

Review



Sample Site, Sample Street, Anytown, UK



Reference:
Sample_Review_171025

Grid reference:
123456 123456

Your reference:
Sample_Review

Date:
17 October 2025

Consultant's guidance and recommendations inside.

Written by:



J McColl MSc

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Professional opinion

Key results



Contaminated land

Low-Moderate

Page 3 →

Acceptable risk - Groundsure has not identified any risks of concern related to contaminated land liabilities.



Flood

High

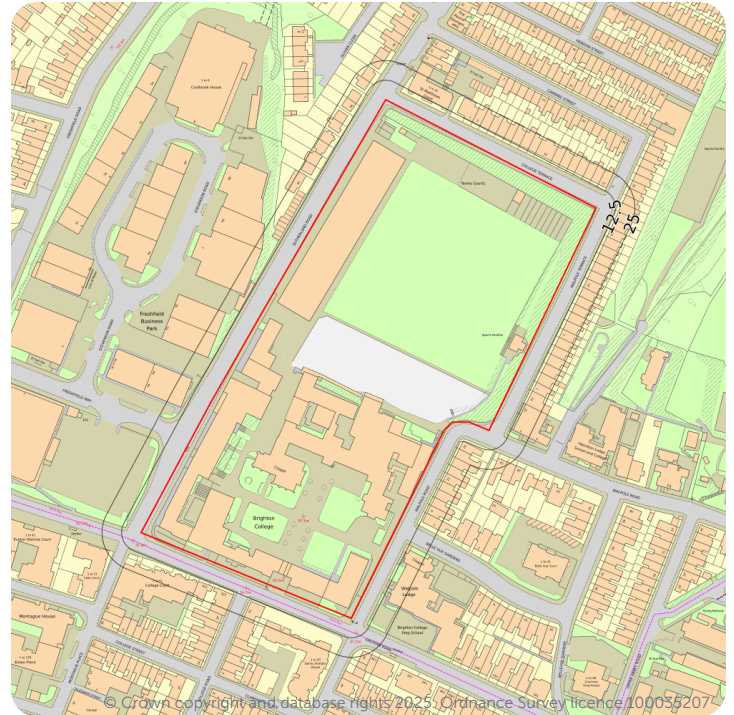
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An elevated flood risk has been identified at the site. The site has been found to be at risk from one or more sources of flooding.

Building assessment

Identified

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Other results



Ground stability

Identified

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Radon

Identified

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Planning constraints

Identified

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Energy

Identified

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Transportation

Identified

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All recommendations

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Appendix →

Dual layer assessment for confident site decisions

Your Review report uses the very best available environmental data to drive risk calculators developed by Groundsure specialists.

Contaminated land risk has been fully assessed by an expert Groundsure consultant (and reviewed by a second if needed for added assurance).

Have questions? Our experts are on hand to help you interpret the findings. [Contact us](#)



Recent aerial photograph



Capture Date: 17/04/2022

Site Area: 4.69ha

Review



Contaminated land

Low-Moderate

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Section links

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

Past land use

Low-Moderate



Waste and landfill

Low

Current/recent land use

Low-Moderate



Operational environmental risk

Low-Moderate



Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Next steps

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

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



Contaminated land

Consultant's assessment ?

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Section links

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

[Back to section 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.

Current and proposed land use

Current land use

Groundsure has assumed that the site is the Brighton College Boarding School and comprises multiple buildings in the centre and south, including a chapel and an electricity substation in the southwest. Additionally, a sporting ground, a tennis court and associated facilities have been identified in the north.

Proposed land use

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

Site location

The site lies within a mixed residential and commercial area, with a trading estate 10m to the west.

Historical land use

On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1875** - The site was developed prior to this time and comprised multiple units in the south labelled as the Brighton College with a malthouse in the south west. The remainder was covered by the recreation and cricket ground.
- **1875 - 1938** - No significant changes were observed, however, a chapel and further buildings were labelled in the south by 1897.
- **1951** - A tennis court was noted in the north west, and further units were developed in the centre.
- **1976** - The malthouse was no longer present, and the college had been reconfigured and extended.
- **1976 - 2021** - (Aerial Photography) - The site underwent minor reconfigurations, but remained in much the same format.
- **2022** - (Aerial Photography) - The centre of the college was undergoing development.
- **2024** - (Aerial Photography) - The site had been further redeveloped to represent its current format.

Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- **1875 - 1968** - Kemp Town Railway Station 10m to the east
- **1974** - Present. (Aerial Photography) - The trading estate 10m to the west.
- **1974 - 1994** - A garage/potential petrol filling station 13m to the west.

Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property.

No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.



Site setting and overall environmental sensitivity

The site is situated on underlying geology comprising superficial deposits of head underlain by bedrock layers of the Newhaven Chalk Formation. Groundwater mapping indicates the superficial deposits to be classified as a Secondary Undifferentiated aquifer and bedrock layers to be classified as a Principal aquifer.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens and the underlying aquifers. In addition, a groundwater abstraction licence has been identified on site. Groundsure considers that the property has a high environmental sensitivity.

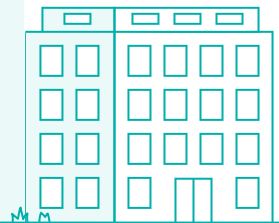
Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low-Moderate ongoing operational environmental risk.

As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	30	40
Former tanks	0	0	1
Former energy features	0	2	21
Former petrol stations	0	0	0
Former garages	0	3	9
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	1	1	29
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	1	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1



Contaminated land
Past land use ?

Low-Moderate

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

Section links

Back to section summary →

Consultant's assessment →
Past land use →

Current/recent land use →
Hydrogeology →



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

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

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

Distance	Direction	Use	Date
9 m	NW	Railway Sidings	1897
14 m	NW	Railway Sidings	1938
15 m	NW	Railway Sidings	1909

Review



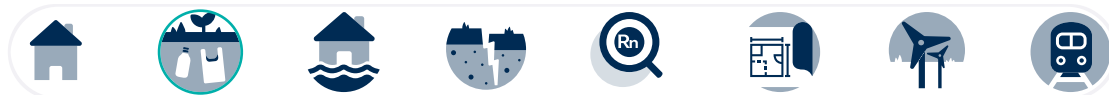
Distance	Direction	Use	Date
15 m	NW	Railway Sidings	1930
15 m	NW	Railway Building	1968
15 m	NW	Cuttings	1938
16 m	NW	Railway Sidings	1875
17 m	NW	Cuttings	1909
17 m	NW	Cuttings	1930
17 m	NW	Railway Sidings	1963
17 m	NW	Railway Sidings	1968
18 m	NW	Cuttings	1963
18 m	NW	Cuttings	1968
18 m	NW	Unspecified Quarry	1978
18 m	NW	Unspecified Quarry	1991
19 m	NW	Cuttings	1897
20 m	NW	Railway Building	1938
20 m	NW	Railway Building	1930
21 m	NW	Railway Building	1963
25 m	NW	Railway Building	1909
32 m	NW	Railway Station	1897
35 m	NW	Railway Building	1875
36 m	NW	Railway Building	1909
36 m	NW	Railway Station	1938
37 m	NW	Railway Station	1909
37 m	NW	Railway Station	1930
37 m	NW	Railway Station	1875
39 m	NW	Railway Station	1963
39 m	NW	Railway Station	1968
43 m	NW	Cuttings	1875
51 m	NW	Railway Building	1963
68 m	NW	Railway Building	1938
69 m	NW	Railway Building	1909

Review



Distance	Direction	Use	Date
69 m	NW	Railway Building	1930
88 m	NW	Tunnel	1897
88 m	NW	Tunnel	1909
88 m	NW	Tunnel	1930
93 m	NW	Railway Building	1909
93 m	NW	Railway Building	1930
94 m	NW	Tunnel	1938
96 m	NW	Tunnel	1963
96 m	NW	Tunnel	1968
102 m	NW	Railway Buildings	1909
109 m	NW	Railway Building	1968
116 m	NW	Railway Buildings	1963
116 m	NW	Railway Buildings	1968
118 m	NW	Railway Buildings	1930
138 m	NW	Railway Building	1938
139 m	NW	Railway Building	1930
139 m	NW	Railway Building	1938
153 m	NW	Corporation Depot	1897
153 m	NW	Corporation Depot	1909
153 m	NW	Corporation Depot	1930
157 m	NW	Corporation Depot	1938
164 m	SE	Hospital	1938
166 m	SE	Hospital	1909
166 m	SE	Hospital	1930
167 m	SE	Hospital	1963
167 m	SE	Hospital	1968
167 m	SE	Hospital	1978
167 m	SE	Hospital	1991
168 m	SE	Hospital	1897
168 m	SE	Laundry	1897

Review



Distance	Direction	Use	Date
172 m	SE	Hospital	1875
177 m	SE	Unspecified Pit	1963
177 m	SE	Unspecified Pit	1968
177 m	SE	Unspecified Pit	1978
187 m	NE	Unspecified Ground Workings	1909
208 m	NE	Unspecified Pit	1909
210 m	NE	Unspecified Pit	1909

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.

