

Groundsure Screening (0 - 15 ha)



Search Details

Prepared for: Geoffrey Leaver Solicitors LLP
Matter: 063126.0001
Client address: 251 Upper Third Street, Bouverie Square, Milton Keynes, Buckinghamshire, MK9 1DR

Property:

Community Alarm Control Centre, 4 Woodhouse Court, Stantonbury Fields, Milton Keynes, MK14 6GB

Local Authority:

Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
12/11/2025

Property type:
Commercial

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Screening



Community Alarm Control Centre, 4,
Woodhouse Court, Stantonbury Fields,
Milton Keynes, MK14 6GB



Reference:
IT-10005253

Grid reference:
484469 240960

Your reference:
IT-10005253

Date:
12 November 2025

Consultant's guidance and recommendations inside.

Written by:



Groundsure consultancy team

commercial.queries@groundsure.com

Professional opinion

Key results



Contaminated land

Acceptable risk

Page 3 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Flood

Negligible

Page 17 →

No flood risks of significant concern have been identified at the site.

Building assessment

Not identified

Page 19 →

Other results



Ground stability

Identified

Page 21 →



Radon

Passed

Page 28 →



Planning constraints

Not identified

Page 29 →



Energy

Identified

Page 30 →



Transportation

Not identified

Page 40 →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

Page 44

Appendix →



ClimateIndex™

Page 23

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**.

B

5 years

Low

B

30 years

Low

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 27/05/2023

Site Area: 0.07ha



Contaminated land ?

Acceptable risk

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

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Hydrology →

Past land use

Acceptable risk →

Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk →

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

Next steps

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

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



Contaminated land

Consultant's assessment ?

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

Section links

- [Consultant's assessment](#) →
- [Past land use](#) →
- [Hydrology](#) →
- [Back to section summary](#) →
- [Current/recent land use](#) →
- [Hydrogeology](#) →

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.

Current land use

Groundsure has assumed that the site is used for commercial purposes.

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

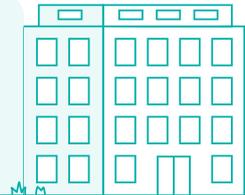
No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties on site, the underlying aquifers.

Conclusion

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





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	1
Former tanks	0	0	4
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	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 land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	2
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land

Past land use ?

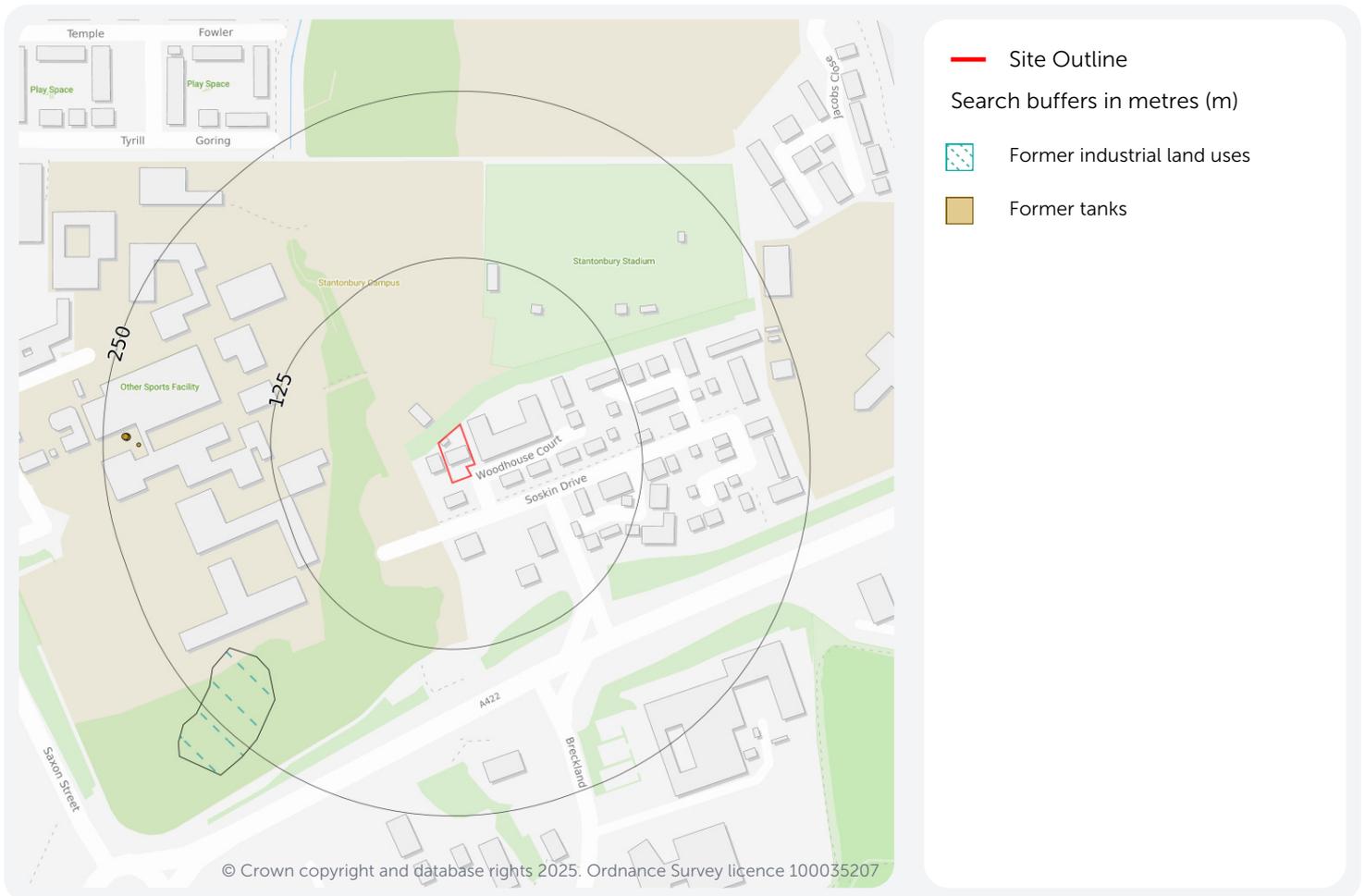
Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

