

Sample Site, Sample Street, Anytown, UK

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.




 **Contaminated Land Liability**
Passed

 **Flooding**
Low-Moderate

Further guidance

 **Ground Stability**
Identified [page 9 >](#)

 **Radon**
Passed

 **Energy**
Identified [page 14 >](#)

 **Transportation**
Identified [page 23 >](#)

 **Planning Constraints**
Not identified

 **Planning Applications**
11 [page 27 >](#)

ClimateIndex™

Physical risks

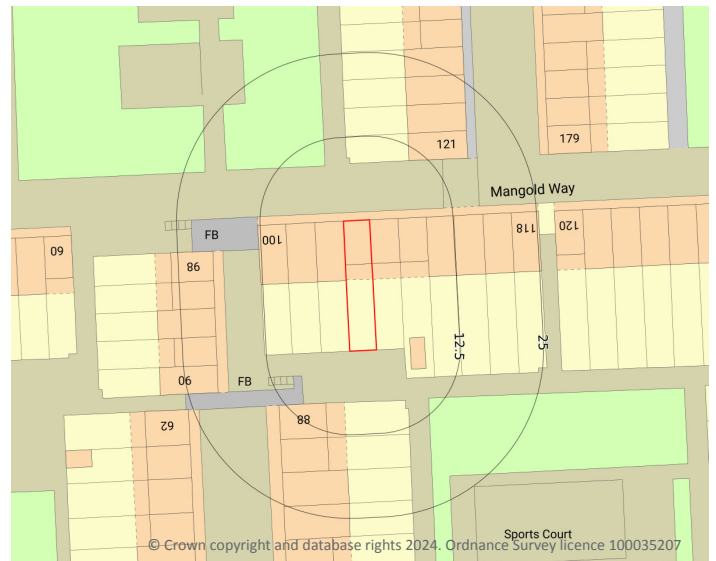
ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 6 >](#) for details and guidance.



Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 7 >](#) for details.

Site Plan



Useful contacts

London Borough of Bexley:

<http://www.bexley.gov.uk/> ↗

customer.services@bexley.gov.uk ↗

020 8303 7777

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 33](#) >.



Flooding

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗



Ground stability

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



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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
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report

Other considerations

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

Energy

Wind

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

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



Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm ↗ for further information on the site

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 infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



Transportation

Crossrail 1

The property lies within 250m of the Crossrail 1 route.

Next steps for consideration:

- ensure structural surveys of the property consider the potential for vibration and settlement to have caused structural damage to the property
- make enquiries to the seller to determine whether a pre-construction survey was carried out at the property by Crossrail. If any damage has occurred as a result of tunnelling, a post-construction survey should be available from Crossrail
- further information on how Crossrail have managed risks to property can be found at www.crossrail.co.uk/route/managing-the-effects-of-construction/ ↗

Railways

The property lies within 250m of an active railway.



Next steps for consideration:

- consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage



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ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

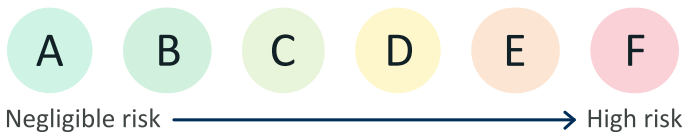
ClimateIndex™

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

B 5 years
Low risk

B 30 years
Low risk

Rating key



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

ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- [Click here](#) ↗ for more information on climate change risks, our methodology and limitations
- See the [.GOV website](#) ↗ for updates on the governments policy on reaching Net Zero by 2050

Let's talk about climate



For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses](#) ↗ here for actionable guidance on risks associated with climate change



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ClimateIndex™ transition risks

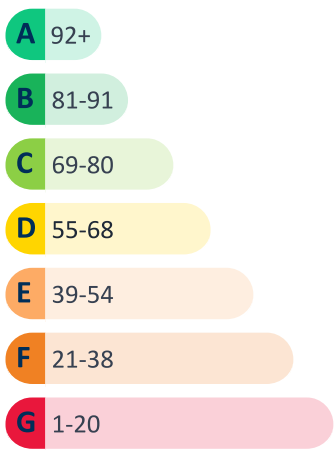
Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

 **We have found an EPC relating to Sample Site, Sample Street, Anytown, UK**
UPRN: 100020232869

Current EPC rating		
C 71	Certificate date: 11th July 2023	Valid until: 10th July 2033
	Property type: Mid-Terrace house	Floor area: 99 sq m


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




- A** 92+
- B** 81-91
- C** 69-80
- D** 55-68
- E** 39-54
- F** 21-38
- G** 1-20

Average rating for similar properties in your area

D 62	We have calculated the average rating in your area and determined that this property is above the average score for similar type properties of similar size.
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Potential EPC rating

 B 83	An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.
	Total cost to improve EPC rating: £7,850 - £11,950

Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Upgrade heating controls	£350 - £450
Step 2	Solar water heating	£4,000 - £6,000
Step 3	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.



Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.

Environmental summary



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

Please see the guidance and next steps on [page 2 >](#) for further advice.



Contaminated Land

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

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on [page 36 >](#).

River and Coastal Flooding **Very Low**

Groundwater Flooding **Moderate**

Surface Water Flooding **Negligible**

Past Flooding **Identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 36 >](#)



Ground stability

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

Please see [page 13 >](#) for details of the identified issues.

Natural Ground Stability **Moderate-High**

Non-Natural Ground Stability **Not identified**



Radon

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

Not in a radon affected area

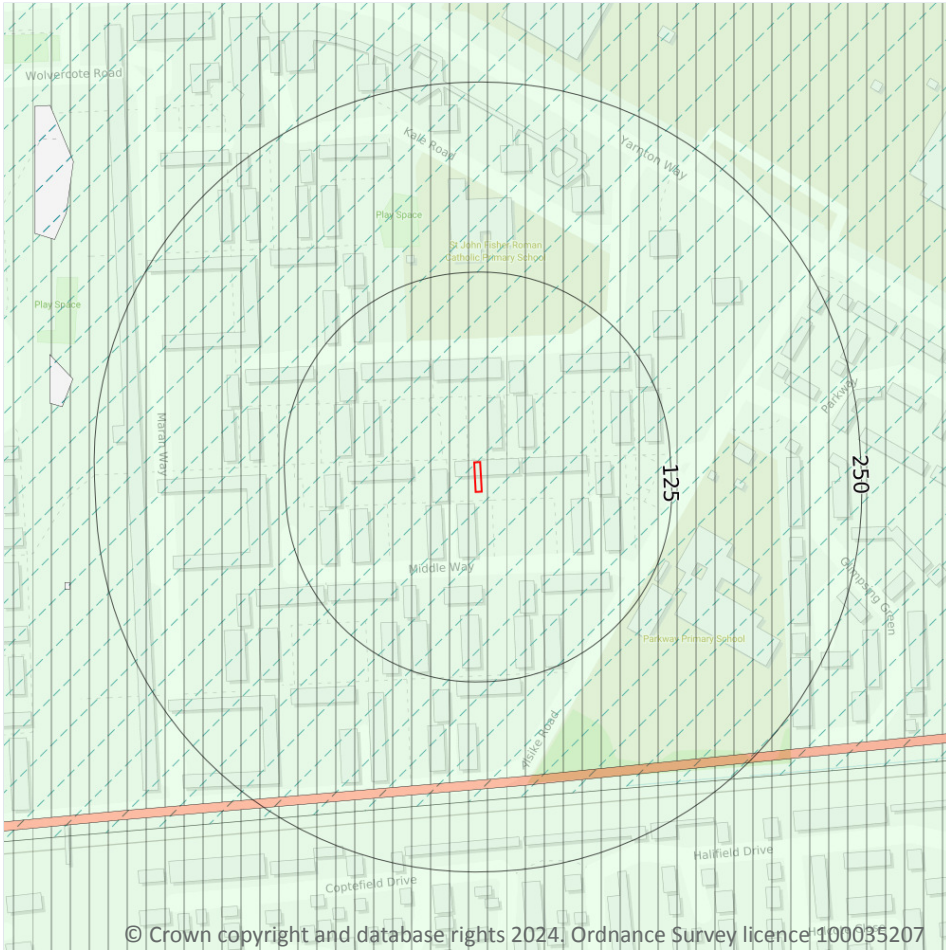


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Flooding / Risk of flooding from rivers and the sea



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low

- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

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Historical flood areas

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

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

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

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1953-01-31 1953-02-01	Sea	Operational failure/breach of defence	Tidal

Flooding / Flood defences



Reduction in Risk of Flooding from Rivers and Sea due to Defences

The property is located in an area whereby the risk of flooding from rivers or sea is reduced due to the presence of flood defences. These areas would flood if the defence were not present, but may not do so as it is.

