Groundsure Homebuyers

LOCATION INTELLIGENCE

30, Old London Road, Badgers Mount, Sevenoaks , TN14 7AE

Professional opinion

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

FLOOD RISK

Contaminated Land Liability
Passed
See page 10 > for details

Flooding
Moderate-High
page 10 >

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.

Action Alert

1 2 3 4 **5**

Likely transaction delay

Further guidance

Ground Stability
Identified
page 10 >

Radon
Identified
page 11 >

Energy
Identified
page 19 >

Transportation
Identified
page 24 >

Planning Constraints
Identified
page 27 >

Planning Applications
59
page 27 >

ClimateIndex™

ClimateIndex™ projects changes in physical and transition risks from:

Flooding | Ground stability | Coastal erosion

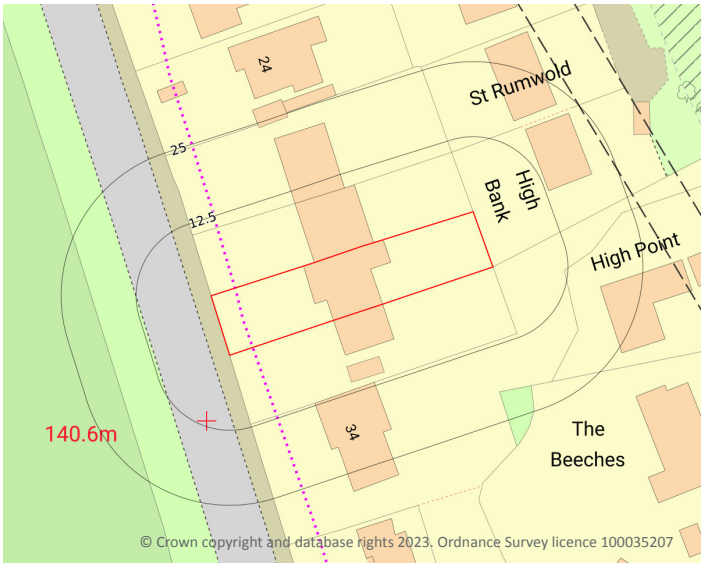
5 years	30 years
B	B
Minor risk	Minor risk

Please refer to page 6 > for details and guidance

Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: Index-3212669-2077-1691569084
Your ref: 0843650002AOU
Grid ref: 549486 162041
Date: 9 August 2023

Site Plan



Useful contacts

Sevenoaks District Council:
http://www.sevenoaks.gov.uk/ ↗
information@sevenoaks.gov.uk ↗
01732 227 000

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

Action Alert 5

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 40 >**.

Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.

Flooding

Flooding

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

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: http://www.floodre.co.uk/homeowner/about-us/ ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- 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

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, natural ground cavities, 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
- 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

Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/ ↗ for further information

Other considerations

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

Energy

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a ‘completed by’ date within the data as this would indicate that no further activity is taking place at the site.
You may wish to visit the website of any identified operator for further information.

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

Transportation

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

Planning constraints

Environmental designations
The property lies within 50m 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

ClimateIndex™ physical and transition risks - Breakdown

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability 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. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

	5 years	30 years
ClimateIndex™	B **Minor risk**	B **Minor risk**

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding	Moderate	Moderate
River flooding	Negligible	Negligible
Coastal flooding	Negligible	Negligible
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible

In 30 years time your property has a ClimateIndex™ rating of B: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Check to see if the property is eligible for the Flood Re ↗ scheme. Please note this scheme is due to end in 2039 and owners may be required to invest in improving flood resiliency of the property in order to obtain affordable insurance. Your insurance provider may be able to provider further information;
- Sign up for flood warnings ↗ provided by the government;
- Look into the various forms of flood resistance ↗ and resilience ↗ measures that will help protect your property in the event of a flood.

See **page 38 >** for further details.

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

ClimateIndex™ transition risks

Energy Performance Certificates (EPC)

All UK properties have an EPC rating that determines how energy efficient they are. To find out the rating for this property, you can visit gov.uk's Find an energy certificate ↗ service. EPC certificates are valid for 10 years. These will need to be renewed when you wish to sell a property or let to a new tenant.

The EPC certificate will provide property-specific information and guidance on potential options and costs around retrofitting for energy efficiency you may wish to explore either now or at a later date.

Landlords

Currently, the Minimum Energy Efficiency Standards (MEES) requires all rented properties being let in England and Wales to have a minimum EPC rating of **'E'**.

By 2028, all rental properties must have an EPC rating of at least **'C'**.

The penalty for not having a valid EPC will be raised from £5,000 to £30,000 in 2028.

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.

ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance	Resistance	Resistance	Resistance
Flood doors & windows from £500	**Flood barriers (garage/ driveway)** from £2,000	**Non return valves on drains and pipes** £70 to £700	**Air brick covers** £50 to £150
Resistance	**Resilience**	**Resilience**	**Resilience**
Vent covers from £60	**Water resistant mortar in external walls** from £150	**Waterproof external walls** from £500	**Relocating electric/ service meters** £760 to £2,500

Contact us with any questions at:
info@groundsure.com
01273 257 755

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 Action Alert on page 2 > for further advice.

Contaminated Land

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see page 12 > for details of the identified issues and page 43 > for our assessment methodology.

Contaminated Land Liability	Passed
Past Land Use	Identified
Waste and Landfill	Passed
Current and Recent Industrial	Passed

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 moderate-high.

Please see page 13 > for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Significant
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating	High	The rating is compiled by Ambiental, a leading flood risk analysis company. Please see page 43 >

Ground stability

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

Please see page 14 > for details of the identified issues.