Section links

[Back to section summary](#) →

- [Consultant's assessment](#) → [Current/recent land use](#) →
- [Past land use](#) → [Hydrogeology](#) →
- [Hydrology](#) →



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.

Distance	Direction	Use	Date
196 m	SW	Unspecified Heaps	1986

This data is sourced from Ordnance Survey/Groundsure.

Screening



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.

Distance	Direction	Use	Date
222 m	W	Unspecified Tank	1989
230 m	W	Unspecified Tank	1981
230 m	W	Unspecified Tank	1993
231 m	W	Unspecified Tank	1989

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land

Current and recent land use ?

Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →

[Past land use](#) → [Hydrogeology](#) →

[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

● Recent industrial land uses

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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.

ID	Distance	Direction	Company / Address	Activity	Category
1	9 m	S	Electricity Sub Station - Buckinghamshire, MK14	Electrical Features	Infrastructure and Facilities
2	203 m	W	Chimney - Buckinghamshire, MK14	Chimneys	Industrial Features

Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	215 m	SE	Electricity Sub Station - Buckinghamshire, MK14	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



Contaminated land

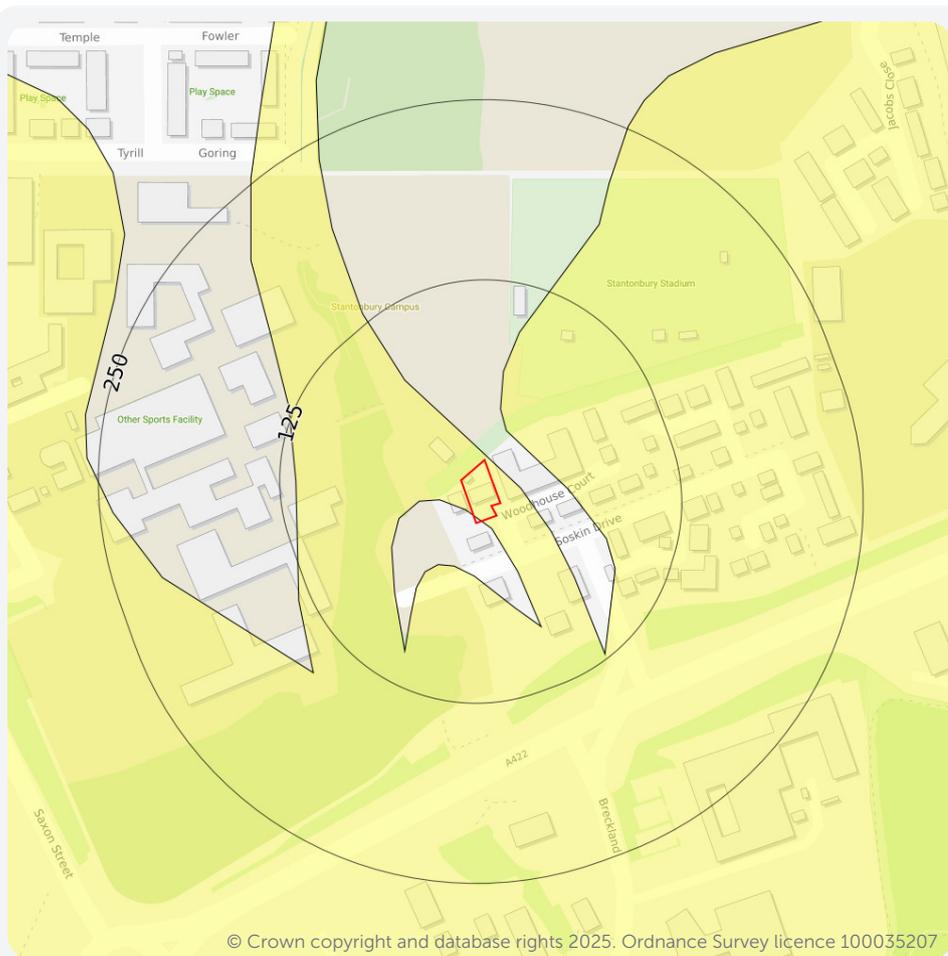
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— 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.

