975
85 m	S	Unspecified Tank	1993
85 m	S	Unspecified Tank	1994
110 m	W	Storage Tank	1939
112 m	NW	Sewage Tanks	1939
112 m	NW	Septic Tanks	1925
122 m	W	Tanks	1939
125 m	NW	Tanks	1913
129 m	W	Tanks	1939
139 m	W	Septic Tank	1913

This data is sourced from Ordnance Survey/Groundsure.

## Former energy features

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

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


Distance	Direction	Use	Date
81 m	N	Electricity Transformer	1975
81 m	N	Electricity Substation	1993
81 m	N	Electricity Substation	1994
81 m	N	Electricity Substation	1994
85 m	S	Electricity Substation	1994
118 m	S	Electricity Substation	1993
118 m	S	Electricity Substation	1989
118 m	S	Electricity Substation	1989
125 m	SE	Electricity Substation	1994
125 m	SE	Electricity Substation	1994
185 m	SW	Electricity Substation	1991



Distance	Direction	Use	Date
186 m	SW	Electricity Substation	-
190 m	N	Electricity Substation	1993
190 m	N	Electricity Substation	1994
190 m	N	Electricity Substation	1994
206 m	S	Electricity Substation	1993
206 m	S	Electricity Substation	1989
206 m	S	Electricity Substation	1989
216 m	NE	Electricity Transformer	1975
216 m	NE	Electricity Substation	1993
216 m	NE	Electricity Substation	1994
216 m	NE	Electricity Substation	1994
231 m	N	Electricity Transformer	1975
231 m	N	Electricity Substation	1993
231 m	N	Electricity Substation	1994
231 m	N	Electricity Substation	1994

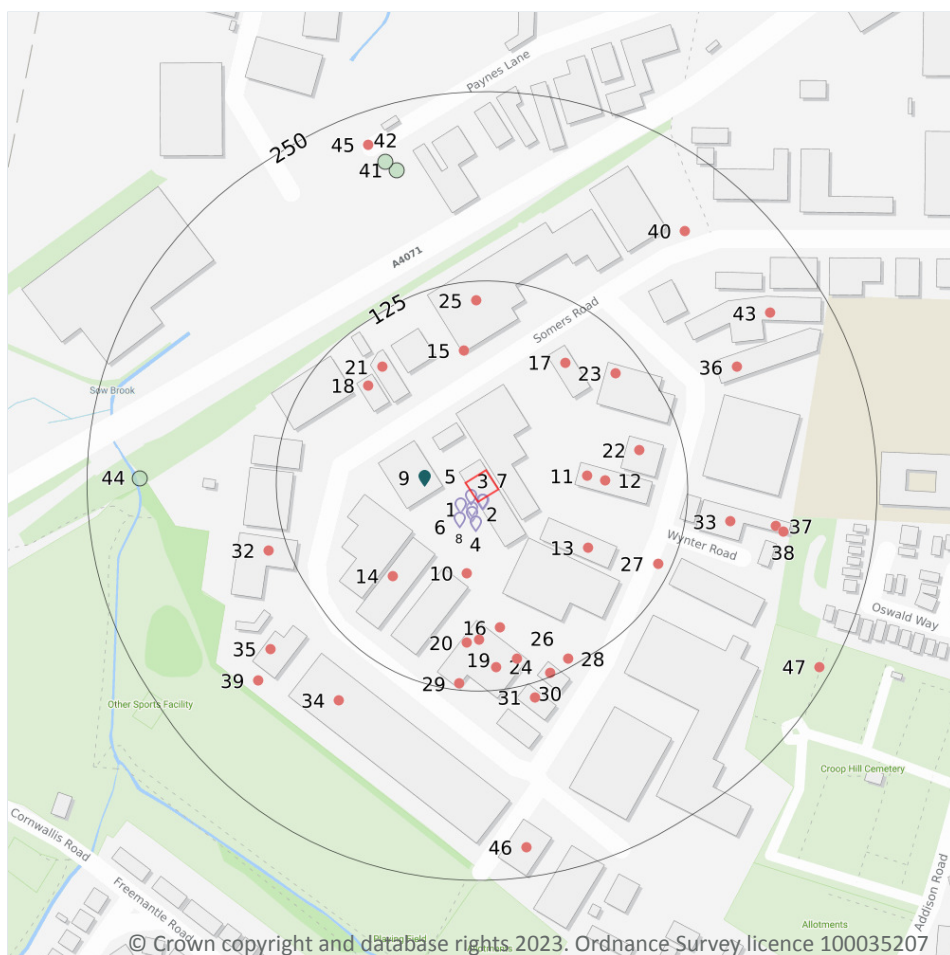
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## Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed industrial use (EA)
- Local Authority licensed pollutant release
- Pollution incidents

