

Sample Site, Sample Street, Anytown, UK

Professional opinion



Contaminated Land
Low-Moderate:
Acceptable Risk

Consultant's guidance and recommendations inside.

Further Guidance



Flooding
Low



Ground Stability
Not identified



Radon
Identified

[page 7 >](#)

ClimateIndex™

Physical risks

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

5 years

A

Negligible risk

30 years

A

Negligible risk

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

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

Lenders liability assessment

Banking security

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

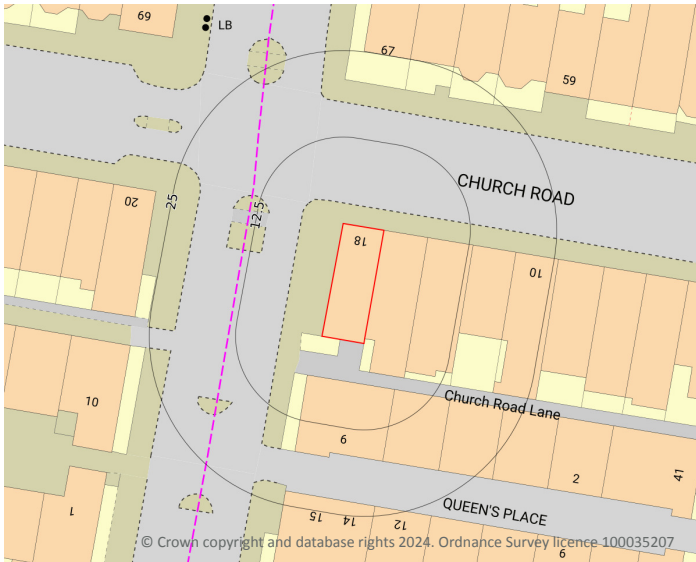
Yes

Environmental liability

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

Unlikely

Site Plan



Useful contacts

Brighton and Hove City Council:
<http://www.brighton-hove.gov.uk/> ↗
info@brighton-hove.gov.uk ↗
01273 290000

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

Guidance and recommendations

Current Use	Commercial - Retail
Proposed Use	Commercial - Retail
Redevelopment planned? (not refurbishment)	No
Underground storage tanks? (e.g. fuel tanks, septic tanks)	No
Distance to surface water feature	onSite
Distance to residential properties	onSite

Contaminated Land

Groundsure considers the site to comprise acceptable banking security despite some minor potentially contaminative land uses being identified.

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 ↗.

No further action is required.



Flooding

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗

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.



Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information



ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

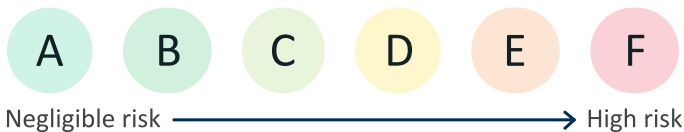
ClimateIndex™

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

A 5 years
Negligible risk

A 30 years
Negligible risk

Rating key



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

ClimateIndex™ guidance and next steps

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

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

Let's talk about climate



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

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

ClimateIndex™ transition risks

Energy Performance

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

✔ Multiple EPCs have been found relating to the property

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

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

Net zero CO2															
A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
Address		UPRN		Building use				Building area		EPC rating		Valid until			
18, Church Road, BN3 2FL		22035691		A1/A2 Retail and Financial/Professional services				160.0 sqm		E 102		25th March 2029			
MULBERRYS, 18, Church Road, BN3 2FL		22035691		A1/A2 Retail and Financial/Professional services				186.0 sqm		D 86		29th November 2027			