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

Radon

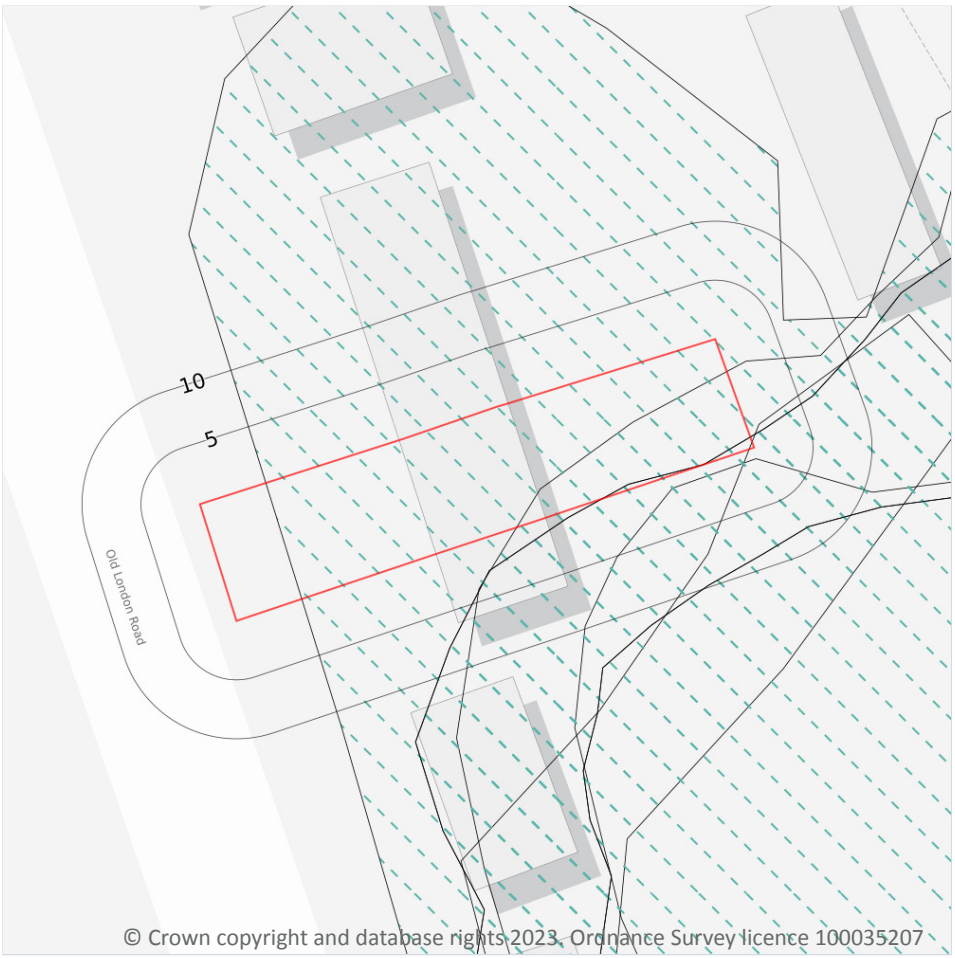
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see **page 18 >** for details of the identified issues.

In a radon affected area

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

Former industrial land uses

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

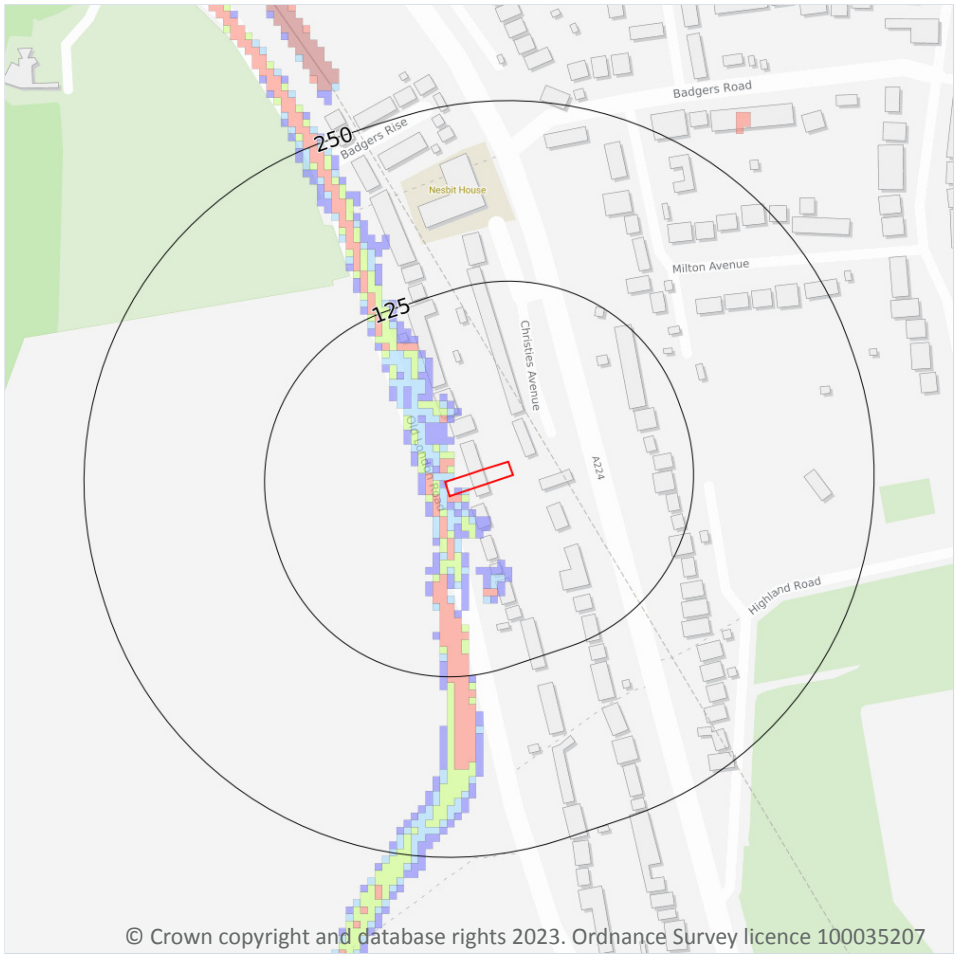
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the Action Alert on **page 2 >** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Heaps	1869
0	on site	Unspecified Ground Workings	1895
0	on site	Unspecified Heap	1907
0	on site	Unspecified Heap	1932
0	on site	Unspecified Ground Workings	1975

This data is sourced from Ordnance Survey/Groundsure.

Flooding / Surface water flood risk



Site Outline

Search buffers in metres (m)