Screening



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

Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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.



Contaminated land

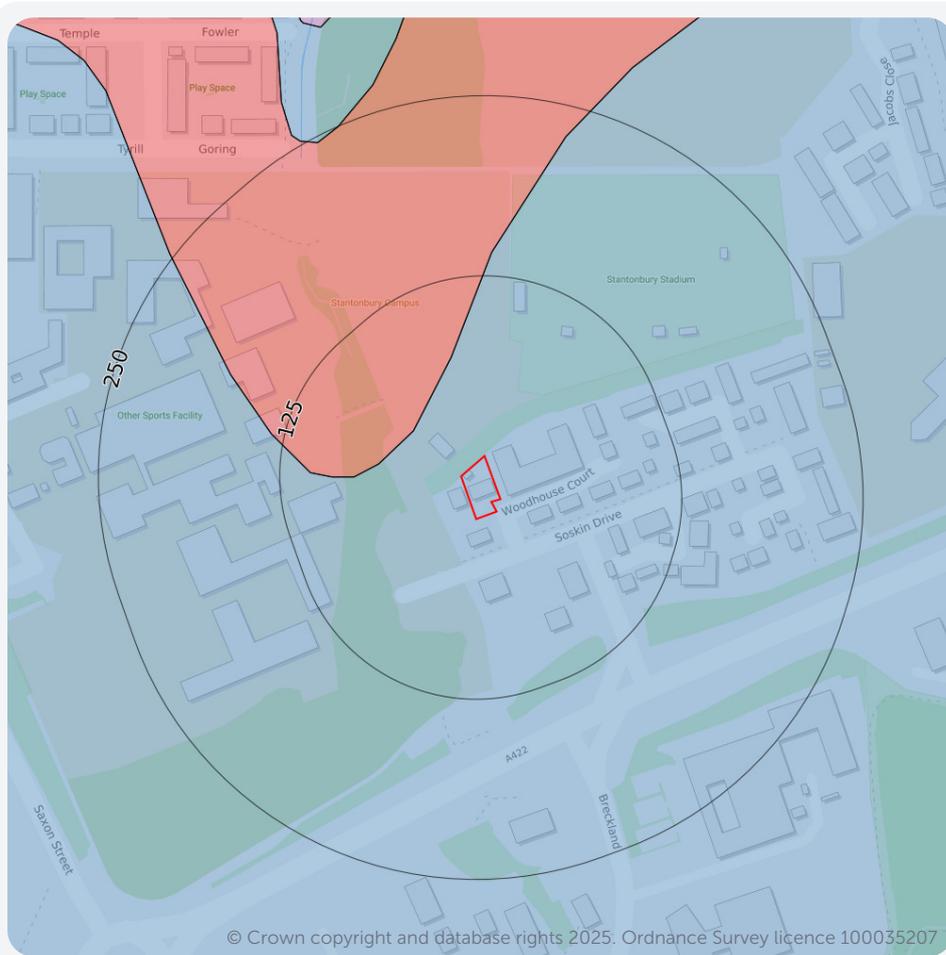
Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

- [Consultant's assessment](#) → [Current/recent land use](#) →
- [Past land use](#) → [Hydrogeology](#) →
- [Hydrology](#) →



— 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.

Screening



Distance	Direction	Designation
0	on site	Unproductive
46 m	NW	Secondary A
246 m	NW	Unproductive

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
PETERBOROUGH MEMBER	PET-MDST	MUDSTONE

This data is sourced from British Geological Survey.



Contaminated land

Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

- [Consultant's assessment](#) →
- [Past land use](#) →
- [Hydrology](#) →
- [Current/recent land use](#) →
- [Hydrogeology](#) →



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
31 m	W	<p>Name:</p> <p>Type of water feature: Inland river not influenced by normal tidal action.</p> <p>Ground level: On ground surface</p> <p>Permanence: Watercourse contains water year round (in normal circumstances)</p>

Screening



Distance	Direction	Details
34 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
64 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)
68 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)
74 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)
81 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
84 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)
103 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
112 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)
163 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
168 m	S	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)
173 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
187 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

Screening



Distance	Direction	Details
191 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)
233 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
236 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
242 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)
244 m	S	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.



Flooding ?

Negligible

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

Section links

[Building assessment](#) →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Not identified

Not identified

Not identified

Not identified

Not identified

FloodScore™ insurance rating

Very Low

Next steps

Flooding

None required.

National Planning Policy Framework (NPPF)

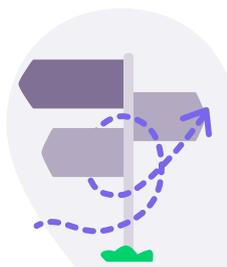
Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

[See overview](#)

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.

Screening



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

You can view the fully comprehensive library of information we have searched on [page 41](#) →.