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

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

Leasing and energy efficiency regulations

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


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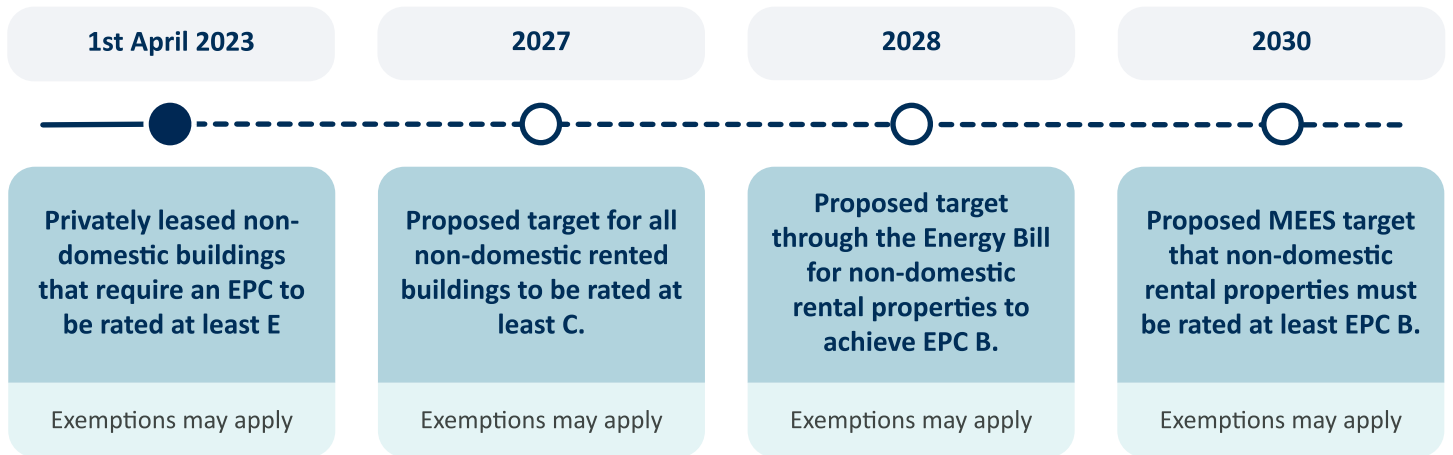
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If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here ↗](#) for more detail on the types of exemptions available and how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

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

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



Environmental summary



Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on [page 29](#) >.

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate
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



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

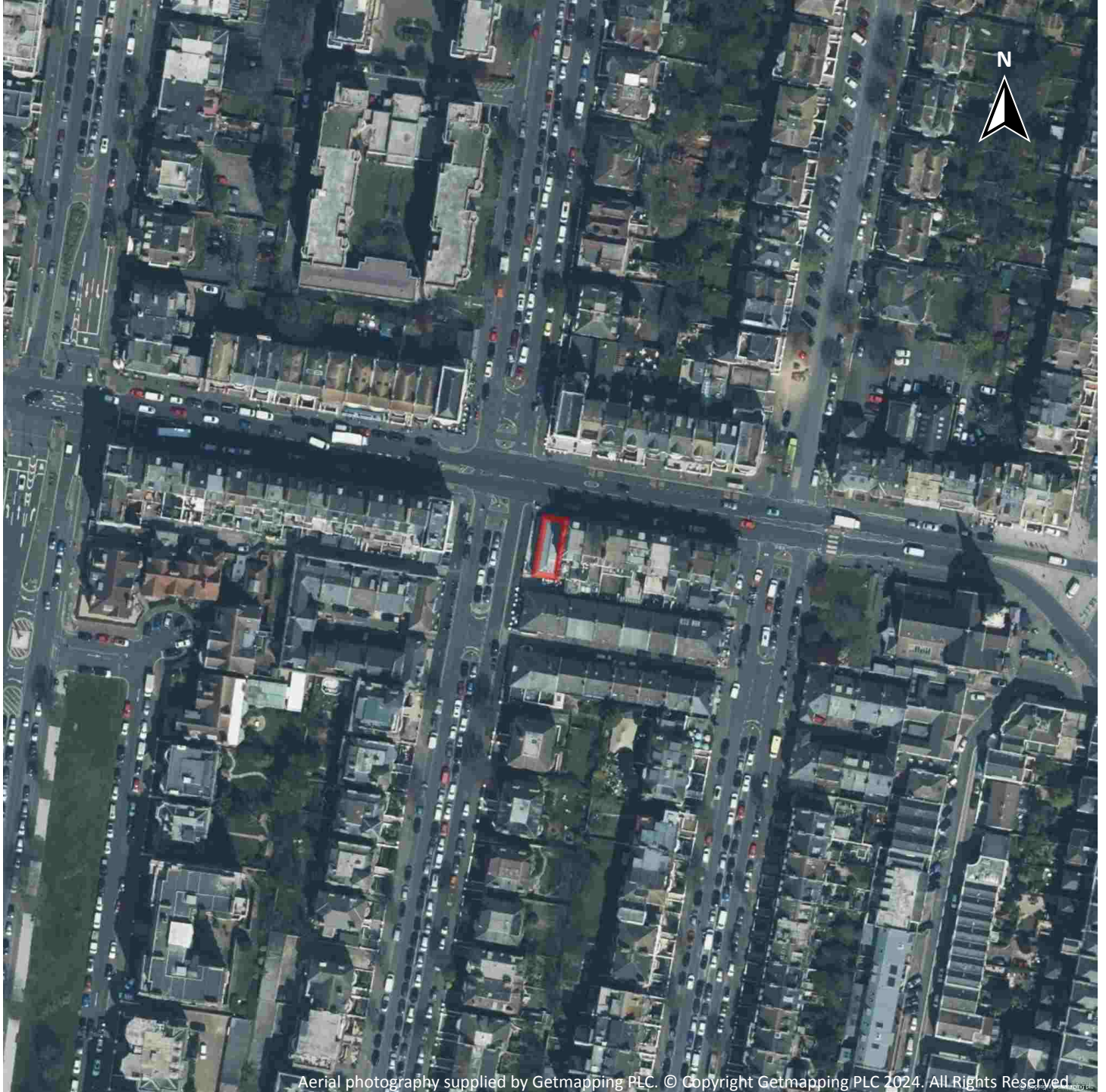
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