### Recent industrial land uses

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

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

ID	Distance	Direction	Company / Address	Activity	Category
10	48 m	S	Tank - Warwickshire, CV22	Tanks (Generic)	Industrial Features
11	59 m	E	A Head 4 Healeys - 81, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Vehicle Parts and Accessories	Motoring
12	70 m	E	Spray Foam Solutions - 79, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Construction Completion Services	Construction Services



ID	Distance	Direction	Company / Address	Activity	Category
13	70 m	SE	Motorvation - 69, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	75 m	SW	Cleaver Scientific - 41, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Measurement and Inspection Equipment	Industrial Products
15	80 m	N	Electricity Sub Station - Warwickshire, CV22	Electrical Features	Infrastructure and Facilities
16	85 m	S	Tank - Warwickshire, CV22	Tanks (Generic)	Industrial Features
17	88 m	NE	Norman Clark Gunsmiths Ltd - 19, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Arms and Ammunition	Industrial Products
18	91 m	NW	Stak Trading Computer Services Ltd - 26, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Electronic Equipment	Industrial Products
19	91 m	S	Airware Pneumatics Ltd - 55, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Pumps and Compressors	Industrial Products
20	91 m	S	Randalls Production Solutions Ltd - 55, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Electronic Equipment	Industrial Products
21	94 m	NW	Valetree Engineering Ltd - 24, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Metalworkers Including Blacksmiths	Construction Services
22	96 m	E	Douglass Motors - 85, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Secondhand Vehicles	Motoring
23	107 m	NE	Steven Pammenter Engineering Services Ltd - 17, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Industrial Engineers	Engineering Services
24	110 m	S	Rewmar - 55, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
25	112 m	N	Apex Stainless Fasteners - 20, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	General Construction Supplies	Industrial Products
26	115 m	S	Ava Cars Coventry Ltd - 53, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Secondhand Vehicles	Motoring
27	116 m	SE	Electricity Sub Station - Warwickshire, CV22	Electrical Features	Infrastructure and Facilities
28	119 m	SE	Mast (Telecommunication) - Warwickshire, CV22	Telecommunications Features	Infrastructure and Facilities
29	121 m	S	Electricity Sub Station - Warwickshire, CV22	Electrical Features	Infrastructure and Facilities



ID	Distance	Direction	Company / Address	Activity	Category
30	123 m	S	Altiga Ltd - 61, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Construction Completion Services	Construction Services
31	135 m	S	The Alpha Sash Window Co - 59a, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DG	Glass	Industrial Products
32	138 m	W	P T Engineers Ltd - 38, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Precision Engineers	Engineering Services
33	155 m	E	Ultra Finishing - Unit 1-2, Wynter Road, New Bilton, Rugby, Warwickshire, CV22 7EB	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
34	160 m	SW	Screening Consultancy & Supplies Ltd - First Floor 42-46 Ashtenne Industrial Estate 42-56, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Ore Mining	Extractive Industries
35	168 m	SW	The Blind Company - 40, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Curtains and Blinds	Consumer Products
36	176 m	NE	Charles Watts Engineering Ltd - 94, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Industrial Engineers	Engineering Services
37	185 m	E	Citroen Peugeot Renault Specialists - 3, Wynter Road, New Bilton, Rugby, Warwickshire, CV22 7EB	Vehicle Repair, Testing and Servicing	Repair and Servicing
38	185 m	E	C P R Specialists - 3, Wynter Road, New Bilton, Rugby, Warwickshire, CV22 7EB	Vehicle Repair, Testing and Servicing	Repair and Servicing
39	188 m	SW	Electricity Sub Station - Warwickshire, CV22	Electrical Features	Infrastructure and Facilities
40	205 m	NE	Electricity Sub Station - Warwickshire, CV22	Electrical Features	Infrastructure and Facilities
43	214 m	NE	Industrial Estate - Warwickshire, CV22	Business Parks and Industrial Estates	Industrial Features
45	229 m	N	Electricity Sub Station - Warwickshire, CV21	Electrical Features	Infrastructure and Facilities
46	230 m	S	Semens Mobility Ltd - McGowan House 66c, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Electronic Equipment	Industrial Products
47	242 m	SE	Lenoch Engineering Ltd - Unit 54-56, Somers Road, New Bilton, Rugby, Warwickshire, CV22 7DH	Industrial Engineers	Engineering Services

This data is sourced from Ordnance Survey.



