

Screening

Sample Site, Sample Street, Anytown, UK

Professional opinion



Contaminated Land Low: Acceptable Risk page 10 >



Flooding

page 22 >

Consultant's guidance and recommendations inside.

Low-Moderate

	Ground Stability Not identified	
Rn	Radon Passed	
Ø	Energy Identified	<u>page 31</u> >
	Planning Constraints	



<u>page 43</u> >

Transportation Not identified

Identified

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

Physical risks

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



Transition risks

ClimateIndex[™] covers transition risks including energy efficiency. Please see <u>page 8</u> > for details.

Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely



Conveyancing Information Executive

info@groundsure.com ↗ 01273 257 755 Ref: Sample_Screening Your ref: Sample_Screening Grid ref: 123456 123456 Date: 23 January 2024





Screening

Site Plan



Useful contacts

Caerdydd - Cardiff Council: http://www.cardiff.gov.uk ↗ c2c@cardiff.gov.uk ↗ 029 2087 2087

Natural Resources Wales Customer Care Centre <u>enquiries@naturalresourceswales.gov.uk</u> ↗ 0300 065 3000



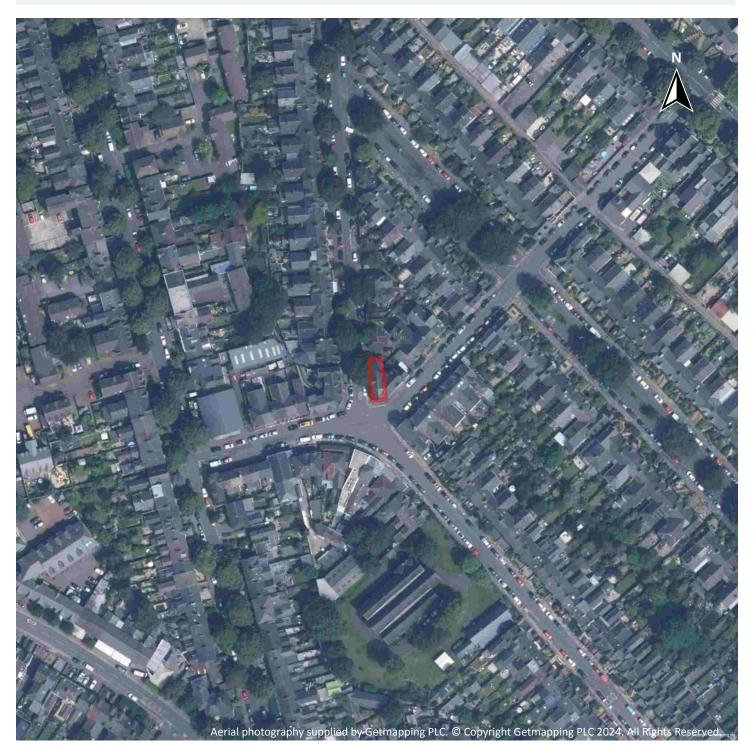
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Recent aerial photograph





Capture Date: 15/06/2022 Site Area: 0.01ha



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Overview of findings and recommendations



Contaminated Land

Low risk

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

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

More information on page 10 >



Low-Moderate risk

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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 advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/file/0911bugi-e-e.pdf

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on page 22 >

Other considerations

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



Identified



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

Solar

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

Power stations

- 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 <u>www.onr.org.uk/regulated-sites.htm</u>
 ¬ for further information on the site

Projects

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

More information on page 31 >



Planning constraints

Identified

Screening

 seek further guidance from the local planning department on any likely restrictions if considering any property development

More information on page 43 >



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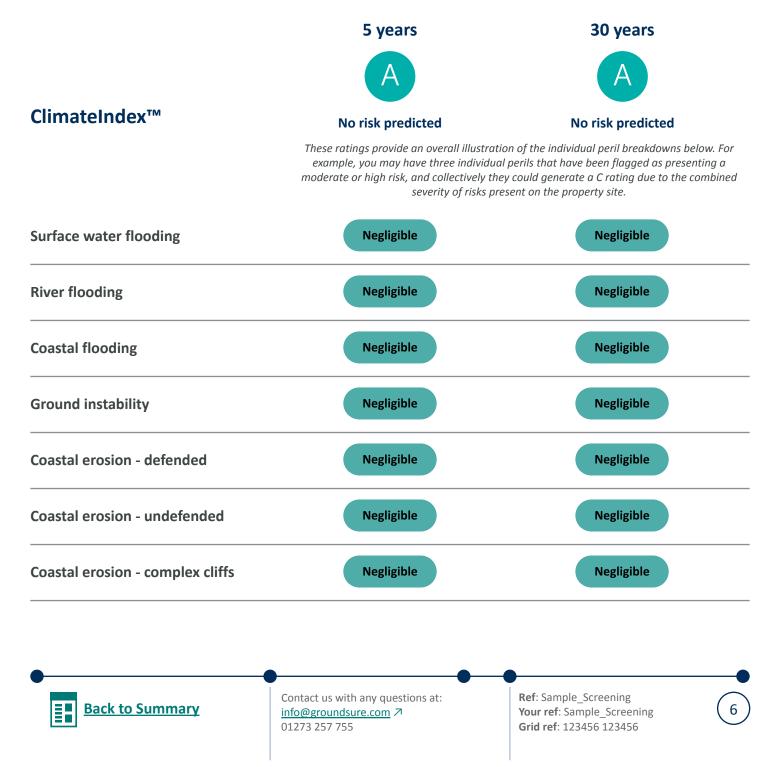


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ClimateIndex[™] physical and transition risks - Breakdown

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

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





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

For further details on flood risk see <u>page 29</u> > and for further details on natural ground instability and coastal erosion see <u>page 30</u> >.