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

In a radon affected area



Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 0.01ha



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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	1
Former tanks	0	0	0
Former energy features	0	0	8
Former petrol stations	0	0	0
Former garages	0	2	11
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from 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	15
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former energy features
- Former garages

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

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

Please see [page 2](#) > for further advice.

Distance	Direction	Use	Date
190 m	NE	Nursery	1875

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

Please see [page 2 >](#) for further advice.

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

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see [page 2 >](#) for further advice.

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



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

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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 2](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	36 m	N	Remote Visual Inspections Ltd - 67, Church Road, Hove, East Sussex, BN3 2BD	Aviation Engineers	Engineering Services
2	48 m	W	Glynns Vehicle Contracts - 8, Victoria Grove, Hove, East Sussex, BN3 2LJ	Vehicle Hire and Rental	Hire Services
3	59 m	NE	Spy Alarms - 51-53, Church Road, Hove, East Sussex, BN3 2BD	Electronic Equipment	Industrial Products

ID	Distance	Direction	Company / Address	Activity	Category
4	106 m	NW	Shoreline Gameheads - 89, Church Road, Hove, East Sussex, BN3 2BB	Hobby, Sports and Pastime Products	Consumer Products
5	113 m	SE	The Print House - 26-28, St Johns Road, Hove, East Sussex, BN3 2FB	Published Goods	Industrial Products
6	171 m	SE	Bodyline - 22, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	172 m	S	Hove Piano Tuning Services - 28, First Avenue, Hove, East Sussex, BN3 2FF	Sports and Leisure Equipment Repair	Repair and Servicing
8	173 m	W	Aj Robertson - 10, Albert Mews, Hove, East Sussex, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	178 m	SE	Brighton Motor Works - 17, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
11	191 m	SW	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
12	194 m	N	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
13	199 m	W	A J Robertson Ltd - 1-9, Albert Mews, Hove, East Sussex, BN3 2PP	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	199 m	SE	Day's Volkswagen - 12, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	212 m	S	Palmeira Bodyworks & Servicing - 6-8, St Johns Road, Hove, East Sussex, BN3 2FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
16	214 m	W	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
17	227 m	SW	Electricity Sub Station - East Sussex, BN3	Electrical Features	Infrastructure and Facilities
18	237 m	NE	Electricity Sub Station - East Sussex, BN3	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 2 >](#) for further advice.



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ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
9	175 m	E	Palmeria Dry Cleaners, 73 Western Road, Hove, BN3 2JQ	Brighton and Hove City Council	Dry Cleaning	Part B	Enforcement: Enforcement Details Unknown Date of Enforcement: Enforcement Details Unknown Comment: Enforcement Details Unknown

This data is sourced from Local Authorities.

