

## Professional Opinion

### Overall Result

**Pass**

There are no Key Risks further actions that should hinder the completion of this transaction



## Key Risks



**Environmental**  
**Pass**



**Flood**  
**Moderate**



#### Consideration(s):

2.01 Specialist Advice

2.05 Check Flood Insurance

2.06 Check Flood History

2.08 Nearby Dam

## Other Considerations



**Ground Stability**  
**Identified**



#### Consideration(s):

3.04, 3.05 Consult Surveyor



**Energy & Infrastructure**  
**Identified**



#### Consideration(s):

4.18 Power Stations

4.21 Solar Farms



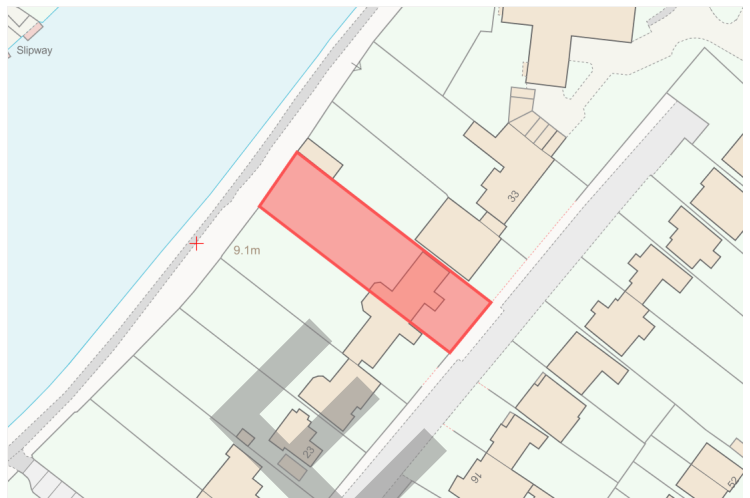
**Planning**  
**Identified**



#### Consideration(s):

Applications Identified

## Site Plan



**Air Quality Index: Some Polluted Areas**  
(See 1.25)

## Report Details

#### Address:

Sample, Sample

#### Requested by:

Sample

#### Grid Reference:

E: 123456 | N: 123456

#### Date:

13/12/2023

#### Report Reference:

Sample

#### Report ID:

370171

This page should always be read in conjunction with the full report.  
See Notes & Guidance for full definitions.

Assessed by the:



**Environmental  
Risk Team**





## 1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

### 1.02 Remediation Warranty

YES

Unless Contaminated Land Insurance has been requested at the time of purchase, this report has the benefit of a warranty providing cover of up to £100,000 for 6 years from the date of purchase in the event that the Local Authority serves a Part 2A Remediation Notice and remediation costs have to be borne by the property owner. <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCL-terms-and-conditions-v0223.pdf>

If the client and/or the lender requires cover in the form of Contaminated Land Insurance, a successor policy offering enhanced protection of up to £1,000,000 for a term of 25 years is available for £50 inclusive of Insurance Premium Tax (for properties up to 0.4 ha). To purchase Contaminated Land Insurance, please visit CLS at [www.cls.co.uk](http://www.cls.co.uk), call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

### 1.03 Official Contaminated Land | Register Entries & Notices

PASS

Elmbridge District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

### 1.18 Past Industrial Land Uses

PASS

In the Professional Opinion of the Environmental Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Protection Act 1990.

### 1.21 Radon Gas

PASS

Data provided by the British Geological Survey (BGS) indicates that the property is not in a Radon Affected Area.

This is because the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq m<sup>-3</sup>), therefore no protective measures are required.

### 1.24 Air Quality Management Area

NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

## 1.25 Air Quality Index

## NOTE

The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.



Some Polluted Area  
Property Boundary

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

## 1.27 Checked Datasets

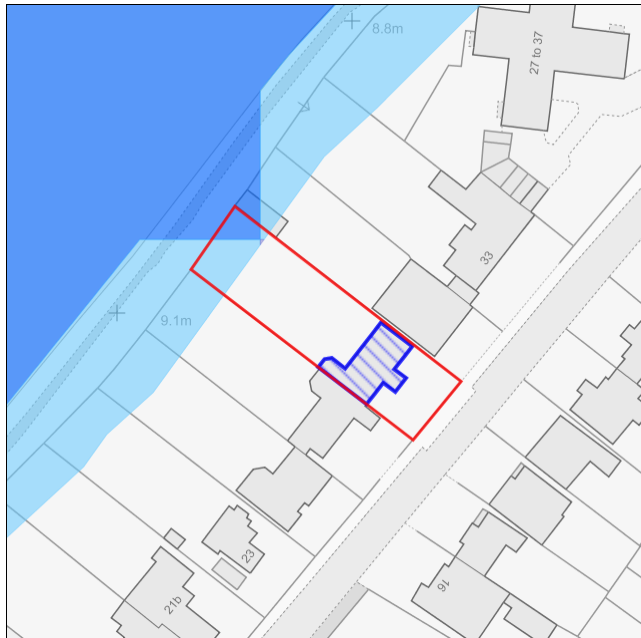
The dataset categories analysed in this section are listed below. For more information, please visit our website.