Flooding

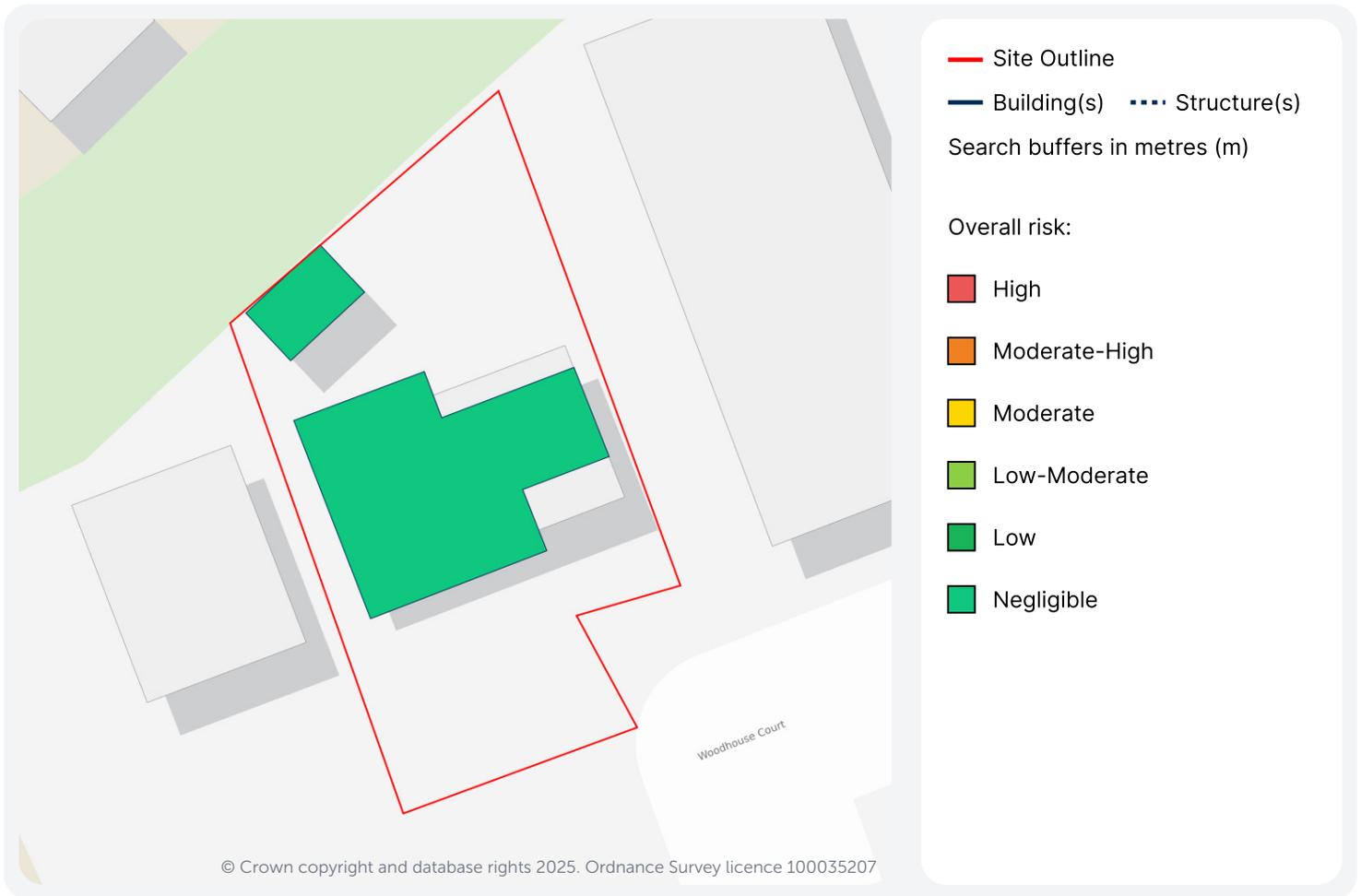
Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

[Back to section summary](#) →

[Building assessment](#) →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey's National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Commercial Building 484469, 240960	Negligible	Very Low	Negligible	Low	No	No

Screening



Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Unknown Building 484460, 240971	Negligible	Very Low	Negligible	Low	No	No



Ground stability ?

Identified

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

Section links

Natural →

Natural ground stability

Moderate-High →

Non-natural ground stability

Not identified

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



Ground stability

Natural ground stability ?