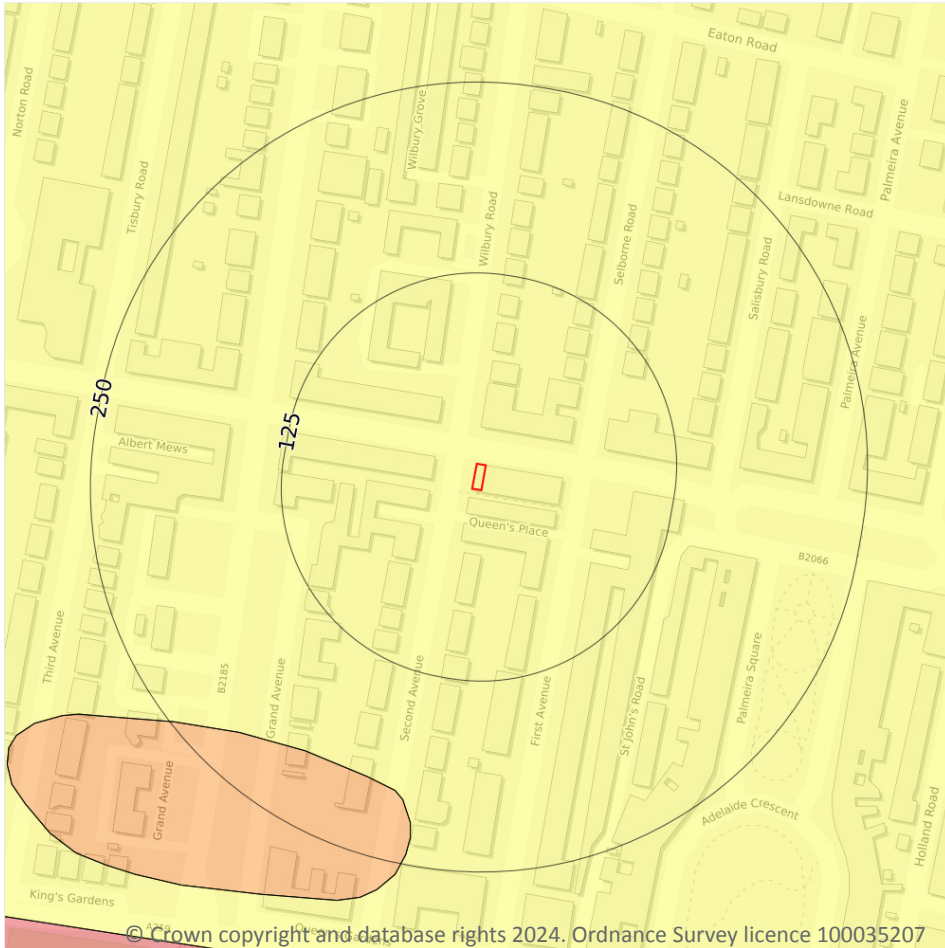


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Superficial hydrogeology



— Site Outline
Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

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Aquifers within superficial geology