Surface water flood risk

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

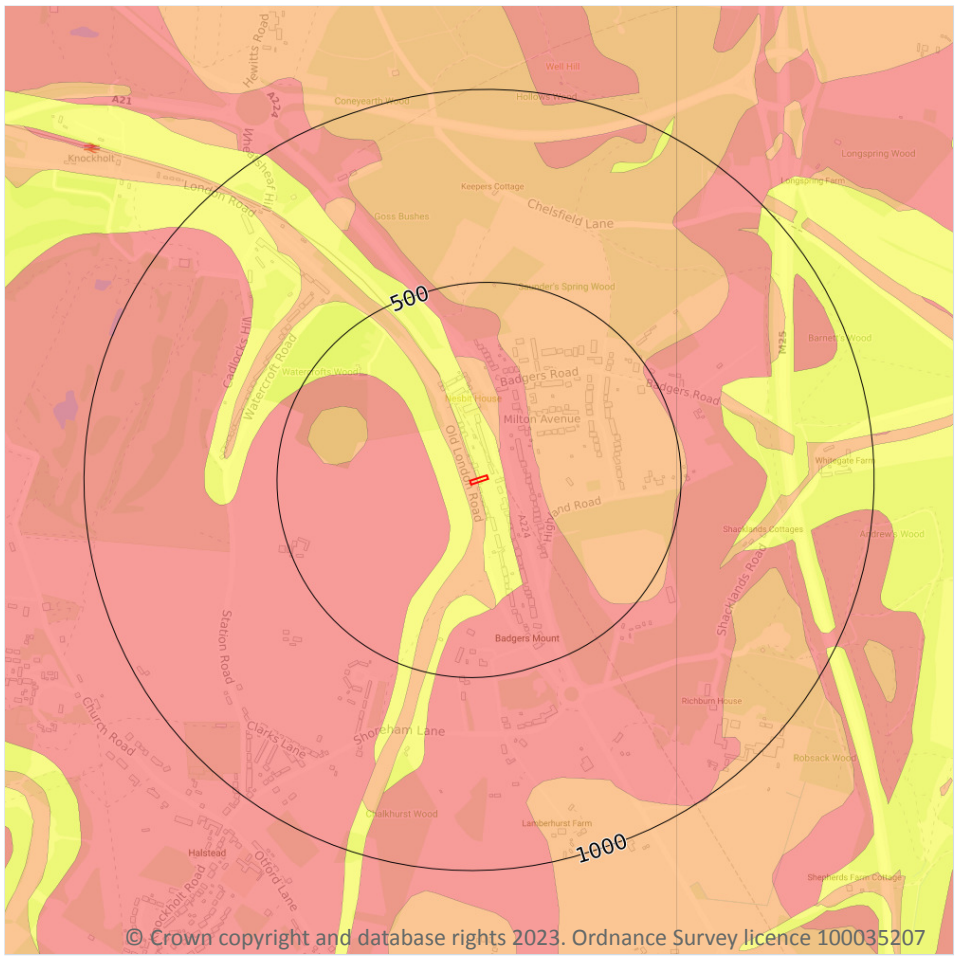
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

Ground stability / Natural ground subsidence



Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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 Action Alert 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.

Ground stability / Natural geological cavities

There is a record of a naturally occurring geological cavity, or an area which may contain such cavities, within 250 metres of this property.

Geological cavities and holes may have the potential to cause ground stability problems such as subsidence, surface collapses, mass movement and landslides. However, this does not confirm whether the property will be directly affected.

If the Data type in the table below is classified as polygon, this indicates an area-based record, and that natural cavities are found somewhere within this area, but not necessarily beneath the property itself. The polygon areas can be large, so caution is advised in the interpretation of this data.

Groundsure may be able to obtain further information on the presence of these cavities from the data provider. Please contact us if further information is required.

Please see the Action Alert on **page 2 >** for further advice.

Distance	Direction	Data type	Superficial Deposits	Bedrock Deposits	Cavity Type and Number
0	NE	Point	-	Chalk Group	Solution Pipe x 2

This information is obtained from the natural cavities dataset, which is supplied and digitally combined by Stantec UK Ltd.

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 on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

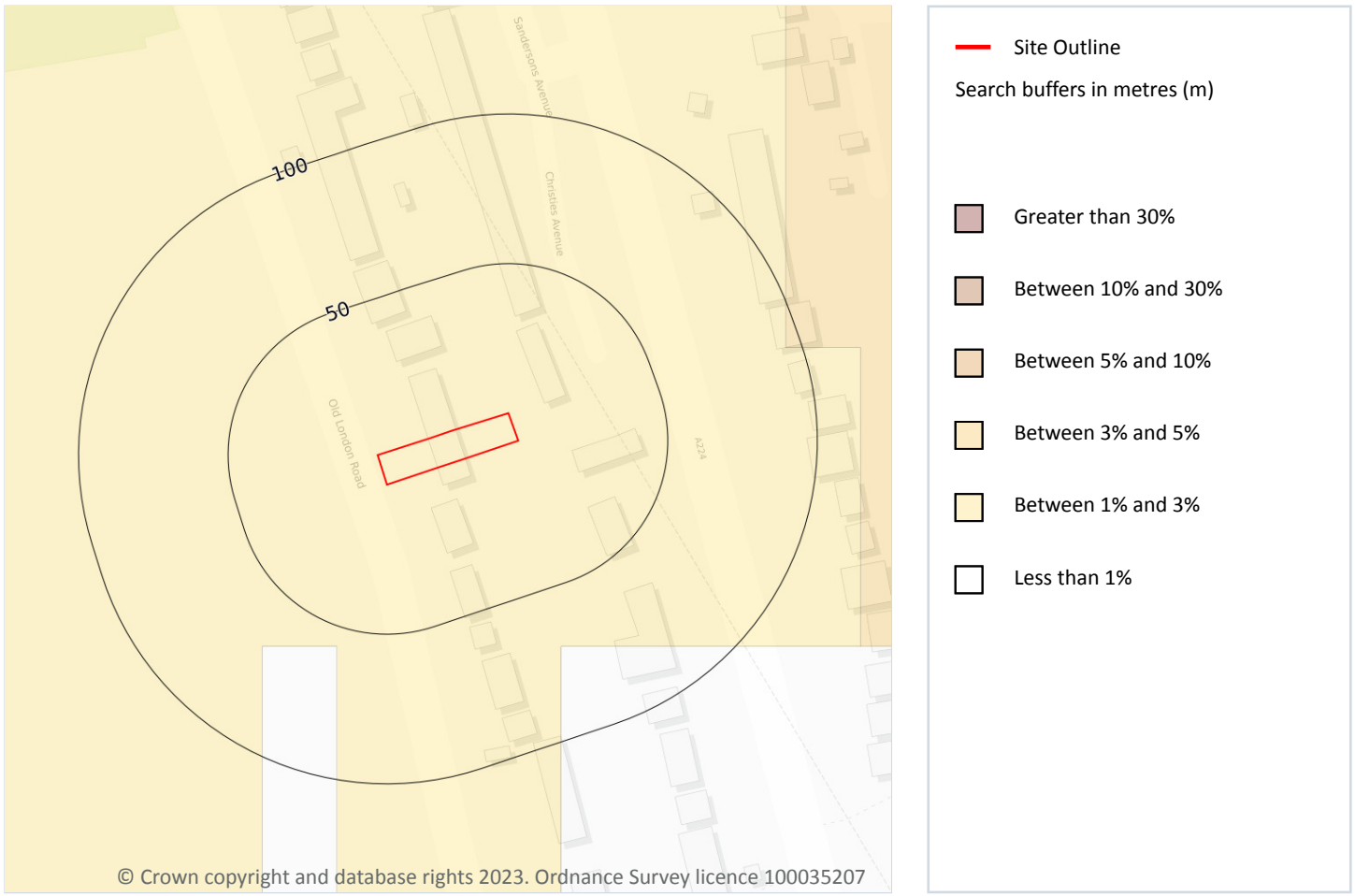
Please see the Action Alert on **page 2 >** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Ground Workings	1895
0	on site	Unspecified Ground Workings	1975
0	on site	Unspecified Heaps	1869
0	on site	Unspecified Heap	1932

Distance	Direction	Use	Date
0	on site	Unspecified Heap	1907
9 m	E	Unspecified Ground Workings	1961
12 m	SE	Unspecified Ground Workings	1940
19 m	NE	Tunnel	1938
19 m	NE	Tunnel	1932
19 m	NE	Tunnel	1907
19 m	NE	Tunnel	1869
19 m	NE	Tunnel	1940
19 m	NE	Tunnel	1895
19 m	NE	Tunnel	1990
19 m	NE	Tunnel	1975
19 m	NE	Tunnel	1961

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

Radon



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

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

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

Please see the Action Alert on **page 2 >** for further advice.