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Screening

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.

We have found an EPC relating to Sample Site, Sample Street, Anytown, UK UPRN: 100100079765

	A 0-25
Certificate date:Valid until:4th March 20143rd March 2024Property type: A1/A2 Retail and Financial/Professional servicesTotal floor area: 110 sq m	 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150 G Over 150
How this property compares to others	
A 25 C 68 You can visit gov.uk's fir service to search for the	ad an energy certificate ↗ e EPC for more detail.
Newly built Older properties	

EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property





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	Recommendations
1	Some windows have high U-values - consider installing secondary glazing.
2	Consider installing an air source heat pump.
3	Consider replacing T8 lamps with retrofit T5 conversion kit.

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

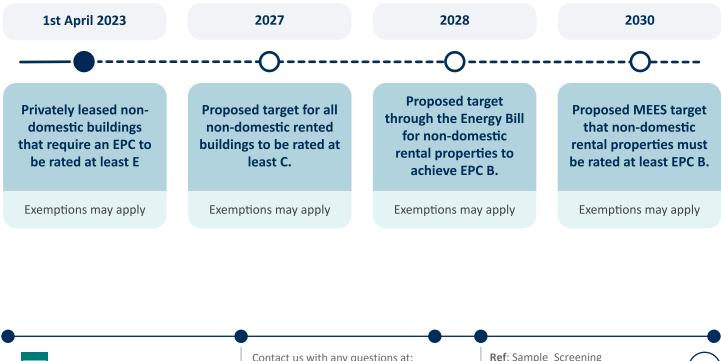
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Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased nondomestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within 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. <u>Click here</u> \nearrow 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 <u>here</u> \nearrow .

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:



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Low risk



Summary

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

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

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 <a>?

Jump to

<u>Consultant's Assessment</u> > <u>Past land use</u> > <u>Current and recent industrial</u> > <u>Superficial hydrogeology</u> > <u>Bedrock hydrogeology</u> > <u>Skip to next section: Flooding</u> >

You can find our methodology and list of limitations on page 49 >

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see <u>page 4</u> > for further advice.

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for retail purposes.

Proposed land use

Groundsure has been advised that the property will be used for retail purposes.



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Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

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

Site setting

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

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.



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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	8
Former tanks	0	0	1
Former energy features	0	1	10
Former petrol stations	0	0	0
Former garages	0	0	4
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	0	9
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



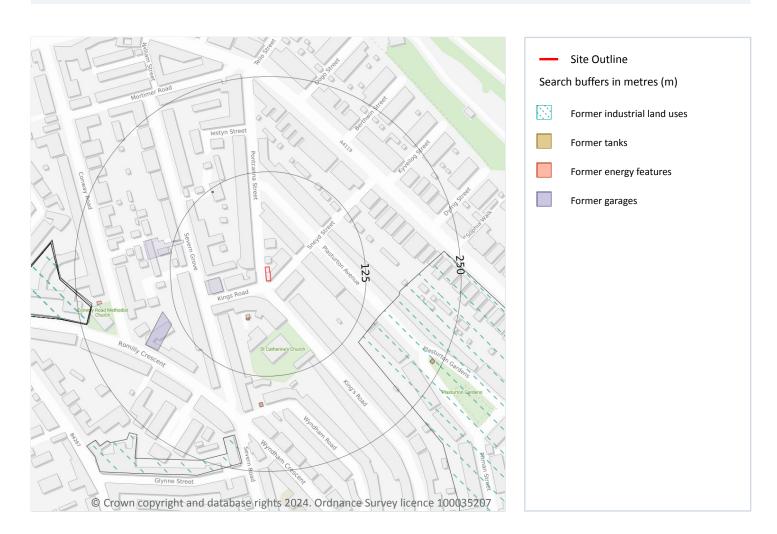
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Contaminated land / Past land use





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 **<u>page 4</u>** > for further advice.

Distance	Direction	Use	Date
141 m	SE	Nursery	1881
206 m	S	Unspecified Works	1973
231 m	W	Hospital	1947
231 m	W	Hospital	1878
233 m	W	Hospital	1963



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Distance	Direction	Use	Date
233 m	W	Hospital	1973
233 m	W	Hospital	1984
233 m	W	Hospital	1989

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

Please see **<u>page 4</u>** > for further advice.

