

Specimen Address, Specimen Town

## Professional opinion



**PASS**

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for the property.

Homescreen also complies with Law Society practice notes on environmental risk in property transactions.



It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

## Environmental search results



**Contaminated Land** Passed



**Ground Stability** Passed



**Radon** Passed



**Flood Risk** Not Identified p.3



**Energy** Identified p.4



**Transportation** Passed p.5



**Planning Applications** Identified p.6

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

## Overview of findings and recommendations

No environmental risks that Groundsure believe require further action have been identified in relation to the property.

## Other considerations

These are potential actions associated with non-environmental search returns such as mobile masts and planning constraints.

### Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

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

## Environmental summary



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 the Recommended next steps on **p.2** for further advice



### Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

**Past Land Use**

**Passed**

**Waste and Landfill**

**Passed**

**Current Industrial**

**Passed**



### Flood Risk

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

**River, Coastal and Surface Water Flooding**

**Not Identified**



### Ground Stability

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

**Natural Ground Stability**

**Negligible - very low**

**Non-Natural Ground Stability**

**None**



### Radon

Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.

**Not in a radon Affected Area**



## Energy summary



The property has been identified to lie within 5km of one or more energy features. The Groundsure Homescreen report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.



### Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

**Oil and Gas Areas**

**None**

**Oil and Gas Wells**

**None**



### Wind and Solar

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

**Wind**

**Identified**

**Solar**

**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**

**None**

**Projects**

**None**



## Transportation summary



The property has not been identified to lie within 5km of one or more transportation features. The Groundsure Homescreen report summarises these on this page.

If required, full details on these transportation features including a detailed location plan relative to the property can be available when you purchase a Groundsure HS2 and Crossrail report or the comprehensive Groundsure Avista report via your preferred searches provider.

### **HS2**

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 2.5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

<b>HS2 Route</b>	<b>None</b>
<b>HS2 Safeguarding</b>	<b>None</b>
<b>HS2 Stations</b>	<b>None</b>
<b>HS2 Depots</b>	<b>None</b>

### **Crossrail 1**

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

<b>Crossrail 1 Route</b>	<b>None</b>
<b>Crossrail 1 Stations</b>	<b>None</b>
<b>Crossrail 1 Worksites</b>	<b>None</b>

### **Railways**

The property is not within 250 metres of any railways or railway stations.

<b>Active Railways</b>	<b>None</b>
<b>Railway Stations</b>	<b>None</b>

## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

### 15 Total applications

If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.

### Planning constraints

Protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Please see **p.7** for further details of the identified issues.

<b>Environmental Protected Areas</b>	<b>None</b>
<b>Visual and Cultural Protected Areas</b>	<b>Identified</b>

### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

<b>Mobile phone masts</b>	<b>None</b>
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## Planning constraints



## Visual and Cultural Designations

### Conservation Areas

The property is in or within 50m of a Conservation Area, meaning that 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.

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live.

See Historic England's website for more information: <https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>.

Distance	Direction	Name	District
0	on site	Preston Park, The City of Brighton and Hove	The City of Brighton and Hove

Distance	Direction	Name	District
4 m	W	Preston Village, The City of Brighton and Hove	The City of Brighton and Hove

## Registered Parks and Gardens

The property contains, or is in close proximity to a registered park or garden, which is a designed landscape considered of historic interest.

Although the inclusion of an historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

This could result in a particularly pleasant location, but it should also be expected to significantly affect the owner's ability to develop on the site.

Distance	Direction	Name	Grade
17 m	W	PRESTON MANOR AND PRESTON PARK	II

Please see Historic England's website for further information: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs/>

## Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

### Contaminated Land

Previous use of industrial land  
Potential contamination from storage tanks  
Previous power station, substation, or other energy feature  
Previous petrol stations  
Previous Garages  
Land previously used for military purposes  
Active or recent landfill  
Previous landfill (from Environment Agency Records)  
Previous landfill (from British Geological Survey records, 1973)  
Previous landfill (from Local Authority and historical mapping records)  
Waste site no longer in use  
Active or recent waste sites  
Active or recent landfill  
Active or recent waste sites  
Active industrial land use  
Active or obsolete petrol stations  
Licence for pollutant release  
Current and recent pollutant release to water or land  
Pollutant release licence to air  
Licence for release of Red List toxic substances  
Specific intent to release exceptionally toxic liquids  
Dangerous Substance Inventory (List 1)  
Dangerous Substance Inventory (List 2)  
Site storing large quantities of hazardous or explosive substances  
Hazardous substance storage/usage  
Sites designated as Contaminated Land  
Recorded pollution incidents  
Current and recent pollutant release to water or land  
Pollutant release licence to air

### Ground stability

Coal mining  
Ground cavities filled with other materials  
Non-coal mining  
Mining cavities  
Natural ground subsidence  
Natural geological cavities

### Energy Infrastructure

Electricity transmission lines and pylons

### Planning constraints

Sites of Special Scientific Interest (SSSI)  
Internationally important wetland sites (Ramsar sites)  
Designated Ancient Woodland  
Green Belt  
Local Nature Reserves  
National Nature Reserves  
Special Area of Conservation  
Special Protection Areas (for birds)  
Certificates of Immunity from Listing  
National Parks  
Areas of Outstanding Natural Beauty  
Scheduled Monuments

### Listed Buildings

World Heritage Sites

### Telecoms

Mobile phone masts  
Mobile phone masts planning records

## Contaminated Land assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent
- sites determined as Contaminated Land under Part 2A EPA 1990
- Environment Agency Recorded Pollution Incidents
- Planning Hazardous Substance Consents

The level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

### Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

### Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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- sets out minimum standards which firms compiling and selling search reports have to meet
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### TPO's Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) Web: <https://www.tpos.co.uk/>

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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

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