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

Energy summary

Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see the Action Alert on page 2 > for further advice. Additionally, see page 20 > for details of the identified issues.

Oil and gas areas	Not identified
Oil and gas wells	Identified

Wind and Solar

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

Please see the Action Alert on page 2 > for further advice. Additionally, see page 21 > for details of the identified issues.

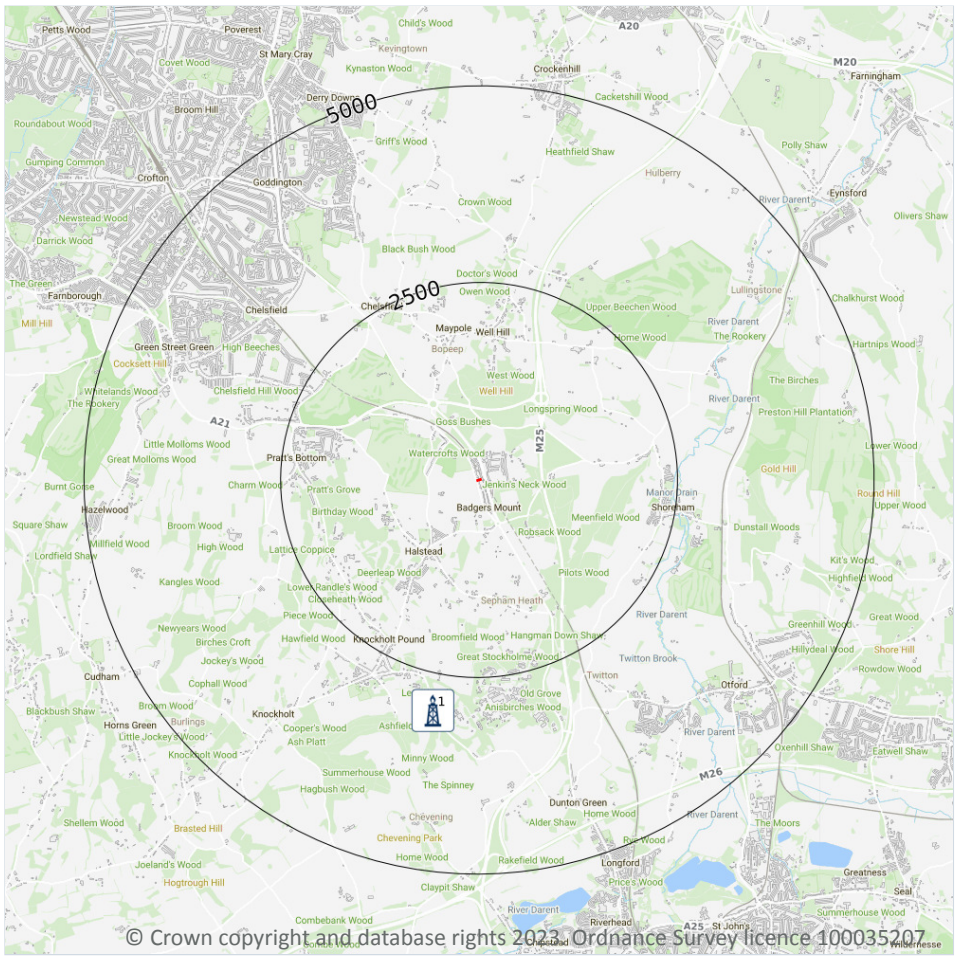
Planned Multiple Wind Turbines	Not identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Not identified
Proposed Solar Farms	Identified
Existing Solar Farms	Not identified

Energy

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

Power stations	Not identified
Energy Infrastructure Projects	Not identified

Energy / Oil and gas



Site Outline

Search buffers in metres (m)

Oil or gas drilling well

Proposed oil or gas drilling well

Licensed blocks

Potential future exploration areas

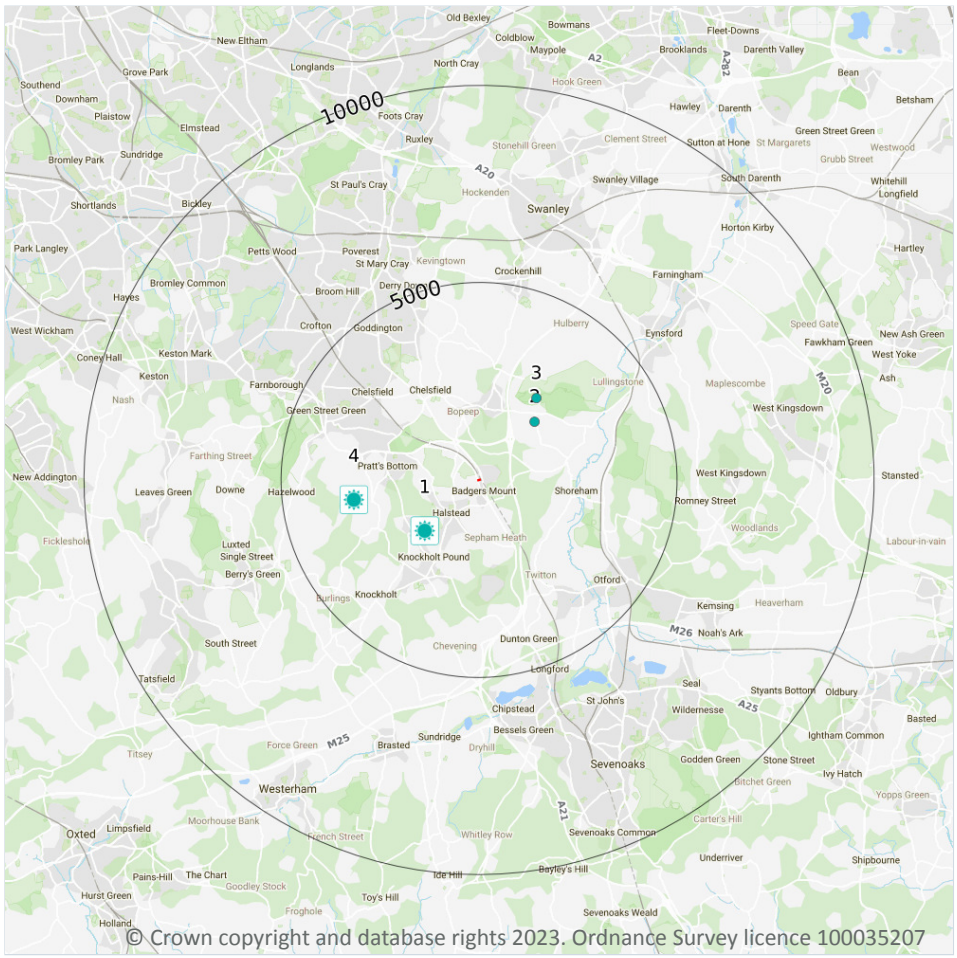
Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	2-3 km	S	Site Name: KNOCKHOLT 1 Operator: CAIRN ENERGY PLC Type: Conventional Oil and Gas Intent: Exploration	NSTA References: LS/21- 4 Licence Number: EXL18 Date of first drilling: 29/09/1991 Date of well completion: 13/10/1991 Licence Expiry: 13/10/1996

This data is sourced from the North Sea Transition Authority (NSTA).