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## Current or recent licensed industrial activities

Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

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

ID	Distance	Direction	Details	
1	7 m	SW	Operator: AF SURFACE ENGINEERING LTD Installation Name: - Process: INORGANIC CHEMICALS; USING MERCURY/CADMIUM AND COMPOUNDS IF RELEASE INTO AIR	Permit Number: BK3662 Original Permit Number: BK3662 EPR Reference: - Issue Date: - Effective Date: 05/02/2002 Last date noted as effective: 2005-10-03 Status: SUPERSEDED BY VARIATION
2	7 m	SW	Operator: AF SURFACE ENGINEERING LTD Installation Name: - Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY & ALLOYS CONTAINING >0.05 PERCENT	Permit Number: BU3493 Original Permit Number: BK3662 EPR Reference: - Issue Date: - Effective Date: 23/05/2003 Last date noted as effective: 2005-10-03 Status: SUPERSEDED BY VARIATION
3	7 m	SW	Operator: AF SURFACE ENGINEERING LTD Installation Name: - Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY & ALLOYS CONTAINING >0.05 PERCENT	Permit Number: BW1092 Original Permit Number: BK3662 EPR Reference: - Issue Date: 15/01/2004 Effective Date: 23/01/2004 Last date noted as effective: 2004-10-01 Status: SUPERSEDED BY PAS
4	7 m	SW	Operator: AF Surface Engineering Ltd Installation Name: RUGBY SURFACE TREATMENTS Process: INORGANIC CHEMICALS; USING MERCURY/CADMIUM AND COMPOUNDS IF RELEASE INTO AIR	Permit Number: BK3662IS Original Permit Number: BK3662IS EPR Reference: - Issue Date: 05/02/2002 Effective Date: 05/02/2002 Last date noted as effective: 2023-03-21 Status: Superseded
5	7 m	SW	Operator: AF Surface Engineering Ltd Installation Name: RUGBY SURFACE TREATMENTS Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY AND ALLOYS CONTAINING >0.05 PERCENT	Permit Number: BW1092IE Original Permit Number: BK3662IS EPR Reference: - Issue Date: 15/01/2004 Effective Date: 23/01/2004 Last date noted as effective: 2023-03-21 Status: Superseded



ID	Distance	Direction	Details	
6	7 m	SW	Operator: AF Surface Engineering Ltd Installation Name: RUGBY SURFACE TREATMENTS Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY AND ALLOYS CONTAINING >0.05 PERCENT	Permit Number: BU3493IQ Original Permit Number: BK3662IS EPR Reference: - Issue Date: 23/05/2003 Effective Date: 23/05/2003 Last date noted as effective: 2023-03-21 Status: Superseded
7	7 m	SW	Operator: AF Surface Engineering Ltd Installation Name: RUGBY SURFACE TREATMENTS Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY AND ALLOYS CONTAINING >0.05 PERCENT	Permit Number: LP3337PX Original Permit Number: BK3662IS EPR Reference: - Issue Date: 03/08/2004 Effective Date: 03/08/2004 Last date noted as effective: 2023-03-21 Status: Surrender Effective
8	7 m	SW	Operator: AF SURFACE ENGINEERING LIMITED Installation Name: RUGBY SURFACE TREATMENTS Process: NON-FERROUS METALS; PRODUCING ETC CADMIUM/MERCURY AND ALLOYS CONTAINING >0.05 PERCENT	Permit Number: BK3662IS Original Permit Number: BK3662IS EPR Reference: EPR/BK3662IS Issue Date: 03/08/2004 Effective Date: 03/08/2004 Last date noted as effective: 2023-05-25 Status: Surrendered

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

## 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
9	27 m	W	Rugby Ready Mixed Concrete Plant, Somers Road, Rugby, Warwickshire, CV22 7DE	Rugby Borough Council	Use of Bulk Cement	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.