Remediation Warranty	Official Contaminated Land   Register Entries & Notices
Artificial Ground	Potentially Contaminative Current Land Uses
Electricity Infrastructure   Electricity Pylons	Electricity Infrastructure   Overhead Power Lines
Electricity Infrastructure   Power Cables and Lines	Electricity Infrastructure   Substations
Environmental Permits   Closed Mining Waste Facilities	Environmental Permits   End of Life Vehicles
Environmental Permits   Industrial Sites	Environmental Permits   Waste Sites
Fuel / Petrol Stations	Landfill   Current
Landfill   Historic	OFCOM Mast Site Clearance Locations
Past Industrial Land Uses	Pollution Incidents
Potentially Infilled Land	Radon Gas
Surface Dangers or Hazards   COMAH Sites	Surface Dangers or Hazards   Hazardous Waste Registrations

## 2. FLOOD

### 2.01 River and Sea Flood Risk

**MODERATE**



- High
- Medium
- Low
- Building Footprint
- Property Boundary

Data provided by the Environment Agency indicates there is an area within the property boundary with a High river & sea flood risk (over a 3.3% chance of flooding). However, the building footprint is within 15 metres of an area with a Negligible river & sea flood risk. Therefore, we consider the overall risk of river & sea flooding to the property to be Moderate.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made.

**CONSIDERATIONS:** We recommend that the conveyancer/solicitor refer to vendor responses to Section 7 (Environmental Matters) of the Law Society Property Information Form (TA6), and if necessary make further enquires of the vendor to determine if they have experienced any issues of flooding. It should also be confirmed whether any previous flood investigations have been conducted or flood mitigation measures have been installed at the property.

If the purchaser would like the highlighted risk to be further investigated we offer a highly detailed advanced flood assessment in the form of the Flood Appraisal. The Flood Appraisal is a detailed manual assessment, which considers additional information such physical property characteristics (e.g. floor-levels, elevation, door thresholds etc.) and useful Local Authority/Planning assessments. Written by a qualified flood consultant, the Flood Appraisal places the home-buyer in a more informed position to make a purchasing decision, with greater understanding of the risk, and possible impacts. In many instances the detailed review can result in a reduction of the initial flood risk prediction.

The Flood Appraisal has been designed to provide an effective route for solicitors/conveyancers (and their clients) to undertake further investigation and comply with the recommendations of the Law Society Flood Risk Practice Note. The Flood Appraisal is available from £195 + VAT for a single residential property, with a quick turnaround time of 3 working days.

If the purchaser is comfortable with the highlighted risk, as a minimum, we would advise the purchaser to familiarise themselves with the location of the potential river & sea flooding (specifically in relation to where entrances and exits are located) and the local drainage in the area. These drains should be kept free flowing to ensure water can be appropriately drained.

The property may be within an Flood Warning or Flood Alert area. If the property benefits from an Environment Agency Flood Warning Service we would advise signing up to this. Further information can be found here <https://www.gov.uk/sign-up-for-flood-warnings>.

To order a Flood Appraisal, please contact your search provider. If you require any further assistance, please contact us by email on [FCI-Consultancy@dyedurham.com](mailto:FCI-Consultancy@dyedurham.com), or by phone at +44 1732 755 180.

### 2.02 Surface Water Flood Risk

**NEGLECTIBLE**

The identified surface water flood risk to the property is Negligible.

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore difficult to predict, as it is hard to forecast exactly where or how much rain will fall in any storm. The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made. Any drainage networks should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

## 2.03 Groundwater Flooding




LOW

Data provided by JBA indicates there is an area within the property boundary with at least a 1% annual chance of groundwater emerging at the surface. However, beneath the building footprint (as determined by current OS mapping) these peak groundwater levels are predicted to only reach close to the ground surface. Therefore, there is a risk of groundwater flooding to subsurface assets and groundwater emergence may occur within the property grounds. The overall risk of groundwater flooding to the property is considered low.

## 2.04 Surface Water Features

IDENTIFIED



-  50m 250m scales
-  Water Features
-  Property Boundary

The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 10 metres from the property boundary.

## 2.05 Insurance Considerations

IDENTIFIED

The JBA Floodability Rating at this location is Black 1.

JBA Floodability data is derived from their high-resolution UK flood hazard maps. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (from highest to lowest: black 2, black 1, red, amber, green or clear). As such, the JBA Floodability Rating provides an indication of the insurance markets probable interpretation of flood risk at the property and therefore the availability of insurance at standard terms.