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

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

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

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

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

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

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



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

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

Superficial geology

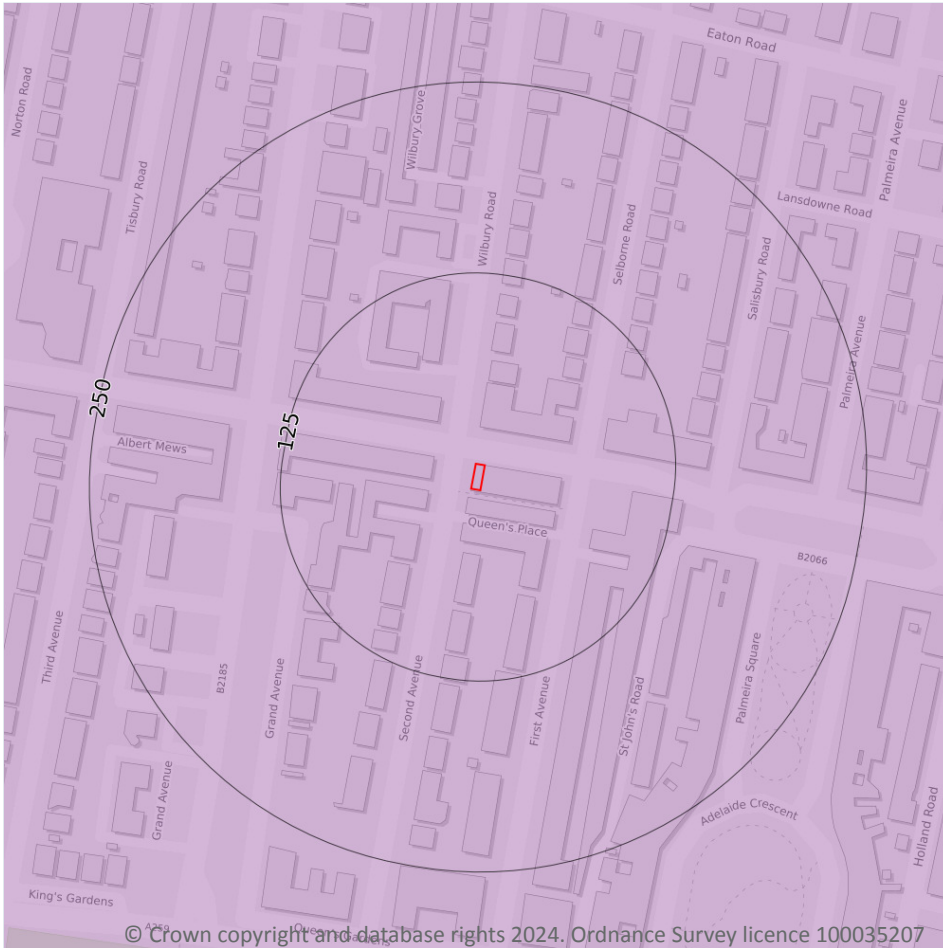
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
HEAD	HEAD-XCZSV	CLAY, SILT, SAND AND GRAVEL

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	Principal

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

Bedrock geology

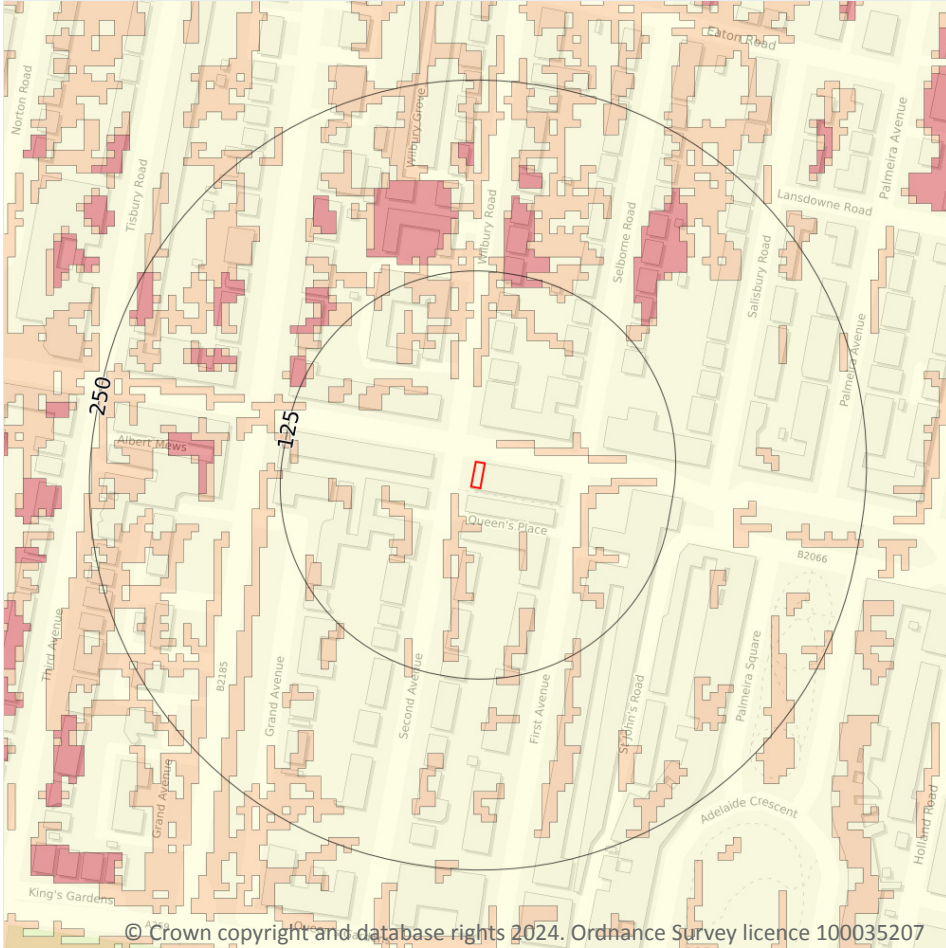
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

