

Thank you for ordering your environmental report from Groundsure. Before you read your search results as normal we wanted to explain some recent improvements that have been made to your report. We want to let you know what **ClimateIndex™** is and what it is designed to do, so we've provided some explanation below as to why we have added climate data and the **ClimateIndex™** assessment into our reports.

Why have we added ClimateIndex™ to our reports?

£525 billion worth of property could be written off due to climate change in the long term*. This is due to an **801%** increase in the number of properties affected by subsidence, an **881%** increase in coastal erosion and a **195%** increase in flooding by 2070.**

The Bank of England/Prudential Regulation Authority has set out their detailed plan to address climate risks in a financial context and climate change is now a mainstream risk that all UK banks are implementing into their credit risk management policies and procedures.

In order to manage forward risk on transactions, lenders are likely to revise their guidance to reflect this greater scrutiny.

The Law Society's Planning and Environment Committee is now actively reviewing the development of a climate risk practice note alongside existing environmental notes. The inclusion of **ClimateIndex™** in this report enables solicitors to become compliance-ready for these future changes now.

* XD Analysis Report 2021

** Groundsure **ClimateIndex™** modelling 2022

About ClimateIndex™

In this report we've added our brand new **ClimateIndex™** to the cover page (**page 2**), which includes two calculations:

1. A rating of the future climate risk of the property, for 1 year, 5 years and 30 years.
2. An explanation of the variance between these ratings, to show the change between time periods.

On **page 44** you'll find a more detailed review of these calculations, including a breakdown of the different physical risks and their relative impact on the property. The physical risks used in the calculation are flooding, natural ground instability and coastal erosion.

As a result of these changes, the site plan has been moved to the second page.

Feedback

If you have any feedback, questions or concerns, about the addition of **ClimateIndex™** into Groundsure's reports, please get in touch with us, we'd love to hear from you.

We are currently recruiting for our Groundsure Customer Advisory Board. Members of the board get a unique opportunity to input into Groundsure's product direction, as well as exclusive insight into our product roadmap and work in progress.

If you'd like to take part, please let us know at feedback@groundsure.com.

Land at Shinglebank Drive, Milford On Sea, Lymington, SO41 0WQ

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 7



Flooding

High

page 9

Consultant's guidance and recommendations inside.



Operational Environmental Risk

Low

page 7



Ground Stability

Identified

page 9



Radon

Passed



Energy

Identified

page 10



Transportation

Not identified



Planning Constraints

Identified

page 12



Planning Applications

Not selected

ClimateIndex™

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground instability and coastal erosion. Please refer to **page 44** for a more detailed analysis and explanation of the findings.

1 year



No change

5 years



Minor increase

30 years



Minor increase

A No risk predicted

B Minor risk

C Minor to moderate risk

D Moderate risk

E Significant risk

F Severe or existential risk predicted

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?

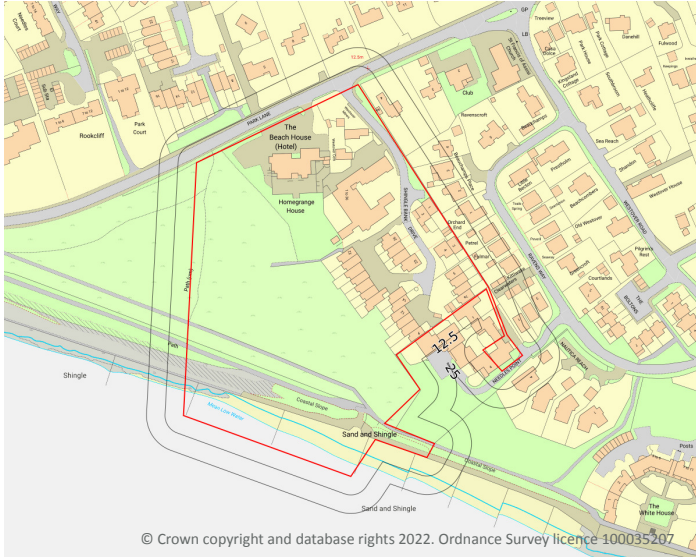
Unlikely

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Useful contacts

New Forest District Council:
<http://www.newforestdc.gov.uk/>
customer.services@nfdc.gov.uk
023 8028 5000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506



Overview of findings and recommendations

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**.



Contaminated Land

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 08444 159 000 or e-mail at info@groundsure.com



Flooding

Flooding

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



Next steps for consideration:

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf
- the assessment in this report is based on the highest flood risk found within the site boundary. The detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

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.



Ground stability

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

Next steps for consideration:

- 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

Other considerations

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



Energy

Wind

Existing or proposed wind installations have been identified within 10km.

Next steps for consideration:

- 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.

Next steps for consideration:

- 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

Projects

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

Next steps for consideration:

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



Planning constraints



Environmental designations

The property lies within 250m of an environmentally protected site or area.

Next steps for consideration:

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

Visual and cultural designations

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

Next steps for consideration:

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

Consultant's assessment



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

Please see **page 3** for further advice.



Contaminated Land

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. Please see **page 16** for details of the identified issues.

Past Land Use	Low-Moderate
Waste and Landfill	Low
Current and Recent Industrial	Low
Operational environmental risk	Low

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

The site has been identified to comprise The Beach House Hotel and restaurant with two residential buildings in the north. In the centre east there is a retirement home building and multiple terraced houses are noted in the south east. Additionally, Shingle Bank Drive is observed across the east and the remainder of the site is vegetated green land with pathways noted throughout and a sandy beach on the southern border.

Proposed land use

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

Site location

The site lies within a mixed commercial and residential area.

Surrounding area

North: A road and residential dwellings with gardens.

South: Christchurch Bay.

East: Vegetated land and a beach.

West: Residential dwellings with gardens.

Historical land use

On-site

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



- **1870** - The site comprised open land.
- **1870 - 1898** - No significant changes were observed.
- **1907** - Three buildings had been constructed in the north of the site.
- **1908** - Additional minor units and buildings with a glass roofs were noted.
- **1908 - 1972** - No significant changes were observed however several minor reconfigurations were noted.
- **1984** - The site had been redeveloped to resemble its current layout.

Surrounding area

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

- **1896** - Gravel pit 20m to the north east.

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 river terrace deposits underlain by bedrock layers of headon beds and osborne beds. Groundwater mapping indicates the superficial deposits and bedrock layers to be classified as a Secondary A aquifer.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens and the underlying aquifers. Additionally, the site is noted to lie within Green Belt land and Special Protection Areas (for birds). 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 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.

Environmental summary



Flooding

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.

Please see **page 27** for details of the identified issues.

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



Ground stability

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

Please see **page 33** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon
affected area



Energy summary



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see **page 3** for further advice. Additionally, see **page 35** for details of the identified issues.

**Planned Multiple Wind
Turbines**

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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

Please see **page 3** for further advice. Additionally, see **page 39** for details of the identified issues.

Power stations

Not identified

**Energy Infrastructure
Projects**

Not identified
Identified



Transportation summary



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 either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

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

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified



Planning summary



Planning constraints

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

Please see **page 40** for details of the identified issues.