A higher JBA Floodability Rating (particularly black1 and black2) has the potential to be candidate for the Flood Re insurance scheme (Flood Re). Flood Re was established to help those households who live in a flood risk area find affordable home insurance. Not all properties are eligible for this scheme and not insurers participate see <http://www.floodre.co.uk/industry/how-it-works/eligibility/>.




**NOTE:** This section (Insurance Considerations) is intended to provide an indication of the insurance markets perception of the property and does not form part of our assessment of its risk of flooding. Please see the above sections for the assessment of flood risk and any advised next steps.

**CONSIDERATIONS:** Although there is no reason to believe that home insurance covering flood risk won't be available, it is advised that a comprehensive search for insurance is carried out at the earliest opportunity to ensure that a suitable policy is available prior to exchange, at affordable rates and with reasonable terms. Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any mortgage (if required) may require all risks to be covered to meet the lender's requirements.

## 2.06 Historic Flooding

### IDENTIFIED



-  50m 250m scales
-  Historic Flooding
-  Property Boundary

Data provided by the Environment Agency indicates that the property is located within an area that has flooded in the past. This includes all types of flooding, including Groundwater. This does not necessarily mean that the property itself was flooded, or that the area would flood again today as flood protection measures may have been installed. Please see the previous sections for the Flood Risk as of the date of this report. If any related data is available, it will appear below.

Event Code	Start Date	End Date	Flood Cause	Flood Source	Category	Distance
2207	01/01/1988	12/12/1988	unknown	other	Fluvial	0 m
2215	31/10/2000	10/11/2000	channel capacity exceeded (no raised defences)	main river	Fluvial	0 m
2199	14/09/1968	19/09/1968	channel capacity exceeded (no raised defences)	main river	Fluvial	0 m
4205	23/11/2013	28/02/2014	channel capacity exceeded (no raised defences)	main river	Fluvial	0 m
2194	07/03/1947	24/03/1947	channel capacity exceeded (no raised defences)	main river	Fluvial	0 m
2201	13/11/1974	25/11/1974	channel capacity exceeded (no raised defences)	main river	Fluvial	0 m
2217	23/12/2002	12/01/2003	channel capacity exceeded (no raised defences)	main river	Fluvial	4 m

**CONSIDERATIONS:** We would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

## 2.07 Flood Storage

### NOT IDENTIFIED

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

## 2.08 Dam Break

### IDENTIFIED

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood event would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.





**CONSIDERATIONS:** In this case the property is located in an area modelled by JBA as being in the path which water would follow if a nearby reservoir dam or embankment were to fail. While we consider this to be worthy of your attention we feel that the actual risk of this happening is low.

2.09 Sewer Flooding

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

- |                          |                          |
|--------------------------|--------------------------|
| River and Sea Flood Risk | Surface Water Flood Risk |
| Groundwater Flooding     | Surface Water Features   |
| Insurance Considerations | Historic Flooding        |
| Flood Storage            | Dam Break                |

## 3. GROUND STABILITY

### 3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

### 3.02 Property Subsidence Assessment - Clay Shrink-Swell

PASS

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

### 3.04 Geohazards | Compressible Ground

PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is within 50 metres of an area where there is significant potential for compressibility problems.

**CONSIDERATIONS:** Do not drain, load or de-water ground near the property without technical advice. There is a possible increase in insurance risk from compressibility due to drought or dewatering unless appropriate foundations are present. There is significant potential for compressibility which might cause subsidence damage when loaded by a building or structure, or when the groundwater changes.

Prior to structural changes and any draining or dewatering of the ground near the property a chartered surveyor will need to be consulted.

### 3.05 Geohazards | Running Sand

PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is within 50 metres of an area where there is the possibility for sand to be fluidised by water and 'run', with the potential to remove support from overlying buildings and cause subsidence damage.

**CONSIDERATIONS:** Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should prevent any problems related to running sands.

Certain constraints may apply to land uses involving excavation or the addition or removal of water.

### 3.15 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Property Subsidence Assessment - Clay Shrink-Swell

Geohazards | Collapsible Deposits

Geohazards | Compressible Ground

Geohazards | Running Sand

Mapped Landslides

Landslips/slides | Slope Instability

Mining | Cheshire Brine Compensation Area

Mining | Coal Mining





# EnviroPremium +Planning

Environmental | Flood | Ground Stability | Energy & Infrastructure | Planning

Mining   Mining Cavities (Non-Coal) Modified Ground   Artificial Deposits Natural Cavities & Soluble Rocks	Mining   Hazards (Non-Coal) Modified Ground   Historical Analysis
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SAMPLE

## 4. ENERGY & INFRASTRUCTURE

### 4.01 Energy Map



### 4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)

PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

As stated above, PEDLs can cover extremely large areas. Additionally, the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity (beyond 100m / >100m) of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