Distance	Direction	Use	Date
113 m	S	Unspecified Tank	1875

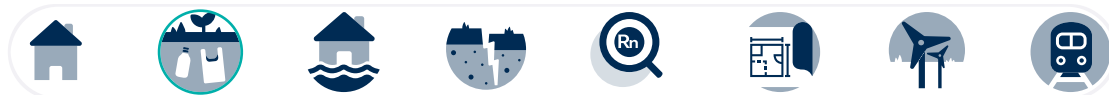
This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

Distance	Direction	Use	Date
37 m	NE	Electricity Substation	1989
43 m	NE	Electricity Substation	1996
97 m	NW	Electricity Substation	1982
97 m	NW	Electricity Substation	1996
97 m	NW	Electricity Substation	1989
117 m	S	Electricity Substation	1979
117 m	S	Electricity Substation	1951
118 m	S	Electricity Substation	1951
118 m	S	Electricity Substation	1982
147 m	NW	Electricity Substation	1968

Review



Distance	Direction	Use	Date
147 m	NW	Electricity Substation	1996
148 m	NW	Electricity Substation	1982
149 m	NW	Electricity Substation	1989
157 m	W	Electricity Substation	1979
158 m	W	Electricity Substation	1982
206 m	NW	Electricity Substation	1951
206 m	NW	Electricity Substation	1968
206 m	NW	Electricity Substation	1982
207 m	NW	Electricity Substation	1996
208 m	NW	Electricity Substation	1989
242 m	SE	Electricity Substation	1979
242 m	SE	Electricity Substation	1990
243 m	SE	Electricity Substation	1974

This data is sourced from Ordnance Survey/Groundsure.

Former garages

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

Distance	Direction	Use	Date
12 m	NW	Garage	1982
12 m	NW	Garage	1996
14 m	NW	Garage	1989
74 m	S	Garage	1966
74 m	S	Garage	1969
74 m	S	Garage	1982
75 m	S	Garage	1979
91 m	S	Garage	1966
91 m	S	Garage	1979
91 m	S	Garage	1982
99 m	S	Garage	1969

Review



Distance	Direction	Use	Date
231 m	SW	Garage	1951

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land
Current and recent land use ?

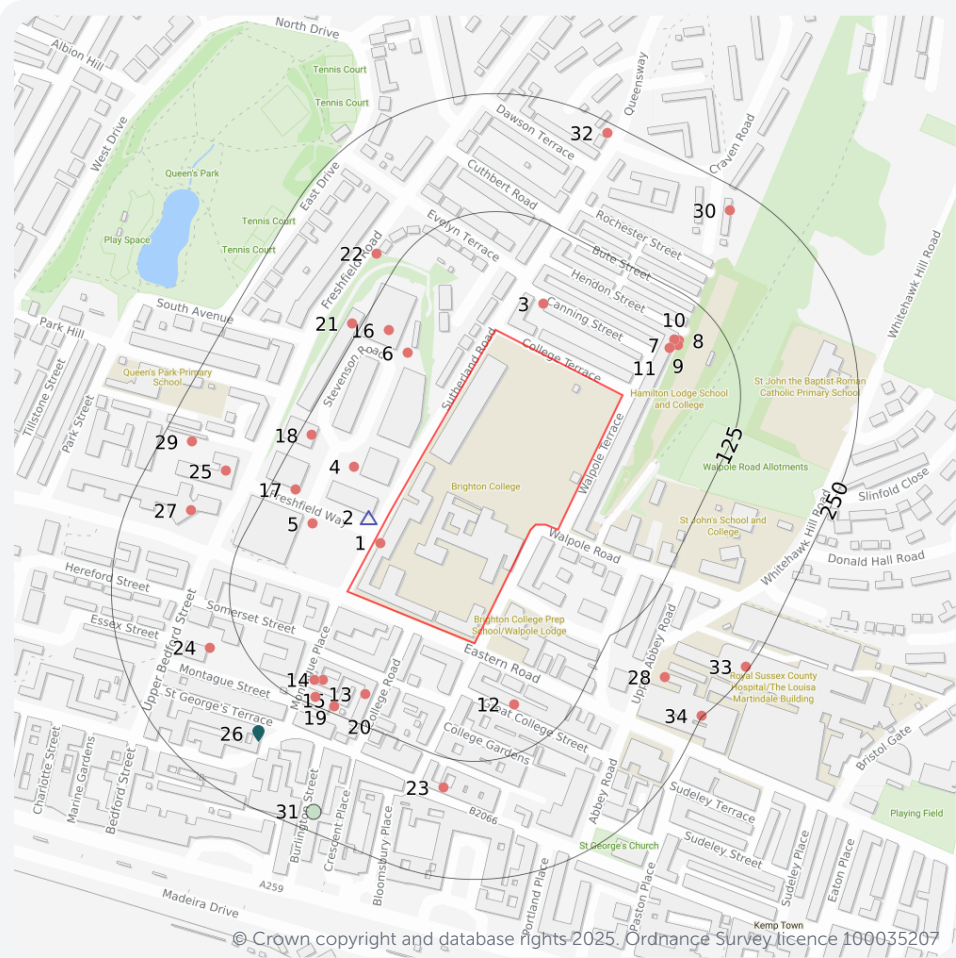
Low-Moderate

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

- Section links
- Back to section summary →

Consultant's assessment → Current/recent land use →

Past land use → Hydrogeology →



— Site Outline

Search buffers in metres (m)

● Recent industrial land uses

△ Current or recent petrol stations

📍 Local Authority licensed pollutant release

○ Pollution incidents

Recent industrial land uses

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

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
3	47 m	NE	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities

Review



ID	Distance	Direction	Company / Address	Activity	Category
4	57 m	NW	Business Park - East Sussex, BN2	Business Parks and Industrial Estates	Industrial Features
5	67 m	NW	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
6	69 m	NW	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
7	75 m	NE	Dry Red Press Greeting Cards - 55, Canning Street, Brighton, East Sussex, BN2 0EF	Published Goods	Industrial Products
8	75 m	NE	Metway Studio - 55, Canning Street, Brighton, East Sussex, BN2 0EF	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
9	75 m	NE	Liftmusic - 55, Canning Street, Brighton, East Sussex, BN2 0EF	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
10	75 m	NE	Levellers - Metway Studios, 55 Canning Street, Brighton, East Sussex, BN2 0EF	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
11	75 m	NE	Wiltshire & Smyth Ltd - 55, Canning Street, Brighton, East Sussex, BN2 0EF	General Construction Supplies	Industrial Products
12	77 m	SE	Tom Dussek Ltd - 15, Great College Street, Brighton, East Sussex, BN2 1HJ	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
13	94 m	S	Ollie Stone - Chalkboard & Blackboard Artist & Sign Writer - 26, College Road, Brighton, East Sussex, BN2 1JA	Signs	Industrial Products
14	97 m	S	Grant's Garage - 23, Montague Place, Brighton, East Sussex, BN2 1JE	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	97 m	S	Kempton M O T Centre Ltd - 24, Montague Place, Brighton, East Sussex, BN2 1JE	Vehicle Repair, Testing and Servicing	Repair and Servicing
16	98 m	NW	Storage Mart - Unit 9 Freshfield Industrial Estate, Stevenson Road, Brighton, East Sussex, BN2 0DF	Container and Storage	Transport, Storage and Delivery
17	99 m	NW	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
18	113 m	NW	Sunbelt Rentals Ltd - Unit 2a Freshfield Industrial Estate, Stevenson Road, Brighton, East Sussex, BN2 0DF	Construction and Tool Hire	Hire Services