Environmental Protected Areas Identified

Visual and Cultural Protected Areas Identified

Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

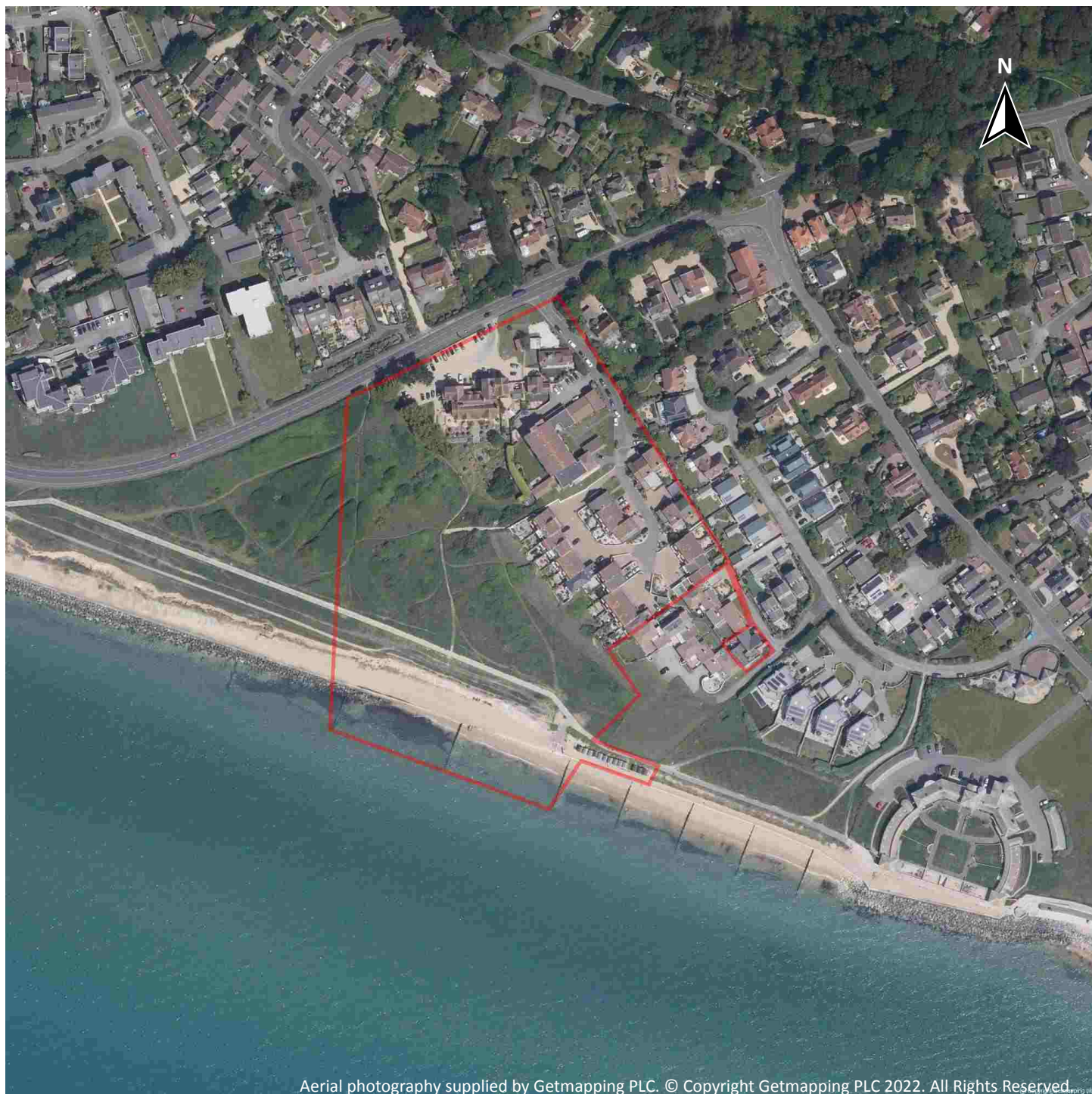
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 29/06/2019

Site Area: 3.6ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	1	6
Former tanks	0	0	2
Former energy features	0	0	18
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	4
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated land / Past land use



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

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

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
21 m	NE	Gravel Pit	1896
201 m	W	Old Gravel Pit	1896
206 m	W	Unspecified Pit	1870
209 m	N	Unspecified Ground Workings	1870
209 m	N	Corn Mill	1870

Distance	Direction	Use	Date
215 m	NW	Gravel Pit	1896
249 m	N	Mill Pond	1870

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
99 m	E	Unspecified Tank	1932
99 m	E	Unspecified Tank	1939

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
109 m	NW	Electricity Substation	1969
109 m	NW	Electricity Substation	1984
110 m	NW	Electricity Substation	1994
110 m	NW	Electricity Substation	1988
110 m	NW	Electricity Substation	1989
200 m	E	Electricity Substation	1994
200 m	E	Electricity Substation	1988
200 m	E	Electricity Substation	1989
200 m	E	Electricity Substation	1984
213 m	NE	Electricity Substation	1988
213 m	NE	Electricity Substation	1989

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Distance	Direction	Use	Date
214 m	NE	Electricity Substation	1994
215 m	NE	Electricity Substation	1969
215 m	NE	Electricity Substation	1984
235 m	NW	Gas Governor	1984
235 m	NW	Gas Governor	1988
235 m	NW	Gas Governor	1989
235 m	NW	Gas Governor	1994

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

Recent industrial land uses

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

Please see **page 3** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	110 m	NW	Electricity Sub Station - Hampshire, SO41	Electrical Features	Infrastructure and Facilities
2	162 m	NE	Safety Shower Specialists Ltd - 12, Park Lane, Milford-on-Sea, Hampshire, SO41 0PT	Workwear	Industrial Products
3	205 m	E	Electricity Sub Station - Hampshire, SO41	Electrical Features	Infrastructure and Facilities
4	220 m	NE	Electricity Sub Station - Hampshire, SO41	Electrical Features	Infrastructure and Facilities

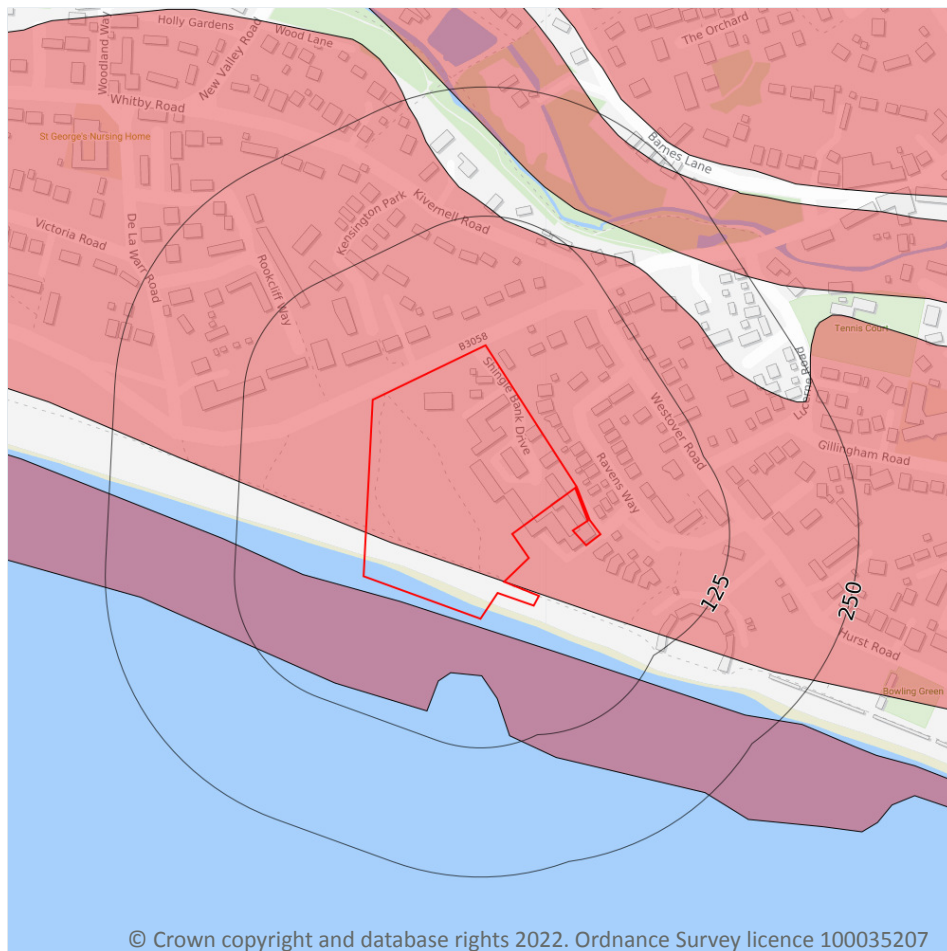
Review

Land at Shinglebank Drive, Milford On
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Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

This data is sourced from Ordnance Survey.