### 4.18 Power Stations

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Site Name	Company	Address	Technology	Distance	Source
Charlton Lane Eco Park (ACT)	SITA UK	Charlton Lane Waste Managment Facility , Charlton Lane, Shepperton	Advanced Conversion Technologies	2062 m	Department for Business, Energy & Industrial Strategy
Charlton Lane Eco Park (Waste AD)	Surrey County Council	Charlton Lane Waste Managment Facility , Charlton Lane, Shepperton	Anaerobic Digestion	2062 m	Department for Business, Energy & Industrial Strategy

**CONSIDERATIONS:** Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at [emfhelpline@nationalgrid.com](mailto:emfhelpline@nationalgrid.com). However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

## 4.21 Solar Farms

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 3000 metres of one or more solar farm(s).

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Contractor/Applicant	Site Name	Address	Status	Distance	Source
Affinity Water Limited	Hurst Road - Walton Solar PV Farm	Walton Solar PV Farm, Walton Water Treatment Works, Hurst Road, Walton on Thames	This installation is recorded as operational	2357 m	Department for Business, Energy & Industrial Strategy
Thames Water Utilities	Walton WTW PV	Walton Water Treatment Works, Hurst Road, Walton On Thames,	This installation is recorded as operational	2537 m	Department for Business, Energy & Industrial Strategy

**CONSIDERATIONS:** As part of your buying decision, you should consider whether Solar Farms will affect your quiet enjoyment of the property.

## 4.23 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage	Electrical Infrastructure   Electricity Pylons
Electrical Infrastructure   Overhead Power Lines	Electrical Infrastructure   Power Cables and Lines
Electrical Infrastructure   Substations	Hydropower   Existing
Hydropower   Potential	Major Energy Infrastructure   Gas Pipe
Major Energy Infrastructure   Gas Site	Major Infrastructure Projects   Crossrail



Major Infrastructure Projects   HS2	Major Infrastructure Projects   Thames Tideway Tunnel
Oil and Gas   Licensed Areas (inc. Shale Gas)	Oil and Gas   Current and Historic Sites
Oil and Gas   Underground Coal Gasification	Power Stations
Power Stations   Nuclear Power	Railways
Solar Farms	Wind Farms

SAMPLE

## 5. PLANNING

### 5.01 Planning Map



### 5.02 Planning Guidance

#### NOTE

Our Local Authority planning data displays records from the preceding 10 years. The purpose of this section is to provide you with information on the types of development which have taken place in the surrounding area, and highlight possible development constraints which may be of relevance. Please note, a record of planning approval does not necessarily mean that the development was progressed. We recommend that you use the information contained within this section alongside a physical inspection of the property, and where necessary seek advice from a local expert. It would also be prudent to request that the vendor supplies any neighbour notifications of proposed development which they have received.

### 5.03 Extension and Small New Builds

#### NOTE

Local Authority Planning Data indicates that one or more extension, conversion or new build planning applications have been submitted within 100 metres of the property within the last 10 years.



In this section we intend to capture applications which would typically be considered by the average property purchaser as being minor when considering the possible scale of development. As such this section will mostly include applications for property extensions, or the construction of only small number (1-2) of new build units.