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 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	2-3 km	NE	Site Name: Ridge Farm House Cockerhurst Road, Shoreham, Sevenoaks, Kent, TN14 7UA Planning Application Reference: 11/02256/FUL Type of Project: Wind Turbine	Application Date: 2011-08-31 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a single wind turbine with a tower height of 15m. Approximate Grid Reference: 550903, 163529
3	2-3 km	NE	Site Name: Ridge Cottage Redmans Lane, Shoreham, Sevenoaks, Kent, TN14 7UB Planning Application Reference: 11/02257/FUL Type of Project: Wind Turbine	Application Date: 2011-08-31 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a single wind turbine with a tower height of 15m. Approximate Grid Reference: 550909, 163761

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.

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
1	1-2 km	SW	Deerleap House, Deerleap Lane, Knockholt, Kent, TN14 7NP	Applicant name: Mr & Mrs Keogan Application Status: Awaiting decision Application Date: 27/07/2021 Application Number: 21/02367/HOUSE	Ground mounted solar PV.

ID	Distance	Direction	Address	Details	
4	3-4 km	W	Norsted Manor, Norsted Lane, Orpington, BR6 7PB	Applicant name: Mr Edmondson Application Status: Full App (Any Operational Development) Application Date: 19/05/2014 Application Number: 14/01896/FULL1	Installation of 64 solar photovoltaic panels on A-frames on land adjacent to Norstead Manor.

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

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

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 Action Alert 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 / Railways and Underground



Site Outline

Search buffers in metres (m)

Railway stations

Active railways

Active tunnels

Abandoned railways

Historic railways

Historic tunnels

Active railways

The property is within 21 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.

Railway tunnels

The property is within 28 metres of a railway tunnel. Trains travelling through tunnels nearby can cause noise and vibration to properties in proximity.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise and vibration levels at and around the property if this tunnel is still in use. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail or the relevant local transport

Contact us with any questions at:
info@groundsure.com
01273 257 755

body 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.

Distance	Direction	Feature	Year
19 m	NE	Tunnel	1938

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.

7	**Large Developments** searched to 750m	Please see page 28 > for details of the proposed developments.
14	**Small Developments** searched to 500m	Please see page 29 > for details of the proposed developments.
38	**House extensions or new builds** searched to 250m	Please see page 31 > 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.

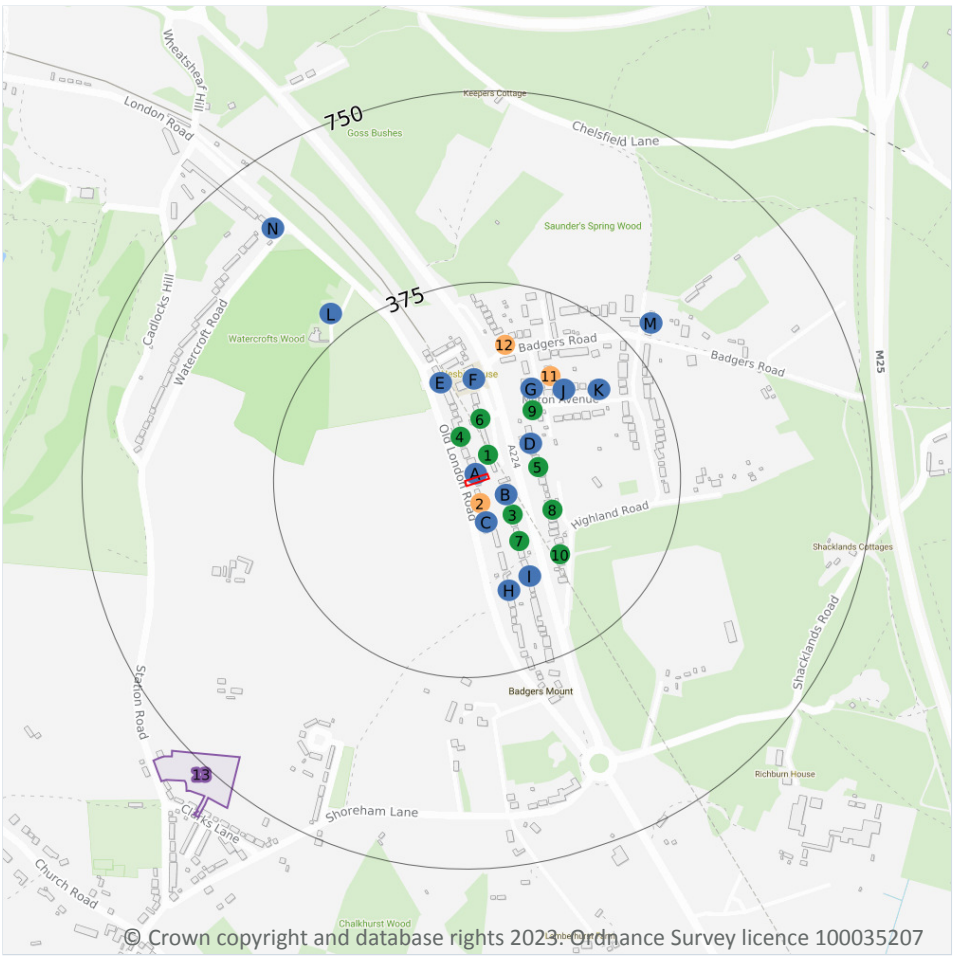
In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 45 >.

Planning constraints

Protected areas have been identified within 50 metres of the property.
Please see page 36 > for details of the identified issues.