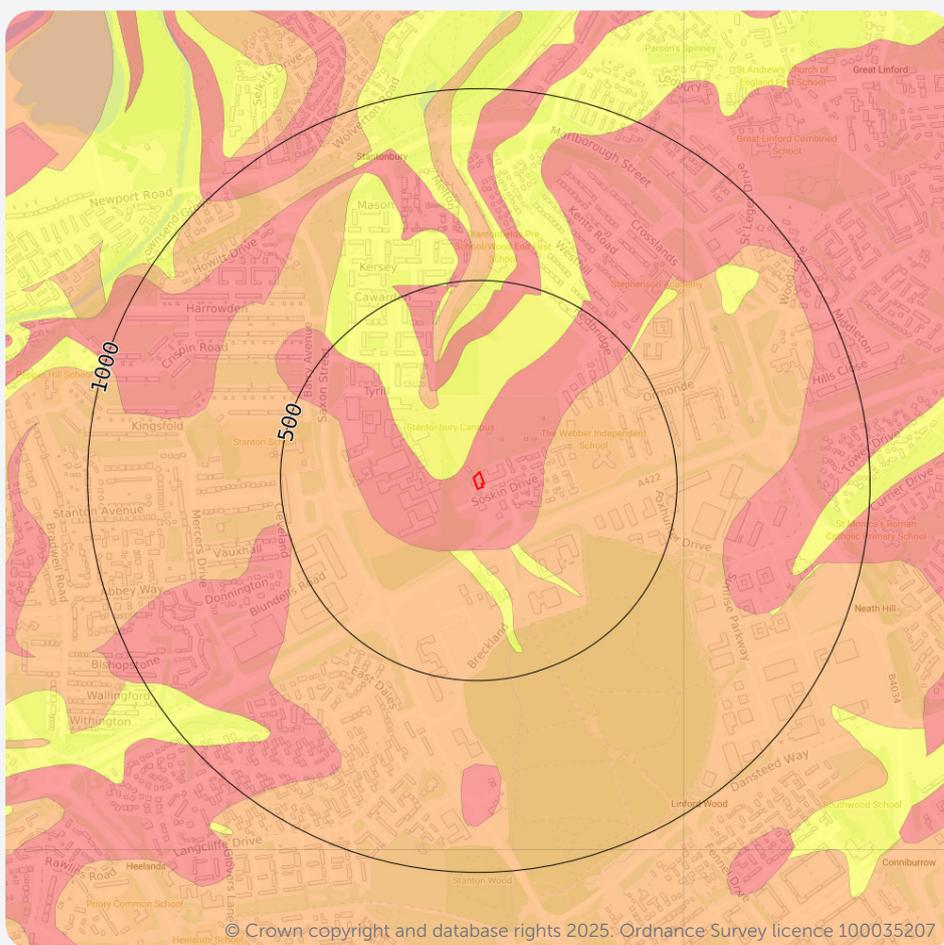
Moderate-High

The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

[Back to section summary](#) →

[Natural](#) →



— Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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Natural ground stability

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.

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.

Screening



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks →

Physical risks

Low



Transition risks

Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Low

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [Transition risks](#) →

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.

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

B

5 years

Low

B

30 years

Low

Rating key



Negligible risk → High risk

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™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

- [Physical risks](#) → [Flooding](#) →
- [Ground stability](#) → [Transition risks](#) →

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.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

- [Physical risks](#) → [Flooding](#) →
- [Ground stability](#) → [Transition risks](#) →

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: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

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

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [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.

We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) 
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#)  service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

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

Leasing and energy efficiency regulations

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

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

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

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.

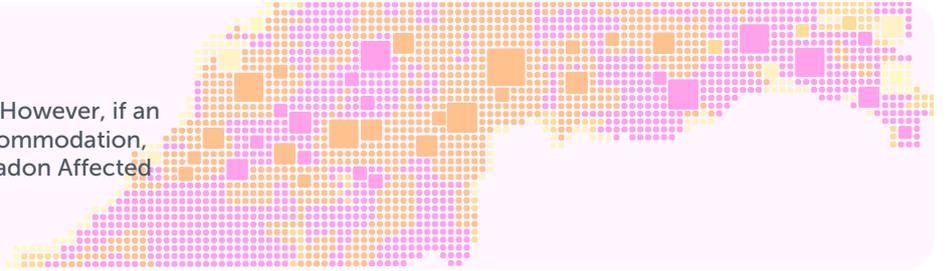
Screening



Radon ?

Passed

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.



Next steps

Radon

None required.

Screening



Planning constraints ?

Not identified

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



Next steps

Planning constraints

None required.



Energy ?

Identified

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

Section links

Wind and solar → Energy →

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Not identified

Proposed solar farms

Identified →

Existing solar farms

Identified →

Energy Infrastructure

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

Power stations

Identified →

Energy infrastructure

Not identified

Projects

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



Next steps continued

Solar

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

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

Power stations

One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm  for further information on the site



Energy

Wind and solar ?