ID	Planning Ref	App Date	Address	Description	Distance
2	2018/0996	03/04/2018	25 River Mount, Walton-on-thames, Surrey, KT12 2PR	First floor rear extension, roof extension incorporating rear dormer window with balcony, conversion of playroom into garage, front canopy and alterations to fenestration following demolition of existing rear conservatory and front bay window. <b>(Status: Approved)</b>	23 m S
2	2009/1590	28/08/2009	25 River Mount, Walton-on-thames, Surrey, KT12 2PR	Side dormer window, side roof extension and rear hip to gable roof extension <b>(Status: Approved)</b>	23 m S
1	2018/1571	21/05/2018	33 River Mount, Walton-on-thames, Surrey, KT12 2PR	Extensions and alterations to convert existing single-storey house into a two-storey house incorporating rooms in the roof space, front and rear dormer windows, side roof light, part two/part single-storey side/rear extension with integral garage, front porch and alterations to fenestration following partial demolition of existing house. <b>(Status: Approved)</b>	24 m NE
1	2022/3530	21/11/2022	33 River Mount, Walton-On-Thames, KT12 2PR	Single-storey side extension following demolition of existing single-storey side extension. <b>(Status: Approved)</b>	24 m NE
1	2017/0863	16/03/2017	33 River Mount Walton-On-Thames Surrey KT12 2PR	Extensions and alterations to convert existing single storey house with rooms in the roofspace into a two-storey house with rooms in the roofspace incorporating front and rear dormer windows and rear rooflights, single storey rear extension and alterations to fenestration following partial demolition of existing house <b>(Status: Approved)</b>	24 m NE
4	2018/2695	04/09/2018	22 River Mount, Walton-On-Thames, KT12 2PR	Part two/part single-storey rear extension, first-floor rear extension and part single/part two-storey front extension following partial demolition of existing house. <b>(Status: Withdrawn)</b>	24 m SE
4	2018/3476	21/11/2018	22 River Mount, Walton-on-Thames, Surrey, KT12 2PR	Part two/part single-storey rear extension, first-floor rear extension and part single/part two-storey front extension following partial demolition of existing house. <b>(Status: Approved)</b>	24 m SE
5	2009/1896	14/10/2009	16 River Mount Walton-On-Thames Surrey KT12 2PR	Single storey side and rear extension and wheelchair ramp to front of property <b>(Status: Approved)</b>	31 m SE
5	2012/1905	25/05/2012	16 River Mount Walton-On-Thames Surrey KT12 2PR	Single storey rear extension incorporating hydrotherapy pool <b>(Status: Approved)</b>	31 m SE
7	2011/5857	08/06/2011	30 River Mount Walton-On-Thames Surrey KT12 2PR	Two storey front and part two/part single storey side/rear extensions following demolition of existing garage, rear conservatory and part of single storey rear extension <b>(Status: Approved)</b>	59 m E
6	2013/2628	26/06/2013	21A River Mount Walton-On-Thames Surrey KT12 2PR	Single storey front extension, first floor side extension and part single/part two storey rear extension <b>(Status: Approved)</b>	62 m SW
10	2009/1213	03/07/2009	Linden House Manor Road Walton-On-Thames Surrey KT12 2PH	2 pairs of semi-detached two storey houses following demolition of existing house <b>(Status: Approved)</b>	66 m SE
11	2022/1701	30/05/2022	12 River Mount, Walton-On-Thames, KT12 2PW	Part two/part single-storey rear and side extension with rooms in the roof space and alterations to roof and fenestration following demolition of existing rear extension. <b>(Status: Approved)</b>	71 m S



9	2014/2486	23/06/2014	32 River Mount Walton-On-Thames Surrey KT12 2PR	First floor extension above existing garage and single storey rear extensions following demolition of existing rear conservatory ( <b>Status: Approved</b> )	72 m E
12	2016/3546	27/10/2016	10 River Mount, Walton-On-Thames, KT12 2PW	Two-storey side extension, single storey rear infill and alterations to fenestration following part demolition of existing house ( <b>Status: Withdrawn</b> )	74 m S
12	2016/1294	18/04/2016	10 River Mount Walton-On-Thames Surrey KT12 2PW	Two storey side extension and single storey rear infill following partial demolition of existing house including garage ( <b>Status: Approved</b> )	74 m S
12	2017/0029	05/01/2017	10 River Mount, Walton-on-thames, Surrey, KT12 2PW	Part two/part single storey side/rear extension and alterations to fenestration following partial demolition of existing house ( <b>Status: Approved</b> )	74 m S
14	2022/0899	21/03/2022	Caprice, River Ash Estate, Felix Lane, Shepperton, TW17 8NG	Conversion of garage for use as annexe ancillary to main house and side roof lights. ( <b>Status: Withdrawn</b> )	80 m NW
15	2014/1785	08/05/2014	Mon Reve River Ash Estate Felix Lane Shepperton Middlesex TW17 8NG	Detached single storey house with storage space over following demolition of existing house ( <b>Status: Approved</b> )	80 m NW
16	2021/0555	17/02/2021	Quetta, River Ash Estate, Felix Lane, Shepperton, TW17 8NG	Detached single-storey house with rooms in the roof space, rear raised terrace to a height of 1.1m, bin store, entrance gate to a height of 1.5m, parking and landscaping following demolition of existing house, garage and outbuilding. ( <b>Status: Approved</b> )	85 m NW
17	2016/3523	26/10/2016	60 Manor Road Walton-On-Thames Surrey KT12 2PH	Single storey side extension to garage ( <b>Status: Approved</b> )	91 m SE
19	2014/0798	04/03/2014	76 Thames Street Walton-On-Thames Surrey KT12 2PS	Two storey rear extension ( <b>Status: Approved</b> )	96 m E
18	2015/0665	18/02/2015	113 Manor Road Walton-On-Thames Surrey KT12 2NZ	Single storey rear extension (35.3 sqm) ( <b>Status: Approved</b> )	97 m E

## 5.04 Developments

## NOTE

Local Authority Planning Data indicates that one or more development plannings applications have been submitted within 250 metres of the property within the last 10 years.

Where applicable, using our intelligent FCICapture technology we have searched for Development application points which, although lying outside of the search boundary, if completed may extend within the area of interest around the subject property. If identified these will be represented by arrowhead points on the Planning Map.

In this section we intend to capture planning applications relating to commercial or residential development which would reasonably be considered by the average property purchaser as being moderate or major in scale. Therefore, this section will mostly comprise development applications relating to three or more units, but extending up to large national housebuilder projects or major commercial developments.