Review



ID	Distance	Direction	Company / Address	Activity	Category
19	117 m	S	1st Class Garage - 25, Montague Place, Brighton, East Sussex, BN2 1JE	Vehicle Repair, Testing and Servicing	Repair and Servicing
20	118 m	S	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
21	134 m	NW	The Fascia Place Ltd - Unit 3d Freshfield Industrial Estate, Stevenson Road, Brighton, East Sussex, BN2 0DF	Construction Completion Services	Construction Services
22	149 m	NW	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
23	157 m	S	Bedford Hardware - 26, St Georges Road, Brighton, East Sussex, BN2 1ED	General Construction Supplies	Industrial Products
24	158 m	W	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
25	174 m	NW	Telephone Exchange - East Sussex, BN2	Telecommunications Features	Infrastructure and Facilities
27	187 m	NW	Carelink Community Alarm Service - Suite 6a Patching Lodge, Park Street, Brighton, East Sussex, BN2 0AQ	Disability and Mobility Equipment	Consumer Products
28	193 m	SE	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
29	220 m	NW	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
30	226 m	NE	Jarzys Appliances & Services - 4, Parham Close, Brighton, East Sussex, BN2 0FD	Electrical Equipment Repair and Servicing	Repair and Servicing
32	239 m	NE	Electricity Sub Station - East Sussex, BN2	Electrical Features	Infrastructure and Facilities
33	246 m	SE	Royal Alexandra Children's Hospital - Eastern Road, Brighton, East Sussex, BN2 5BE	Hospitals	Health Practitioners and Establishments
34	249 m	SE	Royal Sussex County Hospital - Royal Sussex County Hospital, Eastern Road, Brighton, East Sussex, BN2 5BE	Hospitals	Health Practitioners and Establishments

This data is sourced from Ordnance Survey.

Review



Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

ID	Distance	Direction	Company	Address	Status
2	18 m	NW	OBSOLETE	Freshfield Way, Brighton, Brighton And Hove, BN2 2NZ	Obsolete

This data is sourced from Experian Catalist.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
26	178 m	SW	Kemp Town Dry Cleaners, 8 Bristol Road, Kemp Town, Brighton, BN2 1AP	Brighton and Hove City Council	Dry Cleaning	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

Pollution incidents

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

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
31	229 m	S	13/07/2002	Category 4 (No Impact)	Category 3 (Minor)	Fumes

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



Contaminated land

Superficial hydrogeology ?

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

Section links

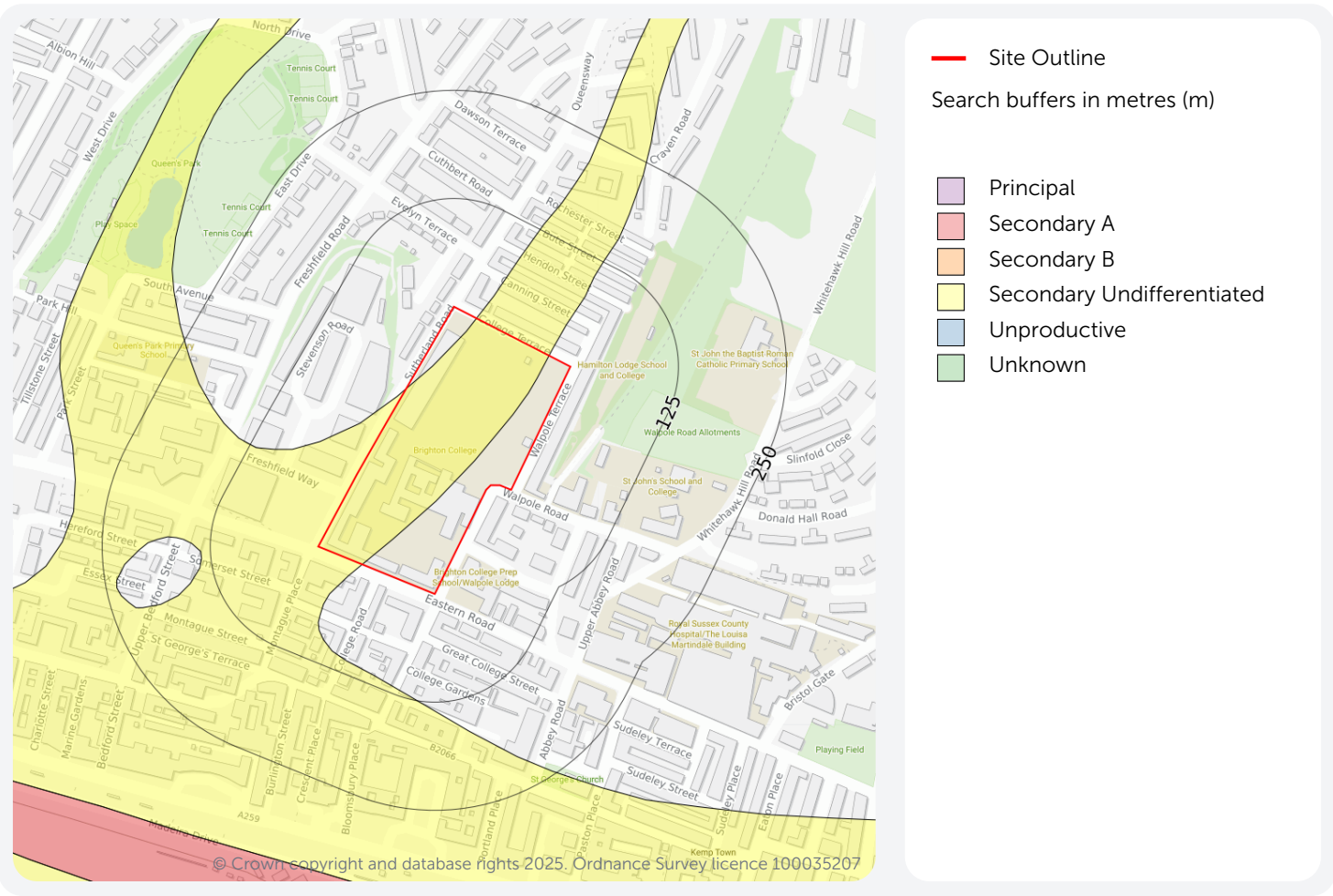
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Aquifers within superficial geology

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

- Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.
- Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.
- Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.
- Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.
- Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.



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

Distance	Direction	Designation
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0 on site Secondary Undifferentiated

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

Superficial geology

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

Description	BGS LEX Code	Rock Type
-------------	--------------	-----------

HEAD HEAD-XCZSV CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.



Contaminated land
Bedrock hydrogeology ?