Distance	Direction	Use	Date
119 m	NW	Unspecified Tank	1986

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 **<u>page 4</u>** > for further advice.

Distance	Direction	Use	Date
49 m	SW	Electricity Substation	1992
53 m	SW	Electricity Substation	1975
53 m	SW	Electricity Substation	1985
159 m	S	Electricity Transformer	1975
159 m	S	Electricity Substation	1992
160 m	S	Electricity Substation	1985
218 m	W	Electricity Substation	1986
218 m	W	Electricity Substation	1990
234 m	SE	Electricity Substation	1972
234 m	SE	Electricity Substation	1985
235 m	SE	Electricity Substation	1992

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Screening

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 **<u>page 4</u>** > for further advice.

Distance	Direction	Use	Date
58 m	W	Garage	1952
111 m	W	Garage	1986
137 m	SW	Garage	1953
137 m	SW	Garage	1953

This data is sourced from Ordnance Survey/Groundsure.



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Screening

Contaminated land / Current and recent industrial





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 **<u>page 4</u>** > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	57 m	SW	Electricity Sub Station - South Glamorgan, CF11	Electrical Features	Infrastructure and Facilities
2	78 m	S	Pipes Beer - 183a, King's Road, Pontcanna, Cardiff, South Glamorgan, CF11 9DF	Alcoholic Drinks	Foodstuffs
3	161 m	S	Electricity Sub Station - South Glamorgan, CF11	Electrical Features	Infrastructure and Facilities



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ID	Distance	Direction	Company / Address	Activity	Category
4	186 m	W	3 D Cake Store - 2, Conway Road, Pontcanna, Cardiff, South Glamorgan, CF11 9NT	Baking and Confectionery	Foodstuffs
5	205 m	S	Cardiff Marine Surveyors & Consultants Ltd - 41, Wyndham Road, Pontcanna, Cardiff, South Glamorgan, CF11 9EL	Marine Engineers and Services	Engineering Services
6	220 m	W	Electricity Sub Station - South Glamorgan, CF11	Electrical Features	Infrastructure and Facilities
7	225 m	S	Works - South Glamorgan, CF11	Unspecified Works Or Factories	Industrial Features
8	230 m	NW	Du Croq-slip Garage Services - 14a, lestyn Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HT	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	242 m	SE	Electricity Sub Station - South Glamorgan, CF11	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



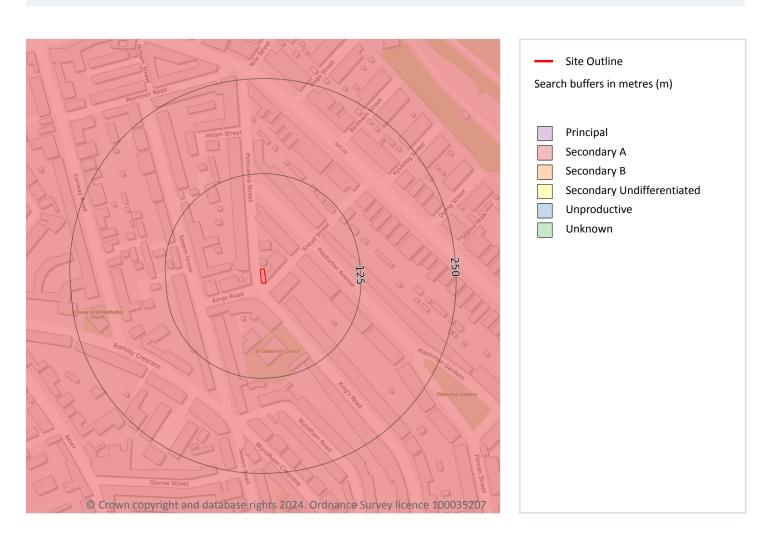
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Screening

Superficial hydrogeology



Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary A

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

Superficial geology

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

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	GFSDD-XSV	SAND AND GRAVEL
This data is sourced from British Geological Survey.		



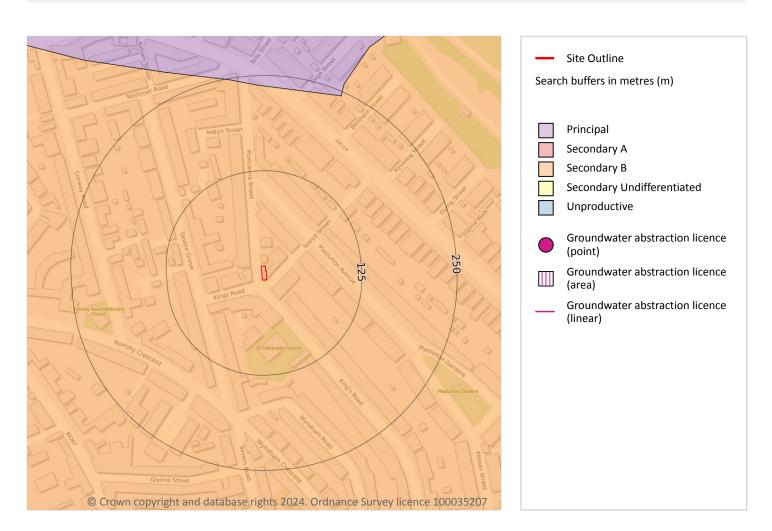
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Screening

Bedrock hydrogeology



Aquifers within bedrock geology

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary B
234 m	N	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
MERCIA MUDSTONE GROUP	MMG-MDST	MUDSTONE

This data is sourced from British Geological Survey.



