Screening

Sample Site, Sample Street, Anytown, UK

Reference:
SampleScreening_151025

Grid reference:
123456 123456

Your reference:
SampleScreening

Date:
15 October 2025

Consultant's guidance and recommendations inside.

Written by:

J McColl MSc
j.mccoll@groundsure.com

Professional opinion

Key results

Contaminated land

Acceptable risk Page 3 →

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

Flood

High Page 29 →

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 Page 31 →

Other results

- **Ground stability** — Identified Page 39 →
- **Radon** — Passed Page 47 →
- **Planning constraints** — Identified Page 48 →
- **Energy** — Identified Page 51 →
- **Transportation** — Identified Page 58 →

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

All recommendations Page 62 Appendix →

ClimateIndex™

Page 41 Summary →

Physical risks

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

5 years	30 years
F	F
High	High

Rating key

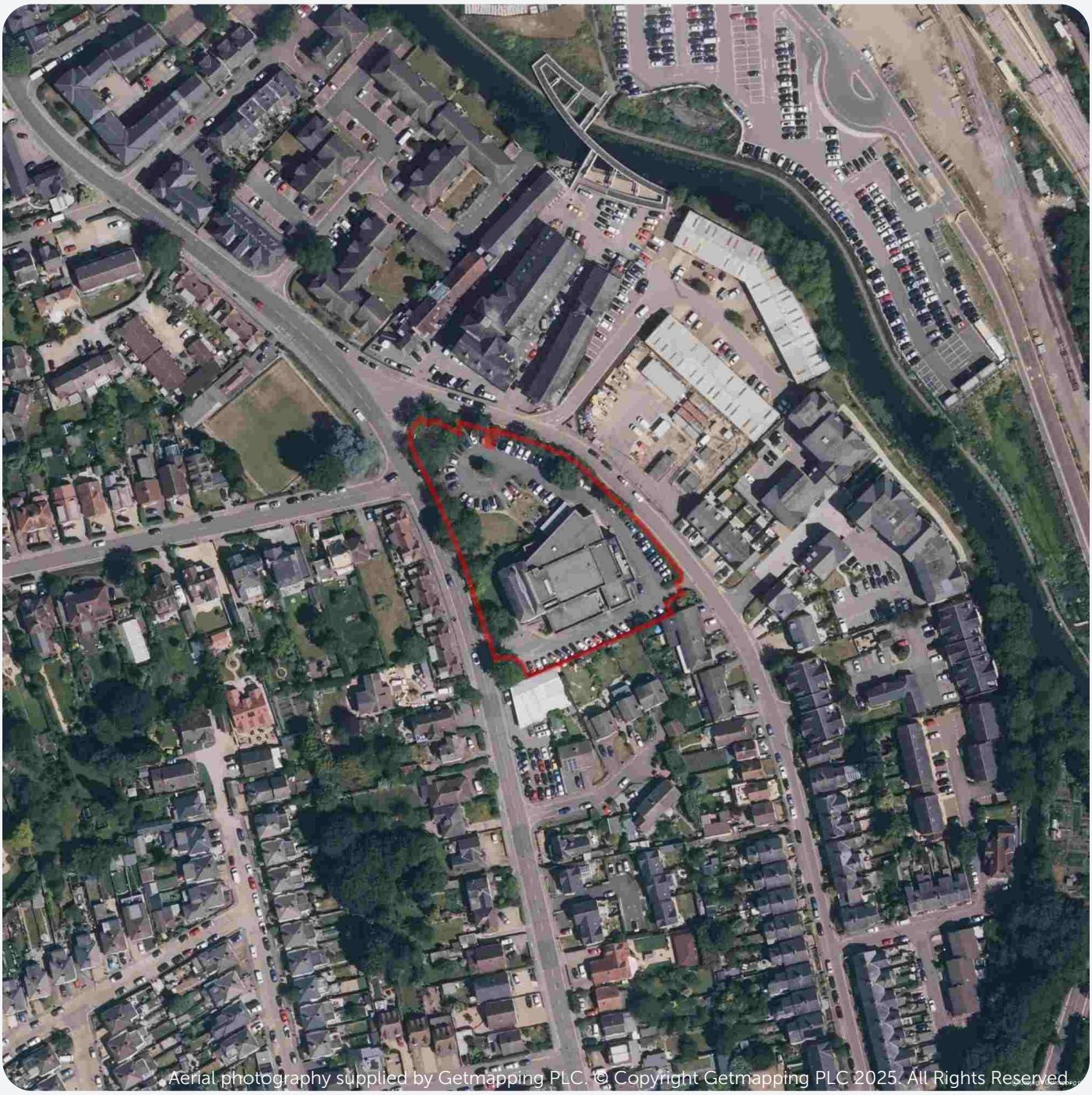
A B C D E F

Negligible risk → High risk

Transition risks

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

Recent aerial photograph



Capture Date: 15/06/2022

Site Area: 0.55ha

Screening

Contaminated land

Acceptable risk

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

Section links

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

Past land use	Acceptable risk →	Waste and landfill	Acceptable risk →
Current/recent land use	Acceptable risk →		

Contaminated land liability

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

Statutory or 3rd party action
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?
Unlikely

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

Next steps

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

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

Screening

Contaminated land

Consultant's assessment

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

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Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

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

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

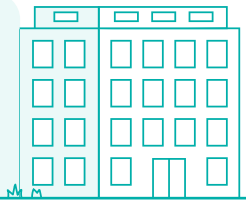
Potentially contaminative land uses have been identified near to the site, although they are not considered to be of significant concern.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers noted to lie within a Source Protection Zone.

Conclusion

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



Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	19	100
Former tanks	0	7	23
Former energy features	0	4	35
Former petrol stations	0	0	0
Former garages	0	0	13
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	1
Current and recent land use	**On-Site**	**0-50m**	**50-250m**
Recent industrial land uses	0	3	22
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	3

Contaminated land

Past land use

Acceptable risk

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

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Hydrology →

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
0	on site	Malthouse	1923
1 m	N	Hat Factory	1923
1 m	NE	Gasometer	1923

Screening

Distance	Direction	Use	Date
4 m	N	Malthouses	1938
5 m	N	Malthouses	1899
6 m	N	Unspecified Factory	1960
11 m	N	Malthouse	1896
11 m	N	Malthouse	1915
12 m	NE	Gasometer	1923
12 m	NE	Gasometer	1915
13 m	NE	Unspecified Tank	1938
13 m	N	Malthouses	1947
14 m	NW	Hat Factory	1923
14 m	NE	Unspecified Tank	1960
14 m	NE	Unspecified Tank	1981
14 m	NE	Unspecified Works	1981
15 m	N	Malthouse	1896
16 m	NE	Gasometer	1947
23 m	NW	Hat Factory	1896
34 m	NW	Hat Factory	1896
61 m	S	Nursery	1938
62 m	S	Nursery	1899
63 m	S	Nursery	1915
68 m	S	Nursery	1896
68 m	NW	Hat Factory	1915
68 m	S	Nursery	1923
69 m	NW	Hat Factory	1938
69 m	NW	Hat Factory	1947
74 m	NW	Hat Factory	1899
78 m	S	Nursery	1896
90 m	S	Nursery	1923
125 m	E	Railway Sidings	1938
130 m	E	Railway Sidings	1981