Superficial hydrogeology



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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.

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Distance	Direction	Designation
0	on site	Secondary A

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

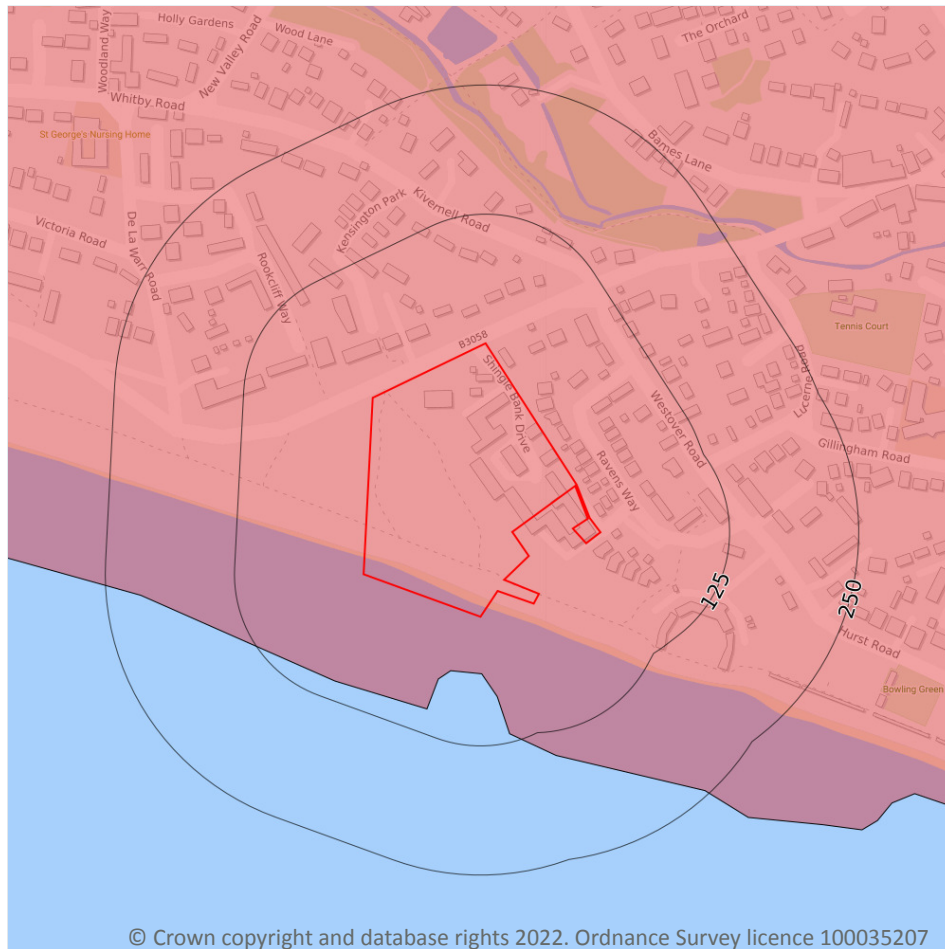
Superficial geology

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

Description	BGS LEX Code	Rock Type
RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	RTDU-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- 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.

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Distance	Direction	Designation
0	on site	Secondary A

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

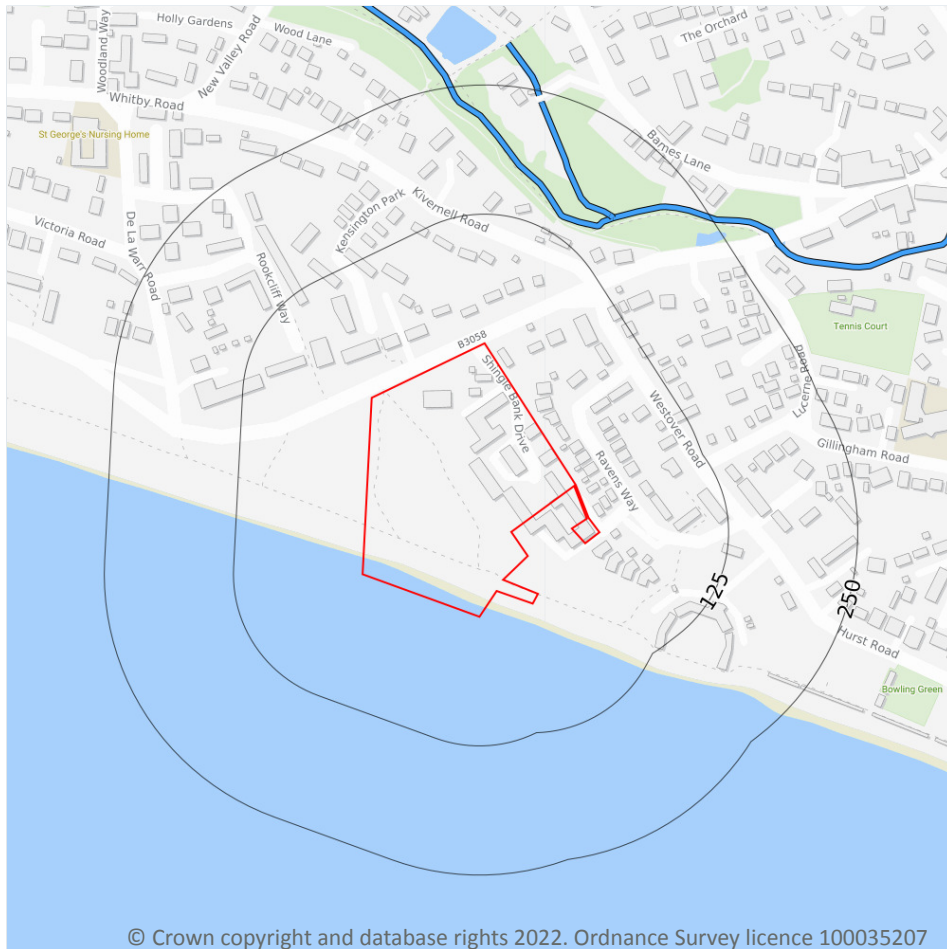
Bedrock geology

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
HEADON BEDS AND OSBORNE BEDS (UNDIFFERENTIATED)	HEOS-XCZS	CLAY, SILT AND SAND

This data is sourced from British Geological Survey.

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
144 m	NE	Name: Danes Stream 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)
167 m	NE	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)

Review

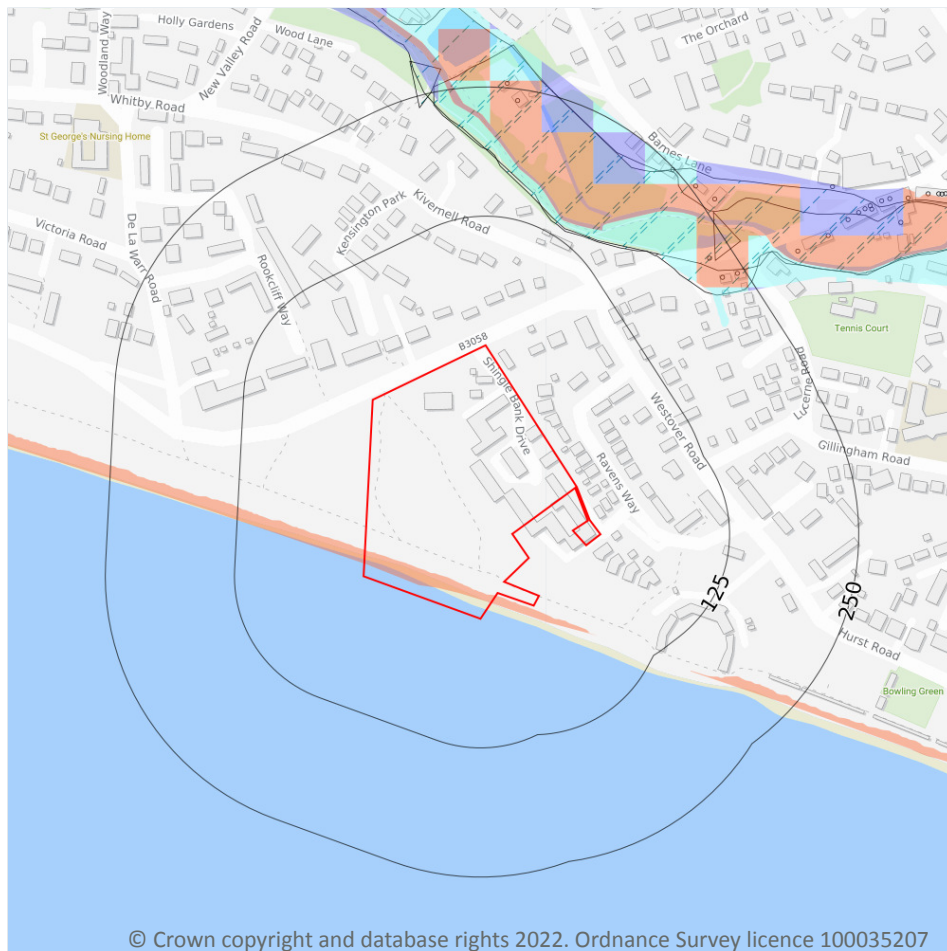
Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Distance	Direction	Details
174 m	NE	Name: Danes Stream 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)
174 m	NE	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)
239 m	N	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.