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Screening



Low-Moderate risk

Summary

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

Further explanation of flood risk assessment can be seen in the Flood information on **page 49** >.

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

Next steps

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 advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/file/0911bugi-e-e.pdf

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

Risk of flooding from rivers and the sea >

Flood defences >

<u>Groundwater flooding</u> >

Ambiental FloodScore[™] insurance rating >

Flood map for planning >

Flood risk (5 and 30 years) >

Skip to next section: Environmental >

You can find our methodology and list of limitations on page 49 >



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Screening

Flooding / Risk of flooding from rivers and the sea



Site Outline Search buffers in metres (m) River and coastal flooding: High Medium Low Very Low **Historical Flood Events** 11 Areas Used for Flood Storage $\left[\cdot \right]$ Areas Benefiting from Flood m Defences **Proposed Flood Defence** Scheme Flood Defences Crown copyright and database rights 2024. Ordnande

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page <u>page 49</u> > for explanation of the levels of flood risk.

Please see **<u>page 4</u>** > for further advice.

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



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Flooding / Flood defences



Areas benefiting from flood defences

The property is located in an area benefiting from flood defences. These areas would flood if the defence were not present, but may not do so as it is.

This means the area has major flood defences that may protect properties from flooding during a 1% river (fluvial) or 0.5% coastal flood event. We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas benefiting from these defences can be seen on the Risk of Flooding from Rivers and the Sea Map.

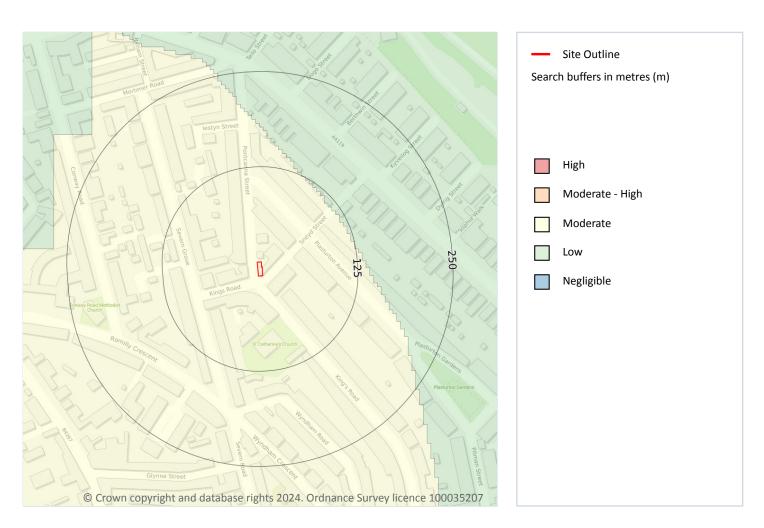






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Flooding / Groundwater flooding



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.



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Flooding / Ambiental FloodScore[™] insurance rating





The property has been rated as having a Low level of flood hazard.

Ambiental's FloodScore[™] insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore[™] insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

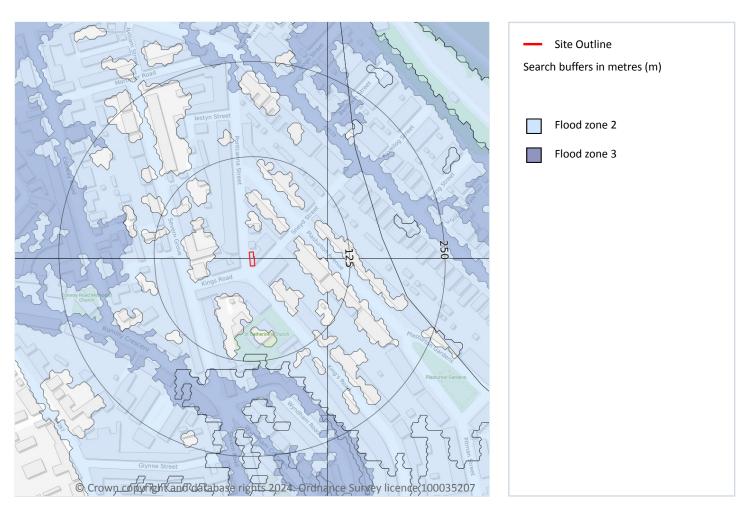
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Flooding / Flood map for planning



The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.



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Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 2

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



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Climate change / Flood risk (5 and 30 Years)

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

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

This data is sourced from Ambiental Risk Analytics.