Distance	Direction	Use	Date
132 m	E	Railway Sidings	1899
132 m	E	Railway Sidings	1923
133 m	E	Railway Sidings	1896
136 m	E	Railway Sidings	1896
136 m	E	Railway Sidings	1960
137 m	E	Railway Sidings	1923
138 m	E	Railway Sidings	1947
138 m	N	Gas Works	1923
139 m	E	Railway Sidings	1915
140 m	E	Unspecified Mill	1899
142 m	N	Gas Works	1923
146 m	E	Railway Sidings	1883
147 m	E	Railway Sidings	1896
147 m	N	Unspecified Commercial/Industrial	1938
147 m	N	Gas Works	1915
148 m	N	Unspecified Commercial/Industrial	1960
149 m	N	Gas Works	1947
149 m	E	Railway Sidings	1896
149 m	E	Railway Building	1938
152 m	E	Railway Building	1947
154 m	E	Railway Building	1923
163 m	SE	Unspecified Mill	1896
164 m	SE	Unspecified Mill	1896
169 m	SE	Unspecified Mill	1883
170 m	NE	Unspecified Pit	1923
177 m	NE	Railway Building	1923
183 m	NE	Railway Building	1947
186 m	W	Nursery	1883
186 m	E	Cuttings	1883
189 m	E	Railway Building	1938

Distance	Direction	Use	Date
190 m	W	Nursery	1899
191 m	E	Railway Building	1947
192 m	E	Cuttings	1981
193 m	N	Malthouse	1947
193 m	E	Railway Sidings	1896
193 m	E	Railway Sidings	1896
194 m	E	Railway Sidings	1923
197 m	N	Gasometers	1923
201 m	N	Gasometer	1923
209 m	SE	Unspecified Ground Workings	1896
211 m	SE	Unspecified Ground Workings	1899
211 m	N	Malthouse	1938
211 m	E	Ground Workings	1915
211 m	E	Railway Sidings	1981
212 m	E	Unspecified Ground Workings	1883
213 m	N	Gasometer	1923
213 m	NE	Unspecified Tanks	1923
213 m	N	Gasometer	1923
214 m	N	Gas Works	1899
214 m	N	Malthouse	1923
215 m	N	Gas Works	1883
216 m	NE	Railway Building	1938
217 m	SE	Unspecified Ground Workings	1923
218 m	NE	Railway Building	1883
219 m	N	Gas Works	1896
220 m	N	Unspecified Tanks	1938
220 m	E	Unspecified Depot	1981
220 m	N	Unspecified Tanks	1899
220 m	N	Gasometers	1947
220 m	N	Gasometer	1896

Screening

Distance	Direction	Use	Date
221 m	N	Unspecified Tanks	1960
221 m	N	Gas Works	1896
221 m	N	Gasometer	1915
222 m	N	Gasometer	1883
223 m	N	Malthouse	1883
223 m	N	Gasometer	1896
223 m	SE	Unspecified Pit	1896
225 m	NE	Railway Station	1923
228 m	NE	Unspecified Quarry	1947
228 m	SW	Old Gravel Pit	1899
229 m	SW	Unspecified Pit	1896
231 m	NE	Railway Station	1899
231 m	SW	Unspecified Ground Workings	1883
232 m	NE	Railway Station	1923
233 m	N	Malthouse	1915
234 m	NE	Railway Sidings	1896
234 m	NE	Railway Station	1960
235 m	NE	Railway Station	1938
236 m	NE	Railway Building	1947
237 m	NE	Railway Station	1896
240 m	N	Railway Building	1923
240 m	NE	Railway Building	1947
241 m	N	Gasometer	1883
243 m	NE	Railway Building	1947
245 m	N	Unspecified Commercial/Industrial	1896
246 m	NE	Railway Buildings	1938
246 m	SW	Unspecified Pit	1899

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
15 m	NE	Gasometer	1921
15 m	NE	Unspecified Tank	1939
16 m	NE	Gasholder	1985
16 m	NE	Gasholder	1968
17 m	NE	Gas Holder	1969
27 m	N	Unspecified Tank	1968
27 m	N	Unspecified Tank	1969
86 m	N	Tanks	1968
86 m	N	Tanks	1969
93 m	S	Unspecified Tank	1999
94 m	S	Unspecified Tank	1969
106 m	SE	Unspecified Tank	1988
125 m	SE	Unspecified Tank	1988
147 m	N	Gas Works	1921
182 m	N	Unspecified Tank	1939
210 m	N	Unspecified Tank	1921
210 m	N	Unspecified Tank	1939
217 m	N	Gas Works	1897
220 m	N	Gasometer	1897
220 m	N	Gasometer	1897
222 m	N	Gasometers	1921
222 m	N	Tanks	1939
222 m	N	Gas Works	1879
223 m	N	Gas Works	1898
224 m	N	Gasholder	1968
224 m	N	Gasholder	1969
225 m	N	Gasometer	1879

Distance	Direction	Use	Date
226 m	N	Gasometer	1898
227 m	N	Gasometer	1898
245 m	N	Gasometer	1879

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
15 m	NE	Gasometer	1921
16 m	NE	Gasholder	1985
16 m	NE	Gasholder	1968
17 m	NE	Gas Holder	1969
65 m	E	Electricity Substation	1985
65 m	E	Electricity Substation	1988
66 m	E	Electricity Substation	1968
67 m	E	Electricity Substation	1969
82 m	NW	Electricity Substation	1993
82 m	NW	Electricity Substation	1995
94 m	NE	Electricity Substation	1985
144 m	S	Electricity Substation	1969
145 m	S	Electricity Substation	1983
145 m	S	Electricity Substation	1988
145 m	S	Electricity Substation	1999
145 m	S	Electricity Substation	1968
147 m	N	Gas Works	1921
189 m	W	Electricity Substation	1969
190 m	W	Electricity Substation	1968
191 m	W	Electricity Substation	1993
191 m	W	Electricity Substation	1995

Distance	Direction	Use	Date
191 m	W	Electricity Substation	1987
191 m	W	Electricity Substation	1988
217 m	N	Gas Works	1897
220 m	N	Gasometer	1897
220 m	N	Gasometer	1897
222 m	N	Gasometers	1921
222 m	N	Gas Works	1879
223 m	N	Gas Works	1898
224 m	N	Gasholder	1968
224 m	N	Gasholder	1969
225 m	N	Gasometer	1879
226 m	N	Gasometer	1898
227 m	N	Gasometer	1898
234 m	E	Electricity Substation	1985
234 m	E	Electricity Substation	1988
235 m	E	Electricity Substation	1968
235 m	E	Electricity Substation	1969
245 m	N	Gasometer	1879

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
141 m	NW	Garage	1968
141 m	NW	Garage	1969
141 m	NW	Garage	1988
141 m	NW	Garage	1995
142 m	NW	Garage	1987
158 m	NW	Garage	1968

Distance	Direction	Use	Date
158 m	NW	Garage	1969
159 m	NW	Garage	1987
206 m	NW	Bus Garage	1968
206 m	NW	Garage	1995
207 m	NW	Bus Garage	1969
244 m	S	Garage	1983
244 m	S	Garage	1988

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land

Waste and landfill

Acceptable risk

The data summarised in this section relates to closed and active landfill sites in the area as well as any waste treatment or storage facilities. These land uses can cause significant ground contamination.