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

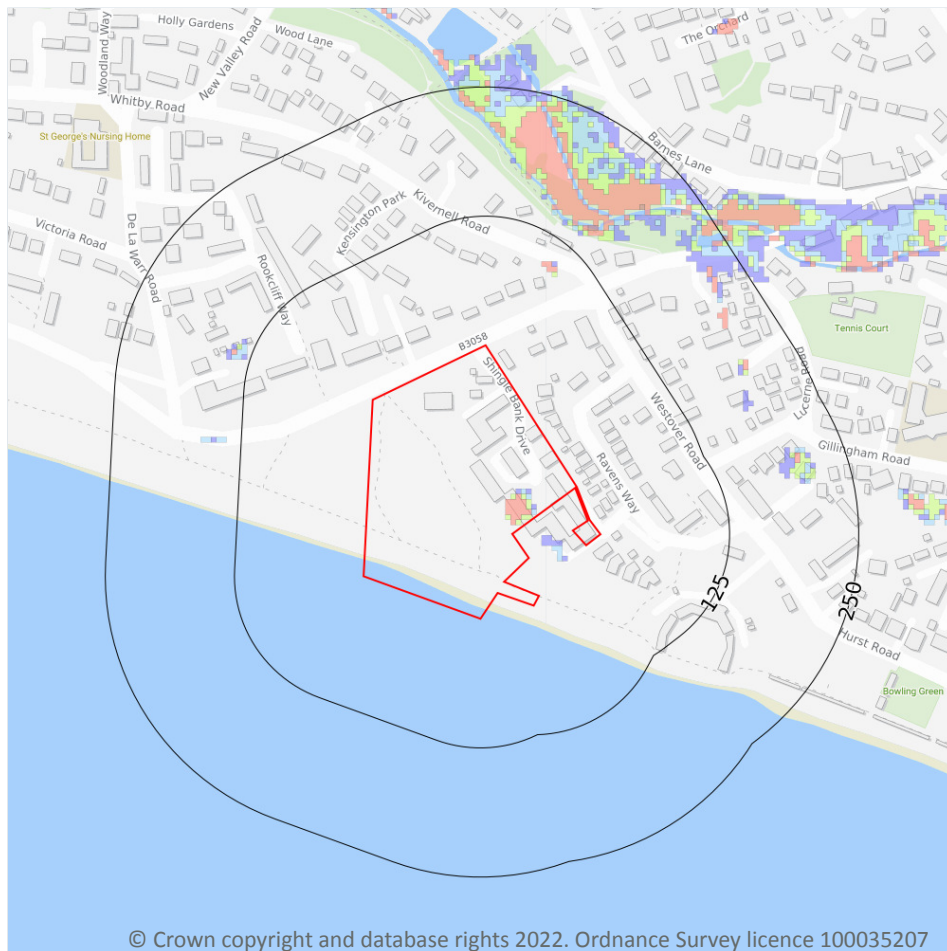
The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

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. See [page 53](#) for explanation of the levels of flood risk.

Please see [page 3](#) for further advice.

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

Flooding / Surface water flood risk



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— Site Outline
Search buffers in metres (m)

Surface water flood risk

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

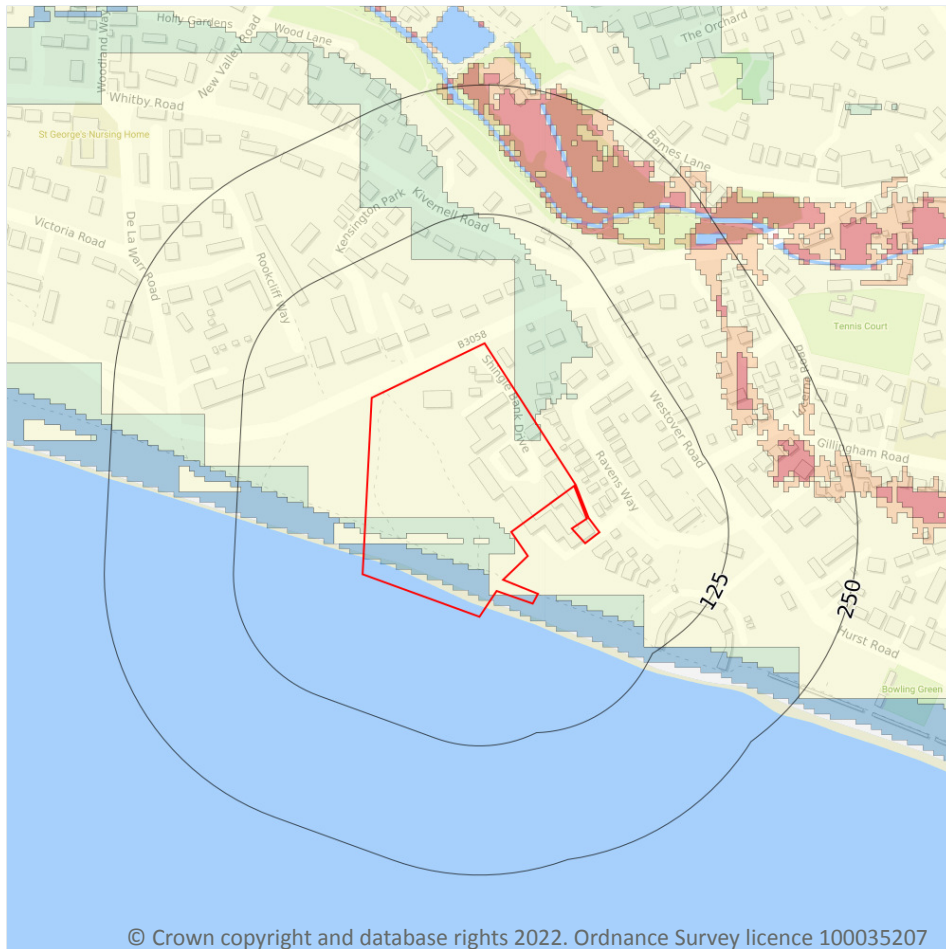
Surface water flood risk

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 Ambiantal Risk Analytics maps.