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Screening



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 Not identified

Non-Natural Ground Stability



Radon

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

Not in a radon affected area

Jump to Natural ground instability (5 and 30 Years) >

Skip to next section: Energy >

You can find our methodology and list of limitations on page 49 >

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfail	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.



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Screening

Ş Energy

Identified

Oil and gas

No historical, active or planned wells or extraction areas	Oil and gas areas	Not identified Not identified	
have been identified near the property.	Oil and gas wells		
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	
Please see page 4 > for further advice. Additionally, see	Existing Wind Turbines	Not identified	
page 33 > for details of the identified issues.	Proposed Solar Farms	Identified	
	Existing Solar Farms	Identified	
Energy			
Our search of major energy transmission or generation	Power stations	Identified	
infrastructure and nationally significant infrastructure	Energy Infrastructure	Not identified	

projects has identified results. Please see **page 4** > for further advice. Additionally, see page 40 > for details of the identified issues.

Energy Infrastructure Projects

Not identified Identified

Next steps

Wind

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

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

Solar

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



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Screening

- 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 <u>www.onr.org.uk/regulated-sites.htm</u>
 ¬ for further information on the site

Projects

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

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

Jump to <u>Wind and solar</u> > <u>Energy Infrastructure</u> > <u>Skip to next section: Transport</u> >

You can find our methodology and list of limitations on page 49 >



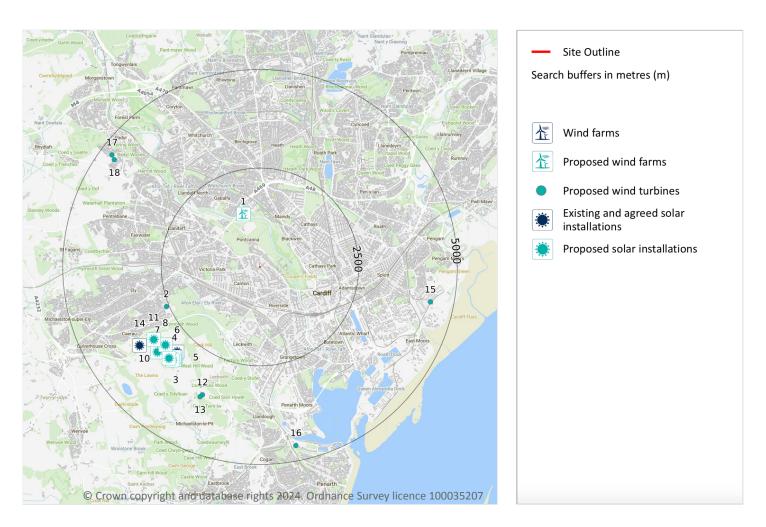
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Screening

Energy / Wind and solar



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.

Back to Summary

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Screening

ID	Distance	Direction	Details	
1	1-2 km	Ν	Site Name: Tesco Extra Excelsior Road, Excelsior Industrial Estate, Cardiff, South Glamorgan, CF14 3AT Planning Application Reference: 08/02339/W Type of Project: 2 Wind Turbines	Application Date: 2008-10-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6m high micro wind turbines and associated works for a period of 15 years. Approximate Grid Reference: 316375, 178393

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for 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	
2	2-3 km	SW	Site Name: Trelai Primary School Bishopston Road, Cardiff, South Glamorgan, CF5 5DY Planning Application Reference: 09/02185/W Type of Project: Wind Turbine	Application Date: 2010-02-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of 6kw wind turbine consisting of 15m tower and blades of 5.5m diameter total height to blade tip of 17.75 metres. Approximate Grid Reference: 314421, 176045
12	3-4 km	SW	Site Name: Upper Longcross Farm, Leckwith, Cardiff, South Glamorgan, CF11 8AS Planning Application Reference: 2009/00257/FUL Type of Project: Wind Turbine	Application Date: 2009-03-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 315335, 173807



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Screening

ID	Distance	Direction	Details		
13	3-4 km	SW	Site Name: Upper Langcross Farm, Cardiff, Leckwith, South Glamorgan, CF11 8AS Planning Application Reference: 2008/00844/FUL Type of Project: Wind Turbine	Application Date: 2008-06-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 5kw wind turbine on 12.25 metre high tower. Approximate Grid Reference: 315335, 173807	
15	4-5 km	Ε	Site Name: Land at, Rover Way, Cardiff, South Glamorgan, CF24 2RX Planning Application Reference: 14/01765/DCI Type of Project: Wind Turbine	Application Date: 2014-07-29 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a single 500kw wind turbine with associated electrical infrastructure and crane hardstanding. Approximate Grid Reference: 321114, 176159	
16	4-5 km	S	Site Name: Tesco Stores Ltd, Western Road, Penarth, Vale Of Glamorgan, South Glamorgan, CF64 1SA Planning Application Reference: 2007/01610/FUL Type of Project: Wind Turbine	Application Date: 2007-11-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 10.6m tall 6kw micro wind turbine for a period of 15 years. Approximate Grid Reference: 317710, 172521	
17	4-5 km	NW	Site Name: The Upper Ba, Radyr Farm, Llantarnam Drive, Radyr, Cardiff, Cardiff, South Glamorgan, CF15 8EL Planning Application Reference: 08/00565/W Type of Project: Wind Turbine	Application Date: 2008-03-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine and solar shed (including sheep pen) for the generation of renewable energy. Approximate Grid Reference: 313043, 179891	
18	4-5 km	NW	Site Name: Radyr Farm, Radyr Farm Road, Radyr, Cardiff, Cardiff, South Glamorgan, CF15 8EH Planning Application Reference: 07/01380/W Type of Project: Wind Turbine	Application Date: 2007-06-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a domestic wind turbine. Approximate Grid Reference: 313043, 179891	