Section links

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Past land use → | Hydrogeology →
Waste and landfill → | Hydrology →

Site Outline

Search buffers in metres (m)

Active or recent licensed waste sites

Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Screening

ID	Distance	Direction	Address	Type	Size	Status
1	231 m	N	Household Waste Site, Anchor Street, Bishops Stortford, Hertfordshire, CM23 3BP	Household Waste Amenity Site	Small	Surrendered

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

Contaminated land

Current and recent land use

Acceptable risk

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

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Hydrogeology
Hydrology

Site Outline

Search buffers in metres (m)

Recent industrial land uses

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	12 m	S	Howard Banks Cars Ltd - 5a, South Road, Bishop's Stortford, Hertfordshire, CM23 3JG	Secondhand Vehicles	Motoring
2	20 m	NE	Edser Labs - 3, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DH	Disability and Mobility Equipment	Consumer Products

Screening

ID	Distance	Direction	Company / Address	Activity	Category
3	22 m	NE	Mast (Telecommunication) - Hertfordshire, CM23	Telecommunications Features	Infrastructure and Facilities
4	52 m	E	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
5	55 m	NE	Elcomponent - 5 Southmill Trading Centre, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DY	Electronic Equipment	Industrial Products
6	55 m	NE	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
7	56 m	NE	Frontline Printing - 3 Southmill Trading Centre, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DY	Published Goods	Industrial Products
8	72 m	N	Pell Frischmann - Pell Frishmann Consultants Ltd First Floor Millars Three, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DH	Civil Engineers	Engineering Services
9	96 m	NW	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
10	99 m	NE	Scoria Fireplaces Ltd - 7 Southmill Trading Centre, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DY	Fireplaces and Mantelpieces	Consumer Products
11	99 m	NE	South Woodford Electronics Ltd - Southmill Trading Centre, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DY	Cable, Wire and Fibre Optics	Industrial Products
13	137 m	N	Wharf Place - Hertfordshire, CM23	Moorings and Unloading Facilities	Water
14	151 m	S	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
15	197 m	W	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
18	220 m	E	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities
19	222 m	NW	National Tyres and Autocare - 111, South Street, Bishop's Stortford, Hertfordshire, CM23 3AR	Vehicle Repair, Testing and Servicing	Repair and Servicing
20	222 m	S	Glass Offices 4 U - Unit 9 Millside Industrial, Southmill Road, Bishop's Stortford, Hertfordshire, CM23 3DP	Building and Component Suppliers	Construction Services
21	230 m	SE	Electricity Sub Station - Hertfordshire, CM23	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
22	230 m	NW	Marimba World Chocolate Ltd - 134, South Street, Bishop's Stortford, Hertfordshire, CM23 3BQ	Baking and Confectionery	Foodstuffs
23	230 m	NW	Business Air News - 134, South Street, Bishop's Stortford, Hertfordshire, CM23 3BQ	Published Goods	Industrial Products
24	230 m	NW	Infant Journal - 134, South Street, Bishop's Stortford, Hertfordshire, CM23 3BQ	Published Goods	Industrial Products
25	230 m	NW	Stansted News Ltd - 134, South Street, Bishop's Stortford, Hertfordshire, CM23 3BQ	Published Goods	Industrial Products
26	232 m	N	Hopper - Hertfordshire, CM23	Hoppers and Silos	Farming
27	234 m	E	Bishop's Stortford Business Centre - Hertfordshire, CM23	Business Parks and Industrial Estates	Industrial Features
28	243 m	SE	Works - Hertfordshire, CM23	Unspecified Works Or Factories	Industrial Features

This data is sourced from Ordnance Survey.

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
12	102 m	NE	11/12/2001	Category 4 (No Impact)	Category 3 (Minor)	Other Contaminated Water
16	204 m	W	26/06/2002	Category 4 (No Impact)	Category 4 (No Impact)	Smoke
17	207 m	SE	21/09/2003	Category 4 (No Impact)	Category 3 (Minor)	Other Contaminated Water

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.

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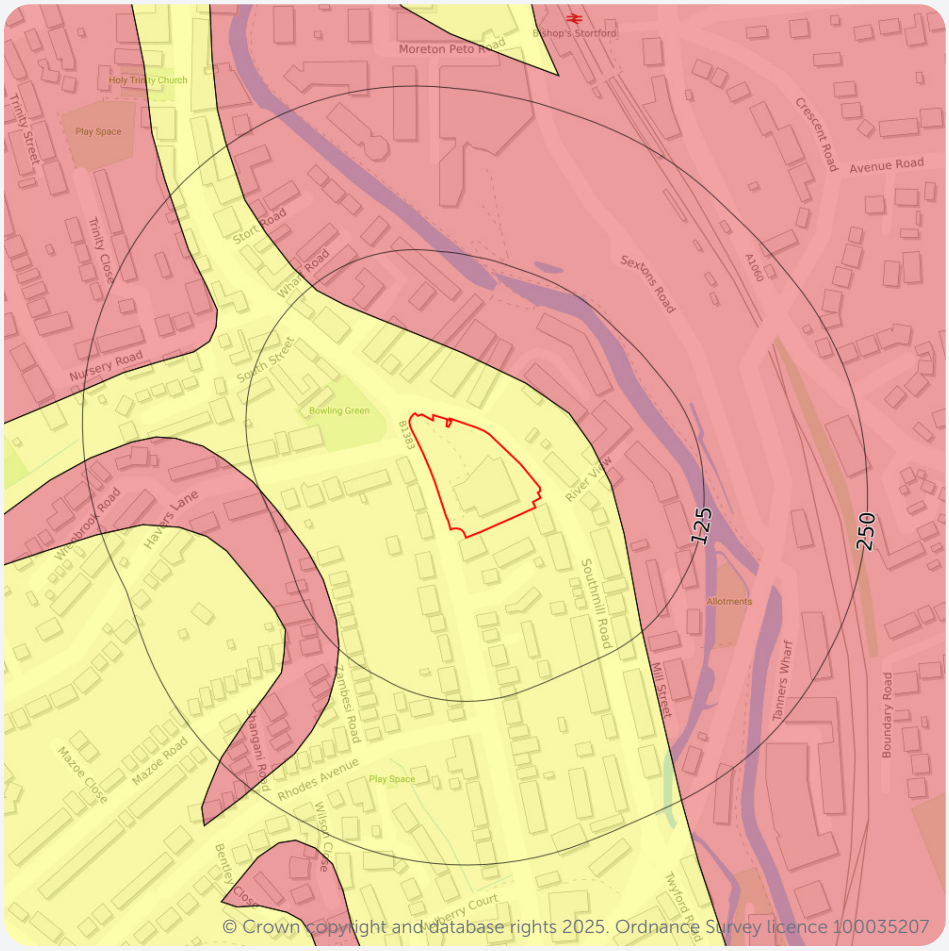

Site Outline

Search buffers in metres (m)

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

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
0	on site	Secondary Undifferentiated
47 m	NE	Secondary A
105 m	W	Secondary A
164 m	NW	Secondary A

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

Superficial geology

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

Description	BGS LEX Code	Rock Type
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.