Flooding / Groundwater flooding



Site Outline
Search buffers in metres (m)

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

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 / Ambient FloodScore™ insurance rating



Site Outline
Search buffers in metres (m)

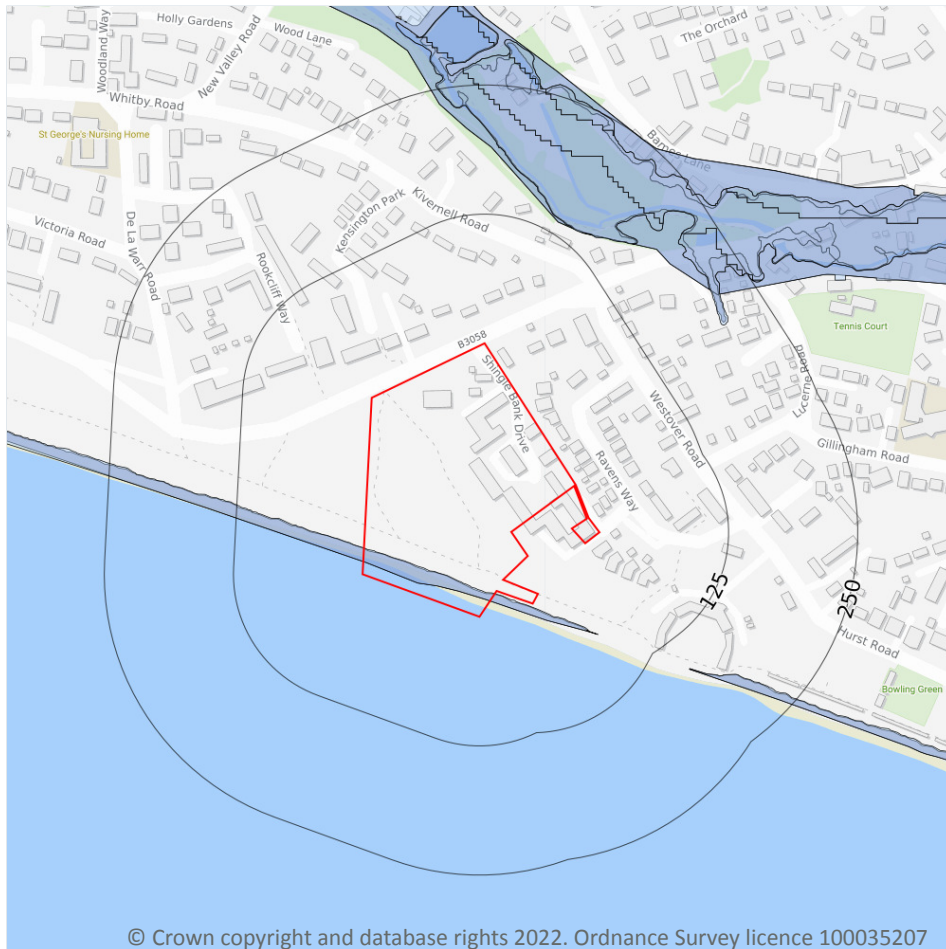
- Very High
- High
- Moderate-High
- Moderate
- Low

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

Ambient'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



— Site Outline
Search buffers in metres (m)

Flood zone 2
 Flood zone 3

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.

Review

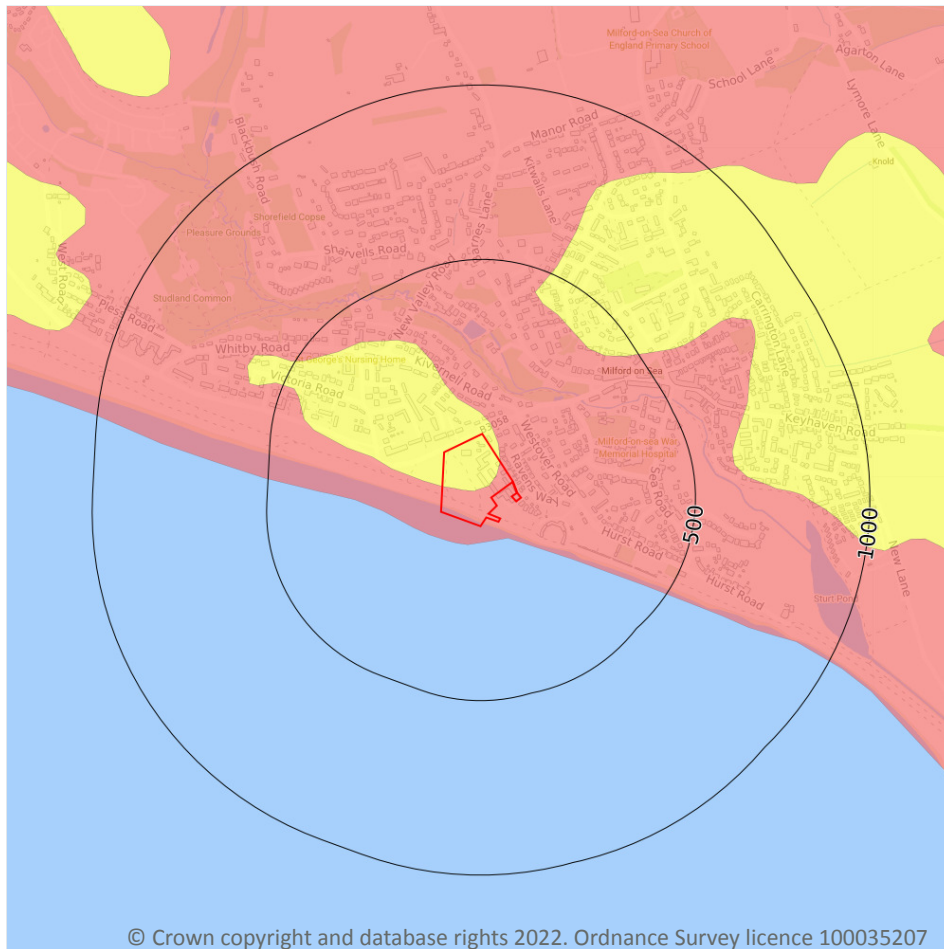
Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

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

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

Ground stability / Natural ground subsidence



— Site Outline
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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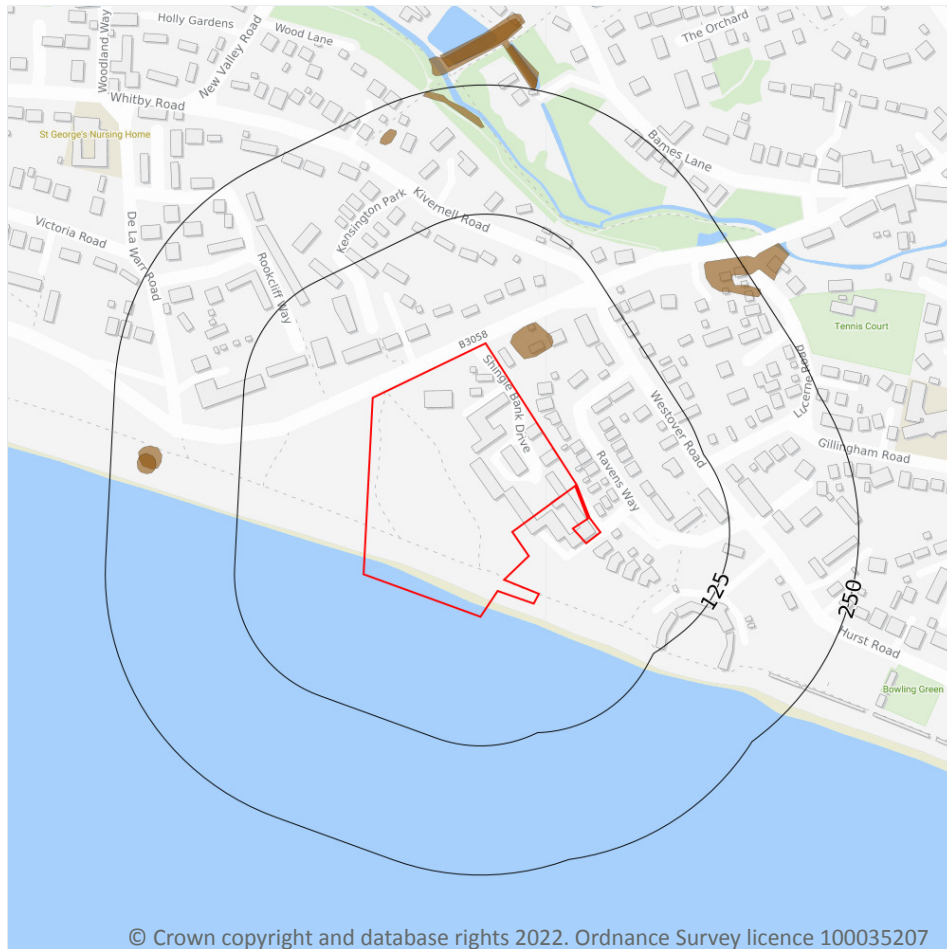
Natural ground subsidence

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.