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

This data is sourced from British Geological Survey.



Flooding / Groundwater flooding



Site Outline

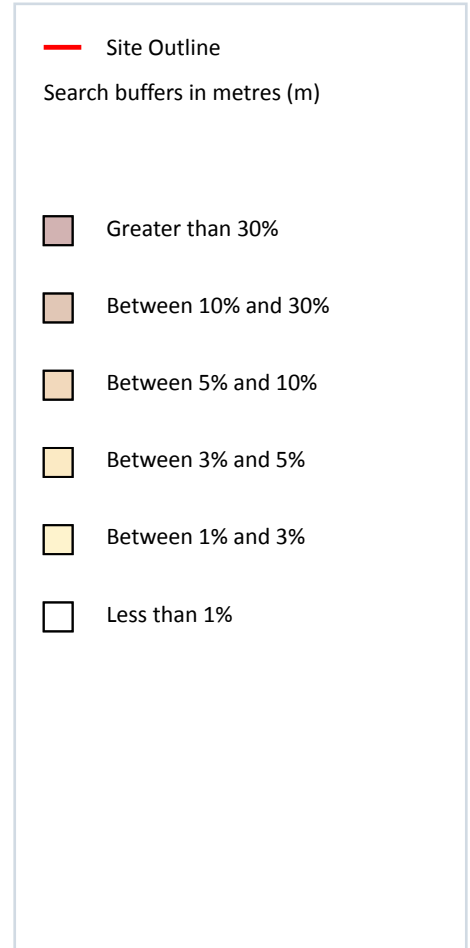
Search buffers in metres (m)

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

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

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

Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

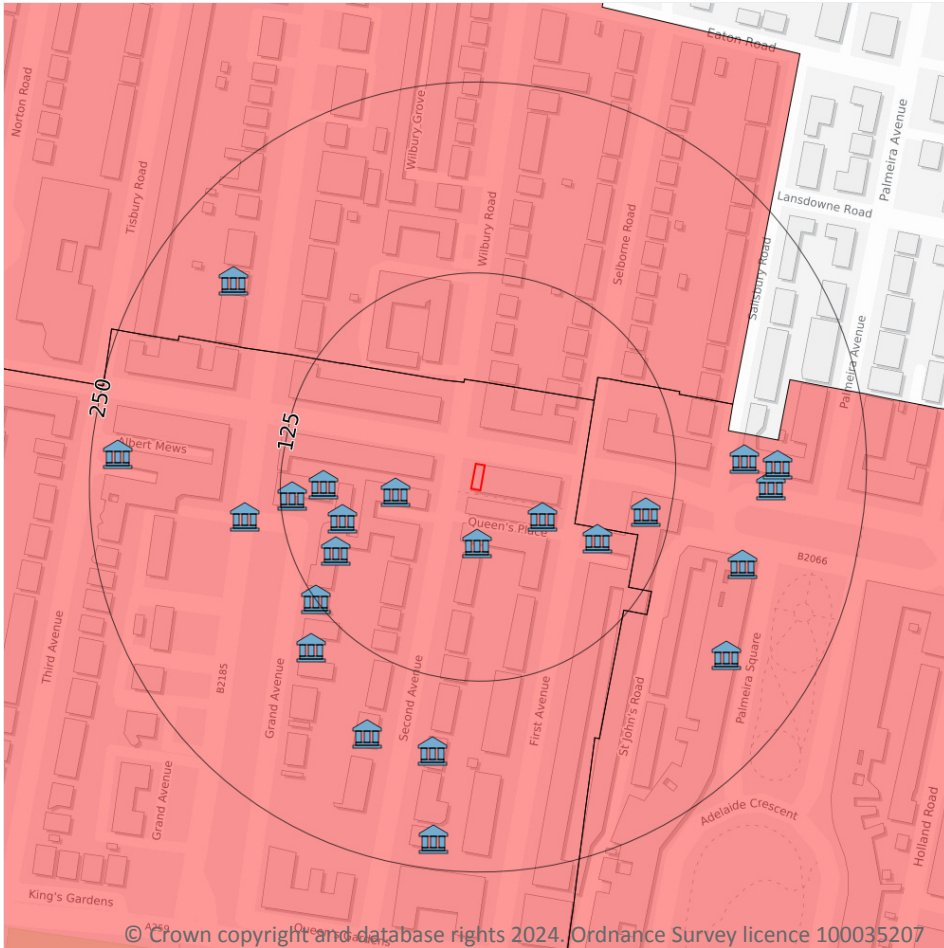
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org ↗.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see [page 2](#) > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

