**Enviro All-in-One**

Residential search report

Specimen Address, Specimen Town

### Summary of risks identified

<table>
<thead>
<tr>
<th>Risk Type</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal Mining</td>
<td>Known coal or potential mining risks within the property area</td>
<td>None identified</td>
</tr>
<tr>
<td>Other Ground Stability</td>
<td>The property is unlikely to be affected by natural/non-natural ground subsidence</td>
<td>Passed</td>
</tr>
<tr>
<td>Contaminated Land</td>
<td>The property is unlikely to be designated as Contaminated Land</td>
<td>Passed</td>
</tr>
<tr>
<td>Flood Risk</td>
<td>The property is considered to have a risk of flooding</td>
<td>Low</td>
</tr>
<tr>
<td>Radon</td>
<td>The property does not lie within a radon affected area</td>
<td>Passed</td>
</tr>
<tr>
<td>Energy</td>
<td>Identified</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>Passed</td>
<td></td>
</tr>
<tr>
<td>Planning Applications</td>
<td>Identified</td>
<td></td>
</tr>
</tbody>
</table>

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

It is important to be fully informed of all risks associated with a property before completing your purchase. Please read all the information in this report carefully.
Overview of findings and recommendations

Coal mining

According to the records held by the Coal Authority at the time the report was produced, the search report did not identify any areas of concern regarding coal mining.

Environmental Findings

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender's willingness to lend.

Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- if the property has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in
- look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it
- consider property level flood prevention measures that may be useful in the property, such as flood gates and barriers or airbricks
- consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported

Other considerations

These are potential actions associated with non-environmental search returns such as mobile masts and planning constraints.

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- seek further guidance from the local planning department on any likely restrictions if considering any property development
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 section on page 2 for further advice.

Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches. Past Land Use Passed
Waste and Landfill Passed
Current Industrial Passed

Flood Risk

Property’s overall risk assessment for river, coastal, surface water and groundwater flooding is low. Further explanation of flood risk assessment can be seen here groundsure.com/understanding-flood-risk

<table>
<thead>
<tr>
<th>Risk Type</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>River and Coastal Flooding</td>
<td>Very Low</td>
</tr>
<tr>
<td>Groundwater Flooding</td>
<td>Moderate</td>
</tr>
<tr>
<td>Surface Water Flooding</td>
<td>Negligible</td>
</tr>
<tr>
<td>Past Flooding</td>
<td>None</td>
</tr>
<tr>
<td>Flood Storage Areas</td>
<td>None</td>
</tr>
</tbody>
</table>

Floodability Rating Green The rating is compiled by JBA, the UK’s leading flood expert. Please see page 17

Other Ground Stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

<table>
<thead>
<tr>
<th>Stability Type</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Ground Stability</td>
<td>Negligible - very low</td>
</tr>
<tr>
<td>Non-Natural Ground Stability</td>
<td>None</td>
</tr>
</tbody>
</table>

Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

Not in a radon affected area

For any coal mining related issues please contact the Coal Authority: 0345 762 6848 groundstability@coal.gov.uk
For all other issues and assistance please contact Groundsure: 0844 415 9000 info@groundsure.com
Coal Mining

This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.

Key

Approximate position of enquiry boundary shown

© Crown copyright and database rights 2018
Ordnance Survey Licence number: 100020315
Detailed findings

1. Past underground coal mining
   The property is not within a surface area that could be affected by recorded past underground mining.

2. Present underground coal mining
   The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining
   The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.
   The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
   The property is not in an area likely to be affected from any planned future underground coal mining.
   No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries
   There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology
   The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining
   The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining
   The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining
   There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
   The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.
9. Coal mining subsidence
The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas
The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining
The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.
Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society’s Guidance Notes 2006, the User Guide 2006 and the Coal Authority’s Terms and Conditions applicable at the time the report was produced.