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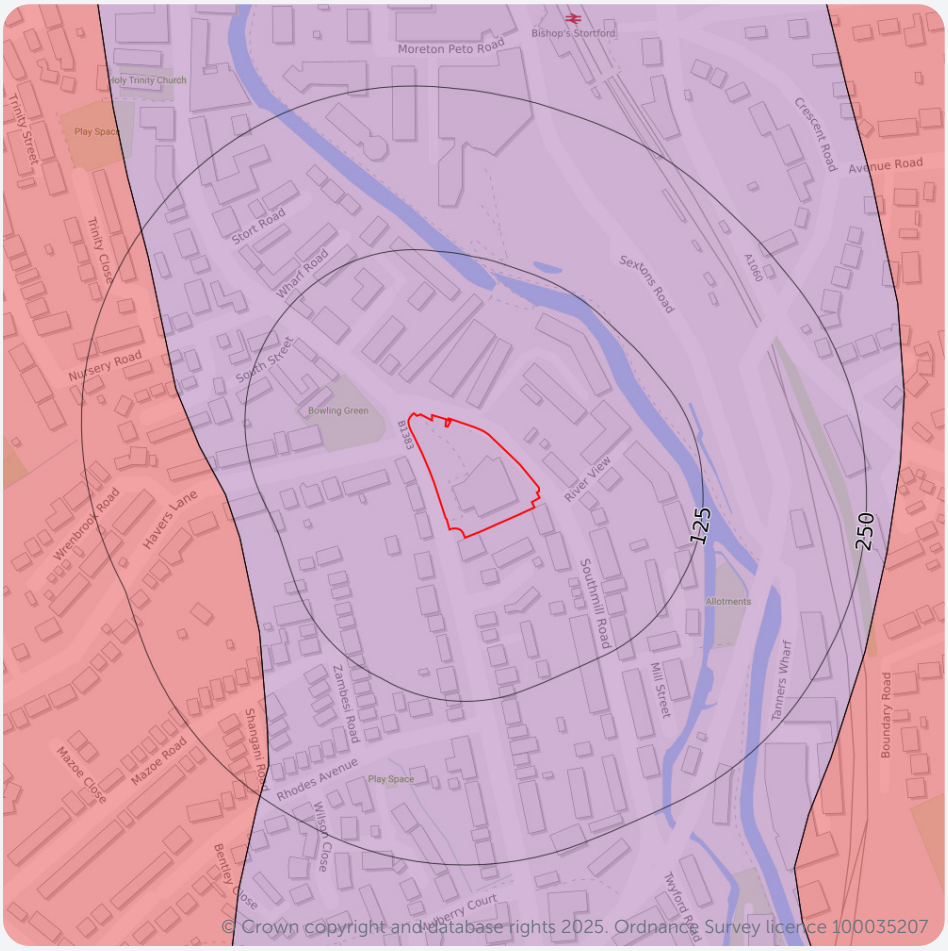

Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Principal
150 m	W	Secondary A

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

Bedrock geology

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

Description	BGS LEX Code	Rock Type
LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED)	LESE-CHLK	CHALK

This data is sourced from British Geological Survey.

Contaminated land

Source Protection Zones and drinking water abstractions

The data summarised in this section relates to any water abstractions or protected areas associated with underground water resources (aquifers) in the area.

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Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features

Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	**Zone:** 3 **Description:** Total catchment

Screening

Distance	Direction	Details
192 m	N	**Zone:** 2 **Description:** Outer catchment

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

Contaminated land

Hydrology

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

Section links

Back to section summary →

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

- Site Outline

Search buffers in metres (m)

- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

Type of watercourse:

- At ground level
- Elevated
- Underground
- Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
101 m	NE	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
127 m	E	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
134 m	E	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
136 m	E	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
136 m	E	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
139 m	E	**Name:** River Stort **Type of water feature:** Canal. A manmade watercourse for inland navigation. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
148 m	E	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** Underground **Permanence:** Watercourse contains water year round (in normal circumstances)
176 m	E	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
179 m	S	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
179 m	S	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** Not provided **Permanence:** Watercourse contains water year round (in normal circumstances)
187 m	SE	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** Underground **Permanence:** Watercourse contains water year round (in normal circumstances)
189 m	SE	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
196 m	SE	**Name:** River Stort **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
250 m	S	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)
250 m	S	**Name:** **Type of water feature:** Inland river not influenced by normal tidal action. **Ground level:** Underground **Permanence:** Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Screening

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 →
Planning →
River & coastal →
FloodScore™ insurance →

	Risk to site		Risk to building(s)	
River and coastal flooding	High	→	Identified	→
Surface water flooding	Significant	→	Not identified	
Groundwater flooding	Low		Not identified	
Past flooding	Identified	→	Not identified	
Flood storage areas	Not identified		Not identified	

FloodScore™ insurance rating	High	→

Next steps

Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- 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 identying 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.

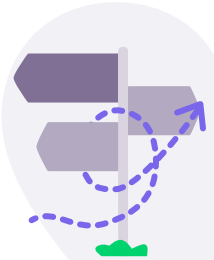
National Planning Policy Framework (NPPF)

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

National Planning Policy Framework (NPPF)

Screening

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 59 →.

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 →
Surface water →
Planning →
River & coastal →
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)
Museum	Low	Low	Low	Low	No	No

Screening

Flooding

Risk of flooding from rivers and the sea

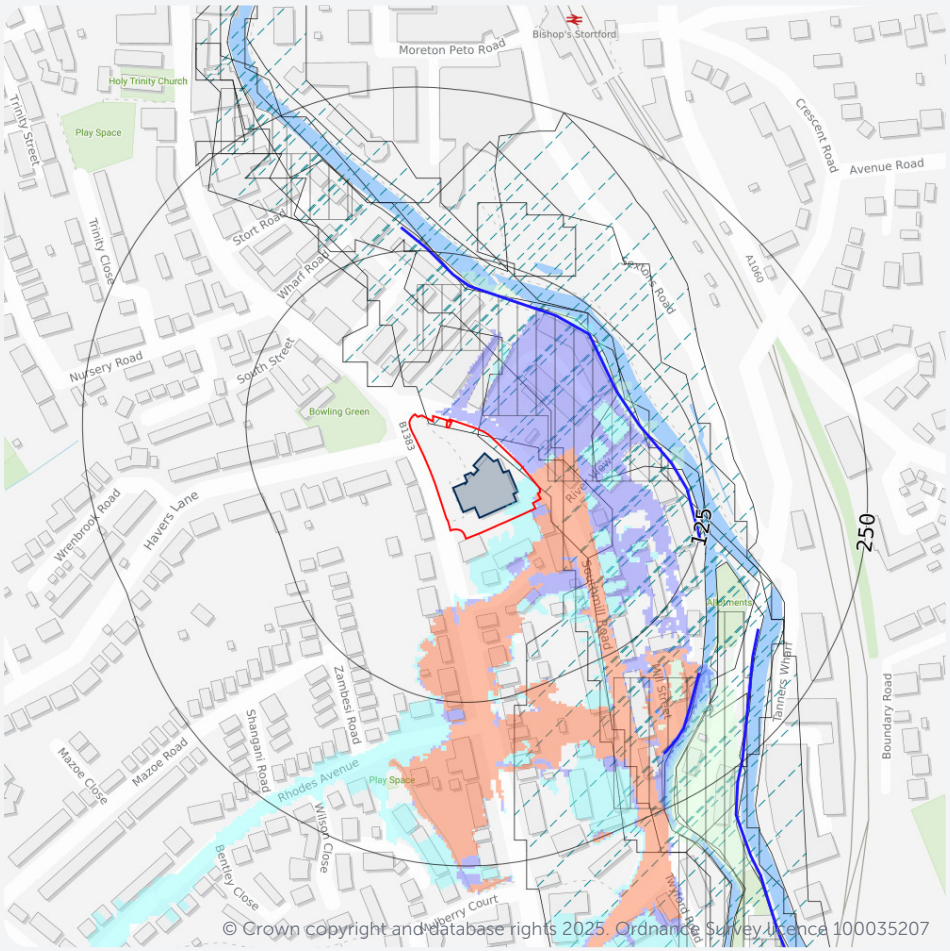
High

This section provides an indication of where there are flood risks originating from rivers and/or the sea. Rivers may break their banks following high rainfall and the sea level may rise as a result of high tides or extreme weather.