Identified

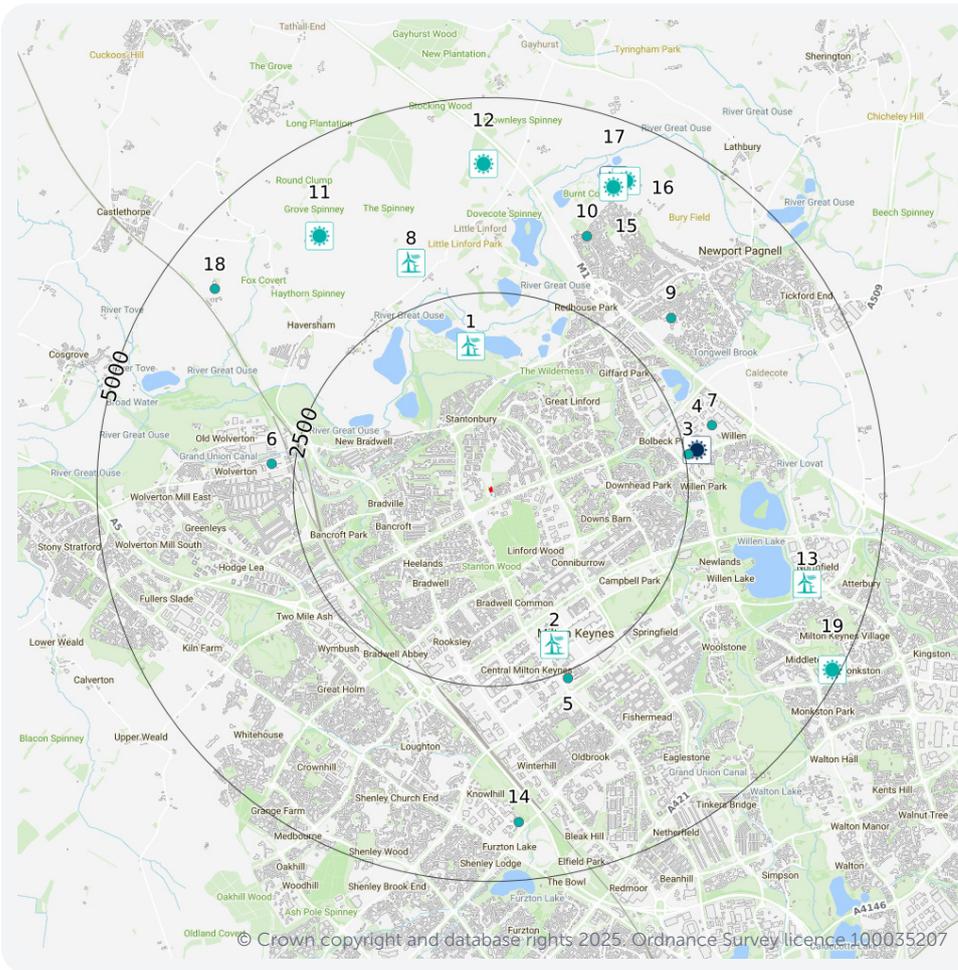
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 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.

Screening



ID	Distance	Direction	Details
1	1-2 km	N	<p>Site Name: HansonEnvironmentalStudyCentre, Wolverton Road, Great Linford, Milton Keynes, Milton Keynes, Buckinghamshire, MK14 5AH</p> <p>Planning Application Reference: 05/02003/MKCOD3</p> <p>Type of Project: Wind Generators & Equipment Shed</p> <p>Application Date: 2006-01-04</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of domestic wind generators and replacement of equipment shed.</p> <p>Approximate Grid Reference: 484215, 242796</p>
2	2-3 km	S	<p>Site Name: 24 Silbury Arcade, Central Milton Keynes, Milton Keynes, Buckinghamshire, MK9 3ES</p> <p>Planning Application Reference: 09/01891/FUL</p> <p>Type of Project: 6 Wind Turbines</p> <p>Application Date: 2009-11-27</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 6 wind turbines to plant room on roof.</p> <p>Approximate Grid Reference: 485280, 238972</p>
8	3-4 km	N	<p>Site Name: Orchard Way Wind Farm, Hill Farm Little Linford Lane, To Haversham High Street, Milton Keynes, Haversham, Buckinghamshire, MK19 7DY</p> <p>Planning Application Reference: 11/02028/FULEIS</p> <p>Type of Project: Wind Farm</p> <p>Application Date: 2011-09-16</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises wind energy development (wind farm) comprising of installation of five wind turbines up to 127m in height (blade tip) and each with a capacity up to 3MW, and associated infrastructure including access tracks, on-site control building, ca</p> <p>Approximate Grid Reference: 483455, 243864</p>
13	4-5 km	E	<p>Site Name: Anglian Water Region, Milton Keynes, Milton Keynes, Buckinghamshire, MK15 0YA</p> <p>Planning Application Reference: N/A</p> <p>Type of Project: Micro Wind Turbines</p> <p>Application Date: 2013-02-04</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises framework contract to supply, installation, operation and maintenance of micro wind turbines. The turbines will be between 10kw and 50kw.</p> <p>Approximate Grid Reference: 488495, 239754</p>

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines 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.