Please see **page 3** for further advice.

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.

Ground stability / Non-natural ground subsidence



— Site Outline
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Infilled land

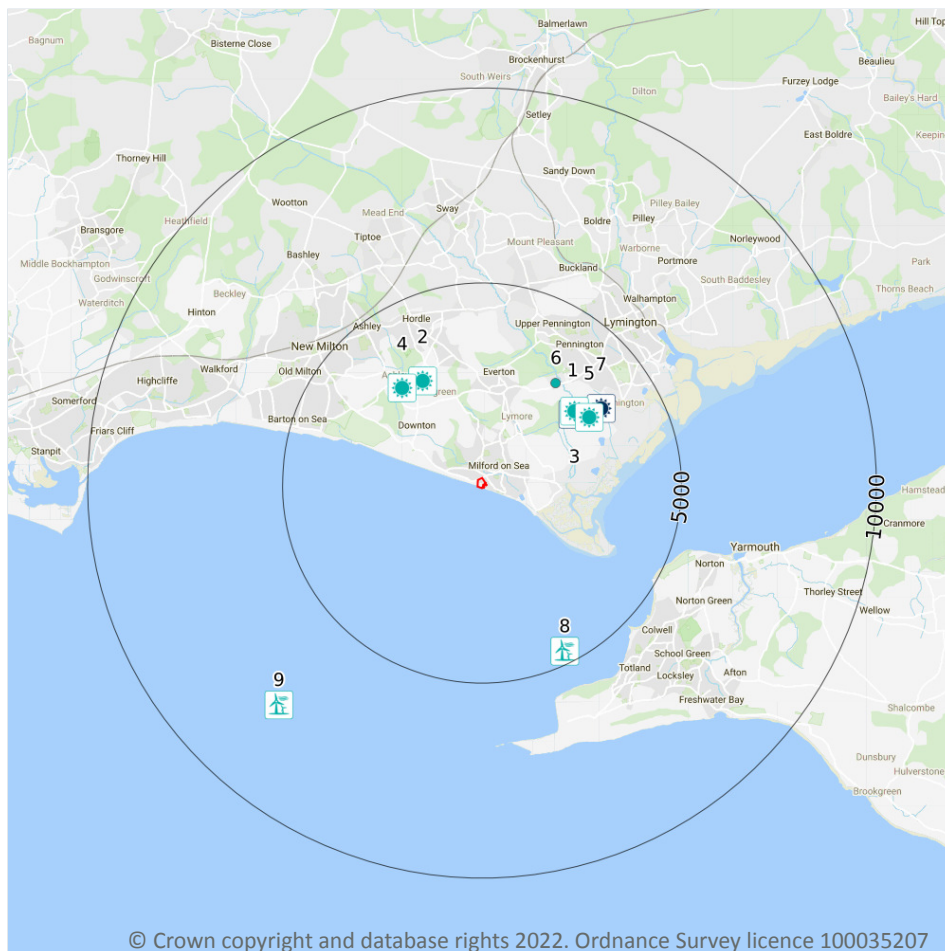
Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
21 m	NE	Gravel Pit	1896

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.

Energy / Wind and solar



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Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar
installations



Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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	
8	4-5 km	SE	Site Name: Totland Bay, PO39 Planning Application Reference: - Type of Project: Offshore Wind Farm	Application Date: 2014-09-12 Planning Stage: Detail Plans Refused Project Details: Scheme comprises Zone 7 (Round 3) - West of Isle of Wight to develop a wind farm with the capacity up to 0.9 GW (900 MW). The park would be made up of 194 turbines, depending on the energy generation needed and the type of turbines used. They would be sited at a depth of 38m. Offshore wind turbines could then provide between 900 and 1200MW (powering between 615,000 and 820,000 homes per year); Approximate Grid Reference: 430714, 87250
9	7-8 km	SW	Site Name: Navitus Bay Wind Park, Poole, Dorset, BH15 1HD Planning Application Reference: 6/2012/0377 Type of Project: Wind Farm Development	Application Date: 2012-06-14 Planning Stage: - Project Details: Scheme comprises construction of wind park with associated infrastructure and landscaping works. Approximate Grid Reference: 401316, 90274

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m 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	
6	3-4 km	NE	Site Name: Milford Road, Everton, Front Paddock At, New Forest National Park, Lymington, Hampshire, SO41 0JD Planning Application Reference: 15/00262 Type of Project: Wind Turbine	Application Date: 2015-03-31 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises outbuilding with 6 solar panels, wind turbine, access track, drainage works. Approximate Grid Reference: 430490, 94129

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

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

Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
1	2-3 km	NE	Pennington Recycling Centre, Pennington Recycling Centre, Milford Road, Pennington, Lymington, Hampshire, SO41 8QZ	Contractor: Novus Solar Developments LPA Name: New Forest District Council Capacity (MW): 1.2	Application Date: 08/07/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 20/03/2016
7	3-4 km	NE	Lower Pennington Farm, (Field Off Iley Lane) Lower Pennington Farm, Lower Pennington Lane, Pennington, Lymington, Hampshire, SO41 8AL	Contractor: West Solent Solar Cooperative LPA Name: New Forest District Council Capacity (MW): 2.7	Application Date: 06/09/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 27/06/2014

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

Proposed solar installations

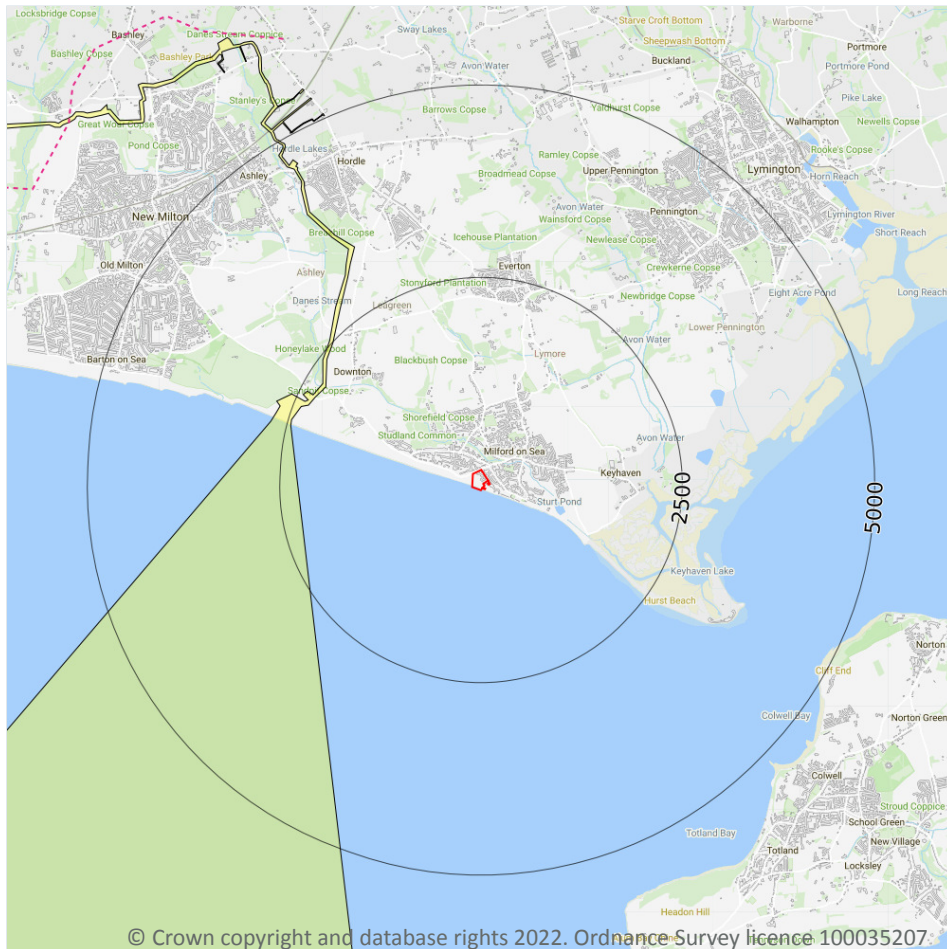
There is a planning permission application relating to a solar farm or smaller installation near to the property.