## Pollution incidents

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

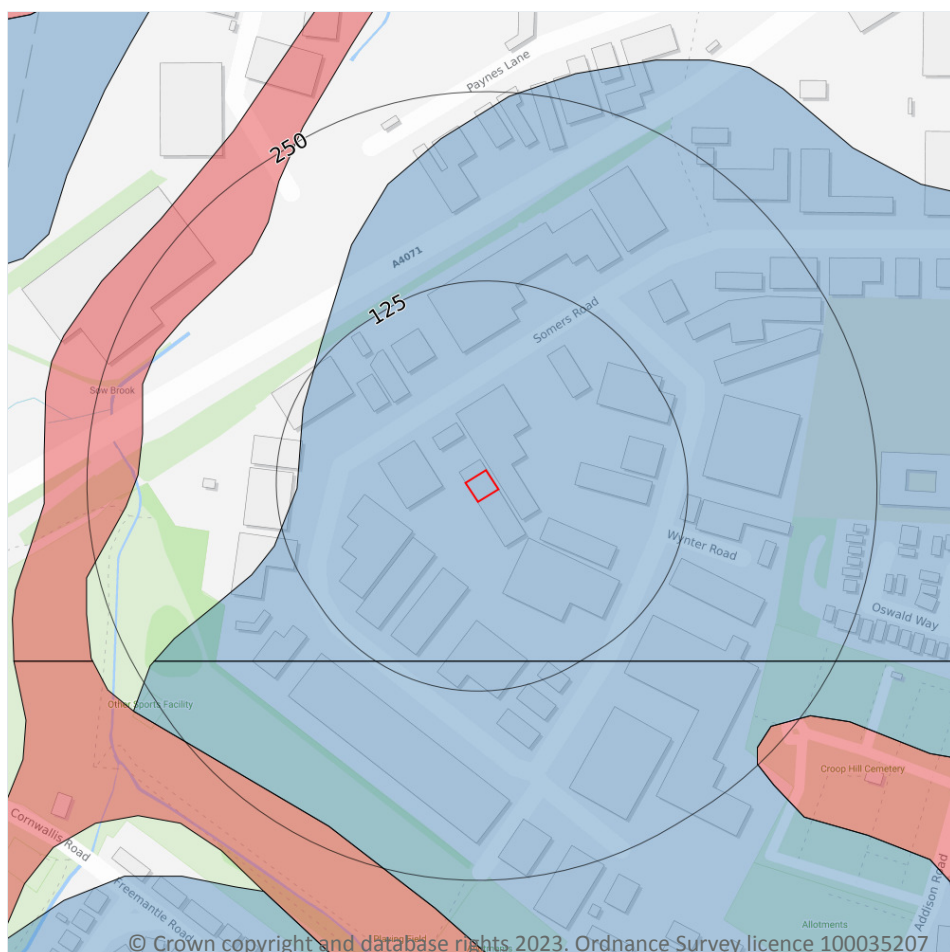
Please see [page 4](#) > for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
41	206 m	N	23/01/2002	Category 3 (Minor)	Category 3 (Minor)	Diesel
42	206 m	N	23/01/2002	Category 3 (Minor)	Category 3 (Minor)	Diesel
44	215 m	W	02/08/2002	Category 4 (No Impact)	Category 3 (Minor)	Other Inorganic Chemical or Product

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



## Superficial hydrogeology



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

### Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Unproductive
105 m	S	Unproductive
207 m	NW	Secondary A
235 m	SW	Secondary A
239 m	SE	Secondary A

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

## Superficial geology

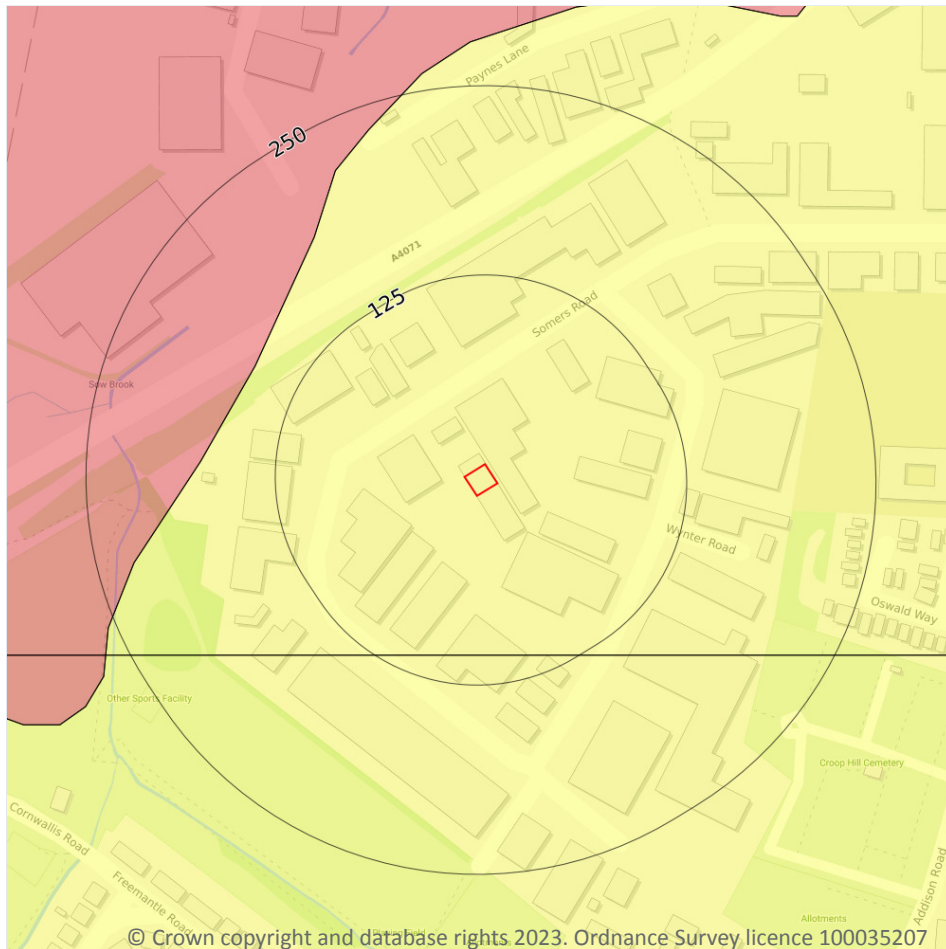
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
BOSWORTH CLAY MEMBER	BOSW-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.