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

Section links

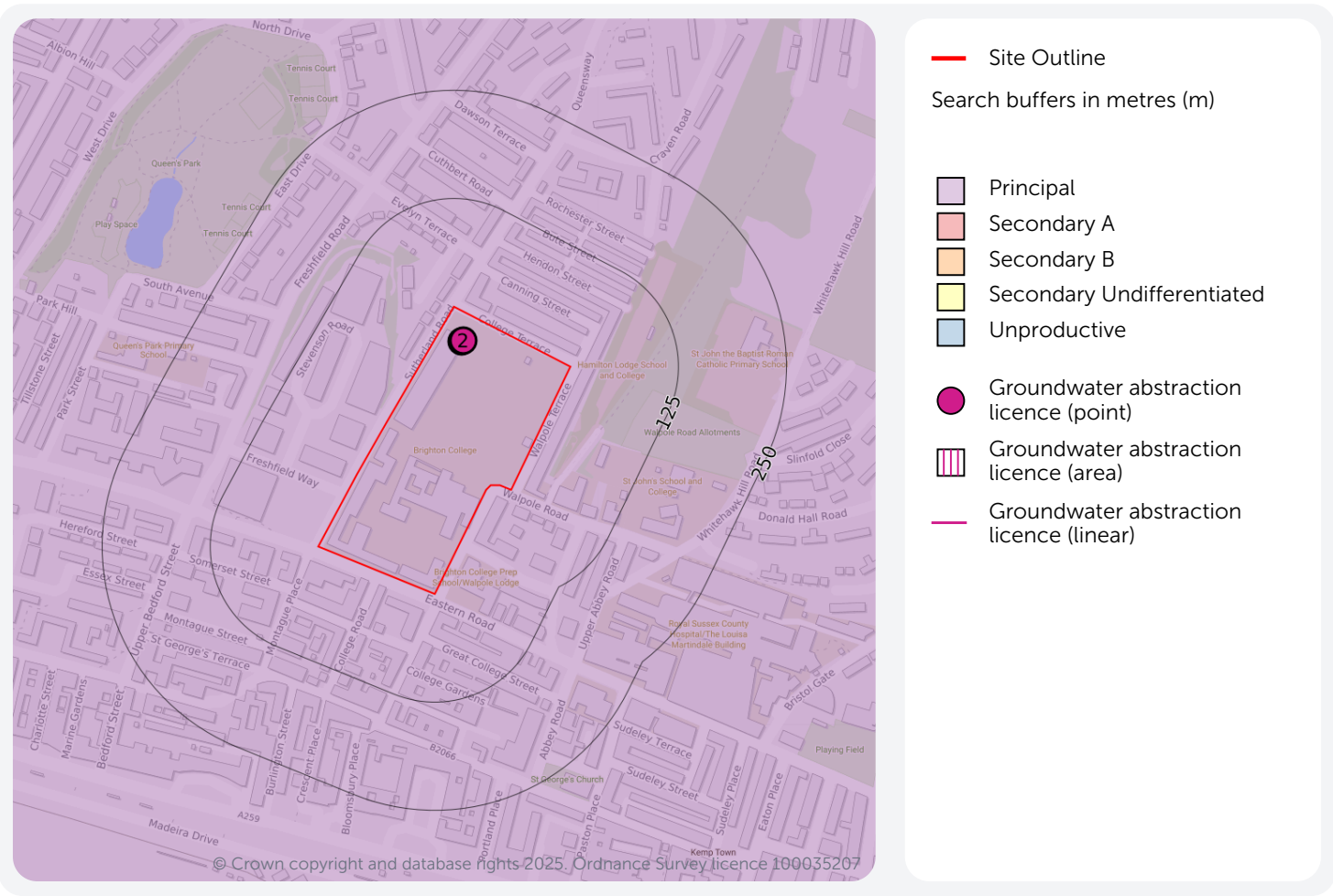
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Aquifers within bedrock geology

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.

Review



Distance	Direction	Designation
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0	on site	Principal
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This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Groundwater abstraction licences

These are records of licences for groundwater abstractions from the aquifers in the area. Abstractions of groundwater can be for uses such as an industrial process that requires large amounts of water, irrigation and drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details
1	0	on site	Licence No: SO/041/0022/008 Licence status: Active Use of groundwater: Heat Pump Direct source: Southern Region Groundwater Abstraction point: ABSTRACTION BOREHOLE - BRIGHTON COLLEGE Data type: Point Annual volume (m³): 217300 Max daily volume (m³): 720 Original application No: NPS/WR/013191 Original start date: 25/06/2014 Version start date: 16/04/2019
2	0	on site	Licence No: SO/041/0022/008 Licence status: Active Use of groundwater: Spray Irrigation - Direct Direct source: Southern Region Groundwater Abstraction point: ABSTRACTION BOREHOLE - BRIGHTON COLLEGE Data type: Point Annual volume (m³): 217300 Max daily volume (m³): 720 Original application No: NPS/WR/013191 Original start date: 25/06/2014 Version start date: 16/04/2019

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

Bedrock geology

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

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

This data is sourced from British Geological Survey.

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Flooding ?

High

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

Section links

Building assessment → Surface water →
Groundwater → FloodScore™ insurance →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Highly Significant →

Groundwater flooding

Moderate →

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Not identified

Identified →

Identified →

Not identified

Not identified

FloodScore™ insurance rating

High



Next steps

Flooding

An elevated level of flood risk has been identified at the property.

- We understand that the property has a basement, as such this is an additional entry point for flood waters and could increase the severity of any damage caused. We recommend seeking specialist advice on ways to mitigate or reduce the ingress of water;
- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding>;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings>;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding>. The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



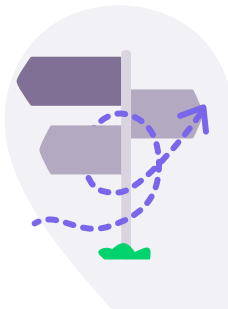
National Planning Policy Framework (NPPF)

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

Yes

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.



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

You can view the fully comprehensive library of information we have searched on [page 51](#) →.



Flooding

Building assessment ?

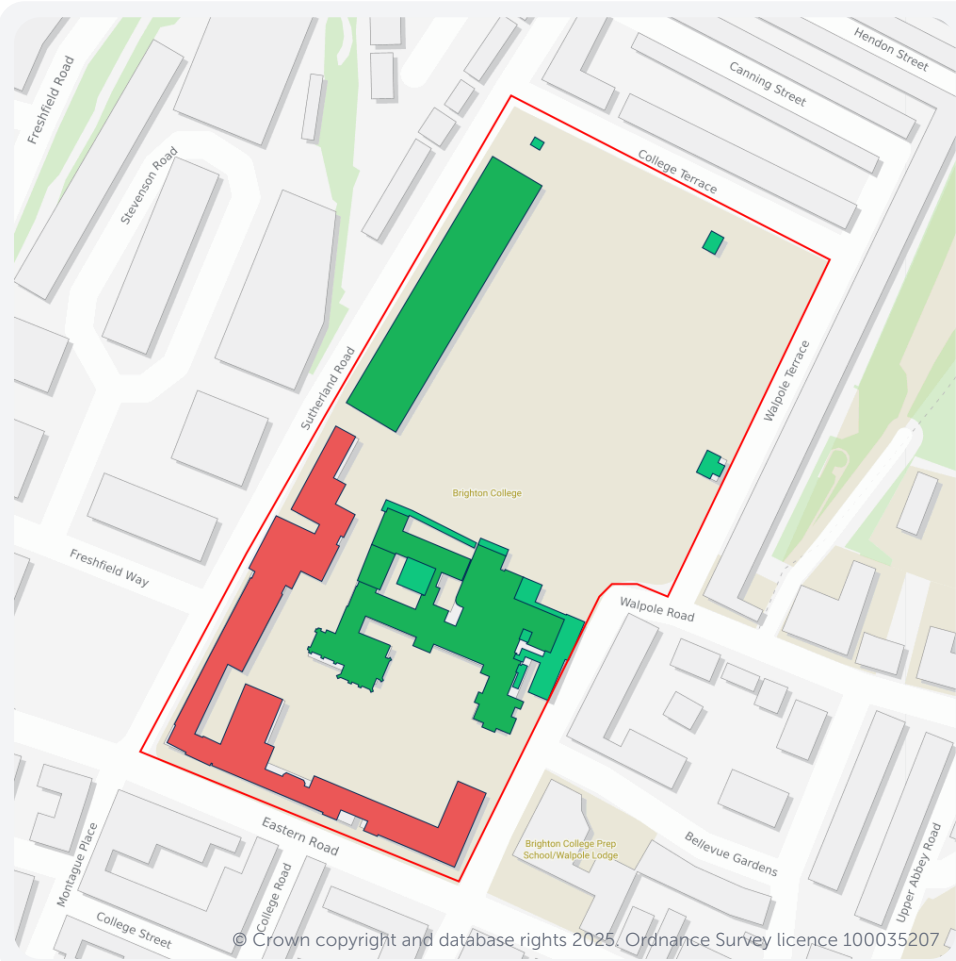
This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

Back to section summary →

Building assessment
Groundwater

→ Surface water →
→ FloodScore™ insurance →



- Site Outline
- Building(s) Structure(s)
- Search buffers in metres (m)

Overall risk:

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

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

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

Description	Overall risk	Rivers & Coastal	Surface Water	Groundwater	Historic flood (On area)	Flood defences (On area)
School	High	Very Low	Highly Significant	Moderate	No	No

Review



Description	Overall risk	Rivers & Coastal	Surface Water	Groundwater	Historic flood (On area)	Flood defences (On area)
Chapel	Low	Very Low	Negligible	Moderate	No	No
Construction Building	Low	Very Low	Negligible	Moderate	No	No
Ancillary Building	Low	Very Low	Negligible	Moderate	No	No
Sports Pavilion	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building	Negligible	Very Low	Negligible	Low	No	No



Flooding

Surface water flooding ?