If this Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

Disclaimer

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Alternative formats

If you would like this report in an alternative format, please contact our communications team.
Coal Search Report Insurance Policy

Schedule

Policy number: 25182615
The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe Limited
Binding Authority contract number: RNMFP1803841
Property: Specimen Address, Specimen Town
Reference: 81002280591001
Limit of cover: £50,000
Dated: 26 July 2018

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Search Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Search Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Search Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Search Report Terms and Conditions can be viewed online at this link:
https://www2.groundstability.com/coal-authority-insurance-terms-01-06-18/
JBA data indicates that the property is in an area with a Moderate risk of groundwater flooding. JBA data indicates that groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

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 a 1 in 100 year return period.

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 the 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.

For any coal mining related issues please contact the Coal Authority:
0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:
0844 415 9000
info@groundsure.com
The property has been identified to lie within 5km of one or more energy features. The Enviro-All-in-One report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.

### Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

<table>
<thead>
<tr>
<th>Oil and Gas Areas</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oil and Gas Wells</td>
<td>None</td>
</tr>
</tbody>
</table>

### Wind and Solar

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

<table>
<thead>
<tr>
<th>Wind</th>
<th>Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar</td>
<td>Identified</td>
</tr>
</tbody>
</table>

### Energy Infrastructure

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

<table>
<thead>
<tr>
<th>Power stations</th>
<th>Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Infrastructure Projects</td>
<td>None</td>
</tr>
</tbody>
</table>

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com
Transportation summary

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.

**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.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS2 Route</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Safeguarding</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Stations</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Depots</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Noise</td>
<td>Not assessed</td>
</tr>
<tr>
<td>HS2 Visual impact</td>
<td>Not assessed</td>
</tr>
</tbody>
</table>

**Crossrail**

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crossrail 1 Route</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 1 Stations</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 1 Worksites</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Route</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Stations</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Worksites</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Safeguarding</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Headhouse</td>
<td>None</td>
</tr>
</tbody>
</table>

**Other Railways**

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

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Railways</td>
<td>None</td>
</tr>
<tr>
<td>Historical Railways and Tunnels</td>
<td>None</td>
</tr>
<tr>
<td>Railway and Tube Stations</td>
<td>None</td>
</tr>
<tr>
<td>Underground</td>
<td>None</td>
</tr>
</tbody>
</table>
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.

10 Total applications

This total includes large developments within 500 m, small developments within 125 m and house extensions within 50 m. If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.

Planning constraints

Protected areas have been identified within 50 metres of the property.

Environmental Protected Areas | None
Visual and Cultural Protected Areas | Identified

Visual and Cultural Protected Areas

Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts | None

For any coal mining related issues please contact the Coal Authority:
0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:
0844 415 9000
info@groundsure.com
Visual and Cultural Designations

Conservation Areas
The property is in or within 50m of a Conservation Area. Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Name</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Preston Park, The City of Brighton and Hove</td>
<td>The City of Brighton and Hove</td>
</tr>
<tr>
<td>4 m</td>
<td>W</td>
<td>Preston Village, The City of Brighton and Hove</td>
<td>The City of Brighton and Hove</td>
</tr>
</tbody>
</table>

For any coal mining related issues please contact the Coal Authority:  
0345 762 6848  
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:  
0844 415 9000  
info@groundsure.com
Registered Parks and Gardens
The property contains, or is in close proximity to a registered park or garden, which is a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Name</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 m</td>
<td>W</td>
<td>PRESTON MANOR AND PRESTON PARK</td>
<td>II</td>
</tr>
</tbody>
</table>

This data is sourced from Historic England. For more information please see: https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs
The searches listed below were run against the property and found not to be of concern or represent a risk.