Section links

Back to section summary →

Building assessment →
Surface water →
Planning →
River & coastal →
FloodScore™ insurance →



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

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Flood Defences

Risk of river and coastal flooding to building(s)

Identified

A low risk of flooding from rivers and the sea has been identified at a building/structure level. Localised damage or short-term interruption may occur. This may be relevant for insurance or site management.

Risk of flooding from rivers and the sea

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

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

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

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data. This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

As flood risks may or may not have changed, this requires further investigation.

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1947-01-01 1947-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1968-01-01 1968-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

Flood defences

Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Flooding

Surface water flooding

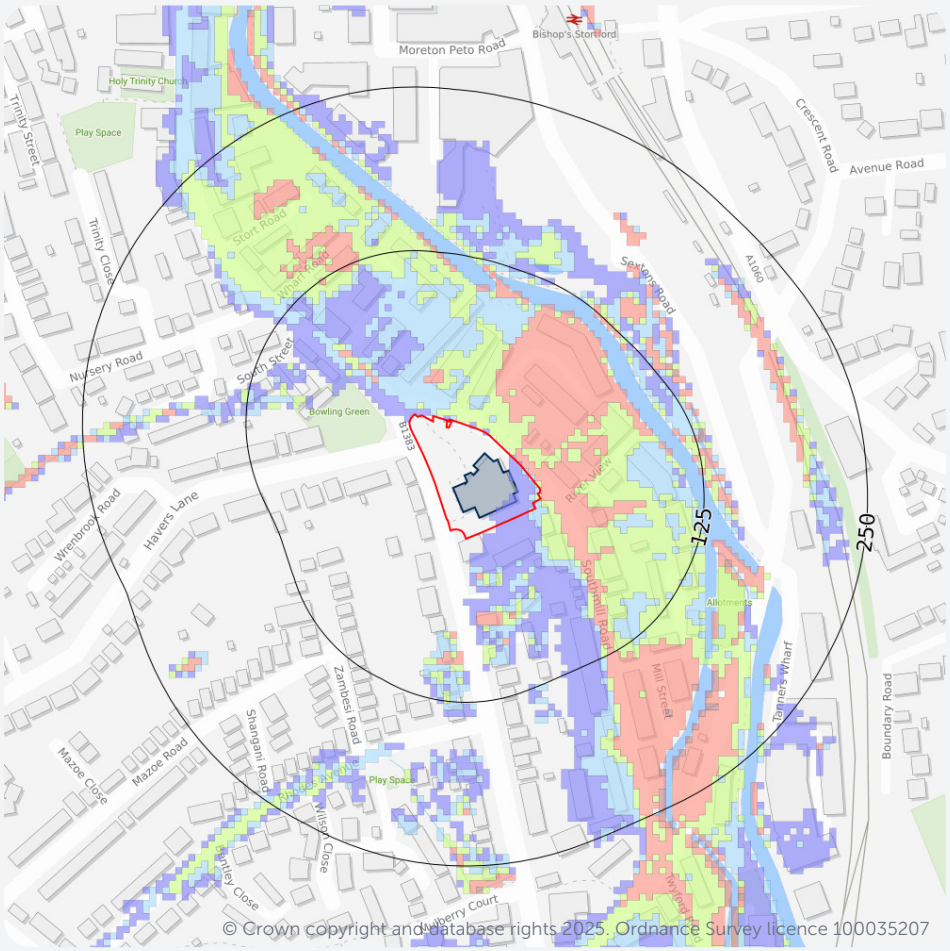
Significant

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 →
Planning →
River & coastal →
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)

Not identified

Surface water flooding is not expected at a building/structure level under normal conditions. Localised ponding or temporary disruption may still occur during extreme or prolonged rainfall. Awareness is advised for site users and management, although the overall likelihood is minimal.

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 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 between 0.3m and 1.0m. 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

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 →
Planning →
River & coastal →
FloodScore™ insurance →

Site Outline

Search buffers in metres (m)

- Very High
- High
- Moderate-High
- Moderate
- Low

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.

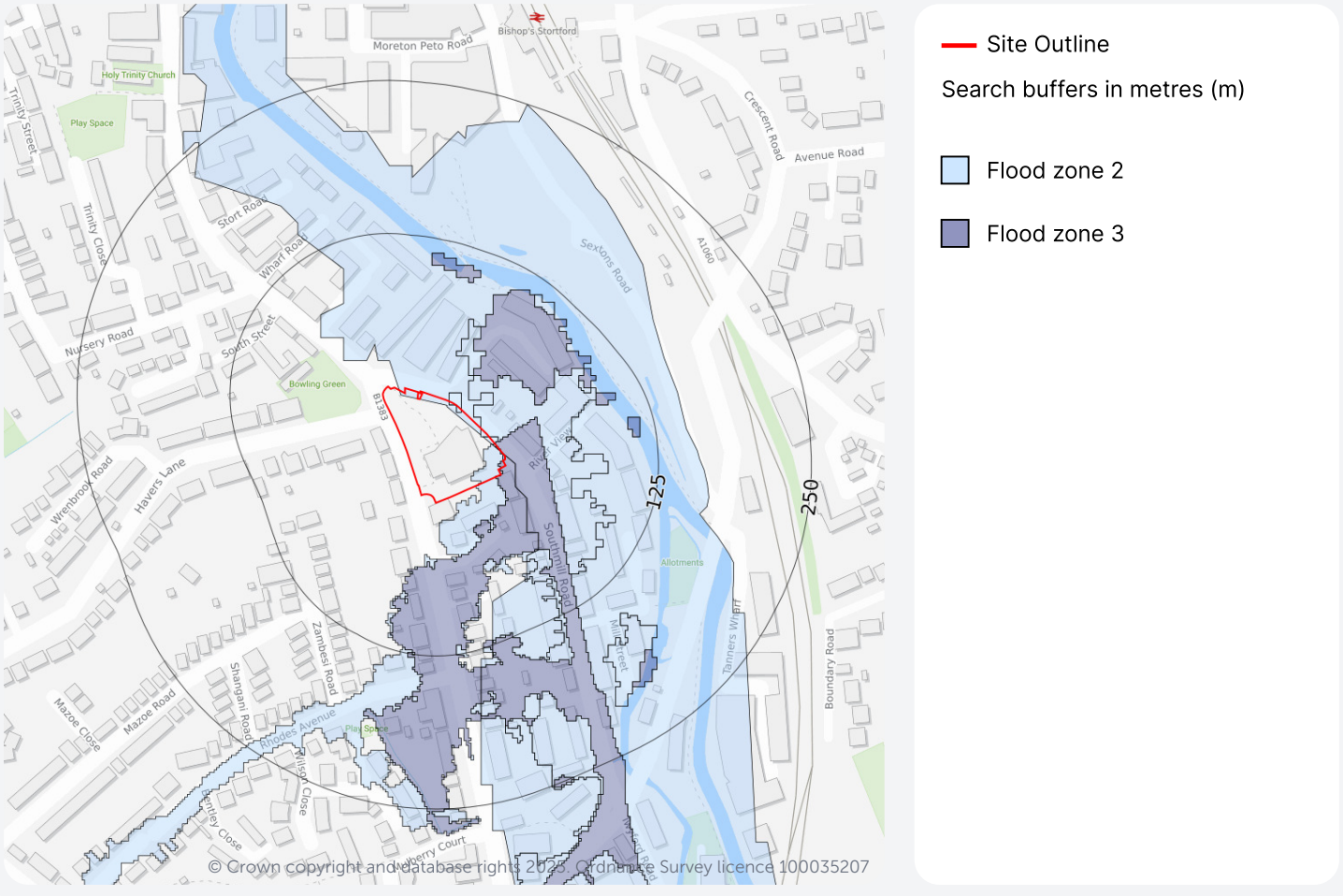
Flooding

Flood map for planning

This section provides details of the flood zones as defined by the Environment Agency. These zones are typically used by planning authorities.