Highly Significant

This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

Back to section summary →

- Building assessment → [Surface water](#) →
- Groundwater → [FloodScore™ insurance](#) →



- Site Outline
- Main building
- Other building(s)
- Structure(s)

Search buffers in metres (m)

Surface water flood risk:

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

Risk of surface water flooding to building(s)

Identified

A highly significant risk of surface water flooding has been identified at a building/structure level. Heavy rainfall may overwhelm drainage systems, leading to repeated disruption and damage. This may be relevant for insurance or site management. Please see the recommendations on [page 21](#) → for further information of what to do next.





Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.



Flooding

Groundwater flooding ?

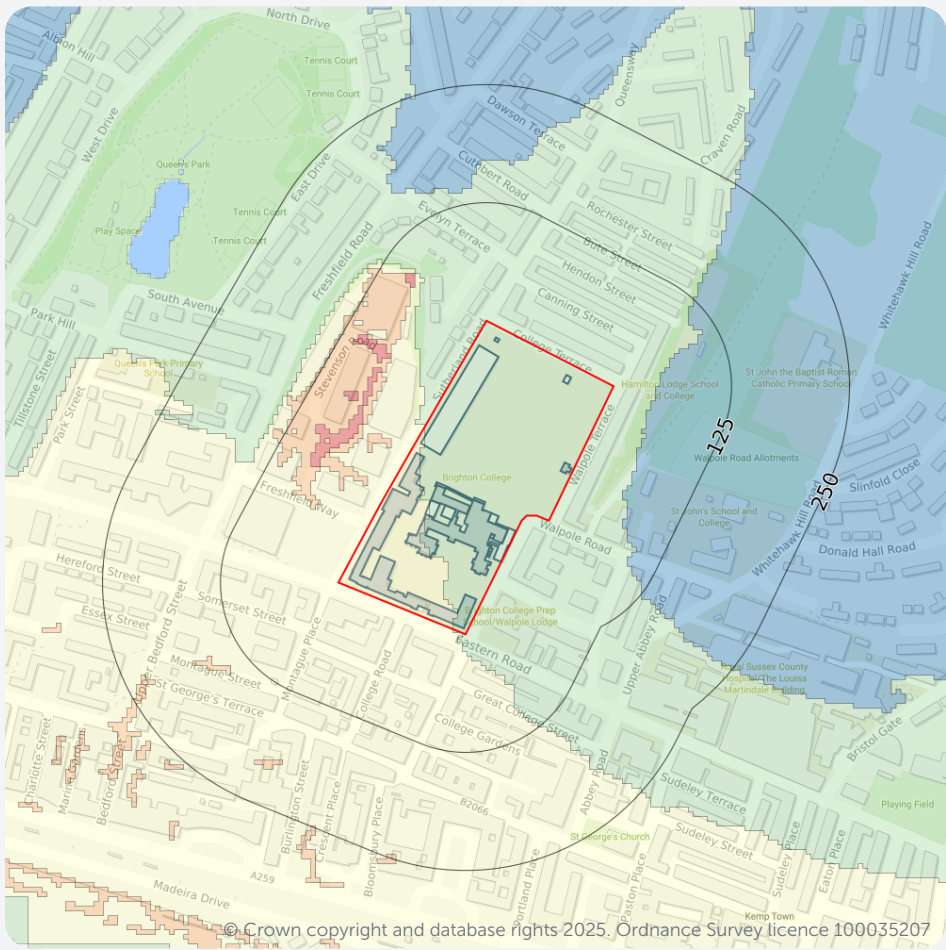
Moderate

This section provides details of where there are flood risks originating from rising groundwater. It occurs as excess water emerges at the ground surface or within underground structures such as basements.

Section links

Back to section summary →

- Building assessment → Surface water →
- Groundwater → FloodScore™ insurance →



- Site Outline Main building
- Other building(s) Structure(s)
- Search buffers in metres (m)
- High
- Moderate-High
- Moderate
- Low
- Negligible

Risk of groundwater flooding to buildings(s)

Identified

A moderate risk of groundwater flooding has been identified at a building/structure level. While less frequent, water emergence could still impact basements or underground services. This may be relevant for insurance or site management. Please see the recommendations on [page 21](#) → for further information of what to do next.



Review



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.



Flooding

Ambiental FloodScore™ insurance rating ?

High

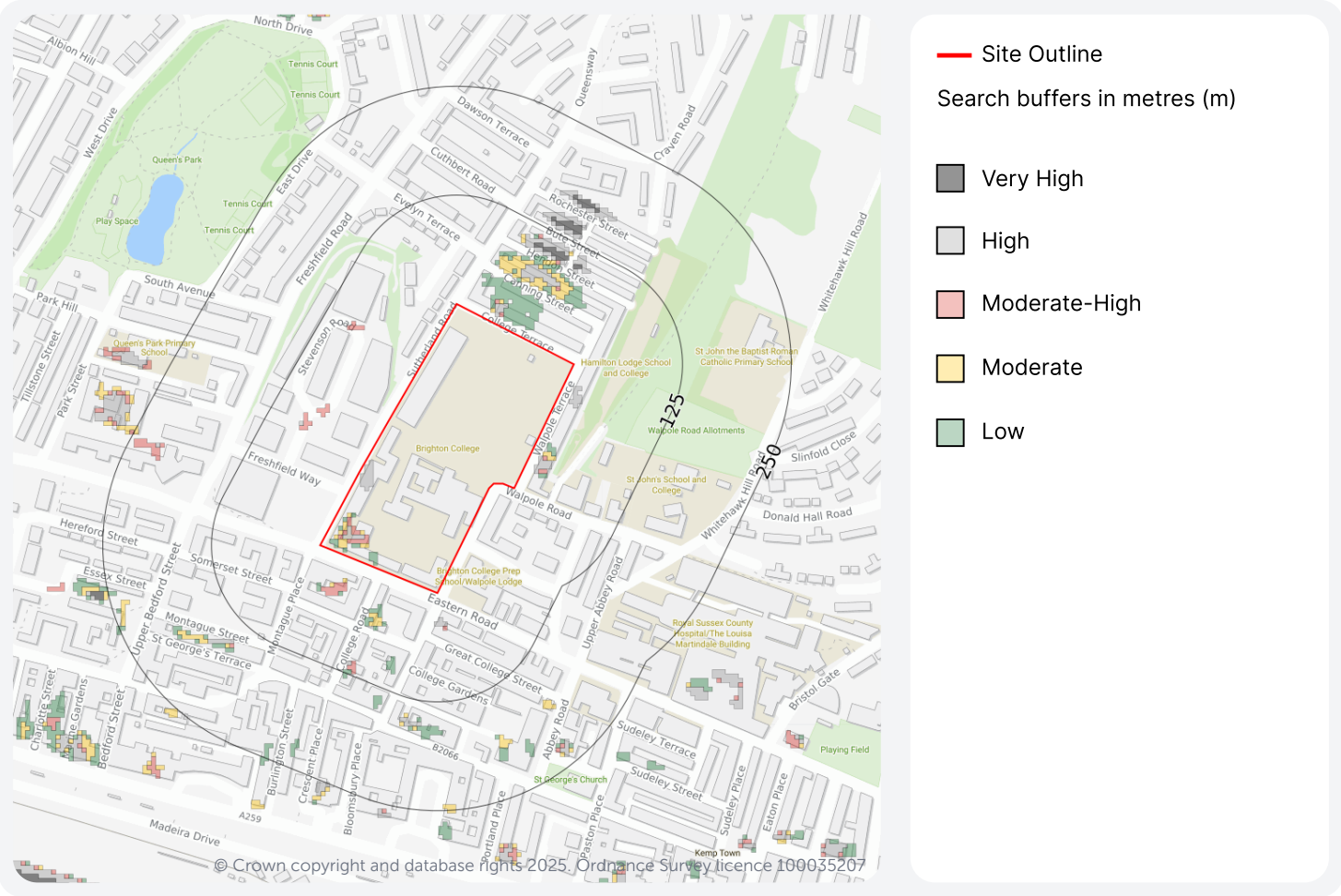
This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

Section links

Back to section summary →

Building assessment → Surface water →

Groundwater → FloodScore™ insurance →



The property has been rated as having a High 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.