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Screening

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

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

Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
6	3-4 km	SW	Brynwell Farm, Brynwell Farm, on land between the A4232 and Leckwith village, CF5 5EF	Contractor: Brynwell Farm Solar Limited LPA Name: Welsh Government (NSIP) Capacity (MW): 21	Application Date: 21/04/2021 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -
14	3-4 km	SW	Woden Park, Cwrt Yr Ala Road, Michaelston-Le-Pit, Dinas Powys, South Glamorgan, CF5	Contractor: Caerau Solar IQ LPA Name: Vale of Glamorgan Council Capacity (MW): 5	Application Date: 06/12/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 26/03/2014

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.



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Screening

ID	Distance	Direction	Address	Details	
3	3-4 km	SW	Land At Brynwell Farm, Leckwith Village, Cardiff, CF11 8AS	Applicant name: None Application Status: Full Planning Permission Application Date: 14/07/2023 Application Number: 23/01620/FUL	Proposed installation of underground grid connection and associated works to be used in association with consented solar farm (ref. DNS/3261558)
4	3-4 km	SW	Land at Brynwell Farm, Leckwith	Applicant name: Brynwell Solar Farm Ltd Application Status: Full Planning Application Application Date: 14/07/2023 Application Number: 2023/00758/FUL	Proposed installation of underground grid connection and associated works to be used in association with consented solar farm (ref. DNS/3261558)
5	3-4 km	SW	Land at Brynwell Farm Between A4232 and Leckwith Village, CF11 8AS	Applicant name: Brynwell Farm Solar Ltd Application Status: Registered Application Date: 18/03/2021 Application Number: 21/00687/MJR	INSTALLATION OF A SOLAR FARM COMPRISING GROUND MOUNTED SOLAR PV PANELS WITH A NET INSTALLED GENERATING CAPACITY (AC) OF UP TO 21 MW, INCLUDING MOUNTING SYSTEM, BATTERY STORAGE UNITS, INVERTERS, UNDERGROUND CABLING, GRID CONNECTION HUN, STOCK PROOF FENCE, CCTV, INTERNAL TRACKS AND ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND ENVIRONMENTAL ENHANCEMENTS, FOR A TEMPORARY PERIOD OF 40 YEARS
7	3-4 km	SW	Land at Brynwel Farm, Leckwith, CF11 8AS	Applicant name: Savills Application Status: Application received Application Date: 21/10/2020 Application Number: 2020/01278/OBS	Solar Farm (circa 21 MW) along with associated works and infrastructures.



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Screening

ID	Distance	Direction	Address	Details	
8	3-4 km	SW	Land at Brynwell Farm, on land between the A4232 and Leckwith village, CF11 8AU	Applicant name: Brynwell Farm Solar Limited Application Status: Application received Application Date: 19/05/2021 Application Number: 2021/00001/DNS	DNS/3261558 - Installation of a solar farm comprising ground mounted solar PV panels with a net installed generating capacity (AC) of up to 25 MW, including mounting system, battery storage units, inverters, underground cabling, grid connection hub, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements, for a temporary period of 40 years.
9	3-4 km	SW	Land at Brynwell Farm, Leckwith	Applicant name: Brynwell Solar Farm Ltd Application Status: Full Planning Application Application Date: 14/07/2023 Application Number: 2023/00753/FUL	Removal or Variation of Conditions 2 and 15 of Planning Approval 2021/00001/DNS: Installation of a Solar Farm comprising ground mounted solar PV panels with a net installed generating capacity (AC) of up to 25 MW, including mounting system, inverters, underground cabling, Grid connection hub and associated works with associated secondary for battery storage units
10	3-4 km	SW	Land at Brynwell Farm, Leckwith Village, Cardiff, CF11 8AS	Applicant name: - Application Status: Registered Application Date: 26/11/2020 Application Number: 20/02462/MJR	Installation of a solar farm comprising grounded mounted solar PV panels with a net installed generating capacity (AC) of up to 21 MW, including mounting system, battery storage units, inverters, underground cabling, grid connection hun, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements, for a temporary period of 40 years.