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

ID	Distance	Direction	Address	Details
2	2-3 km	NW	Yeatton Cottage, Hordle Lane, Hordle, SO41 0HU	Applicant name: Mr Ed Reeves Application Status: Householder Enquiry Application Date: 28/03/2022 Application Number: ENQ/22/20120/EHH
3	2-3 km	NE	Milford Road Pennington WWTW, Milford Road, Pennington	Applicant name: Southern Water Services Ltd Application Status: Screening Opinion (EIA) Application Date: 16/06/2016 Application Number: 16/10845
4	2-3 km	NW	Land to west of Yeatton Cottage, Hordle Lane, Hordle, SO41 0HU	Applicant name: Mr E Reeves Application Status: Registered Application Date: 07/07/2022 Application Number: 22/10791
5	3-4 km	NE	Pennington Recycling Centre, Milford Road, Pennington, Lymington, SO41 8QZ	Applicant name: Novus Solar Developments Ltd Application Status: Full Planning Permission Application Date: 08/07/2015 Application Number: 15/11012

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

Energy / Energy infrastructure



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

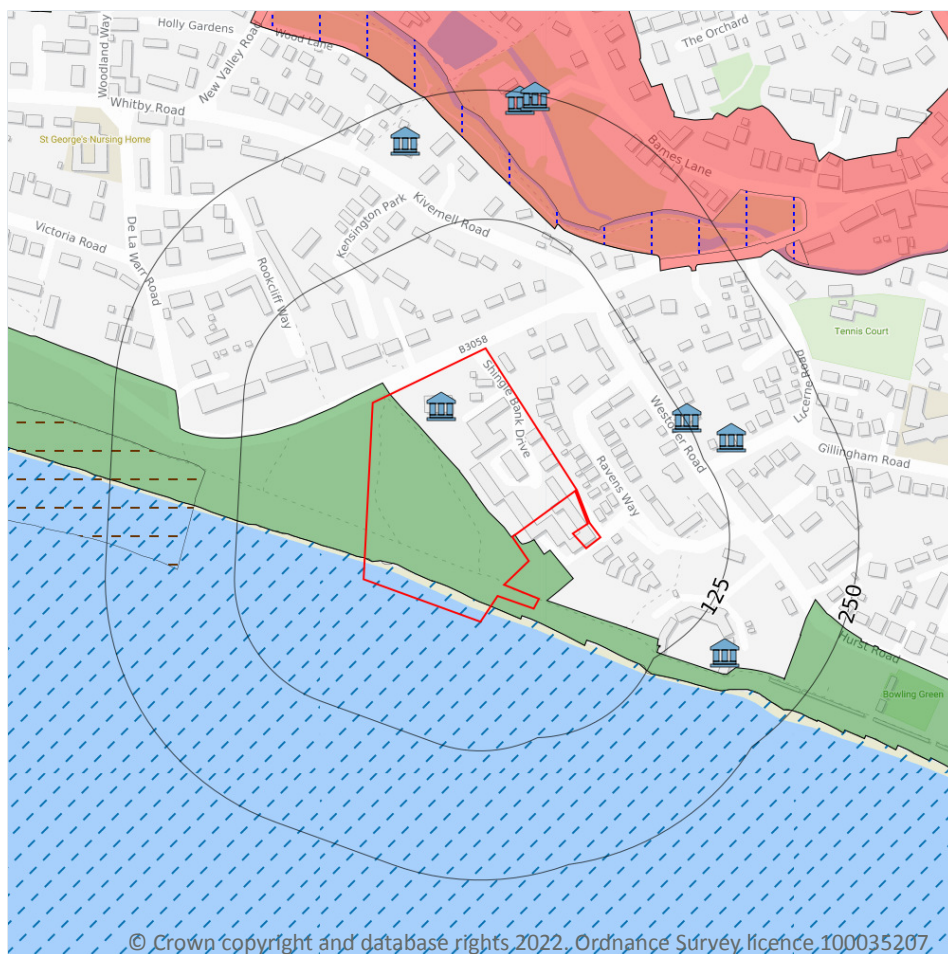
Large Energy Projects

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

Distance	Direction	Details	Summary
2-3 km	NW	Operator: Navitus Bay Development Limited Site Name: Navitus Bay Wind Park Stage: Refused	The Application is for development consent to construct and operate the proposed Navitus Bay Wind Park, which comprises up to 194 wind turbine generators and associated onshore and offshore infrastructure, with an installed capacity of up to 970 MW (the Project). The Project would be located on the bed of the English Channel approximately 17.3 km off Scratchells Bay (south of the Needles on the Isle of Wight) and 14.4 km from Durlston Head (on the Isle of Purbeck). The Turbine Area occupies an area of 153 km ² .

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

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)
 - Sites of Special Scientific Interest
 - Designated Ancient Woodland
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
158 m	W	Highcliffe to Milford Cliffs	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Special Protection Areas (for birds)

SPAs protect rare, vulnerable and migratory birds in accordance with the Bird Directive, which came into force in April 1979. They are strictly protected sites, as they are internationally important for threatened habitats and species. As a result there are strict planning constraints on any developments within these areas.

Distance	Direction	SPA Name	Data Source
0	on site	Solent and Dorset Coast	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <http://jncc.defra.gov.uk/page-162>

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
134 m	NE	Milford on Sea	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>

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	South West Hampshire	New Forest



This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2022). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

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
134 m	NE	Milford-on-Sea	New Forest

This data is sourced from Historic England and Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

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	Westover, Milford-on-Sea, New Forest, Hampshire, SO41	II	1274921	16/10/1974
127 m	NE	Westover House, Milford-on-Sea, New Forest, Hampshire, SO41	II	1237738	28/10/1974
158 m	E	Applecroft, Milford-on-Sea, New Forest, Hampshire, SO41	II	1221445	28/10/1974
165 m	SE	The White House Hospital (including Flanking Wings), Milford-on-Sea, New Forest, Hampshire, SO41	II	1238234	06/09/1984
215 m	N	Danestream, Milford-on-Sea, New Forest, Hampshire, SO41	II	1387299	17/06/1999
243 m	N	The Old Mill, Milford-on-Sea, New Forest, Hampshire, SO41	II	1277391	28/10/1974

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Distance	Direction	Name	Grade	Listed building reference number	Listed date
248 m	N	The Mill Building, Milford-on-Sea, New Forest, Hampshire, SO41	II	1232074	28/10/1974

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

ClimateIndex™ physical risks - Breakdown



Greenhouse gas emissions are changing the climate at a rapid pace which may have a significant medium to long term impact on this property. ClimateIndex provides ratings that indicate the potential physical impact of these changes. You can see how these relate to the individual calculated risks in the breakdown below.

It would be prudent to consider the implications of these predicted changes when purchasing a property and we recommend that the purchaser is informed of the analysis that ClimateIndex has provided.

In cases where the risk increases over time, this could have a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect its future resale value. Lenders and insurers may be able to advise on whether climate risk is likely to be a factor for remortgaging or insuring this property.