## 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.



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Distance	Direction	Designation
0	on site	Secondary Undifferentiated
105 m	S	Secondary Undifferentiated
157 m	NW	Secondary A

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
CHARMOUTH MUDSTONE FORMATION	CHAM-MDST	MUDSTONE

This data is sourced from British Geological Survey.



## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
  - At ground level      - - - - - Elevated
  - - - - - Underground      — Unspecified

### Water courses from Ordnance Survey

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

Distance	Direction	Details
130 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
207 m	NW	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



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Distance	Direction	Details
207 m	NW	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
211 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
211 m	NW	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
215 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
215 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
216 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
218 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
220 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
234 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
237 m	W	Name: Sow Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
239 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

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## 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 45](#) >.

**River and Coastal Flooding****Very Low****Groundwater Flooding****Negligible****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?****See overview**

### Next steps

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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 45](#) >

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

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

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

This data is sourced from Ambiental Risk Analytics.





## Environmental

**Identified**

## Ground stability

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

Please see [page 31 >](#) 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**

## Next steps

### Ground stability

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

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

### Jump to

[Natural ground subsidence >](#)[Natural ground instability \(5 and 30 Years\) >](#)[Skip to next section: Energy >](#)

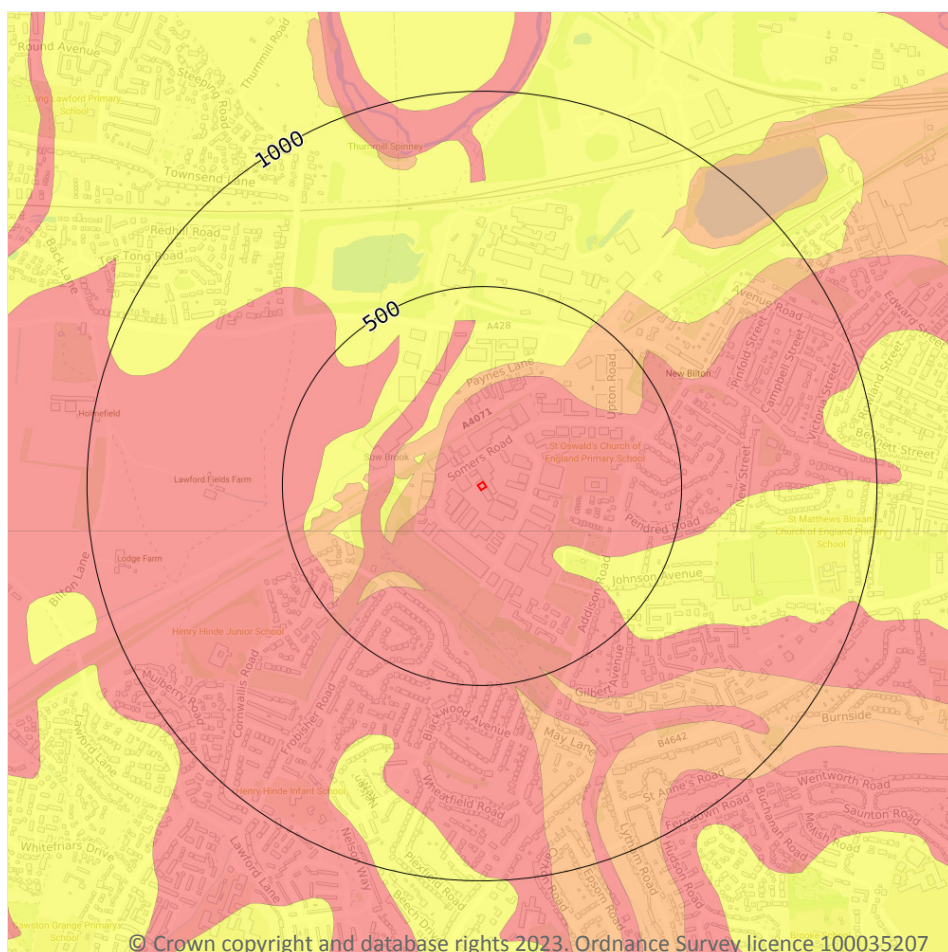
You can find our methodology and list of limitations on [page 45 >](#)