**Contaminated Land**
- Former industrial land use (1:10,000 scale)
- Former Tanks
- Former energy features
- Former petrol stations
- Former garages
- Former military land
- Former landfill (from British Geological Survey records, 1973)
- Former landfill (from Local Authority and historical mapping records)
- Waste site no longer in use
- Active or recent landfill
- Former landfill (from Environment Agency Records)
- Active or recent licensed waste sites
- Recent industrial land uses
- Current or recent petrol stations
- Dangerous or explosive sites
- Hazardous substance storage/usage
- Sites designated as Contaminated Land
- Historical licensed industrial activities
- Current or recent licensed industrial activities
- Local Authority licensed pollutant release
- Pollutant release to surface waters
- Pollutant release to public sewer
- Dangerous industrial substances (D.S.I. List 1)
- Dangerous industrial substances (D.S.I. List 2)
- Pollution incidents

**Flood Risk**
- Risk of flooding from rivers and the sea
- Flood storage areas: part of floodplain
- Historical flood areas
- Areas benefiting from flood defences
- Flood defences
- Proposed flood defences
- Surface water flood risk

**Ground stability**
- Natural ground subsidence
- Natural geological cavities
- Non-coal mining
- Mining cavities
- Ground cavities filled with other materials

**Radon**

**Energy Infrastructure**
- Electricity transmission lines and pylons

**Planning constraints**
- Sites of Special Scientific Interest
- Internationally important wetland sites (Ramsar sites)
- Special Area of Conservation
- Special Protection Areas (for birds)
- National Nature Reserves

For any coal mining related issues please contact the Coal Authority:
0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:
0844 415 9000
info@groundsure.com
JBA Floodability
The property has been rated as Green.

This rating is calculated by JBA and is based entirely on JBA’s modelled river, coastal and surface water flood data. This data is used by a large number of top insurance companies in order to assess flood risk, though individual insurers may also have recourse to further information not used in this assessment such as claim history, and is indicative rather than definitive.

There are some exclusions to the Flood Re scheme and these include; commercial properties (including buy to let), new homes built after 1st January 2009 and blocks of flats with four or more units. Flood Re is designed to run for 25 years, to allow time for the Government, local authorities, insurers and communities to become better prepared for flooding. After this period, the market is expected to return to risk reflective pricing, and properties with flood risks that have not been mitigated may face significantly increased premiums and/or difficulty in obtaining cover.

The JBA Floodability Index is categorised on a fivefold scale and also includes a statement of the possibility of insurance companies ceding the property into the Flood Re scheme (subject to terms, applicant's status and individual insurers' approach to risk, historical flooding events at the property, exclusions to the Flood Re scheme and any other factors which may be relevant):

Green indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. Very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Amber indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. Low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Red indicates a level of flood hazard such that standard priced insurance covering flood risk may be more difficult to obtain. Low to moderate possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Black 1 indicates a level of flood hazard such that standard priced insurance covering flood risk may be significantly more difficult to obtain. Moderate to high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

Black 2 indicates a level of flood hazard such that standard priced insurance covering flood risk may be extremely difficult to obtain. High possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.
Contaminated Land 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 industrial uses (as defined by PointX data)
- Catalist petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- 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 In Need of Further Assessment. If the site is In Need of Further Assessment 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 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.
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, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

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. 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.

Historic flood events
Over 88,000 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 the 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
JBA Risk Management 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 75 year, 1 in 200 year and 1 in 1000 year rainfall events. 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 the 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 the 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 manmade 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. Groundsure's groundwater flooding data is provided by JBA Risk Management.
Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION
This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code
● provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
● sets out minimum standards which firms compiling and selling search reports have to meet
● promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
● enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles
Firms which subscribe to the Search Code will:
● display the Search Code logo prominently on their search reports
● act with integrity and carry out work with due skill, care and diligence
● at all times maintain adequate and appropriate insurance to protect consumers
● conduct business in an honest, fair and professional manner
● handle complaints speedily and fairly
● ensure that products and services comply with industry registration rules and standards and relevant laws
● monitor their compliance with the Code

Complaints Advice
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 compensation of 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 Code.

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

TPO's Contact Details:
The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: https://www.tpos.co.uk/

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE
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
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-
may25-2018

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see https://www.groundsure.com/remediation for full details.

Data providers

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