We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas of reduced river/sea flooding risk due to defences can be seen on the Risk of Flooding from Rivers and the Sea Map.



Flooding / Groundwater flooding



— Site Outline

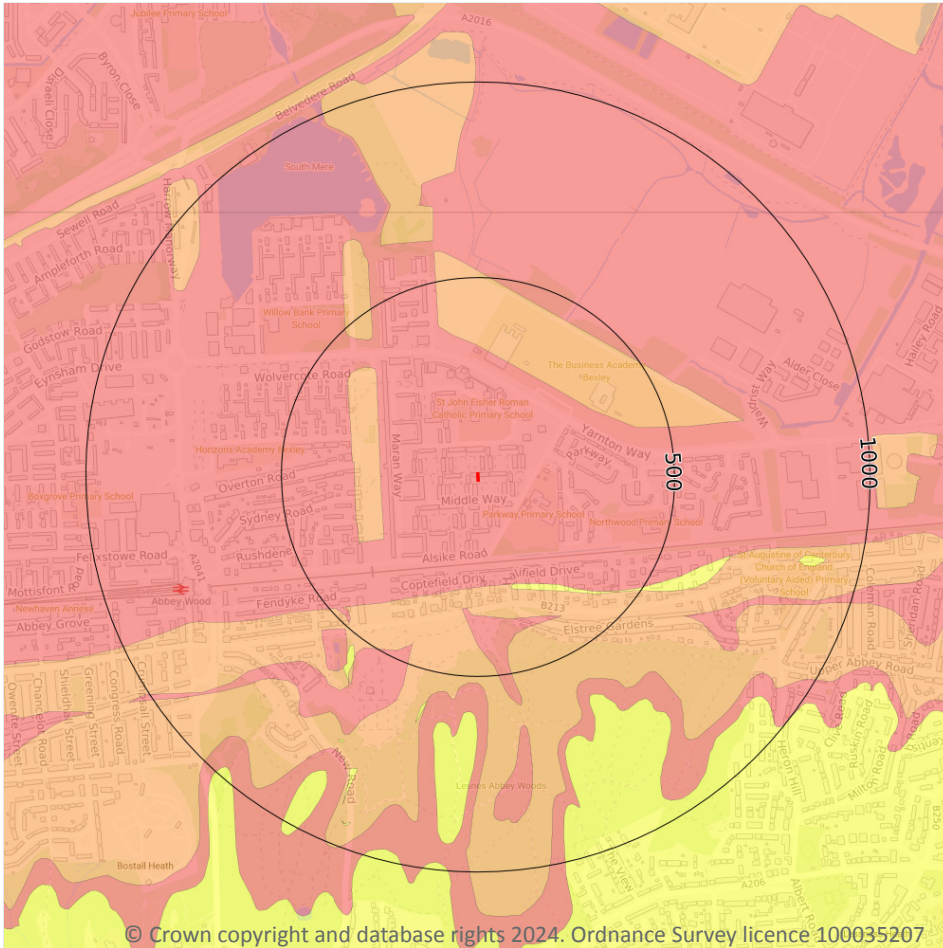
Search buffers in metres (m)

- 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.

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 the guidance and next steps on [page 2](#) > 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.



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 the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 15](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not 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 the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 21](#) > for details of the identified issues.