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

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



## 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	Likely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Unlikely	Likely

This data is sourced from the British Geological Survey.





## Energy

**Identified**



## Oil and gas

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

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

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



## Wind and Solar

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

Please see [page 4 >](#) for further advice. Additionally, see [page 35 >](#) 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 [page 4 >](#) for further advice. Additionally, see [page 39 >](#) for details of the identified issues.

**Power stations**  
**Energy Infrastructure Projects**

**Not identified**  
**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.



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

## Jump to

[Wind and solar >](#)

[Energy Infrastructure >](#)

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

You can find our methodology and list of limitations on [page 45 >](#)

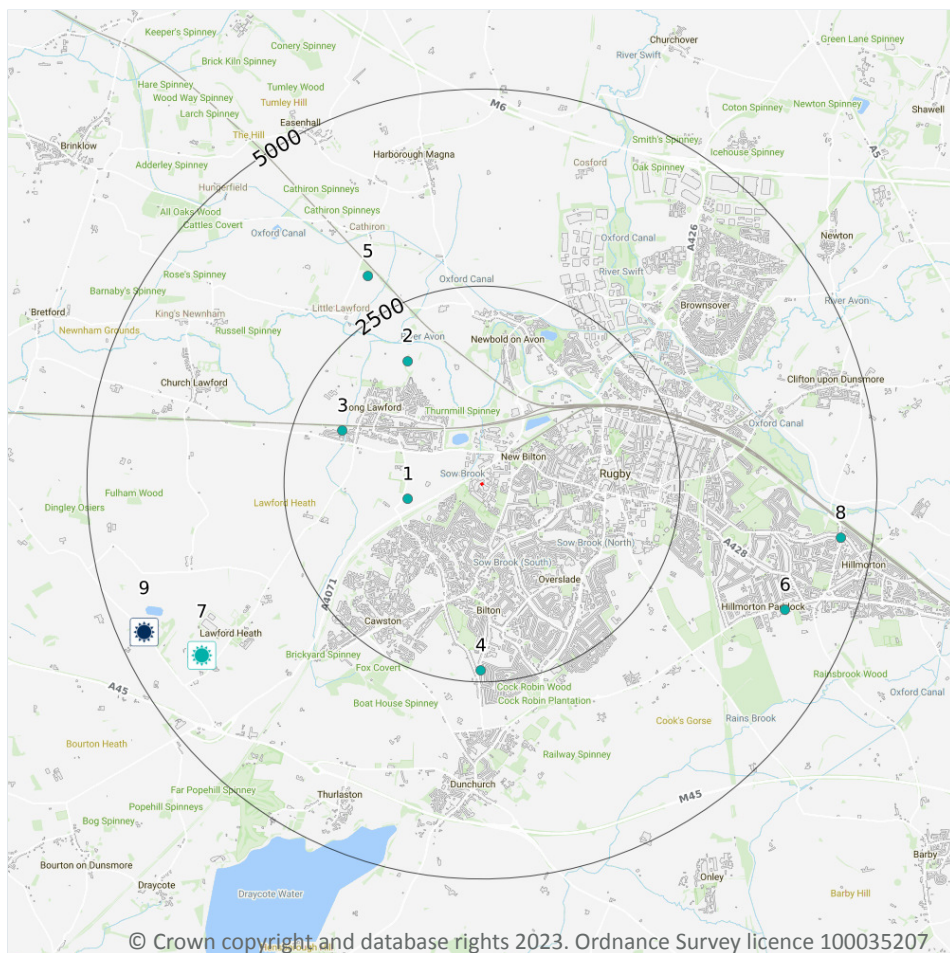


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## Energy / Wind and solar



- 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.