Ground stability

Identified

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

Section links

Non-natural



Natural ground stability

Low

Non-natural ground stability

Identified



Next steps

Ground stability

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

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

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Non-natural ground stability ?

Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

Back to section summary →

Non-natural →



Site Outline
Search buffers in metres (m)

- Infilled Land
- Mining hazards:
 - Highly likely
 - Likely

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.



Infilled land

Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
15 m	NW	Cuttings	1938
17 m	NW	Cuttings	1930
17 m	NW	Cuttings	1909
18 m	NW	Unspecified Quarry	1991
18 m	NW	Cuttings	1968
18 m	NW	Unspecified Quarry	1978
18 m	NW	Cuttings	1963
19 m	NW	Cuttings	1897

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Section links

Radon



Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



Radon ?

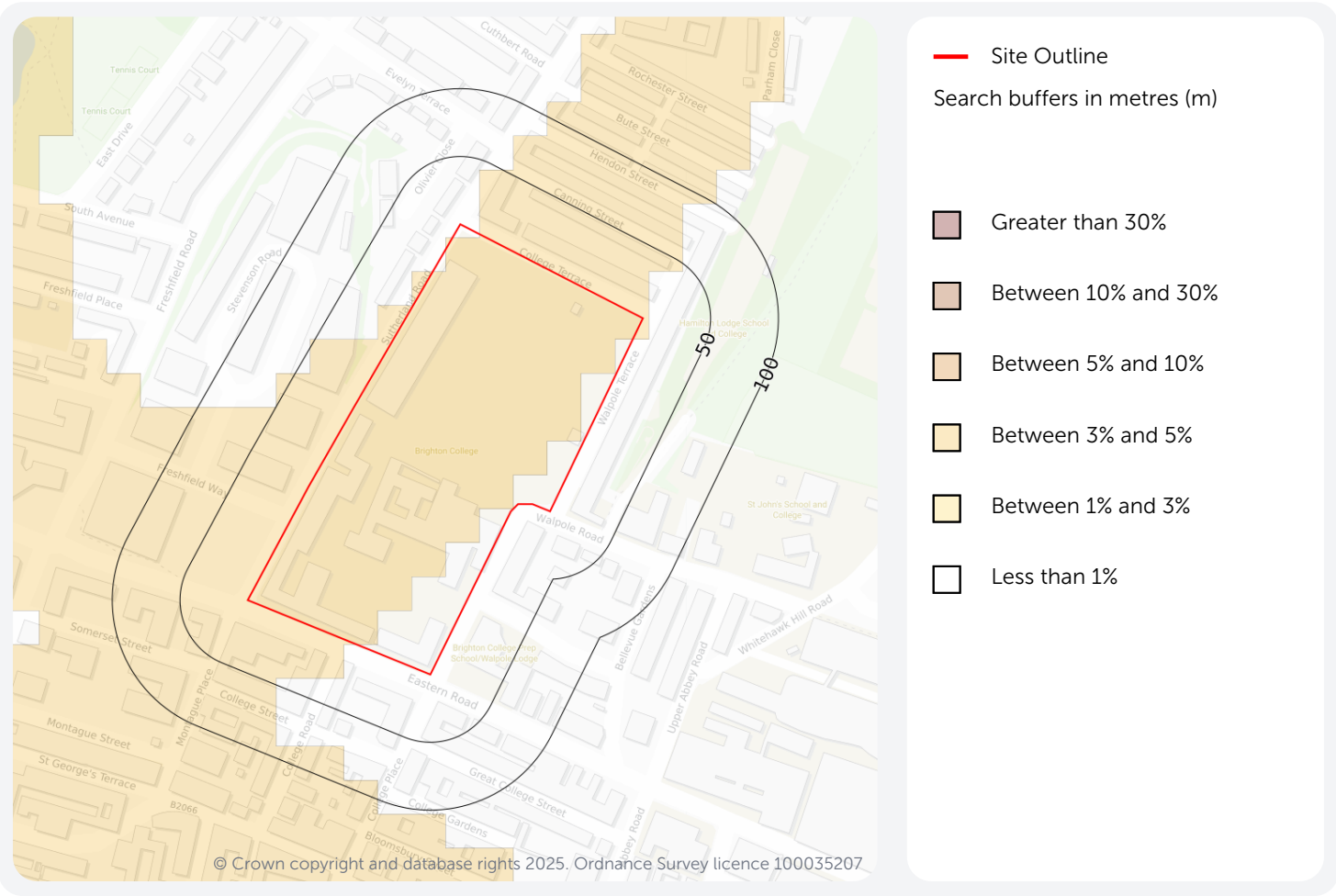
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



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

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

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

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



Planning constraints

Identified

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

Section links

Planning constraints →

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



Planning constraints ?

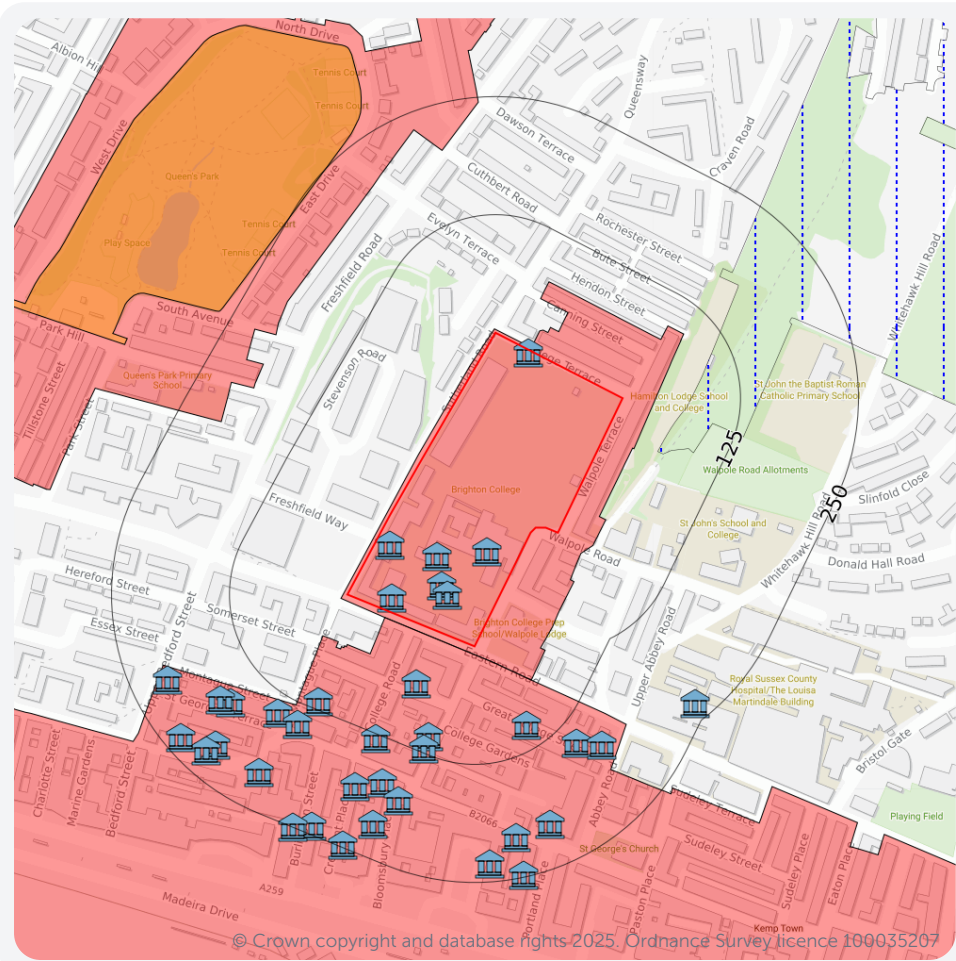
Identified

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

Section links

Back to section summary →

Planning constraints →



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Designated Ancient Woodland
- Sites of Special Scientific Interest
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Local Nature Reserves

LNRs are considered to be of natural interest locally, and also may be used locally for formal education or research or considered high value for the informal enjoyment of nature by the public. LNRs are created by the Local Authorities and controlled by bylaws. There will be strict planning constraints to any developments within these areas.

Distance	Direction	LNR Name	Data Source
58 m	SE	Whitehawk/race Hill	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/create-and-manage-local-nature-reserves>

Review



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	College	The City of Brighton and Hove
8 m	S	East Cliff	The City of Brighton and Hove
192 m	NW	Queen's Park	The City of Brighton and Hove

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/ .