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
3	2-3 km	E	<p>Site Name: Daimler Chrysler/Mercedes-Benz, Delaware Drive, Tongwell, Milton Keynes, Milton Keynes, Buckinghamshire, MK15 8BA</p> <p>Planning Application Reference: 07/01481/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2007-08-21</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 20m high wind turbine and modification of car parking area to provide 3 designated parking bays for charging electrically powered vehicles.</p> <p>Approximate Grid Reference: 486978, 241418</p>
5	2-3 km	S	<p>Site Name: Bradwell Windmill, Nightingale Crescent, Bradville, Milton Keynes, Buckinghamshire, MK13 7UE</p> <p>Planning Application Reference: 15/01970/LBC</p> <p>Type of Project: Windmill (Alterations)</p> <p>Application Date: 2015-09-07</p> <p>Planning Stage: Listed Building Consent</p> <p>Project Details: Scheme comprises modernisation and improvements to bradwell windmill, carrying out alterations to planning application 13/00340/LBC.</p> <p>Approximate Grid Reference: 485452, 238550</p>
6	2-3 km	W	<p>Site Name: Tesco Stores Ltd McConnell Drive, Milton Keynes, Wolverton, Buckinghamshire, MK12 5RJ</p> <p>Planning Application Reference: 09/00110/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2009-01-30</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 1 micro wind turbine.</p> <p>Approximate Grid Reference: 481681, 241288</p>
7	2-3 km	E	<p>Site Name: Daimler Chrysler/Mercedes-Benz, Delaware Drive, Tongwell, Milton Keynes, Milton Keynes, Buckinghamshire, MK15 8HG</p> <p>Planning Application Reference: 06/01591/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-09-28</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 20 metre high wind turbine and modification of car parking area to provide 3 designated bays for charging electrically powered vehicles.</p> <p>Approximate Grid Reference: 487290, 241784</p>
9	3-4 km	NE	<p>Site Name: Ousedale School The Grove, Newport Pagnell, Buckinghamshire, MK16 0BJ</p> <p>Planning Application Reference: 10/01428/MKCOD3</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2010-07-14</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of single storey building with 6.5 metres wind turbine mast and roof mounted photovoltaic cells.</p> <p>Approximate Grid Reference: 486761, 243164</p>

Screening



ID	Distance	Direction	Details
10	3-4 km	N	<p>Site Name: 9 Sitwell Close, Newport Pagnell, Milton Keynes, Buckinghamshire, MK16 8QR</p> <p>Planning Application Reference: 06/01881/FUL</p> <p>Type of Project: Wind Turbine (New/Extension)</p> <p>Application Date: 2006-11-20</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of single storey side extension and construction of 1.75D wind turbine on gable end.</p> <p>Approximate Grid Reference: 485693, 244210</p>
14	4-5 km	S	<p>Site Name: National Energy Foundation Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8NG</p> <p>Planning Application Reference: 10/01194/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2010-06-18</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises addition of wind turbine to be connected to the National Energy Centre.</p> <p>Approximate Grid Reference: 484828, 236706</p>
18	4-5 km	NW	<p>Site Name: Lodge Farm House, Wolverton Road, Castlethorpe, Milton Keynes, Buckinghamshire, MK19 7ES</p> <p>Planning Application Reference: 13/00195/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-02-04</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 3 bladed wind turbine (maximum tip height 99.5m), including access, substation and underground cabling.</p> <p>Approximate Grid Reference: 480952, 243530</p>

This information is derived from planning data supplied by Serac Tech and 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
4	2-3 km	E	Mercedes Benz UK - Solar array car port, Mercedes Benz Uk Limited, Delaware Drive, Milton Keynes, MK15 8BA	<p>Contractor: Mercedes Benz Retail Group Limited</p> <p>LPA Name: Milton Keynes</p> <p>Capacity (MW): 2</p> <p>Application Date: 08/06/2021</p> <p>Pre Consent Status: Planning Permission Granted</p> <p>Post Consent Status: Awaiting Construction</p> <p>Date Commenced: -</p>

Screening



ID	Distance	Direction	Address	Details	
17	4-5 km	NE	The Kickles, The Kickles Lakes Lane Newport Pagnell, MK16 8EF	Contractor: Green Energy UK Direct Ltd/Vogt Solar LPA Name: Milton Keynes Capacity (MW): 5	Application Date: 22/05/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/03/2016

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	
11	3-4 km	NW	Pineham Farm, Wolverton Road, Haversham, North To Parish Boundary, Haversham, Milton Keynes, MK19 7DP	Applicant name: S B Rice Consulting Ltd Application Status: EIA Screening Opinion Application Date: 27/08/2015 Application Number: 15/02225/EIASCR	Screening opinion request for proposed solar farm
12	4-5 km	N	Solar Farm SW of Haversham Road, Gayhurst	Applicant name: Jones Lang Lasalle Application Status: EIA Screening Opinion Application Date: - Application Number: 15/01353/EIASCR	Screening opinion request for proposed ground mounted solar farm
15	4-5 km	NE	The Kickles, Lakes Lane, Newport, Pagnell, MK16 8EF	Applicant name: Green Energy UK Direct Ltd Application Status: Full Application Application Date: No Details Application Number: 14/01068/FUL	Solar farm with a connection capacity of up to 7.5MW, comprising the installation of photovoltaic panels, boundary fencing, security and CCTV cameras, site access and electrical infrastructure including a switch station, inverter units and transformer and transformer and temporary construction compounds for period of 25 years

Screening



ID	Distance	Direction	Address	Details	
16	4-5 km	NE	The Kickles, Lakes Lane, Newport, Pagnell, MK16 8EF	Applicant name: Green Energy UK Direct Ltd Application Status: EIA Screening Opinion Application Date: - Application Number: 13/01963/EIASCR	Screening opinion request for a Solar Farm at the The Kickles
19	4-5 km	SE	Oakgrove School, Venturer Gate, Middleton, Milton Keynes, MK10 9JQ	Applicant name: Oakgrove Secondary School Application Status: Full Application Application Date: - Application Number: 13/01816/FUL	Removal of existing wind turbines and the erection of Photovoltaic panels

This data is sourced from Serac Tech and Glenigan.