ID	Distance	Direction	Details	
1	946 m	W	Site Name: Lodge Farm, Bilton Lane, Long Lawford, Rugby, Rugby, Warwickshire, CV23 9DU Planning Application Reference: R07/0979/PLN Type of Project: Wind Turbine	Application Date: 2007-06-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of a freestanding 12m high wind turbine. Approximate Grid Reference: 447670, 274928
2	1-2 km	NW	Site Name: Holbrook Mews Chapel Street, Long Lawford, Rugby, Warwickshire, CV23 9BD Planning Application Reference: R09/1039/PLN Type of Project: Wind Turbine	Application Date: 2009-12-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of a 9.3m high micro wind turbine. Approximate Grid Reference: 447665, 276678
3	1-2 km	W	Site Name: 23 Livingstone Avenue, Long Lawford, Rugby, Rugby, Warwickshire, CV23 9BU Planning Application Reference: R07/0736/PLN Type of Project: Wind Turbine	Application Date: 2007-03-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of a domestic wind turbine. Approximate Grid Reference: 446841, 275795
4	2-3 km	S	Site Name: 9 Duncan Drive, Bilton, Rugby, Rugby, Warwickshire, CV22 7RS Planning Application Reference: R07/0008/PLN Type of Project: Clubhouse & Wind Turbine	Application Date: 2007-01-04 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a two storey side and rear and a single storey rear extension and provision of a 4.8 metre high wind turbine in the rear garden. Approximate Grid Reference: 448594, 272754
5	2-3 km	NW	Site Name: Land At Park House Farm, Little Lawford Lane, Harborough Magna, Rugby, Warwickshire, CV23 0GA Planning Application Reference: R14/1566 Type of Project: Wind Turbine	Application Date: 2014-10-24 Planning Stage: Detail Plans Refused Project Details: Scheme comprises installation of a wind turbine with a hub height of 50m and maximum tip height of 78m with associated infrastructure to include an upgraded access track of approximately 120m length; crane pad; temporary laydown and assembly area; and substation. Approximate Grid Reference: 447161, 277752



ID	Distance	Direction	Details	
6	4-5 km	SE	Site Name: Ashlawn School, Ashlawn Road, Rugby, Rugby, Warwickshire, CV22 5ET Planning Application Reference: R07/0210/CC Type of Project: Wind Turbine	Application Date: 2007-02-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 12 metre high, free standing wind turbine. Approximate Grid Reference: 452453, 273521
8	4-5 km	E	Site Name: 83 The Kent, Hillmorton, Rugby, Rugby, Warwickshire, CV21 4NH Planning Application Reference: R06/1649/PLN Type of Project: Wind Turbine	Application Date: 2006-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine. Approximate Grid Reference: 453157, 274434

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	
9	4-5 km	SW	Ling Hall, Ling Hall Quarry, Coalpit Lane, Lawford Heath, Rugby, CV23 9HH	Contractor: REG Solarpower/Veolia LPA Name: Warwickshire County Council Capacity (MW): 7	Application Date: 02/07/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 05/05/2021

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.