Section links Back to section summary

Building assessment → | River & coastal →
Surface water → | FloodScore™ insurance →
Planning →



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

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

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

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

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

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

Screening

Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 2
0	on site	Flood zone 2
0	on site	Flood zone 2
0	on site	Flood zone 2
0	on site	Flood zone 2
0	on site	Flood zone 3
0	on site	Flood zone 3

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

Screening

Ground stability

Identified

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

Section links

Natural →

Natural ground stability Moderate-High → **Non-natural ground stability** Not identified

Next steps

Ground stability

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

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

Ground stability

Natural ground stability

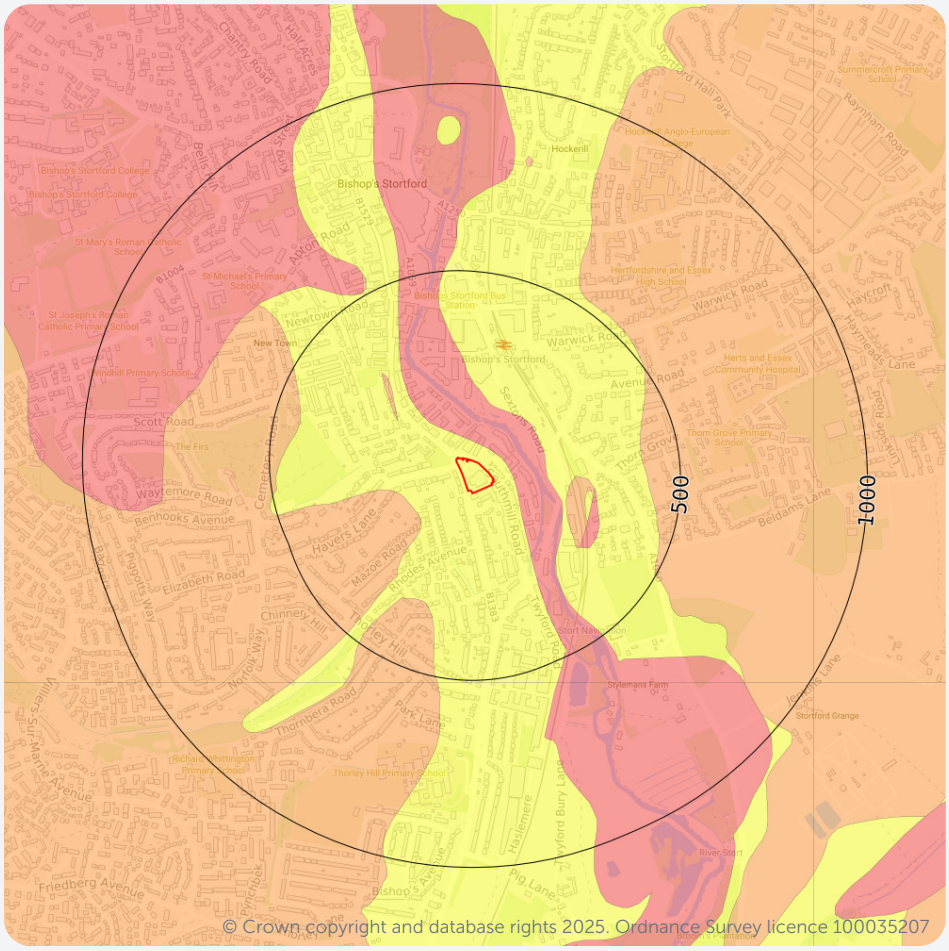
Moderate-High

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

Section links

Back to section summary →

Natural →



Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Screening

ClimateIndex™

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

Section links

Physical risks → Flooding →
Ground stability → Transition risks →

Physical risks High → **Transition risks** EPC found →

Next steps

Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for flood warnings provided by the government
- Look into the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood
- Check with your Local Authority or the Environment Agency to find out if there are any planned flood defences that could protect your property against river or coastal flooding in the future

Let's talk about climate

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

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

Screening

ClimateIndex™

Physical risks

High

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

Section links

Back to section summary →

Physical risks → Flooding →
Ground stability → Transition risks →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

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

F — 5 years

High

Highest impact ↑ Lowest impact

Flooding

Flooding is expected to remain a risk over the next 5 years, please see assessment on page 29 >

River and coastal flooding

River/coastal flooding is expected to remain a risk over the next 5 years

Surface water flooding

Surface water flooding is expected to remain a risk over the next 5 years

F — 30 years

High

Highest impact ↑ Lowest impact

Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on page 29 >

River and coastal flooding

River/coastal flooding is expected to remain a risk over the next 30 years

Surface water flooding

Surface water flooding is expected to remain a risk over the next 30 years

Rating key

A B C D E F

Negligible risk → High risk

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

ClimateIndex™

Flooding

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

Section links Back to section summary

Physical risks → Flooding →
Ground stability → Transition risks →

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

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

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

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

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	40-80	40-80	40-80	40-80
Medium emissions	40-80	40-80	40-80	40-80
High emissions	40-80	40-80	80+	80+

This data is sourced from Ambiental Risk Analytics.

ClimateIndex™

Ground stability

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

Section links Back to section summary

Physical risks → Flooding →
Ground stability → Transition risks →

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

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

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

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

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

This data is sourced from the British Geological Survey

ClimateIndex™

Transition risks

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

Section links

Back to section summary →

Physical risks → Flooding →
Ground stability → Transition risks →

Energy Performance

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

We have found an EPC relating to South Mill Arts Centre, 1-3 South Road, CM23 3JG
UPRN: 10033094078

Current EPC rating

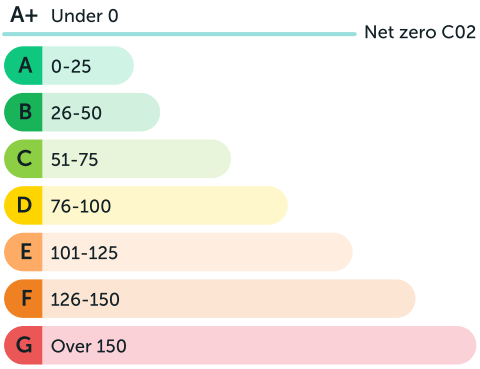
C
52

Certificate date:
6th July 2024

Valid until:
5th July 2034

Property type:
Non-residential Institutions: Libraries, Museums, and Galleries

Total floor area:
2190 sq m



How this property compares to others

B	E
26	106
Newly built	Older properties

You can visit gov.uk's find an energy certificate service to search for the EPC for more detail.