Power stations

Identified

Energy Infrastructure

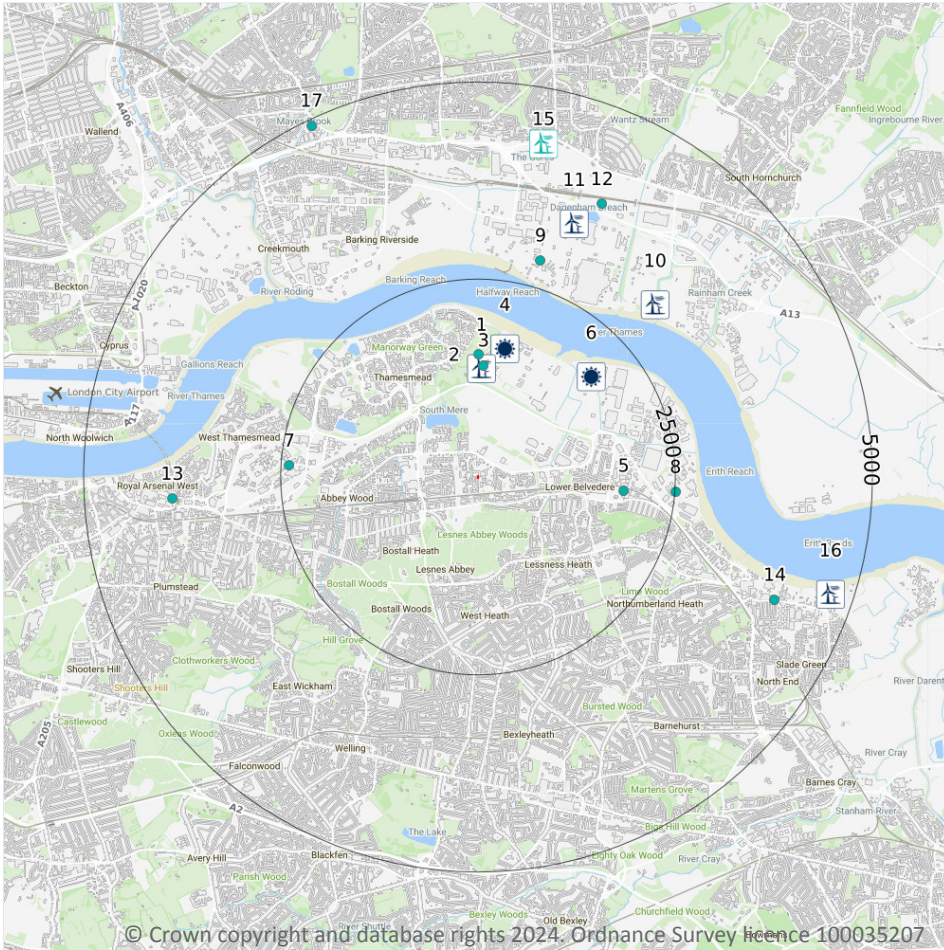
Not identified

Projects

Identified



Energy / Wind and solar



— Site Outline

Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
1	1-2 km	N	<p>Site Name: Crossness Sewage Treatment Works, Belvedere Road, London</p> <p>Operator Developer: Thames Water Utilities Ltd</p> <p>Status of Project: Operational</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 2.3MW</p> <p>Total project capacity: 2.3</p> <p>Approximate Grid Reference: 548153, 180698</p>

ID	Distance	Direction	Details	
10	3-4 km	NE	Site Name: Dagenham II, Ford Motors, Dagenham Estate, London Operator Developer: Ecotricity Group Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.3MW Total project capacity: 2.3 Approximate Grid Reference: 550355, 181508
11	3-4 km	N	Site Name: Dagenham, Ford Motors, Dagenham Estate, London Operator Developer: Ecotricity Group Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 1.8MW Total project capacity: 3.6 Approximate Grid Reference: 549329, 182535
16	4-5 km	E	Site Name: Erith - Aggregate Industries, Erith Works, Manor Road, Erith, South East Operator Developer: AGR Power Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 552580, 177835

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

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

ID	Distance	Direction	Details	
15	4-5 km	N	Site Name: Dagenham, Barking & Dagenham, Essex, RM9 6S Planning Application Reference: 03/00201/FUL Type of Project: Wind Farm	Application Date: 2003-03-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: The scheme is to comprise the provision of three 1.8MW wind turbines and all associated works. One of the turbines is to have a 65 m high viewing platform. The turbines have been designed by Sir Nor Approximate Grid Reference: 548940, 183548



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

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

Proposed wind turbines

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

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

ID	Distance	Direction	Details	
2	1-2 km	N	Site Name: Crossness STW, Belvedere Road, London, SE2 9AQ Planning Application Reference: 08/03936/FULEAMIN Type of Project: Sewage Treatment Works/Wind Turbine	Application Date: 2011-04-08 Planning Stage: - Project Details: Scheme comprises minor amendment to the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5MW wind turbine 86 metre height to hub, 90 metre diameter blades and mitigation works including creation Approximate Grid Reference: 548165, 180730
3	1-2 km	N	Site Name: Crossness Sewage Treatment Wor, Belvedere Road, London, Bexley, Central London, SE2 9AQ Planning Application Reference: 08/03936/FULEAMIN02 Type of Project: Wind Turbine & Sewage Treatment Works (New/Extensi	Application Date: 2013-03-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises minor amendment for the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5 megawatt wind turbine 86 metre height to hub, 90 Approximate Grid Reference: 548165, 180730
5	1-2 km	E	Site Name: Belvedere Community Centre, Mitchell Close, Belvedere, Bexley, Kent, DA17 6AA Planning Application Reference: 08/01060/FUL Type of Project: Wind Turbine	Application Date: 2008-01-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises provision of a wind turbine to rear of building. Approximate Grid Reference: 549956, 179151