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Screening

ID	Distance	Direction	Address	Details	
11	3-4 km	SW	(Former Ely Brickworks), Woden Park, land off Cwrt yr Ala Road, Michaelston Le Pit, Cardiff, CF5 5QS	Applicant name: Mr Johannes Frevel Application Status: Non material amendment Application Date: 07/06/2016 Application Number: 2012/01285/1/NMA	Non-Material Amendement - Fence location was modified in order to link the original solar farm 2012/01285/FUL with extension of site under 2013/00895/FUL.Planning permission ref: 2012/01285/FUL: Installation of 5MWp solar PV park on the site of dereli ct land associated with the former Ely Brickworks

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



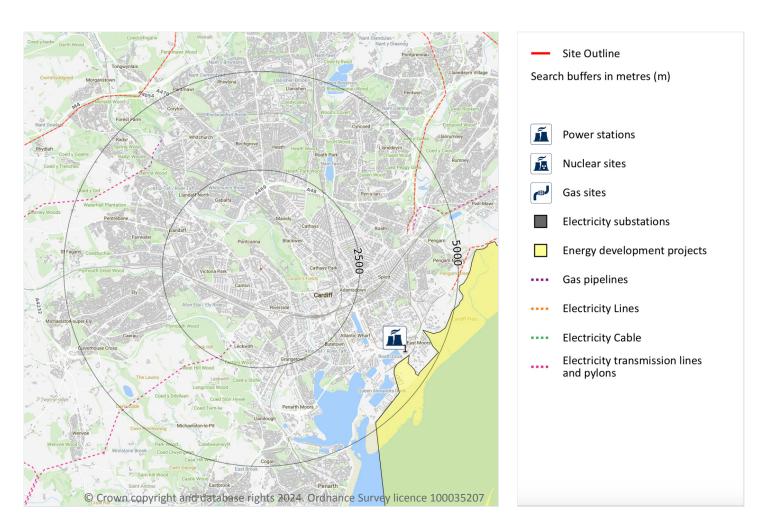
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Screening

Energy / Energy infrastructure



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.



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ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	3-4 km	SE	Viridor Waste Management	Cardiff EFW	Conventional Steam	30	2014

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

Large Energy Projects

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

Distance	Direction	Details	Summary
4-5 km	SE	Operator: Tidal Lagoon Power Site Name: Tidal Lagoon Cardiff Stage: Pre application	Tidal lagoon electricity generating station with a potential generating capacity of 1800MW up to a possible 2800 MW.approximately 2km from the mouth of the River Usk. The furthest offshore extent is approximately 8km from the foreshore to the centre of the Severn Estuary.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - <u>infrastructure.planninginspectorate.gov.uk/projects/</u> 7.



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

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



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

Screening



Crossrail

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

Crossrail 1 Route	
Crossrail 1 Stations	
Crossrail 2 Route	
Crossrail 2 Stations	
Crossrail 2 Worksites	
Crossrail 2 Safeguarding	
Crossrail 2 Headhouse	

Not identified Not identified Not identified Not identified Not identified Not identified Not identified

ot identified

ot identified

ot identified ot 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	Ν
Historical Railways and	Ν
Tunnels	
Railway and Tube Stations	Ν
Underground	Ν

Back to Summary

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Identified

Screening

Summary

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

Please see **page 44** > for details of the identified issues.

Environmental Protected Areas Not identified Visual and Cultural Protected Identified Areas

Next steps

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

 seek further guidance from the local planning department on any likely restrictions if considering any property development

Jump to

Planning constraints >

You can find our methodology and list of limitations on page 49 >



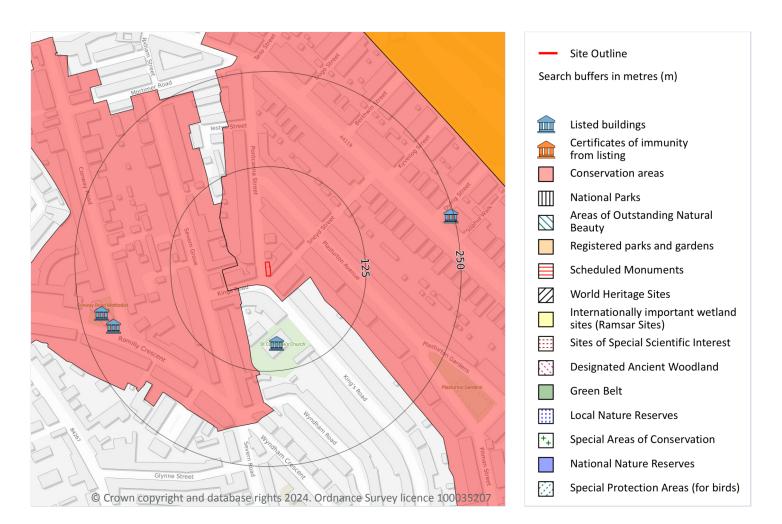
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Screening

Planning constraints



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	Cathedral Road	CARDIFF
36 m	W	Conway Road	CARDIFF

This data is sourced from Historic England and Local Authorities. For more information please see <u>cadw.gov.wales/historicenvironment/help-advice-and-grants/makingchanges/conservation/?lang=en</u> **7**.