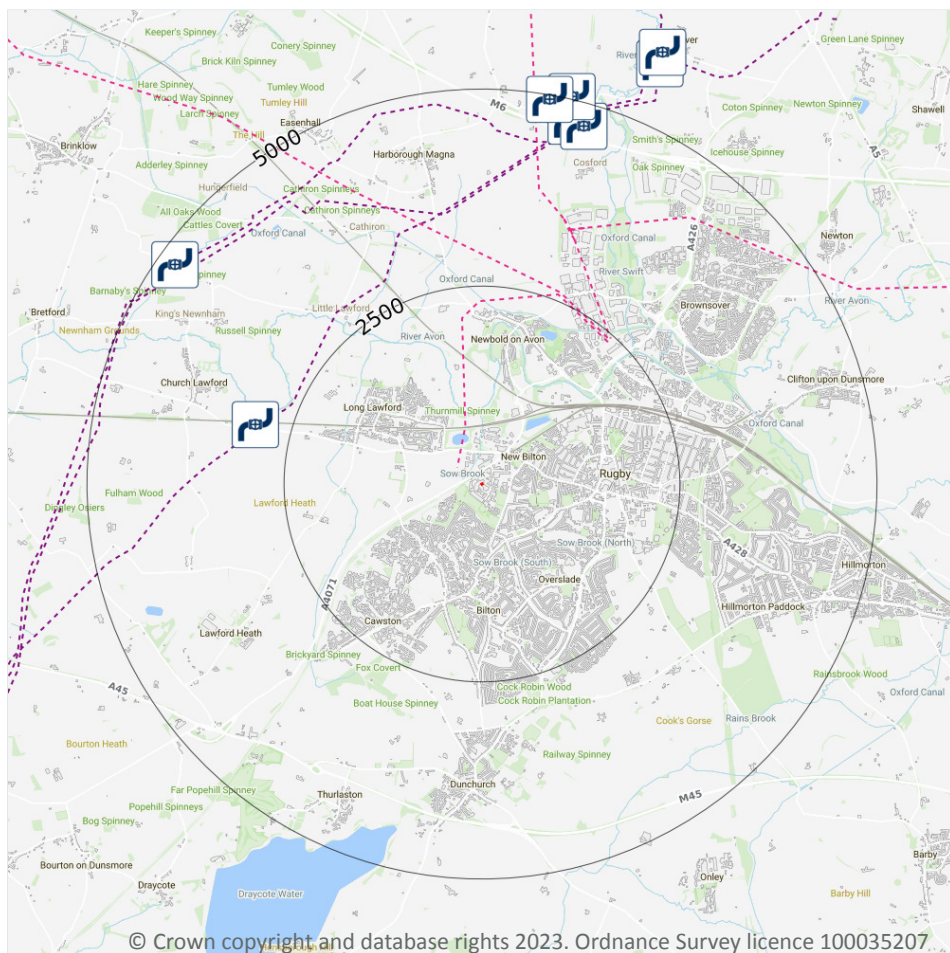
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please 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	
7	4-5 km	SW	Ling Hall Quarry Landfill Site, Coalpit Lane, Lawford Heath, Rugby, CV23 9HH	Applicant name: Infinis Solar Ltd Application Status: Registered 08-Jan-2021 Application Date: 08/01/2021 Application Number: RBC/21CM001	Section 73 application for the variation of conditions 2, 3, 6, 8, 10, 11, 14 and 16 of planning permission RBC/14CM029 for the installation of a frame mounted solar PV (panels) scheme, to allow implementation of the development in 3 phases and for an extension to the permitted time period until 31st March 2052 on land at Ling Hall Landfill, Coalpit Lane, Rugby CV23 9HH

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



## Energy / Energy infrastructure



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

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### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 365m from the property.

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

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





## Transport

**Identified**

The property has been identified to lie within the search radius of one or more 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.

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



### Crossrail

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

<b>Crossrail 1 Route</b>	<b>Not identified</b>
<b>Crossrail 1 Stations</b>	<b>Not identified</b>
<b>Crossrail 2 Route</b>	<b>Not identified</b>
<b>Crossrail 2 Stations</b>	<b>Not identified</b>
<b>Crossrail 2 Worksites</b>	<b>Not identified</b>
<b>Crossrail 2 Safeguarding</b>	<b>Not identified</b>
<b>Crossrail 2 Headhouse</b>	<b>Not identified</b>



### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

<b>Active Railways and Tunnels</b>	<b>Not identified</b>
<b>Historical Railways and Tunnels</b>	<b>Identified</b>
<b>Railway and Tube Stations</b>	<b>Not identified</b>
<b>Underground</b>	<b>Not identified</b>



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## Planning

### Summary

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

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

You can find our methodology and list of limitations on [page 45 >](#)

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## 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	
<b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>	<b>Identified</b>
<b>Former tanks</b>	<b>Identified</b>
<b>Former energy features</b>	<b>Identified</b>
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
<b>Recent industrial land uses</b>	<b>Identified</b>
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
<b>Current or recent licensed industrial activities</b>	<b>Identified</b>
<b>Local Authority licensed pollutant release</b>	<b>Identified</b>
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
<b>Pollution incidents</b>	<b>Identified</b>
Superficial hydrogeology	
<b>Aquifers within superficial geology</b>	<b>Identified</b>
<b>Superficial geology</b>	<b>Identified</b>
Bedrock hydrogeology	
<b>Aquifers within bedrock geology</b>	<b>Identified</b>
Groundwater abstraction licences	Not identified
<b>Bedrock geology</b>	<b>Identified</b>
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
<b>Water courses from Ordnance Survey</b>	<b>Identified</b>
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	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

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

## Natural ground subsidence

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

## Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	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
<b>Proposed wind turbines</b>	<b>Identified</b>
<b>Existing and agreed solar installations</b>	<b>Identified</b>
<b>Proposed solar installations</b>	<b>Identified</b>

## Energy

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

## 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	Not identified
World Heritage Sites	Not identified



## 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



## 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 Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal 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

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



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01273 257 755

Ref: VM-9479225  
Your ref: BLL/00079226/1  
Grid ref: 448606 275116

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



## ClimateIndex™ data and limitations

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

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

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) ↗ 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.*



## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

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- 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.

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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](mailto:info@groundsure.com)

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

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