ID	Distance	Direction	Details	
7	2-3 km	W	Site Name: 133 Nathan Way, West Thamesmead Buss Park, Tha, London, Greenwich, Central London, SE28 0AB Planning Application Reference: 05/0924/F Type of Project: Wind Turbine	Application Date: 2005-03-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 5.57 metre wind turbine blade mounted on a 9 metre tower and ancillary equipment. Approximate Grid Reference: 545714, 179468
8	2-3 km	E	Site Name: Pirelli, Church Manorway, Erith, Bexley, Kent, DA8 1HS Planning Application Reference: 07/17924/FUL Type of Project: Wind Turbine	Application Date: 2007-12-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 45 metre tall wind turbine with associated works. Approximate Grid Reference: 550613, 179135
9	2-3 km	N	Site Name: 75 - 77 Chequers Lane, Dagenham, Barking & Dagenham, Essex, RM9 6QJ Planning Application Reference: 07/00755/FUL Type of Project: Wind Turbine	Application Date: 2007-07-05 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of an extension in connection with the part conversion of the premises into a biomass renewable energy turbine house. Approximate Grid Reference: 548902, 182072
12	3-4 km	NE	Site Name: Ford Motor Company Ltd Thames Avenue, (The River Thames At), Dagenham, RM9 6SA Planning Application Reference: U0009.09 Type of Project: Wind Turbine	Application Date: 2009-04-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 wind turbine with a maximum tip height of 120 metres, together with a short access track and temporary construction compound. Approximate Grid Reference: 549681, 182786
13	3-4 km	W	Site Name: Unit 9, The I O Centre, Skeffington Street, Dawsetway Ltd, London, Greenwich, Central London, SE18 6SR Planning Application Reference: 06/2894/F Type of Project: Wind Turbine	Application Date: 2006-11-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine on roof of building. Approximate Grid Reference: 544230, 179048



ID	Distance	Direction	Details	
14	4-5 km	E	Site Name: Aggregate Industries UK Ltd Manor Road, Erith Works, Erith, DA8 2AD Planning Application Reference: 12/00230/FUL Type of Project: Wind Turbine	Application Date: 2012-02-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction and operation of single powerwind 500 (500kw) wind turbine with associated transformer housing and cabling to sub-station, and temporary crane hard-standing/lay-down areas. Approximate Grid Reference: 551873, 177767
17	4-5 km	NW	Site Name: Dagenham Motors Ripple Road, Barking, IG11 9PG Planning Application Reference: 10/00991/FUL Type of Project: Wind Turbine	Application Date: 2011-03-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises replacement of 22.5 metre high 50kW wind turbine with 25 metre high (hub height) 50kW wind turbine (34.2 metre high to blade tip). Approximate Grid Reference: 545997, 183780

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	
4	1-2 km	N	Crossness Sewage Works PV, Belvedere Road, London, SE2 9AR	Contractor: Thames Water Utilities LPA Name: Bexley London Borough Council Capacity (MW): 1.5	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 27/07/2011



ID	Distance	Direction	Address	Details	
6	1-2 km	NE	Riverside Energy Park (REP), Norman Road, Bexley, DA17 6JY	Contractor: Cory Riverside Energy LPA Name: The Planning Inspectorate - National Infrastructure Capacity (MW): 1	Application Date: 16/11/2018 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