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)

Conservation Areas

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

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

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/.

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
35 m	S	7-12, Queen's Place (See Details For Further Address Information)	II	1187582	02/11/1992
44 m	SE	41, First Avenue (See Details For Further Address Information)	II	1209640	02/11/1992
50 m	W	Former Mews	II	1209914	02/11/1992
83 m	SE	56, First Avenue (See Details For Further Address Information)	II	1280737	02/11/1992
87 m	W	9, Grand Avenue	II	1280696	02/11/1992
96 m	W	10, Grand Avenue	II	1298673	02/11/1992
97 m	SW	8, Grand Avenue	II	1187554	02/11/1992
109 m	E	Church Of St John The Baptist	II	1187551	12/04/1983
118 m	W	11, Grand Avenue	II	1205518	02/11/1992
125 m	SW	No 6 Including Piers And Railings	II	1205509	02/11/1992
148 m	SW	4, Grand Avenue	II	1389691	23/01/2002
150 m	W	Hove War Memorial	II	1187556	02/11/1992
170 m	E	Palmeira Mansions	II*	1204933	18/07/1978
173 m	S	No 21 Including Walls And Railings	II	1292517	02/11/1992
175 m	SW	Exton House, Walls And Railings	II	1209667	02/11/1992
178 m	E	73-76 And 73a, Western Road	II	1210043	22/06/1984
188 m	E	Wall Fronting Nos 21-33 Church Road	II	1280966	02/11/1992
192 m	E	Palmeira Avenue Mansions Palmeira Mansions	II	1187549	04/02/1981
194 m	SE	18-34 And Attached Railings Palmeira Square	II	1187581	10/09/1971



Distance	Direction	Name	Grade	Listed building reference number	Listed date
199 m	NW	The Gables, Including Piers, Walls And Railings	II	1209744	02/11/1992
231 m	S	24, Second Avenue	II	1187583	02/11/1992
233 m	W	2-9, King's Mews (See Details For Further Address Information)	II	1187593	02/11/1992

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

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

Ref: Sample_Siteguard
Your ref: Sample_Siteguard
Grid ref: 123456 123456

Climate change / Flood risk (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

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

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

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

More information about our methodology and limitations is available here:



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

This data is sourced from the British Geological Survey



Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	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	Identified	Aquifers within superficial geology	Identified
Former military land	Not identified	Superficial geology	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	Not identified
Current or recent petrol stations	Not identified	Source Protection Zones in confined aquifer	Not identified
Dangerous or explosive sites	Not identified	Drinking water abstraction licences	Not identified
Hazardous substance storage/usage	Not identified	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
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

Groundwater flooding **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 **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

Planning constraints

Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified

Conservation Areas **Identified**

Listed Buildings **Identified**

Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years) **Identified**

Ground stability (5 and 30 Years) **Identified**

Coastal Erosion

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



Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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

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