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
0	on site	Fence, Piers And Gate To Brighton College Playing Fields	II	1380419	26/08/1999
0	on site	Brighton College Chapel	II	1380476	20/08/1971
0	on site	Burstow Gallery And Hall, Brighton College	II	1380477	26/08/1999
0	on site	Chichester House School House And Dawson Hall Brighton College	II	1380478	20/08/1971
0	on site	Classroom Dining Hall And Head Masters House Brighton College	II	1380479	20/08/1971
0	on site	Lamp Post In The South Courtyard Of Brighton College	II	1380480	02/11/1993
0	on site	Lamp Post In The South Courtyard Of Brighton College	II	1380481	02/11/1993
60 m	S	Clarendon Lodge And Attached Walls And Piers	II	1380401	26/08/1999
101 m	SE	Lamp Post In Front Of Number 26	II	1380543	26/08/1999
107 m	S	Numbers 6 And 7 And Attached Railings	II	1380416	26/08/1999

Review



Distance	Direction	Name	Grade	Listed building reference number	Listed date
113 m	S	Lamp Post South Of Numbers 6 And 7	II	1380417	26/08/1999
117 m	S	Former Electric Bus Garage And Re-Charging Station For The Brighton, Hove And Preston United Omnibus Co Ltd	II	1423929	29/05/2015
130 m	S	Post Office And Attached Walls Piers And Railings	II	1380418	26/08/1999
146 m	SW	Methodist Church And Attached Railings	II	1380359	26/08/1999
148 m	S	2, St Georges Road	II	1380850	30/03/1999
149 m	SE	Lamp Post In Front Of Numbers 43 And 45	II	1380544	26/08/1999
169 m	SW	Numbers 11-14 And Attached Railings	II	1380856	26/08/1999
171 m	S	Numbers 15-18 And Attached Railings	II	1380004	20/08/1971
171 m	SE	Number 53 And Attached Walls And Railings Numbers 17 And 19 And Attached Walls And Railings	II	1380545	26/08/1999
175 m	SW	Number 10 And Attached Railings	II	1380855	26/08/1999
182 m	S	Numbers 19-31 And Attached Railings	II	1380006	20/08/1971
186 m	S	Numbers 11 And 12 And Attached Railings	II	1380421	20/08/1971
204 m	SE	Pearson House	II	1380723	20/08/1971
207 m	S	End Wall To Number 87 (Remainder Of Number 87 Not Included) Gate Way And Attached Wall Leading To Portland Mews	II	1380854	26/08/1999
211 m	SW	St Josephs Convent Of Mercy	II	1380029	26/08/1999
212 m	SW	Pelham Institute	II	1381050	23/06/1994
212 m	SW	Chapel Of St Josephs Convent	II	1380028	14/04/1988
215 m	S	Numbers 1 To 13 And Attached Railings	II	1380003	20/08/1971

Review



Distance	Direction	Name	Grade	Listed building reference number	Listed date
224 m	SW	St Josephs Convent And Attached Railings	II	1380027	14/04/1988
231 m	S	Numbers 4-28 And Attached Railings	II	1381760	13/10/1952
232 m	SE	Chapel Of The Royal County Sussex Hospital	II	1380482	02/02/1989
233 m	SW	Church Of St John The Baptist	II*	1380031	13/10/1952
241 m	S	4-7, Burlington Street	II	1380040	20/08/1971
247 m	S	Numbers 1 And 2 And Attached Railings	II	1380420	20/08/1971
248 m	S	Numbers 1-11 And Attached Wall And Pier And Railings	II	1380722	13/10/1952
250 m	S	Numbers 23 To 26 And Attached Railings	II	1380041	20/08/1971

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

Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a 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.

Distance	Direction	Name	Grade
248 m	NW	Queen's Park, Brighton	II

This data is sourced from Historic England. For more information please see: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>



Energy ?

Identified

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

Section links

Wind and solar →

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Not identified

Proposed solar farms

Identified →

Existing solar farms

Not identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

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

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



Next steps continued

Solar

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

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



Energy
Wind and solar ?

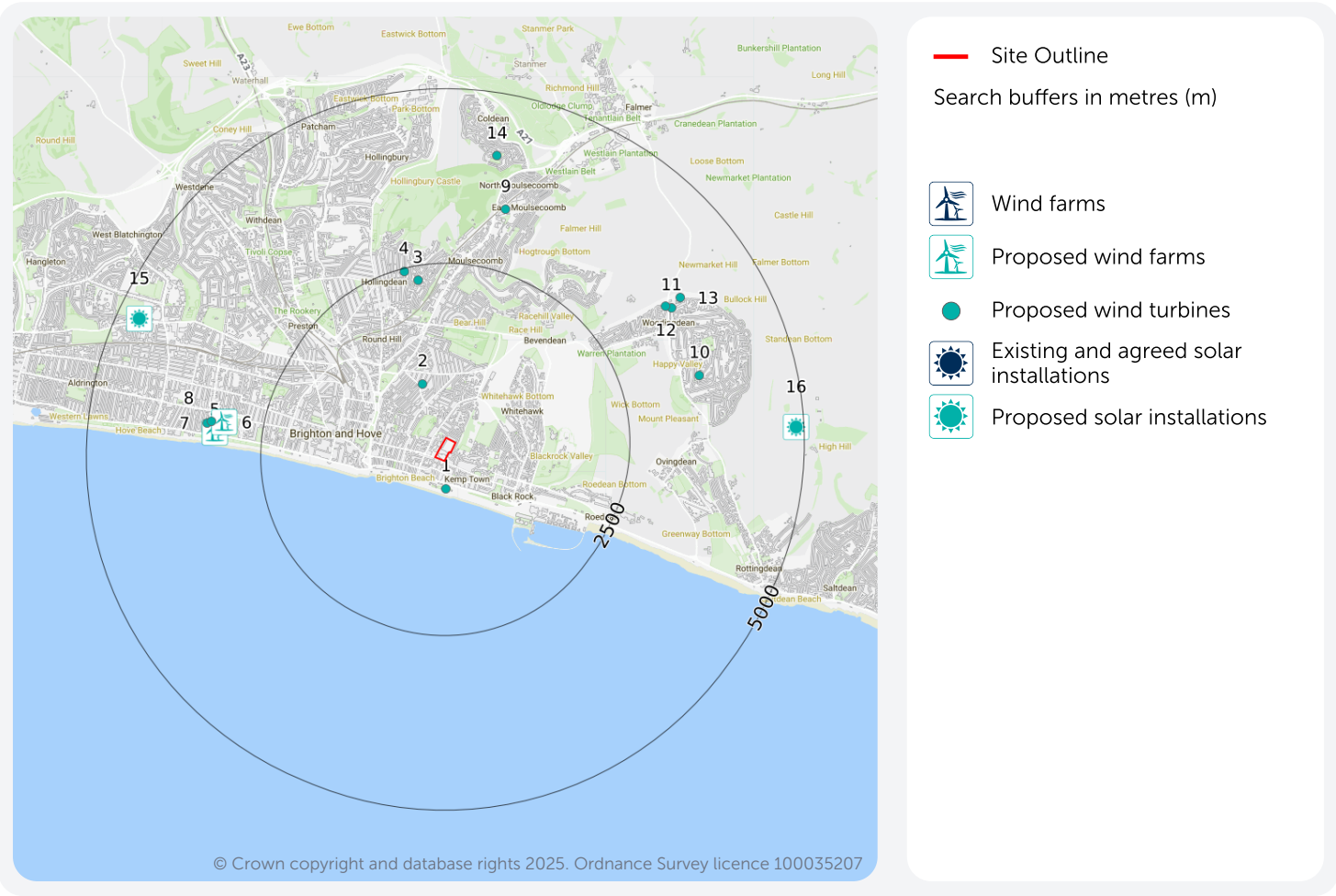
Identified

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

Section links

Back to section summary →

Wind and solar →



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.