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

Planning Applications



Large projects searched to 750m

7 large developments within 750m 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: F Distance: 186 m Direction: N	Application reference: 16/01072/FUL Application date: 11/04/2016 Council: Sevenoaks Accuracy: Proximity	Address: Elite Motors, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, TN14 7AP Project: Elderly Person Home Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: L Distance: 419 m Direction: NW	Application reference: 16/03186/FUL Application date: 31/10/2016 Council: Sevenoaks Accuracy: Proximity	Address: Watercrofts Wood, (off) Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Chapel Last known status: Detailed plans have been granted.	Link ↗
ID: L Distance: 419 m Direction: NW	Application reference: 14/02003/FUL Application date: 27/06/2014 Council: Sevenoaks Accuracy: Proximity	Address: Watercrofts Wood, (off) Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Chapel Last known status: Detailed plans have been granted.	Link ↗
ID: L Distance: 419 m Direction: NW	Application reference: 13/03353/FUL Application date: 18/11/2013 Council: Sevenoaks Accuracy: Proximity	Address: Watercrofts Wood, (off) Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Chapel Last known status: Detailed plans have been granted.	Link ↗
ID: N Distance: 621 m Direction: NW	Application reference: 17/01697/FUL Application date: 23/05/2017 Council: Sevenoaks Accuracy: Proximity	Address: Hurstwood Farm, London Road, Halstead, Sevenoaks, Kent, TN14 7DR Project: 4 Industrial Units Last known status: Detailed plans have been granted.	Link ↗
ID: N Distance: 621 m Direction: NW	Application reference: 17/00576/FUL Application date: 22/02/2017 Council: Sevenoaks Accuracy: Proximity	Address: Hurstwood Farm, London Road, Halstead, Sevenoaks, Kent, TN14 7DR Project: 4 Industrial Units Last known status: Detailed plans have been granted.	Link ↗
ID: 13 Distance: 692 m Direction: SW	Application reference: 22/01064/FUL Application date: 27/04/2022 Council: Sevenoaks Accuracy: Exact	Address: Land North East Of Yew Tree Co, Station Road, Halstead, Sevenoaks, Kent, TN14 7DL Project: 10 Flats & 3 Houses Last known status: Detailed plans have been granted.	Link ↗

Small projects searched to 500m

14 small developments within 500m from the property have 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: 2 Distance: 41 m Direction: S	Application reference: 2013/1754 Application date: 12/11/2013 Council: Tandridge Accuracy: Proximity	Address: Watercrofts Wood, 34a Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Chapel/Crematorium Last known status: An application has been submitted for detailed approval.	Link ↗
ID: F Distance: 185 m Direction: N	Application reference: 14/01434/FUL Application date: 09/05/2014 Council: Sevenoaks Accuracy: Proximity	Address: Land West Of Elite Motors Foxs, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, TN14 7AP Project: 4 Houses Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: E Distance: 198 m Direction: N	Application reference: 2019/1479 Application date: 12/08/2019 Council: Sevenoaks Accuracy: Proximity	Address: Blueberry Cemetery, Watercroft, Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Chapel (Extension) Last known status: An application has been submitted for detailed approval.	Link ↗
ID: E Distance: 198 m Direction: N	Application reference: 19/02317/FUL Application date: 07/08/2019 Council: Sevenoaks Accuracy: Proximity	Address: Bluebell Cemetery, Watercroft, Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Crematoria (Extension) Last known status: An application has been submitted for detailed approval.	Link ↗
ID: E Distance: 198 m Direction: N	Application reference: 19/01915/CNA Application date: 12/08/2019 Council: Tonbridge & Malling Accuracy: Proximity	Address: Bluebell Cemetery, Watercroft, Old London Road, Badgers Mount, Sevenoaks, Kent, TN14 7AE Project: Crematoria (Extension) Last known status: An application has been submitted for detailed approval.	Link ↗
ID: J Distance: 222 m Direction: NE	Application reference: 15/03054/FUL Application date: 15/10/2015 Council: Sevenoaks Accuracy: Proximity	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: The application for detail approval has been refused.	Link ↗
ID: 11 Distance: 226 m Direction: NE	Application reference: 22/01485/FUL Application date: 15/06/2022 Council: Sevenoaks Accuracy: Proximity	Address: Druids Oak, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: The application for detail approval has been refused.	Link ↗
ID: 12 Distance: 254 m Direction: N	Application reference: 23/01779/FUL Application date: 26/06/2023 Council: Sevenoaks Accuracy: Proximity	Address: Rosemount & Hengist, Badgers Road, Badgers Mount, Sevenoaks, Kent, TN14 7AT Project: 4 Residential Units Last known status: An application has been submitted for detailed approval.	Link ↗
ID: K Distance: 273 m Direction: NE	Application reference: 18/00987/FUL Application date: 09/04/2018 Council: Sevenoaks Accuracy: Proximity	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: Detailed plans have been granted.	Link ↗
ID: K Distance: 273 m Direction: NE	Application reference: 15/01008/FUL Application date: 13/04/2015 Council: Sevenoaks Accuracy: Proximity	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: The application for detail approval has been refused.	Link ↗
ID: K Distance: 273 m Direction: NE	Application reference: 15/00004/FUL Application date: 12/01/2015 Council: Sevenoaks Accuracy: Proximity	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: The application for detail approval has been withdrawn.	Link ↗

ID	Details	Description	Online record
ID: K Distance: 273 m Direction: NE	Application reference: 14/03097/FUL Application date: 14/10/2014 Council: Sevenoaks Accuracy: Proximity	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, TN14 7AU Project: Luxury House Last known status: An application has been submitted for detailed approval.	Link ↗
ID: M Distance: 434 m Direction: NE	Application reference: 20/00266/FUL Application date: 05/02/2020 Council: Sevenoaks Accuracy: Proximity	Address: L To The East Of The Cottage, Badgers Road, Badgers Mount, Sevenoaks, Kent, TN14 7AY Project: Luxury House Last known status: Detailed plans have been granted.	Link ↗
ID: M Distance: 434 m Direction: NE	Application reference: 18/03520/FUL Application date: 20/12/2018 Council: Sevenoaks Accuracy: Proximity	Address: Land To The East Of The Cottag, Badgers Road, Badgers Mount, Sevenoaks, Kent, TN14 7AY Project: Luxury House Last known status: Detailed plans have been granted.	Link ↗

House extensions and small new builds searched to 250m

38 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: A Distance: 0 Direction: on site	Application reference: 17/00146/HOUSE Application date: 27/01/2017 Council: Sevenoaks Accuracy: Exact	Address: 30 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 7 m Direction: N	Application reference: 17/01257/HOUSE Application date: 26/05/2017 Council: Sevenoaks Accuracy: Exact	Address: 28 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 13 m Direction: N	Application reference: 17/01121/HOUSE Application date: 03/04/2017 Council: Sevenoaks Accuracy: Exact	Address: 26 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 13 m Direction: N	Application reference: 16/03791/HOUSE Application date: 08/12/2016 Council: Sevenoaks Accuracy: Exact	Address: 26 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	Link ↗