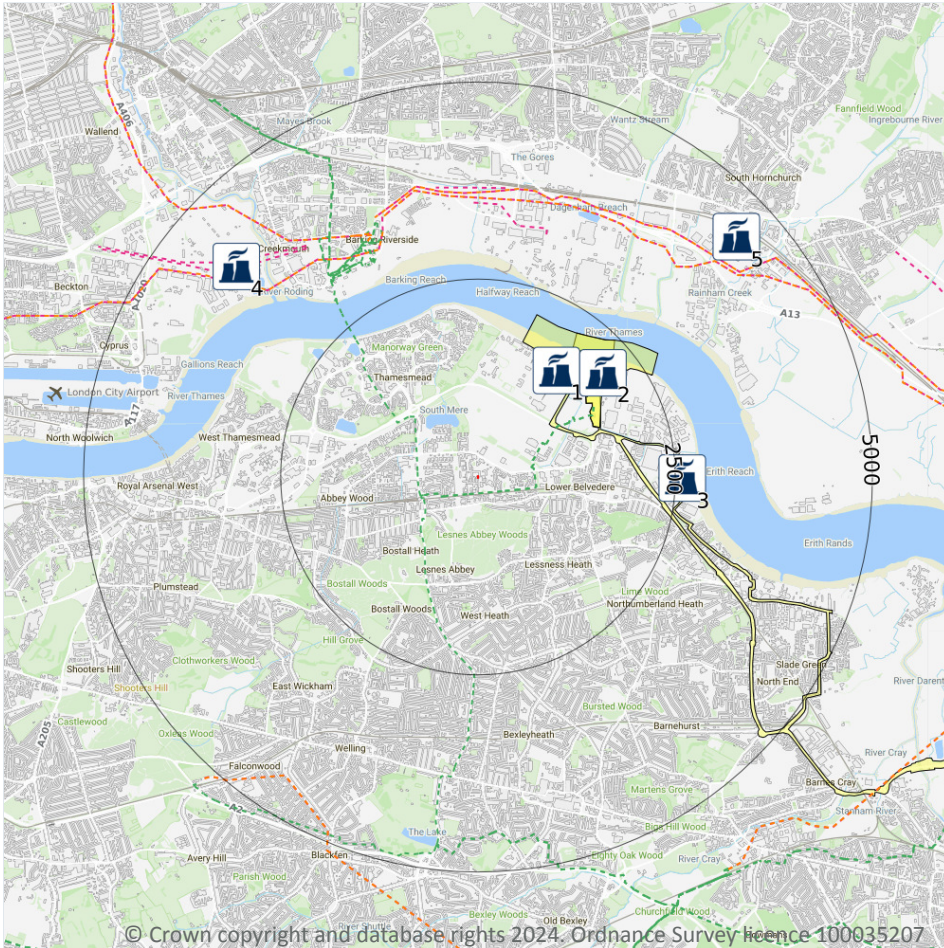
The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

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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

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	NE	Thames Water Utilities Ltd	Crossness STW Biogas CHP	Combined Heat and Power	6	No Details
2	2-3 km	NE	Riverside Resource Recovery	Riverside - Energy from Waste	Bioenergy	80	2011
3	2-3 km	E	ADM Erith LTD	Erith Oil Works	Combined Heat and Power	14	No Details
4	4-5 km	NW	Thames Water Utilities Ltd	Beckton STW Biogas CHP	Combined Heat and Power	6	No Details
5	4-5 km	NE	Thames Water Utilities Ltd	Riverside STW	Combined Heat and Power	6	No Details

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

Large Energy Projects

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

Distance	Direction	Details	Summary
1-2 km	NE	Operator: Cory Riverside Energy Site Name: Riverside Energy Park Stage: Decided - ongoing need for development	An integrated energy park of up to 96 megawatts generating capacity (comprising waste energy recovery, waste anaerobic digestion, battery storage and solar generation) and associated electrical connection.
1-2 km	NE	Operator: Cory Environmental Holdings Limited (CEHL) Site Name: Cory Decarbonisation Project Stage: Pre-examination	Construction and operation of carbon capture plant, storage and marine export terminal

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 - infrastructure.planninginspectorate.gov.uk/projects/ ↗.



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

Our search indicates the property is within 250 metres of the Crossrail 1 route.

Please see the guidance and next steps on [page 2 >](#) for further advice. Additionally, see [page 24 >](#) for details of the identified issues.

Crossrail 1 Route	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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Please see the guidance and next steps on [page 2 >](#) for further advice. Additionally, see [page 25 >](#) for details of the identified issues.

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



Transportation / Crossrail



Site Outline

Search buffers in metres (m)

- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses

Crossrail 1 route

The property is above or near to the Crossrail 1 Route. The operation of the Crossrail 1 project is designed to avoid significant disruption to properties above or in proximity. However, anyone considering purchasing the property should be aware of the potential for operational noise and vibration issues to arise.

Distance	Direction	Track Type at Nearest Point	Construction Status
207 m	S	Surface Alignment	Unknown
214 m	S	Surface Alignment	Unknown

Transportation / Railways and Underground



Site Outline

Search buffers in metres (m)

- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

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Active railways

The property is within 202 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

Historical railway infrastructure

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

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



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Distance	Direction	Feature	Year
208 m	S	Railway Sidings	1909

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Planning summary



Planning Applications

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

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Large Developments

searched to 250m

Please see [page 28](#) > for details of the proposed developments.**1**

Small Developments

searched to 75m

Please see [page 29](#) > for details of the proposed developments.**2**

House extensions or new builds

searched to 50m

Please see [page 30](#) > for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 36](#) >.



Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

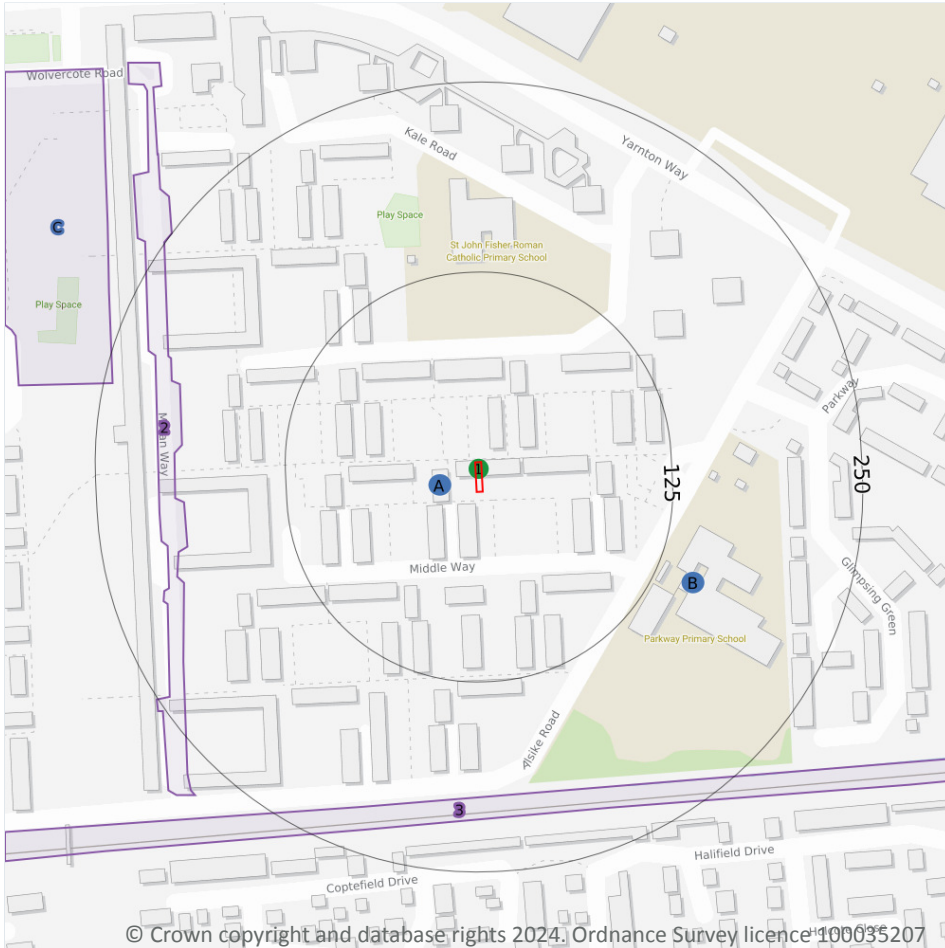
Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

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Planning Applications



Site Outline

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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Large projects searched to 250m

8 large developments within 250m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: B Distance: 151 m Direction: SE	Application reference: 15/02685/FULM Application date: 23/11/2015 Council: Bexley Accuracy: Proximity	Address: Alsike Road, Bexley, London, DA18 4DP Project: School (Extension/Alterations) Last known status: Detailed plans have been granted.	N/A