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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
89 m	S	Church Of St Catherine (Church Of England In Wales), In The Centre Of The Community About 400m North-East Of Canton Cross.	ΙΙ	13747	19/05/1975
211 m	W	Gates And Gatepiers Of Conway Road Methodist Church, Outside Conway Road Methodist Church.	II	26688	24/05/2002
222 m	W	Conway Road Methodist Church, A Prominent Building In The Centre Of The Community About 500m North Of Canton Cross.	II	13677	19/05/1975
246 m	E	116,cathedral Road,cardiff, Part Of The Group Of Fine Victorian Houses In The Centre Of Cathedral Road.	II	26695	24/05/2002

This data was sourced from Historic Wales. For more information please see <u>https://historicwales.gov.uk/</u>



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Screening

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.

Former energy featuresIdentifiedFormer petrol stationsNot identifiedFormer garagesIdentifiedFormer military landNot identifiedFormer landfill (from Local Authority and historical mapping records)Not identifiedWaste site no longer in useNot identifiedActive or recent landfillNot identifiedFormer landfill (from Environment Agency Records)Not identifiedActive or recent licensed waste sitesNot identifiedRecent industrial land usesIdentifiedCurrent or recent petrol stationsNot identifiedDangerous or explosive sitesNot identifiedHazardous substance storage/usageNot identified	Contaminated Land	
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Hazardous substance storage/usageNot identifiedSites designated as Contaminated LandNot identifiedHistorical licensed industrial activitiesNot identifiedCurrent or recent licensed industrial activitiesNot identifiedLocal Authority licensed pollutant releaseNot identifiedPollutant release to surface watersNot identified	Current or recent petrol stations	Not identified
Sites designated as Contaminated LandNot identifiedHistorical licensed industrial activitiesNot identifiedCurrent or recent licensed industrial activitiesNot identifiedLocal Authority licensed pollutant releaseNot identifiedPollutant release to surface watersNot identified	Dangerous or explosive sites	Not identified
Historical licensed industrial activitiesNot identifiedCurrent or recent licensed industrial activitiesNot identifiedLocal Authority licensed pollutant releaseNot identifiedPollutant release to surface watersNot identified	Hazardous substance storage/usage	Not identified
Current or recent licensed industrial activitiesNot identifiedLocal Authority licensed pollutant releaseNot identifiedPollutant release to surface watersNot identified	Sites designated as Contaminated Land	Not identified
activities Local Authority licensed pollutant release Not identified Pollutant release to surface waters Not identified	Historical licensed industrial activities	Not identified
Pollutant release to surface waters Not identified		Not identified
	Local Authority licensed pollutant release	Not identified
Pollutant release to public sewer Not identified	Pollutant release to surface waters	Not identified
	Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Bedrock geology Source Protection Zones and drinking abstractions	
Source Protection Zones and drinking	
Source Protection Zones and drinking abstractions	water
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined	water Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer	water Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences	water Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology	water Not identified Not identified Not identified

Risk of flooding from rivers and the sea Iden

Identified



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Flooding			
Flood storage areas: part of floodplain	Not identified		
Historical flood areas	Not identified		
Areas benefiting from flood defences	Identified		
Flood defences	Not identified		
Proposed flood defences	Not identified		
Surface water flood risk	Not identified		
Groundwater flooding	Identified		
Climate change			
Flood risk (5 and 30 Years)	Identified		
Natural ground instability (5 and 30 Years)	Identified		
Natural ground subsidence			
Natural ground subsidence	Not identified		
Natural geological cavities	Not identified		
Non-natural ground subsidence			
Coal mining	Not identified		
Non-coal mining	Not identified		
Mining cavities	Not identified		
Infilled land	Not identified		
Radon			
Radon	Not identified		
Coastal Erosion			
Complex cliffs	Not identified		

Projections with intervention measures in Not identified place

Projections with no active intervention

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 Not identified National Grid energy infrastructure Identified **Power stations** Not identified Nuclear installations Large Energy Projects Identified **Planning constraints** Sites of Special Scientific Interest Not identified Internationally important wetland sites Not identified (Ramsar Sites) Special Areas of Conservation Not identified Special Protection Areas (for birds) Not identified National Nature Reserves Not identified



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Not identified

Local Nature Reserves

World Heritage Sites

Green Belt

Designated Ancient Woodland

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

Not identified

Not identified

Not identified

Not identified





Planning constraints		
Areas of Outstanding Natural Beauty	eauty Not identified	
National Parks	Not identified	
Conservation Areas	Identified	
Listed Buildings	Identified	
Listed Buildings Certificates of Immunity from Listing	Identified Not identified	



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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at Risk Assessment methodolgy and Limitations - Groundsure A

Flood information

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

Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

Historic flood events

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

Surface water flooding

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



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

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

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

Conservation Area data limitations

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

Subsidence data limitations

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

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidencedamage.pdf 7



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ClimateIndex[™] data and limitations

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

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

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

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

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

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



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Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's Find an energy certificate a service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



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Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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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: <u>info@groundsure.com</u> 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: <u>admin@tpos.co.uk</u> I We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

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Data providers

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



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