ID	Planning Ref	App Date	Address	Description	Distance
22	2014/4964	16/12/2014	Bridge House Bridge Street Walton-On-Thames Walton-On-Thames Surrey KT12 1AL	Part four/part three/part two storey building with rooms in the roof space containing 32 flats, with associated landscaping and parking and new access following demolition of existing B1 office buildings (2408 sq m) ( <b>Status: Refused</b> )	165 m SE
22	2014/1264	02/04/2014	Bridge House Bridge Street Walton-On-Thames Surrey KT12 1AL	A link attached part three/part four/part five storey building with rooms in the roof space containing 35 flats, with associated landscaping and parking and new access following demolition of existing B1 office buildings (2408 sq m) ( <b>Status: Refused</b> )	165 m SE

21	2014/4859	05/12/2014	Training Ship Black Swan, Penny Lane, Shepperton, TW17 8NG	Outline application for a two storey function hall (means of access, layout and scale) following the demolition of existing outbuildings ( <b>Status: Withdrawn</b> )	170 m N
23	2020/2642	08/10/2020	19 Dale Road Walton-On-Thames Surrey KT12 2PY	Terrace of 3 two-storey houses with rooms in the roof space and associated parking and landscaping following demolition of existing house. ( <b>Status: Withdrawn</b> )	208 m E

## 5.05 Change of Use

### NOTE

Local Authority Planning Data indicates that there are no change of use (unspecified) applications within 100 metres of the property which have submitted within the last 10 years.

Land and buildings are put into various categories known as 'use classes' which are defined within the Town and Country (Use Classes) Order 1987 (as amended). A change of this use class use will often require a planning application. This section is intended to identify and draw out those applications which, based on the data, relate to a Change of Use scenario.

## 5.06 Lawful Development Certificates

### NOTE

Local Authority Planning Data indicates that there are no Lawful Development Certificate planning applications within 100 metres of the property which have been submitted within the last 10 years.

Lawful Development Certificates (or Certificates of Lawfulness) are issued by Local Planning Authorities to certify that an existing or proposed development (or the use of the land/property) is lawful. 'Lawful Development' is considered to be development or use which is not in breach of any planning enforcement or condition notice, and against which the Local Planning Authority cannot take any enforcement action. This section is intended to identify and capture applications which, based on the data, relate to an attempt to obtain a Lawful Development Certificate.

## 5.07 Telecoms

### NOTE

Local Authority Planning Data indicates that there are no telecoms planning applications within 250 metres of the property which have submitted within the last 10 years.

In this section we intend to capture those applications which make reference to the development of telecommunications equipment such as radio and mobile phone masts.

## 5.08 Uncategorized

### NOTE

Local Authority Planning Data indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

We have created the preceding categories to group and display the planning data. These are based on an intuitive segmentation and classification of the wide range of possible application types. This 'Uncategorised' section includes any applications where the data or description of the application does not group it with one of the above predetermined categories.

ID	Planning Ref	App Date	Address	Description	Distance
3	2014/0460	06/02/2014	Hillrise Walton-On-Thames Surrey	Tree Preservation Order WAL:7/73 - reduce 1 x yew and 1 x oak (see application for details) ( <b>Status: Refuse Consent Proposal/Grant Consent Lesser Works</b> )	44 m NE
3	2011/5062	25/03/2011	Hillrise Walton-On-Thames Surrey	WAL:7/73 - 10 x limes (A) - re-pollard; 2 x sycamore (B) - crown reduce by 30%; twin stemmed sycamore (C) - crown reduce by 20%; london plane (D) - reduce back from buildings by 3m (see Application for details and location) ( <b>Status: Approved With Conditions</b> )	44 m NE
8	2014/4324	31/10/2014	56 Manor Road Walton-On-Thames Surrey KT12 2PH	Tree Preservation Order EL:07/02 - T1 Silver Birch - reduce overall size of crown by 15 mtrs. back to old	60 m SE