Energy infrastructure ?

Identified

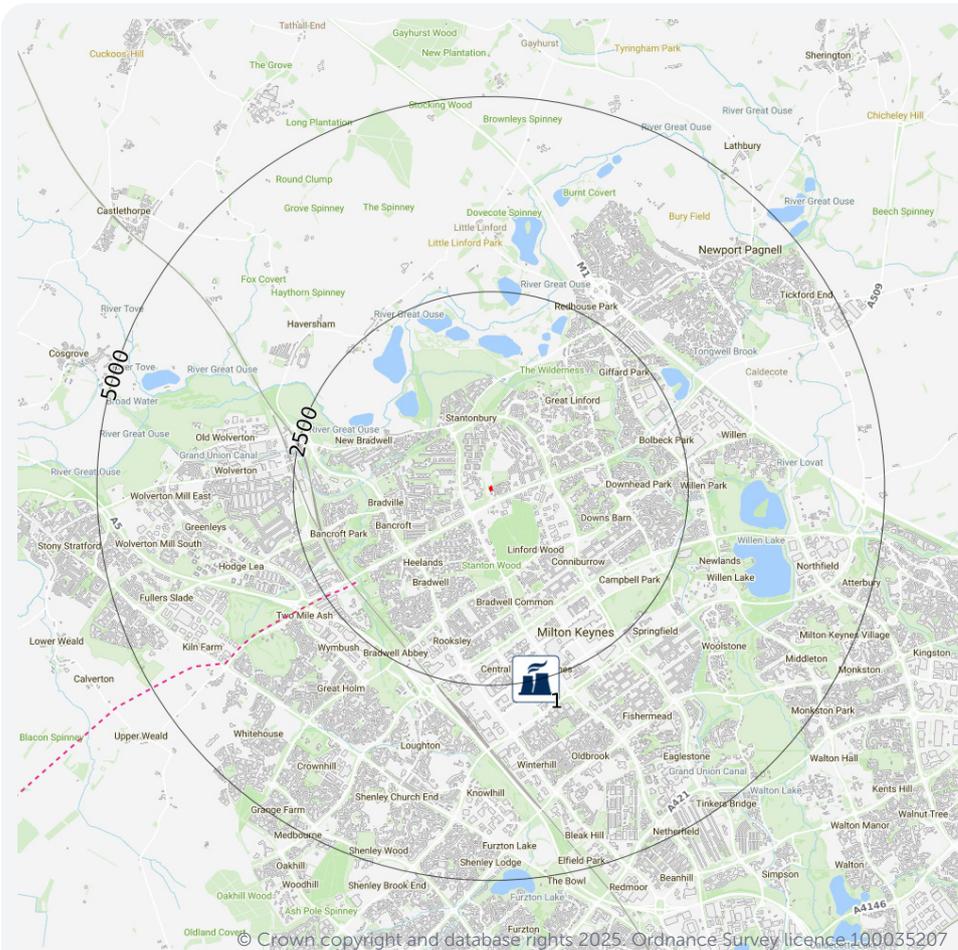
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



- 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

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

Screening



ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	2-3 km	S	Thamesway Central Milton Keynes LTD	Tcmk Phase 1 Chp No 2 Gas Engine	Combined Heat and Power	6	No Details

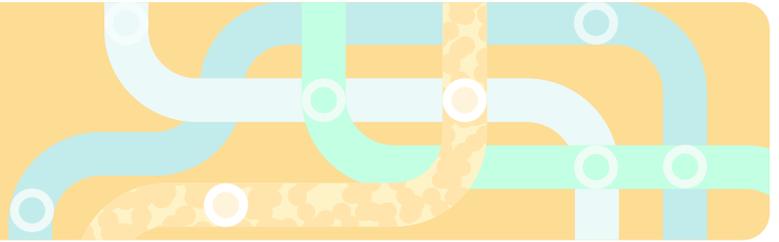
This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Transportation ?

Not identified

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



HS2

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

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

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

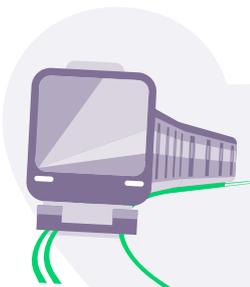
The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

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

Active railways and tunnels	Not identified
Historical railways and tunnels	Not identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

None required.



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

Screening



Flooding

Surface water flood risk	Not identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Not identified
Flood map for planning	Not identified

Natural ground subsidence

Natural ground subsidence	Identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining areas	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Cheshire Brine	Not identified

Climate change

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

Radon

Radon	Not identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

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
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

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	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified

Screening



Energy

Power stations	Identified
Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk

Next steps

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

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



Flooding

Page 17 →

Negligible

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.



Ground stability

Page 21 →

Identified

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



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.



Next steps

Wind

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

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

Solar

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

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

Power stations

One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm for further information on the site



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 Screening 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

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/

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