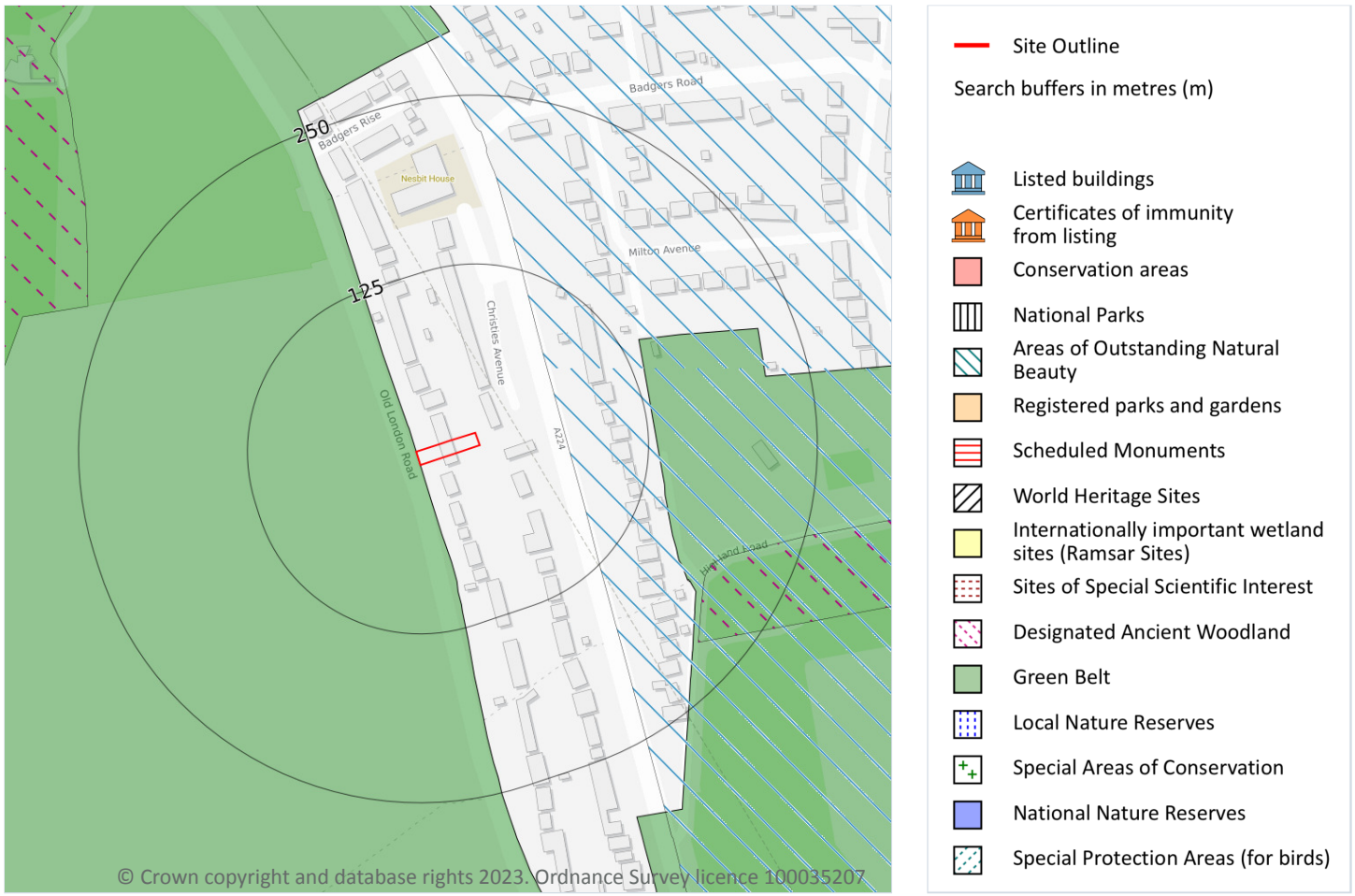
ID	Details	Description	Online record
ID: B Distance: 22 m Direction: E	Application reference: 18/03405/HOUSE Application date: 02/11/2018 Council: Sevenoaks Accuracy: Exact	Address: High Point, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: 1 Distance: 36 m Direction: NE	Application reference: 19/02943/HOUSE Application date: 17/10/2019 Council: Sevenoaks Accuracy: Exact	Address: Martindale, Christies Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AN Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 45 m Direction: SE	Application reference: 20/03753/HOUSE Application date: 21/12/2020 Council: Sevenoaks Accuracy: Exact	Address: The Beeches, Orpington Bypass Road, Badgers, Sevenoaks, Kent, South East, TN14 7AG Project: Garage Last known status: Detailed plans have been granted.	Link ↗
ID: C Distance: 79 m Direction: S	Application reference: 13/03253/HOUSE Application date: 01/11/2013 Council: Sevenoaks Accuracy: Exact	Address: The Lilacs, 38 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: 3 Distance: 85 m Direction: SE	Application reference: 23/01107/OUT Application date: 17/04/2023 Council: Sevenoaks Accuracy: Exact	Address: Cedar Holme, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Outline) Last known status: An application has been submitted for outline approval.	Link ↗
ID: 4 Distance: 85 m Direction: N	Application reference: 18/00893/HOUSE Application date: 03/04/2018 Council: Sevenoaks Accuracy: Exact	Address: Badgers Mount Stores, 16 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: Garage Last known status: The application for detail approval has been refused.	Link ↗
ID: C Distance: 89 m Direction: S	Application reference: 14/00773/HOUSE Application date: 14/03/2014 Council: Sevenoaks Accuracy: Proximity	Address: September Cottage, Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: First Floor Extension Last known status: Detailed plans have been granted.	Link ↗
ID: 5 Distance: 97 m Direction: E	Application reference: 21/00188/FUL Application date: 01/02/2021 Council: Sevenoaks Accuracy: Exact	Address: Brynawel, Highland Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7BB Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: D Distance: 102 m Direction: NE	Application reference: 21/04246/HOUSE Application date: 30/12/2021 Council: Sevenoaks Accuracy: Exact	Address: Fourwinds, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AQ Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: D Distance: 102 m Direction: NE	Application reference: 21/03265/HOUSE Application date: 01/10/2021 Council: Sevenoaks Accuracy: Exact	Address: Fourwinds, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AQ Project: House (Extension) Last known status: The application for detail approval has been refused.	Link ↗
ID: D Distance: 102 m Direction: NE	Application reference: 21/00807/HOUSE Application date: 15/03/2021 Council: Sevenoaks Accuracy: Exact	Address: Fourwinds, Orpington Bypass Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AQ Project: 2 Storey Side/Single Storey Rear Extension Last known status: The application for detail approval has been refused.	Link ↗
ID: 6 Distance: 107 m Direction: N	Application reference: 15/00677/HOUSE Application date: 25/03/2015 Council: Sevenoaks Accuracy: Exact	Address: 8 Christies Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AN Project: 2 Storey Side Extension Last known status: Detailed plans have been granted.	Link ↗
ID: 7 Distance: 136 m Direction: SE	Application reference: 19/01151/HOUSE Application date: 07/05/2019 Council: Sevenoaks Accuracy: Exact	Address: Tudor Lodge, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Alterations) Last known status: Detailed plans have been granted.	Link ↗
ID: 8 Distance: 138 m Direction: E	Application reference: 22/02057/HOUSE Application date: 21/07/2022 Council: Sevenoaks Accuracy: Exact	Address: Brynawel, Highland Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7BB Project: House (Alterations) Last known status: Detailed plans have been granted.	Link ↗
ID: 9 Distance: 151 m Direction: NE	Application reference: 14/00863/FUL Application date: 21/03/2014 Council: Sevenoaks Accuracy: Proximity	Address: The Beeches, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: Chalet Bungalow Last known status: Detailed plans have been granted.	Link ↗
ID: E Distance: 171 m Direction: N	Application reference: 21/02678/HOUSE Application date: 13/08/2021 Council: Sevenoaks Accuracy: Exact	Address: Fox Place, Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: Single Storey Side/Rear Extension Last known status: Detailed plans have been granted.	Link ↗
ID: G Distance: 186 m Direction: NE	Application reference: 22/01877/HOUSE Application date: 05/07/2022 Council: Sevenoaks Accuracy: Exact	Address: Elsinore, Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: G Distance: 194 m Direction: NE	Application reference: 13/02669/HOUSE Application date: 05/09/2013 Council: Sevenoaks Accuracy: Exact	Address: Copperbeech Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: H Distance: 198 m Direction: S	Application reference: 17/01437/HOUSE Application date: 04/05/2017 Council: Sevenoaks Accuracy: Exact	Address: 52 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Alterations) Last known status: Detailed plans have been granted.	Link ↗
ID: 10 Distance: 204 m Direction: SE	Application reference: 20/03632/HOUSE Application date: 22/01/2021 Council: Sevenoaks Accuracy: Exact	Address: Badgers Oak, Highland Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7BB Project: House (Alterations) Last known status: Detailed plans have been granted.	Link ↗
ID: I Distance: 207 m Direction: SE	Application reference: 16/00932/HOUSE Application date: 07/04/2016 Council: Sevenoaks Accuracy: Exact	Address: The Beeches, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	Link ↗
ID: I Distance: 207 m Direction: SE	Application reference: 18/01249/HOUSE Application date: 26/04/2018 Council: Sevenoaks Accuracy: Exact	Address: Candles, Orpington by Pass Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: I Distance: 207 m Direction: SE	Application reference: 18/00320/HOUSE Application date: 29/01/2018 Council: Sevenoaks Accuracy: Exact	Address: Tudor Lodge, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: I Distance: 207 m Direction: SE	Application reference: 17/03041/HOUSE Application date: 03/10/2017 Council: Sevenoaks Accuracy: Exact	Address: Tudor Lodge, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: House (Extension) Last known status: The application for detail approval has been refused.	Link ↗
ID: I Distance: 207 m Direction: SE	Application reference: 17/01184/HOUSE Application date: 21/04/2017 Council: Sevenoaks Accuracy: Exact	Address: Tudor Lodge, Orpington by Pass, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AG Project: Loft Conversion Last known status: Detailed plans have been granted.	Link ↗
ID: J Distance: 212 m Direction: NE	Application reference: 16/01622/FUL Application date: 21/06/2016 Council: Sevenoaks Accuracy: Exact	Address: Kloof, Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: Chalet Bungalow Last known status: Detailed plans have been granted.	Link ↗
ID: H Distance: 221 m Direction: S	Application reference: 21/03172/HOUSE Application date: 01/10/2021 Council: Sevenoaks Accuracy: Exact	Address: Devon, 54 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: H Distance: 222 m Direction: S	Application reference: 14/00230/HOUSE Application date: 28/01/2014 Council: Sevenoaks Accuracy: Exact	Address: Devon, 54 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link ↗
ID: J Distance: 222 m Direction: NE	Application reference: 22/02649/HOUSE Application date: 26/09/2022 Council: Sevenoaks Accuracy: Exact	Address: Willow Hatch, Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: J Distance: 222 m Direction: NE	Application reference: 21/02273/HOUSE Application date: 21/07/2021 Council: Sevenoaks Accuracy: Exact	Address: Willow Hatch, Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: J Distance: 222 m Direction: NE	Application reference: 15/02933/HOUSE Application date: 25/09/2015 Council: Sevenoaks Accuracy: Exact	Address: Merrowlea, Milton Avenue, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: H Distance: 238 m Direction: S	Application reference: 15/01399/HOUSE Application date: 11/05/2015 Council: Sevenoaks Accuracy: Exact	Address: Harvard, 56 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: H Distance: 238 m Direction: S	Application reference: 15/00652/HOUSE Application date: 09/03/2015 Council: Sevenoaks Accuracy: Exact	Address: Harvard, 56 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: Single Storey Side/Rear Extension Last known status: The application for detail approval has been refused.	Link ↗
ID: H Distance: 247 m Direction: S	Application reference: 14/00959/HOUSE Application date: 31/03/2014 Council: Sevenoaks Accuracy: Exact	Address: Worcester, 58 Old London Road, Badgers Mount, Sevenoaks, Kent, South East, TN14 7AE Project: House (Extension) Last known status: An application has been submitted for detailed approval.	Link ↗