8	2018/3297	01/11/2018	52 Manor Road, Walton-on-Thames, Surrey, KT12 2PH	reduction points remove all Ivy. T2 Yew Tree - reduce the overall size of crown by 1.5mtrs. back to old points, deadwood the crown (see application for full details). (Status: Grant in part/Refuse in part - T P O)	60 m SE
8	2017/1534	12/05/2017	58 Manor Road, Walton-on-thames, Surrey, KT12 2PH	Tree Preservation Order EL:07/02 - Various works to 1 x Lime (T1). (Status: Refused)	60 m SE
8	2018/0843	15/03/2018	52 Manor Road, Walton-on-thames, Surrey, KT12 2PH	Tree Preservation Order EL: 07/02 - T1: Yew - Crown reduce and crown lift (see application online for full details) (Status: Approved With Conditions)	60 m SE
8	2017/1791	30/05/2017	54 Manor Road, Walton-on-thames, Surrey, KT12 2PH	Tree Preservation Order EL:07/02 - 1 x Lime tree, reduce height by 4m, crown lift and thin by 5%. (Status: Refused)	60 m SE
8	2019/0325	05/02/2019	52 Manor Road, Walton-on-thames, Surrey, KT12 2PH	Tree Preservation Order EL:07/02 - 1 x yew - remove deadwood (see application online for further details) (Status: Approved With Conditions)	60 m SE
10	2009/2246	11/11/2009	Childs Play Centre Manor Road Walton-On-Thames Surrey KT12 2PH	Tree Preservation Order EL:07/02 - Crown thin by 7% and crown clean 1 x Lime (T1). (Status: Approved With Conditions)	60 m SE
10	2010/0738	29/03/2010	Linden House Manor Road Walton-On-Thames Surrey KT12 2PH	2 canopies and 2 sheds (119sqm) (Status: Approved)	66 m SE
13	2021/4132	01/12/2021	Hillrise Open Space, Manor Road, Walton-On-Thames	Tree Preservation Order EL:07/02 : lime (T1,front) - reduce branches on western side; 2x yew (T2,T3,front) - crown lift (see TPO application for full details) (Status: Refuse Consent Proposal/Grant Consent Lesser Works)	66 m SE
13	2021/3130	02/09/2021	Hillrise Open Space, Manor Road, Walton-On-Thames	Tree Preservation Order EL:05/19 and WAL:7/73 - Various works to various trees. (Status: Grant in Part/Refuse in Part - TPO)	98 m NE
20	2015/0634	16/02/2015	66 Thames Street Walton-On-Thames Surrey KT12 2DS	Tree Preservation Order WAL:7/73 - Crown reduce 2 x Lime trees by 80 and 40 feet. (Status: Grant in Part/Refuse in Part - TPO)	98 m NE
				Alterations to fenestration on side and rear elevation (Status: Approved)	99 m E



## 5.09 Planning Restrictions

## NOTE



Additional planning controls may be in place where specific land use designations exist on the property or in the surroundings. These planning controls may restrict the ability to develop a property or make alterations, particularly to the exterior. Such designations may include areas such as Conservation Areas or Listed Buildings. You should speak with your Local Authority Planning Department and/or Conservation Officer to understand the impact of these features on your ambitions for the property. Additionally, if identified within the property boundary some features such as Listed Buildings or Scheduled Monuments may require specialist maintenance and upkeep.

Feature	Source	Distance
Green Belt Land: Elmbridge	Ministry of Housing, Communities and Local Government	0 m
Conservation Area	Historic England	31 m NE
Listed Building Grade: II	Historic England	92 m SE
Green Belt Land: Spelthorne	Ministry of Housing, Communities and Local Government	108 m NW



Listed Building Grade: I	Historic England	145 m E
Conservation Area	Historic England	147 m SE
Listed Building Grade: II	Historic England	151 m SE
Listed Building Grade: II	Historic England	194 m S
Listed Building Grade: II	Historic England	210 m S
Listed Building Grade: II	Historic England	212 m SE

### 5.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.		
Planning Guidance	Extension and Small New Builds	
Developments	Change of Use	
Lawful Development Certificates	Telecoms	
Uncategorised	Planning Restrictions	

SAMPLE

## 6. NOTES & GUIDANCE

### 6.01 Report Notes

#### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by Dye & Durham (UK) Limited (formerly Future Climate Info Limited).

The cover page of this report should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

A 'Pass' is given if no potential property specific risk has been identified.

A 'Pass with Considerations' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

A 'Further Action' is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at [insight-info@dyledurham.com](mailto:insight-info@dyledurham.com), or call us on 0330 900 7500.

### 6.02 Contaminated Land

#### METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

### 6.03 Flood Insurance Considerations

#### METHODOLOGY

Insurance considerations are given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. It is estimated that over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rated Black 1 (High) and Black 2 (Very High) a residential property is more likely to be ceded into Flood Re (see below for further information) by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Flood Re is a flood re insurance scheme which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>. Please note that Flood Re is due to expire 2039 and subsequently the insurance market will be expected to take a risk-reflective approach to property acceptance and premiums.

### 6.04 Flood Assessment

#### METHODOLOGY

The flood assessment in this report is based on river, sea, surface water and groundwater flooding data. This includes data supplied by the Environment Agency, Natural Resources Wales and JBA Risk Management. Recorded historic flood events, dam break and proximity to surface water features are presented within the report for information purposes, however are not factored into the risk assessment.