Review



ID	Distance	Direction	Details
5	3-4 km	W	Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW Planning Application Reference: BH2008/00322 Type of Project: 6 Wind Turbines Application Date: 2008-02-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of six 1.8M diameter wind turbines on plant room roof of the 1970's extension of Kings House (resubmission of withdrawn application BH2007/02049). Approximate Grid Reference: 529121, 104387
6	3-4 km	W	Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02048 Type of Project: 6 Wind Turbines Application Date: 2007-06-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of six 1.8m diameter wind turbines on the plant room roof. Approximate Grid Reference: 529121, 104387

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

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

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
1	397 m	S	Site Name: Gracies Place, 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton, Brighton & Hove, East Sussex, BN2 1EN Planning Application Reference: BH2013/01829 Type of Project: Cafe & Wind Turbine Application Date: 2013-06-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind tur Approximate Grid Reference: 532435, 103582

Review



ID	Distance	Direction	Details
2	844 m	NW	Site Name: 4 Cobden Road, Brighton, Brighton & Hove, East Sussex, BN2 9TL Planning Application Reference: BH2006/03939 Type of Project: Wind Turbine Application Date: 2006-12-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine on rear elevation. Approximate Grid Reference: 532101, 105085
3	2-3 km	N	Site Name: 8 Mountfields Brighton BN1 7BT Planning Application Reference: BH2024/02683 Type of Project: Renewable Energy Installation Application Date: 2024-11-04 Planning Stage: Approved Project Details: Installation of roof mounted wind turbine Approximate Grid Reference: 532030, 106569
4	2-3 km	N	Site Name: 8 Mountfields, Brighton, East Sussex, BN1 7BT Planning Application Reference: BH2024/01311 Type of Project: Wind Turbine Application Date: 2024-05-29 Planning Stage: Detail Plans Refused Project Details: Scheme comprises installation of domestic wind turbine. Approximate Grid Reference: 532030, 106569
7	3-4 km	W	Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW Planning Application Reference: BH2008/00320 Type of Project: Wind Turbine Application Date: 2008-02-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine, on grassed area of kings house at south end of grand avenue (resubmission of withdrawn application BH2007/02050). Approximate Grid Reference: 529121, 104387
8	3-4 km	W	Site Name: Kings House, Grand Avenue, Hove, Brighton & Hove, East Sussex, BN52 9SW Planning Application Reference: BH2007/02050 Type of Project: Wind Turbine Application Date: 2007-06-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine. Approximate Grid Reference: 529121, 104387
9	3-4 km	N	Site Name: Westergate House, Westergate Road, Brighton, Brighton & Hove, East Sussex, BN2 4QN Planning Application Reference: BH2005/00073/CD/FP Type of Project: Wind Turbine Application Date: 2005-01-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 15m high electricity generating wind turbine. Approximate Grid Reference: 533293, 107584

Review



ID	Distance	Direction	Details	
10	3-4 km	E	Site Name: 139 Kipling Avenue, Brighton, East Sussex, BN2 6UF Planning Application Reference: BH2022/03273 Type of Project: Wind Turbine	Application Date: 2022-10-26 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of 5kw wind turbine to side elevation. Approximate Grid Reference: 536069, 105206
11	3-4 km	NE	Site Name: Woodingdean Business Park Sea View Road, Adj To Falmer Road (B2123), Brighton, Woodingdean, East Sussex, BN2 6NX Planning Application Reference: BH2011/00255 Type of Project: Commercial Development/Wind Turbine	Application Date: 2011-02-07 Planning Stage: - Project Details: Scheme comprises construction of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping. Sustainable Information This development has been designed to achieve BRE Approximate Grid Reference: 535665, 106175
12	3-4 km	NE	Site Name: The Science Park, Sea View Way, Brighton, Brighton & Hove, East Sussex, BN2 6NT Planning Application Reference: BH2014/00320 Type of Project: Wind Turbine	Application Date: 2014-02-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises replacement of single blade wind turbine with three bladewind turbine. Approximate Grid Reference: 535660, 106215
13	3-4 km	NE	Site Name: Woodingdean Business Park, Sea View Way, Brighton, Brighton & Hove, East Sussex, BN2 6NX Planning Application Reference: BH2007/01018 Type of Project: 16 Office Units & 1 Wind Turbine	Application Date: 2007-03-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 8 two-storey buildings each consisting of 2 office units, construction of a wind turbine, provision of 109 car parking spaces and 44 cycle parking spaces and landscapi Approximate Grid Reference: 535750, 106191
14	4-5 km	N	Site Name: 9 Arlington Crescent, Coldean, Brighton, Brighton & Hove, East Sussex, BN1 9AP Planning Application Reference: BH2006/03796 Type of Project: Wind Turbine	Application Date: 2006-12-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises fixture of domestic wind turbine to side of home. Approximate Grid Reference: 533167, 108348

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

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

Review



Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
15	4-5 km	NW	185 Old Shoreham Road, Hove	Applicant name: - Application Status: - Application Date: - Application Number: BH2013/03973	Installation of ground mounted free standing photovoltaic array in rear garden.
16	4-5 km	E	The Reservoir Balsdean, Rottingdean, Brighton, Brighton & Hove, BN2 7LA	Applicant name: No Details Application Status: EIA Screening Application Date: 01/09/2023 Application Number: SDNP/23/03684/SCREEN	Formal request for an EIA Screening Opinion under The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 for the proposed development of a 1.67MW solar PV array on land adjacent to Balsdean Rottingdean Water Service Reservoir, Balsdean Farm, Bazehill Road, Rottingdean, East Sussex, BN2 7LA.

This data is sourced from Serac Tech and Glenigan.



Transportation ?

Identified

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

Section links

Other railways →

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future. Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

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

Crossrail

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

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

Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

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



Next steps

Transportation

None required.



Transportation
Other railways ?

Identified

The data summarised in this section relates to the location of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Section links

[Back to section summary](#) →

[Other railways](#) →



— Site Outline

Search buffers in metres (m)

Railway stations

Active railways

Active tunnels

Abandoned railways

Historic railways

Historic tunnels

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.



Distance	Direction	Feature	Year
9 m	NW	Railway Sidings	1897

Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
47 m	NW	Razed
51 m	NW	Razed
51 m	NW	Razed
56 m	NW	Historical OSM
56 m	NW	Razed
60 m	NW	Razed
73 m	NW	Razed
92 m	NW	Abandoned
93 m	NW	Historical OSM



Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Identified	Pollution incidents	Identified
Former energy features	Identified	Superficial hydrogeology	
Former petrol stations	Not identified	Aquifers within superficial geology	Identified
Former garages	Identified	Superficial geology	Identified
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Not identified	Groundwater abstraction licences	Identified
Active or recent landfill	Not identified	Bedrock geology	Identified
Former landfill (from Environment Agency Records)	Not identified	Source Protection Zones and drinking water abstractions	
Active or recent licensed waste sites	Not identified	Source Protection Zones	Not identified
Recent industrial land uses	Identified	Source Protection Zones in confined aquifer	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Drinking water abstraction licences	Not identified
Current or recent petrol stations	Identified	Hydrology	
Dangerous or explosive sites	Not identified	Water courses from Ordnance Survey	Not identified
Hazardous substance storage/usage	Not identified	Surface water abstractions	Not identified
Sites designated as Contaminated Land	Not identified	Flooding	
Historical licensed industrial activities	Not identified	Risk of flooding from rivers and the sea	Not identified
Current or recent licensed industrial activities	Not identified	Flood storage areas: part of floodplain	Not identified
Local Authority licensed pollutant release	Identified	Historical flood areas	Not identified
Pollutant release to surface waters	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Pollutant release to public sewer	Not identified	Flood defences	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

Review



Flooding	
Surface water flood risk	Identified
Groundwater flooding	Identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Not 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 areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

Radon	
Radon	Identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified

Planning constraints	
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Identified

Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified



Transportation

HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Identified
Abandoned railways	Identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified



Appendix



Contaminated land

Page 3 →

Low-Moderate

Next steps

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

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



Flooding

Page 21 →

High

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.

Next steps

Flooding

An elevated level of flood risk has been identified at the property.

- We understand that the property has a basement, as such this is an additional entry point for flood waters and could increase the severity of any damage caused. We recommend seeking specialist advice on ways to mitigate or reduce the ingress of water;
- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> .
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> .
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



Ground stability

Page 30 →

Identified

Next steps

Ground stability

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

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

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider



Radon

Page 33 →

Identified

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



Planning constraints

Page 35 →

Identified

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



Energy

Page 40 →

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.

- 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



Methodologies and limitations

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

Data providers

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

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- 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

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

Email: info@groundsure.com

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