Planning constraints



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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	London	Sevenoaks

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2023). For more information please see https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land ↗

Climate change / Flood risk (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	2027	Moderate	Negligible	Negligible	Moderate
RCP 2.6 0.9-2.3°C	2055	Moderate	Negligible	Negligible	Moderate

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Moderate	Negligible	Negligible	Moderate
RCP 4.5 1.7-3.2°C	2055	Moderate	Negligible	Negligible	Moderate

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Moderate	Negligible	Negligible	Moderate
RCP 8.5 3.2-5.4°C	2055	Moderate	Negligible	Negligible	Moderate

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (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).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
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	Highly 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	Not identified
Former energy features	Not 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	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

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

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	**Identified**
Groundwater flooding	Not identified

Natural ground subsidence	
Natural ground subsidence	**Identified**
Natural geological cavities	**Identified**

Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	**Identified**

Radon	
Radon	**Identified**

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

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

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

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
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	Not 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	**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 750m	**Identified**
Small projects searched to 500m	**Identified**
House extensions and small new builds searched to 250m	**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

Planning constraints	
Local Nature Reserves	Not 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	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**
Natural ground instability (5 and 30 Years)	**Identified**

Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Contaminated land liability assessment methodology

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

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

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

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

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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 Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental 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

Ambiental 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.

Ambiental FloodScore™ insurance rating

The property has been rated as **High** risk. Please see the Action Alert on **page 2 >** for further advice.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of

applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

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, where as 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 is 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: 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 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	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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

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

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

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

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

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗

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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 ↗.