Where a property boundary is provided at the point of order (not a point-based location), this flood assessment also considers the location of flood risk in relation to existing building footprints. The building footprint(s) are determined using Ordnance Survey data. Only building (or partial building) footprints which fall within the provided property boundary are included in the assessment. These building footprints can include main buildings and dwellings, as well as secondary or outbuildings such as garages. Please note that the precise building footprints outlined and used within this report may not include new build properties/developments where construction was completed within the previous 5 months or in some cases changes to an existing property (e.g. an extension).

The flood assessment professional opinion results can be summarised as followed:

A **'Negligible'** result is given where there is no identified flood risk affecting the property, based on the flood data sources assessed, and no further action is required.

A **'Low'** result is given where there is an identified flood risk affecting the property but not requiring further action.

A **'Moderate'** result is given where there is an identified flood risk affecting the property which should be noted and further actions may be considered.

A **'High'** result given where there is an identified flood risk affecting the property and further action is recommended.

A **'Very High'** result given where there is high flood risk affecting the property and further action is strongly recommended.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. A Very High or High is more likely to have a negative impact on value, however this depends on the specific circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

Please note, although this report has been compiled using comprehensive data and assessment methods, the flood assessment is based on theoretical risk models and there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

## 6.05 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

### CONSUMER INFORMATION

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Natural Resources Wales: <https://naturalresources.wales/flooding?lang=en>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

## 6.06 Planning Data Limitations

### METHODOLOGY

Standards of collection, the method of recording, and the availability of planning application data vary widely between local planning authorities. In addition, the available planning applications data available from suppliers is normally geographically located using a single point, not the actual application site boundary. As such no complete data set of applications data with accurate boundary locations collected from these sources is currently available. We have tested several datasets and we believe the data supplied by LandTech used within this report to be one of the best readily available datasets for this type of search. Although these data give a good representation of the planning application history on and around the subject property the user should be aware that the results may not always be complete or accurate, and applications may not always be identified or correctly reported in terms of proximity to the subject property. Dye & Durham (UK) Limited (formerly Future Climate Info Limited) has made every effort to reduce the likelihood of applications relevant to the subject property going unreported. To this end, Dye & Durham (UK) Limited (formerly Future Climate Info Limited) has incorporated a dynamic search buffer when reporting planning applications identified and categorised as 'Developments', as these are likely to be of the greatest scale and significance to the report consumer. The reporting radius is extended from 250m to 750m depending on whether the subject site is in an area categorised as being City, Town or Rural, respectively. This method has been adopted to provide the most suitable balance between increasing the likelihood of capturing relevant applications relating to large developments which have the potential to impact the subject property, and not reporting unmanageable volumes of data. In addition, planning applications which are identified as having been refused may have been subsequently granted upon appeal, and may not appear in this report. As such, if planning applications (refused or otherwise) identified in proximity to the subject property are a particular concern, it is recommended to visit the appropriate local authority planning office or website and consult with a local planning expert or property solicitor before proceeding with a transaction. Similarly if a planning application in proximity to the subject property was anticipated from local knowledge or other sources but does not appear in this report, then the above steps should be followed. We have excluded certain aspects of the available data from this report which may otherwise create numerous duplications of reference to the same application, or are considered erroneous to the purpose of the report. This includes data relating to applications for the discharge of planning conditions, reserved matters applications, planning application amendments and applications relating to advertisements. Dye & Durham (UK) Limited (formerly

Future Climate Info Limited) shall not be liable for any losses or damages incurred by the client or beneficiary that arise as a result of any error, omission or inaccuracy which is based on any Third Party Content or any reasonable interpretation of Third Party Content.

## 6.07 Terms of Use

## T&Cs, QUERIES & COMPLAINTS

This report is supplied by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>. In the event of product and content queries please contact [insight-info@dyedurham.com](mailto:insight-info@dyedurham.com). Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

## 6.08 Search Code

## CONSUMER INFORMATION

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Telephone 0330 900 7500, Email: [insight-info@dyedurham.com](mailto:insight-info@dyedurham.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.

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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

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.**

### TPOs 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](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## 6.09 Report Licensing

## METHODOLOGY

## 7. USEFUL CONTACTS

Local Authority : Elmbridge Borough Council

Tel: 01372 474 474

Visit: <http://www.elmbridge.gov.uk/>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX

Tel: 08708 506 506

Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Natural Resources Wales

Tel: 0300 065 3000

Visit: <http://naturalresources.wales/>

Email: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk)

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD

Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG

Tel: 020 7654 8000

Visit: <https://www.gov.uk/government/organisations/public-health-england>

Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

Public Health Wales | 2 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ

Tel: 029 2022 7744

Visit: <http://phw.nhs.wales/>

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0845 762 6848

Visit: [www.groundstability.com](http://www.groundstability.com)

Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG

Tel: 0115 936 3143

Visit: <http://www.bgs.ac.uk/>

Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: 08456 05 05 05

Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

Tel: 020 7215 5000

Email: [enquiries@beis.gov.uk](mailto:enquiries@beis.gov.uk)