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

EPC recommendations

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

	Recommendations
1	Improve insulation on HWS storage.
2	Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3	Add optimum start/stop to the heating system.
4	The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.
5	Some walls have uninsulated cavities - introduce cavity wall insulation.
6	Some windows have high U-values - consider installing secondary glazing.
7	Add local temperature control to the heating system.
8	Add weather compensation controls to heating system.
9	Add local time control to heating system.
10	Some solid walls are poorly insulated - introduce or improve internal wall insulation.
11	In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
12	Consider replacing T8 lamps with retrofit T5 conversion kit.
13	Add time control to heating system.

Leasing and energy efficiency regulations

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

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

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

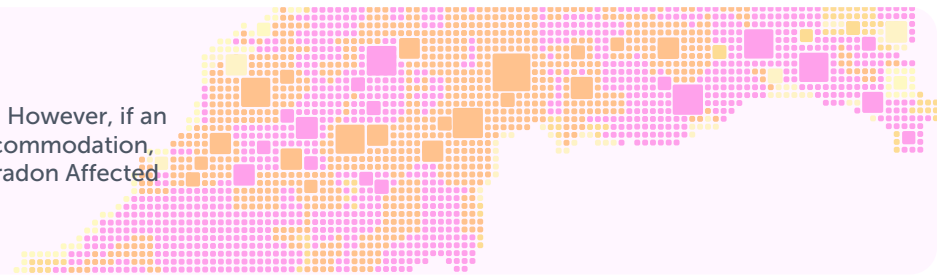
Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.

Screening

Radon

Passed

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



Next steps

Radon

None required.

Screening

Planning constraints

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

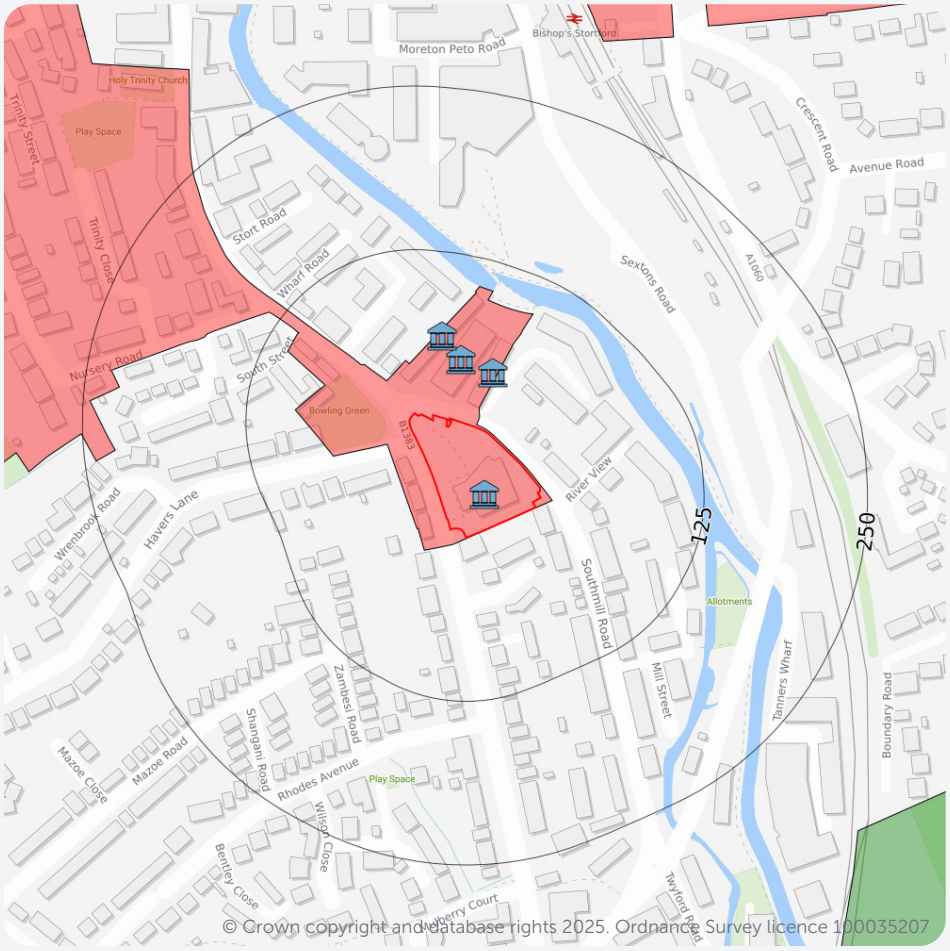
Identified

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

Section links

Back to section summary →

Planning constraints →



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	Bishop's Stortford	East Hertfordshire

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	Rhodes' Birthplace Museum	II	1347477	18/10/1949
44 m	N	South Range Of Former Malthouses At Junction With South Street (Hopper Engineering)	II	1347478	18/10/1949
46 m	N	Central Range Of Former Malthouses At Junction With South Street (Maurice And Company Limited)	II	1307798	11/07/1983
61 m	N	North Range Of Former Malthouses At Junction With South Street (Peppers)	II	1102414	18/10/1949

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

Screening

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	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

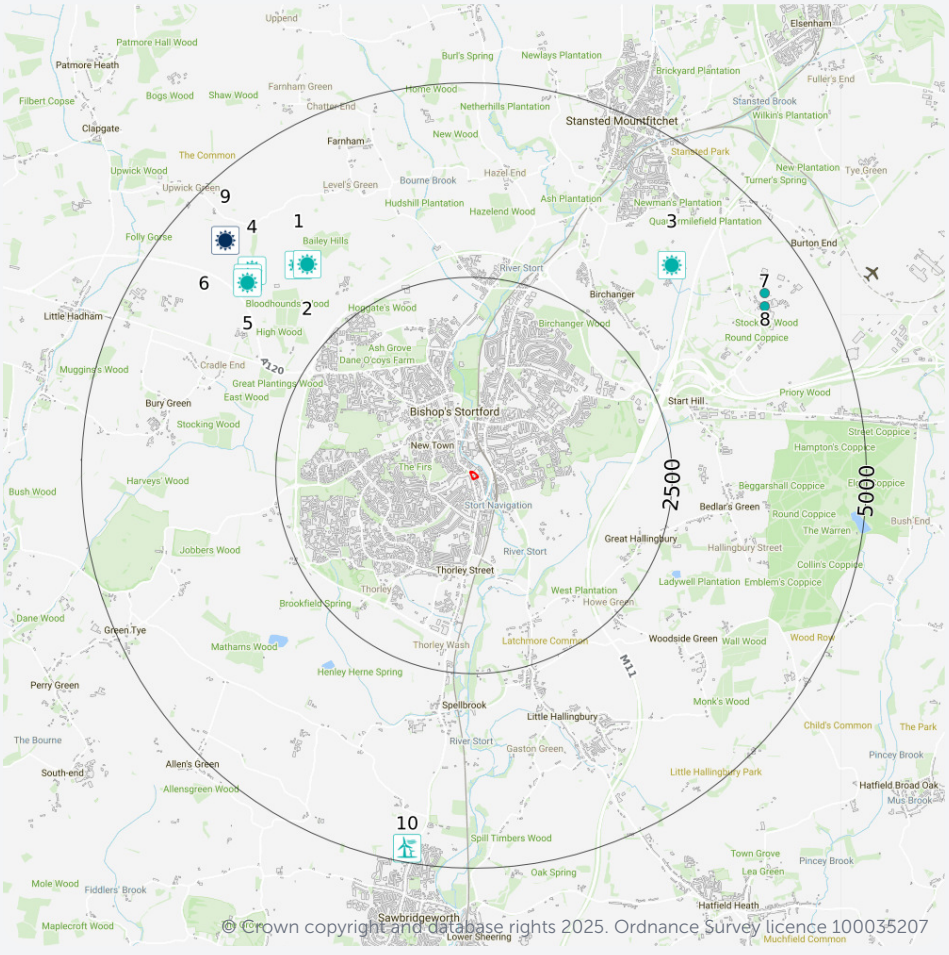
Identified

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.