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Ref: SampleHomebuyers
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ID	Details	Description	Online record
ID: B Distance: 151 m Direction: SE	Application reference: N/A Application date: 01/12/2015 Council: Bexley Accuracy: Proximity	Address: Parkway School, Alsike Road, Bexley, London, DA18 4DP Project: School (Extension/Refurbishment) Last known status: Detailed plans have been granted.	N/A
ID: 2 Distance: 192 m Direction: W	Application reference: 22/01116/FUL Application date: 03/05/2022 Council: Bexley Accuracy: Exact	Address: Maran Way, Bexley, London, DA18 Project: Landscaping Works Last known status: Detailed plans have been granted.	Link ↗
ID: 3 Distance: 200 m Direction: SW	Application reference: 17/01002/FUL Application date: 21/04/2017 Council: Bexley Accuracy: Exact	Address: Crossrail Infrastructure Works, Wilton Road, Bexley, London, N10 1L Project: Infrastructure Works Last known status: An application has been submitted for detailed approval.	Link ↗
ID: C Distance: 240 m Direction: W	Application reference: 21/2299/K Application date: 18/06/2021 Council: Greenwich Accuracy: Proximity	Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted.	Link ↗
ID: C Distance: 242 m Direction: W	Application reference: 21/00947/OBB Application date: 18/06/2021 Council: Dartford Accuracy: Exact	Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted.	Link ↗
ID: C Distance: 244 m Direction: W	Application reference: 21/01948/OUTEA Application date: 11/06/2021 Council: Bexley Accuracy: Exact	Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted.	Link ↗
ID: C Distance: 244 m Direction: W	Application reference: 20/01732/SCOPE Application date: 17/07/2020 Council: Bexley Accuracy: Exact	Address: Lesnes Estate Site, Bexley, London, SE2 Project: 1950 Residential Units & Commercial Units Last known status: Outline approval has been granted.	Link ↗

Small projects searched to 75m

1 small development within 75m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.



ID	Details	Description	Online record
ID: A Distance: 25 m Direction: W	Application reference: 24/00380/FUL Application date: 05/02/2024 Council: Bexley Accuracy: Proximity	Address: 94 Mangold Way, Bexley, London, DA18 4DF Project: Multiple Occupancy (Extension/Alterations) Last known status: The application for detail approval has been refused.	Link ↗

House extensions and small new builds searched to 50m

2 house extensions and small new builds within 50m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 0 Direction: on site	Application reference: 23/01937/FUL Application date: 31/08/2023 Council: Bexley Accuracy: Exact	Address: 106 Mangold Way, Bexley, London, DA18 4DF Project: House (Alterations) Last known status: The application for detail approval has been refused.	Link ↗
ID: A Distance: 25 m Direction: W	Application reference: 23/03244/FUL Application date: 01/12/2023 Council: Bexley Accuracy: Exact	Address: 94 Mangold Way, Bexley, London, DA18 4DF Project: House (Extension) Last known status: The application for detail approval has been refused.	Link ↗



Climate change / Flood risk (5 and 30 Years)

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

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

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

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

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here:



knowledge.groundsure.com/methodologies-and-limitations ↗.

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

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		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Flooding	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Not identified
Former garages	Not identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Identified
Waste site no longer in use	Not identified	Flood defences	Not identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Not identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Identified
Recent industrial land uses	Not identified	Natural ground subsidence	
Current or recent petrol stations	Not identified	Natural ground subsidence	Identified
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	Non-natural ground subsidence	
Historical licensed industrial activities	Not identified	Coal mining	Not identified
Current or recent licensed industrial activities	Not identified	Non-coal mining	Not identified
Local Authority licensed pollutant release	Not identified	Mining cavities	Not identified
Pollutant release to surface waters	Not identified	Infilled land	Not identified
Pollutant release to public sewer	Not identified	Radon	
Dangerous industrial substances (D.S.I. List 1)	Not identified	Radon	Not identified



Oil and gas

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

Wind and solar

Wind farms **Identified**

Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations **Identified**

Proposed solar installations Not identified

Energy

Electricity transmission lines and pylons Not identified

National Grid energy infrastructure Not identified

Power stations **Identified**

Nuclear installations Not identified

Large Energy Projects **Identified**

Transportation

HS2 route: nearest centre point of track Not identified

HS2 route: nearest overground section Not identified

HS2 surface safeguarding Not identified

HS2 subsurface safeguarding Not identified

HS2 Homeowner Payment Zone Not identified

HS2 Extended Homeowner Protection Zone Not identified

HS2 stations Not identified

HS2 depots Not identified

HS2 noise and visual assessment Not identified

Transportation

Crossrail 1 route **Identified**

Crossrail 1 stations Not identified

Crossrail 2 route Not identified

Crossrail 2 stations Not identified

Crossrail 2 worksites Not identified

Crossrail 2 headhouses Not identified

Crossrail 2 safeguarding area Not identified

Active railways **Identified**

Railway tunnels Not identified

Active railway stations Not identified

Historical railway infrastructure **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

Large projects searched to 250m **Identified**

Small projects searched to 75m **Identified**

House extensions and small new builds searched to 50m **Identified**

Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites (Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified



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Planning constraints

Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified

Coastal Erosion

Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified



Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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