Overall rating

1 year



5 years



30 years



Surface water flooding

No change

No change

No change

River flooding

No change

No change

No change

Coastal flooding

No change

No change

No change

Ground instability

No change

No change

Minor increase

Coastal erosion - defended

No change

No change

No change

Coastal erosion - undefended

Significant increase

Significant increase

Significant increase

Coastal erosion - complex cliffs

No change

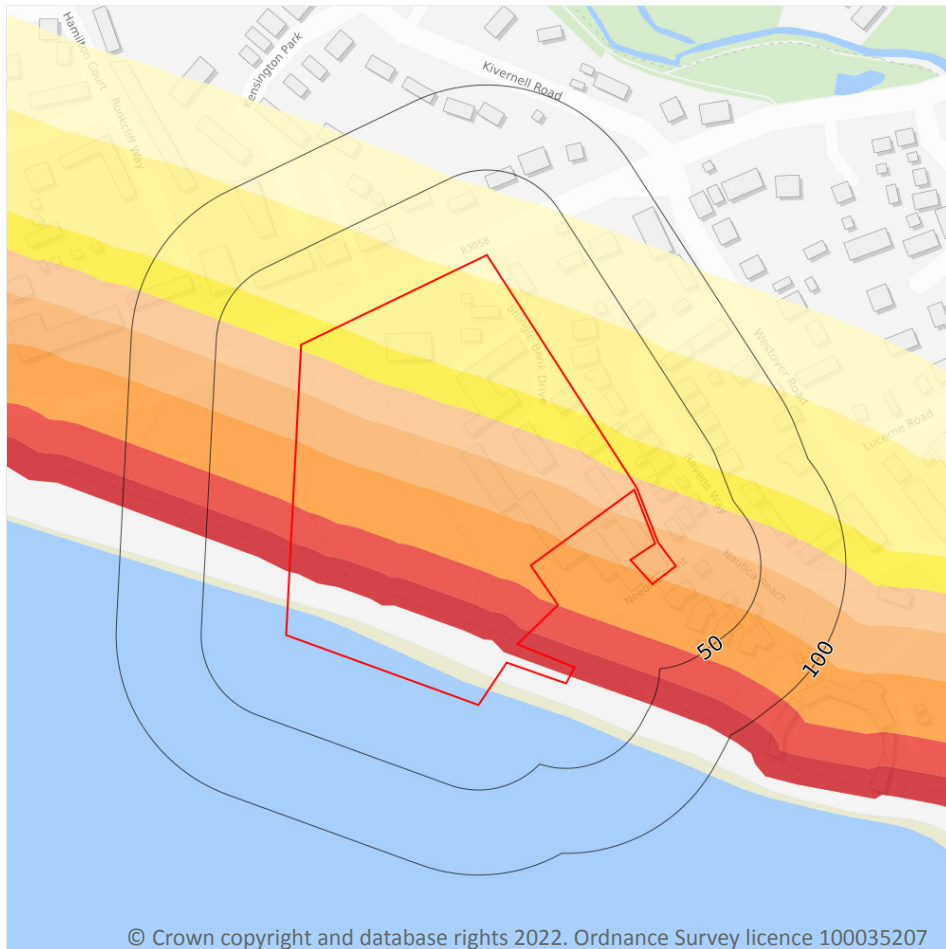
No change

No change

A No risk predicted
B Minor risk
C Minor to moderate risk

D Moderate risk
E Significant risk
F Severe or existential risk predicted

Climate change / Coastal erosion - un-defended



- Site Outline
- Search buffers in metres (m)
- Short term potential extents
 - 95% likelihood
 - 50%
 - 5%
- Medium term potential extents
 - 95% likelihood
 - 50%
 - 5%
- Long term potential extents
 - 95% likelihood
 - 50%
 - 5%

Projections with no active intervention

There is a 50% chance the property will be impacted by coastal erosion in the short term with no intervention measures in place.

This is the scenario with the highest likelihood of impacting the property, as projected within the National Coastal Erosion Risk Mapping (2018-2021) (NCERM) when modeled with no active intervention in place.

NCERM shows potential erosion extents from the coastal baseline for three time periods (0 - 20 years, 20 - 50 years and 50 - 100 years), and to three degrees of likelihood (95%, 50% and 5%).

If applicable, potential extents and impact with planned active intervention can be found in the 'Coastal erosion - defended' section.

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

Climate change / Flood risk (1, 5 and 30 Years)

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

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2023	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2027	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2055	No change	No change	No change	No change
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2023	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2027	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2055	No change	No change	No change	No change
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2023	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2027	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2055	No change	No change	No change	No change

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (1, 5 and 30 Years)

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

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2023s	No change	No change	No change
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Unlikely

This data is sourced from the British Geological Survey.

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	Not 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	Not identified
Recent industrial land uses	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

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

Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Flooding

Flood storage areas: part of floodplain	Not identified
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Historical flood areas	Not identified
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Areas benefiting from flood defences	Not identified
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Flood defences	Not identified
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Proposed flood defences	Not identified
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Surface water flood risk	Identified
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Groundwater flooding	Identified
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Natural ground subsidence

Natural ground subsidence	Identified
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Natural geological cavities	Not identified
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Non-natural ground subsidence

Coal mining	Not identified
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Non-coal mining	Not identified
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Mining cavities	Not identified
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Infilled land	Identified
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Radon

Radon	Not identified
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Oil and gas

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

Wind farms	Not identified
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Proposed wind farms	Identified
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Proposed wind turbines	Identified
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Wind and solar

Existing and agreed solar installations	Identified
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Proposed solar installations	Identified
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Energy

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

HS2 route: nearest centre point of track	Not identified
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HS2 route: nearest overground section	Not identified
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HS2 surface safeguarding	Not identified
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HS2 subsurface safeguarding	Not identified
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HS2 Homeowner Payment Zone	Not identified
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HS2 Extended Homeowner Protection Zone	Not identified
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HS2 stations	Not identified
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HS2 depots	Not identified
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HS2 noise and visual assessment	Not identified
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Crossrail 1 route	Not identified
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Crossrail 1 stations	Not identified
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Crossrail 2 route	Not identified
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Crossrail 2 stations	Not identified
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Crossrail 2 worksites	Not identified
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Crossrail 2 headhouses	Not identified
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Crossrail 2 safeguarding area	Not identified
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Active railways	Not identified
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Railway tunnels	Not identified
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Review

Land at Shinglebank Drive, Milford On
Sea, Lymington, SO41 0WQ

Ref: PALI-9040182
Your ref: 3131622
Grid ref: 428574 091570

Transportation

Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning constraints

Sites of Special Scientific Interest

 Identified

Internationally important wetland sites
(Ramsar Sites)

 Not identified

Special Areas of Conservation

 Not identified

Special Protection Areas (for birds)

 Identified

National Nature Reserves

 Not identified

Local Nature Reserves

 Identified

Designated Ancient Woodland

 Not identified

Green Belt

 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

Coastal Erosion

Complex cliffs

 Not identified

Coastal Erosion

Projections with intervention measures in place

 Not identified

Projections with no active intervention

 Identified

Climate change

Flood risk (1, 5 and 30 Years)

 Identified

Natural ground instability (1, 5 and 30
Years)

 Identified

Contaminated Land assessment methodology

Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers
- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use.

Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

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

Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

Historic flood events

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

Surface water flooding

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

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

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

Conservation Area data limitations

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

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

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

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

ClimateIndex™ data and limitations

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

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

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the near -present day (c.1 year), short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

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

Band	Description	1 year	Short term (c.5 year)	Medium term (c.30 year)
A	No or very minor risk e.g. minor increase in subsidence potential	86.52%	75.80%	75.01%
B	Minor risks e.g. low level surface water flooding	6.44%	14.83%	15.15%
C	Moderate risks e.g. river flood event above property threshold	4.59%	4.16%	4.03%
D	Moderate-high risks e.g. above threshold flood events and significant increase in subsidence potential	0.78%	2.29%	2.65%
E	High risks e.g. multiple flood risks above property threshold	0.90%	1.50%	1.61%
F	Significant or existential risks to property e.g. coastal erosion risk	0.77%	1.42%	1.56%

Percentage of properties falling into each band

Conveyancing Information Executive and our terms & conditions

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

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