ID	Distance	Direction	Details	
10	4-5 km	S	**Site Name**: The Leventhorpe School, Cambridge Road, Sawbridgeworth, East Hertfordshire, Hertfordshire, CM21 9BY **Planning Application Reference**: 3/06/0715/FP **Type of Project**: 2 Wind Turbines	**Application Date**: 2006-03-13 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises installation of 2 6KW wind turbines on 15m masts. **Approximate Grid Reference**: 548234, 215763

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	
7	4-5 km	NE	**Site Name**: Land North Of Stansted Airport Third Avenue Stansted Airport **Planning Application Reference**: UTT/24/3144/DFO **Type of Project**: Commercial/Employment Development (Phase 1B)	**Application Date**: 2024-12-23 **Planning Stage**: Validated **Project Details**: Reserved matters comprising external appearance, layout, scale and landscaping for Phase 1B of Land to the North of Stansted pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8 Classes E(g) and Class B2, with supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f), amenity area, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 (Landscape Management Plan), 7 (materials), 21 (Cycle Access),38 (Drainage), 50 (Glint and Glare), 54 (Wind Shear), 78 (BNG) and 79 (Landscape and Ecological Management Plan) pursuant to Outline Planning permission ref: UTT/22/0434/OP **Approximate Grid Reference**: 552831, 222730

ID	Distance	Direction	Details	
8	4-5 km	NE	**Site Name**: Land North Of Stansted Airport Third Avenue Stansted Airport Stansted **Planning Application Reference**: 24/02742/ODC **Type of Project**: Commercial Development & Landscaping Phase 1B	**Application Date**: 2024-12-31 **Planning Stage**: Validated **Project Details**: Reserved matters comprising external appearance, layout, scale and landscaping for Phase 1B of Land to the North of Stansted pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8Classes E(g) and Class B2, with supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f), amenity area, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 landscape Management Plan), 7 (materials), 21 (Cycle Access),38 (Drainage), 50 (Glint and Glare), 54 (Wind Shear), 78 (BNG) and 79 (Landscape and Ecological Management Plan) pursuant to Outline Planning permission ref: UTT/22/0434/OP **Approximate Grid Reference**: 552833, 222732

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
9	4-5 km	NW	Wickham Hall Estate Solar Photovoltaic Farm, Land At Wickham Hall Estate Bishops Stortford, CM23 1JG	**Contractor**: Endurance Energy Wickham Hall Limited **LPA Name**: East Hertfordshire **Capacity (MW)**: 35	**Application Date**: 30/11/2021 **Pre Consent Status**: Planning Application Submitted **Post Consent Status**: Application Submitted **Date Commenced**: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
1	3-4 km	NW	Land To The North-West Of Bishops Stortford, Farnham Road, Farnham, Hertfordshire	**Applicant name**: Endurance Energy Wickham Hall Ltd **Application Status**: No Details **Application Date**: 31/01/2024 **Application Number**: UTT/24/0277/SCO	Request for a Screening Opinion for a proposed development of a solar photovoltaic farm and associated infrastructure and battery storage, inverters and transformers, fencing and landscaping works
2	3-4 km	NW	Land To The North-West Of Bishops Stortford, Farnham Road, Farnham, CM23 1JG	**Applicant name**: Mr G Hilton **Application Status**: S62A Designation application **Application Date**: 26/06/2024 **Application Number**: UTT/24/1417/PINS	Consultation on S62A/2024/0045 - Erection of a Solar Photovoltaic Farm with supporting infrastructure and battery storage, inverters and transformers, fencing, landscaping works and connecting cable
3	3-4 km	NE	Land At Parsonage Farm Forest Hall Road Stansted Essex	**Applicant name**: - **Application Status**: Validated **Application Date**: - **Application Number**: UTT/25/1742/FUL	Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, substation, customer switchgear, access, fencing, CCTV cameras and landscaping
4	3-4 km	NW	Land To The North-West Of Bishops Stortford, Farnham Road, Farnham, Hertfordshire	**Applicant name**: Endurance Energy Wickham Hall Limited **Application Status**: Awaiting decision **Application Date**: 30/11/2021 **Application Number**: UTT/21/3108/FUL	Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with supporting infrastructure and battery storage, inverters and a transformers, fencing and landscaping works

ID	Distance	Direction	Address	Details	
5	3-4 km	NW	Land At Wickham Hall Estate, Hadham Road, Bishops Stortford, Hertfordshire, CM23 1JG	**Applicant name**: Tim Holmes **Application Status**: Awaiting decision **Application Date**: 30/11/2021 **Application Number**: 3/21/2601/FUL	Erection of a solar photovoltaic farm with an output capacity not to exceed 49.9MW of energy, with supporting infrastructure and battery storage, inverters and transformers, fencing and landscaping works
6	3-4 km	NW	Bishops Stortford. Farnham Road. Farnham, Hertfordshire, CN23 1JH	**Applicant name**: Endurance Estates & Infraland Ltd **Application Status**: Awaiting decision **Application Date**: 23/02/2021 **Application Number**: UTT/21/0597/SCO	Request for a Screening Opinion for a proposed development of a solar photovoltaic farm and associated infrastructure.

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.

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

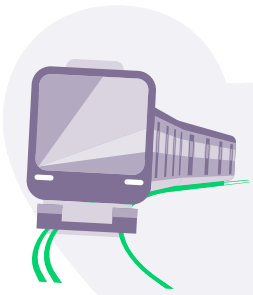
The property is not within 250 metres of the Crossrail 2 project.

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



Next steps

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

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	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Identified
Recent industrial land uses	Identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Identified

Screening

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

Natural ground subsidence	
Natural ground subsidence	Identified
Natural geological cavities	Not identified

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

Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Radon	
Radon	Not identified

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

Planning constraints	
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

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

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

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

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

Appendix

Contaminated land

Page 3 →

Acceptable risk

Next steps

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

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

Flooding

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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.

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- 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 identying 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

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Identified

Next steps

Next steps continued

Ground stability

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

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

Screening

ClimateIndex™

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High

Next steps

Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for flood warnings provided by the government
- Look into the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood
- Check with your Local Authority or the Environment Agency to find out if there are any planned flood defences that could protect your property against river or coastal flooding in the future

Let's talk about climate

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

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

Planning constraints

Page 48 →

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

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Identified

Next steps

Next steps continued

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

Transportation

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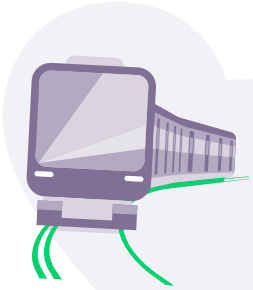
Identified



Next steps

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

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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

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

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

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

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

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

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

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

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

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

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