

Example Hazard Report

NK351924

Broadland

1119.45ft² · 104m² · 0.03ac

Broadland

Chapel Lane



PASS

This is our professional opinion based on the Law Society's practice notes regarding Contaminated Land and Flood Risk.

Flood Risk

Other Considerations

- Planning Constraints
- Ground Stability
- Radon
- Ground Stability - Artificial
- Transportation
- Climate Change
- Energy and Infrastructure











































Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:

- No issues identified
- Potential issues identified, proceed with caution
- Issues identified, further action likely needed
- For information purposes only

Summary

Example Hazard Report

Flood Risk		Planning Constraints		Energy and Infrastructure	
Flood Defences and Benefiting Areas		Scheduled Monuments		Petroleum Exploration and Development Licences	
Flood Storage Areas		Ancient Woodland		Power Stations	
Historical Flood Areas		Registered Parks and Gardens		Renewable Energy Sites	
Planning Constraints		World Heritage Sites		Renewable Energy Sites	
Green Belt		Open Access		Ground Stability	
Areas of Outstanding Natural Beauty		Radon		Shrink-Swell Clays	
National Parks		Radon		Running Sands	
Special Areas of Conservation		Transportation		Compressible Ground	
Special Protection Areas		Overground Rail		Collapsible Deposits	
Sites of Special Scientific Interest		Overground Rail - Elizabeth Line		Artificial and Made Ground	
Ramsar		London Underground		Dissolution of Soluble Rocks	
Nature Reserves		Energy and Infrastructure		Landslides	
Listed Buildings		National Grid		Natural Ground Stability	

Summary

Example Hazard Report

Ground Stability



Artificial Ground Stability



Ground Stability - Artificial



Artificial and Made Ground



Climate Change



Shrink Swell



Flooding



Energy Performance Certificate
(EPC)



Coastal Erosion Extent (No Active
Intervention)



Coastal Erosion Extent (Shoreline
Management Plan)



Coastal Erosion Susceptibility



Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

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Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

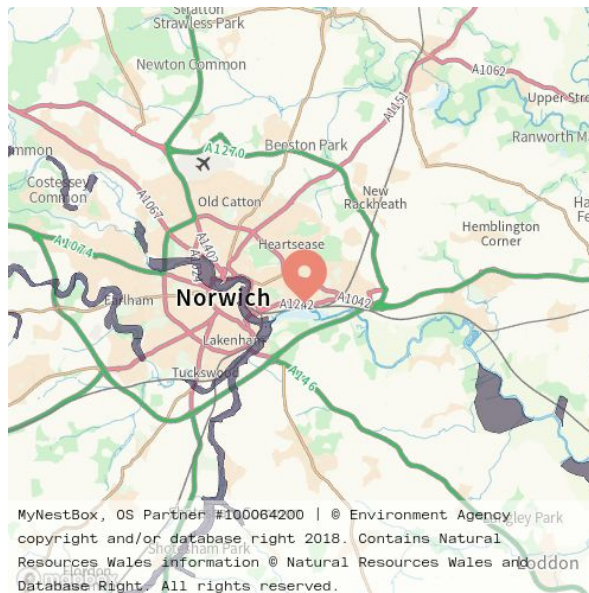
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Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

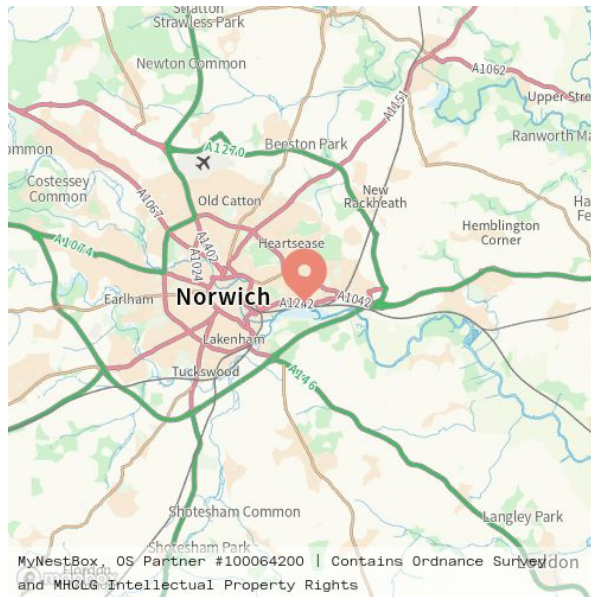
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Planning Constraints

Green Belt

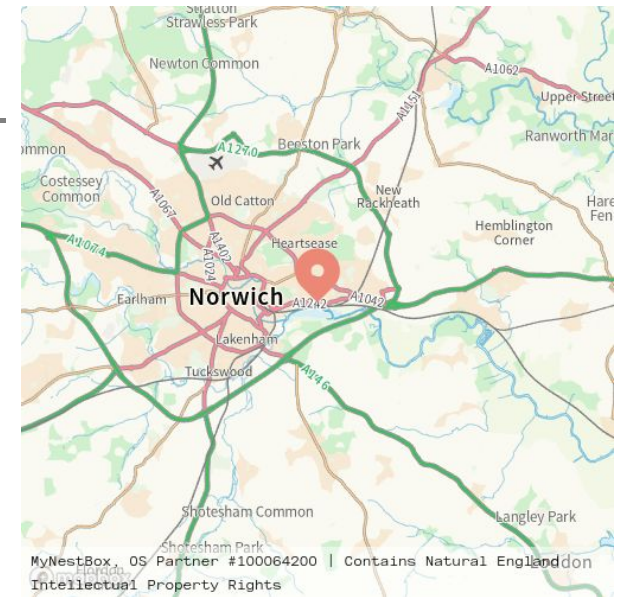
The property is more than 250 metres from a green belt designated area.



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Areas of Outstanding Natural Beauty

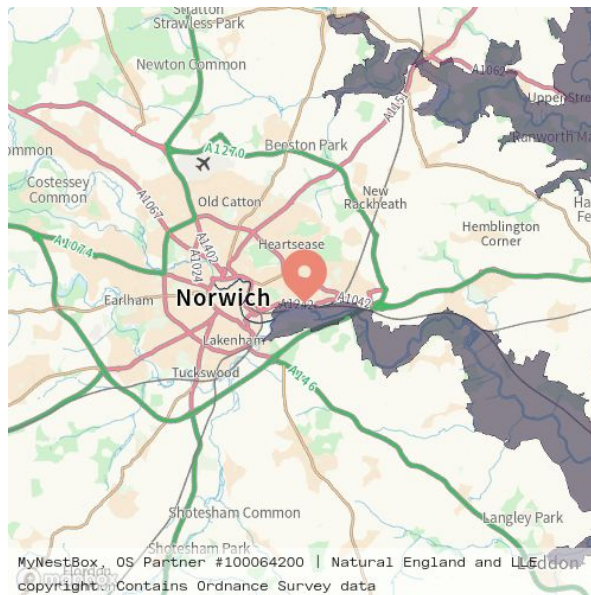
The property is not within an Area of Outstanding Natural Beauty (AONB).



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National Parks

The property does not intersect with a National Park.



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Special Areas of Conservation

The property is more than 250 metres from a Special Area of Conservation



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Planning Constraints

Special Protection Areas

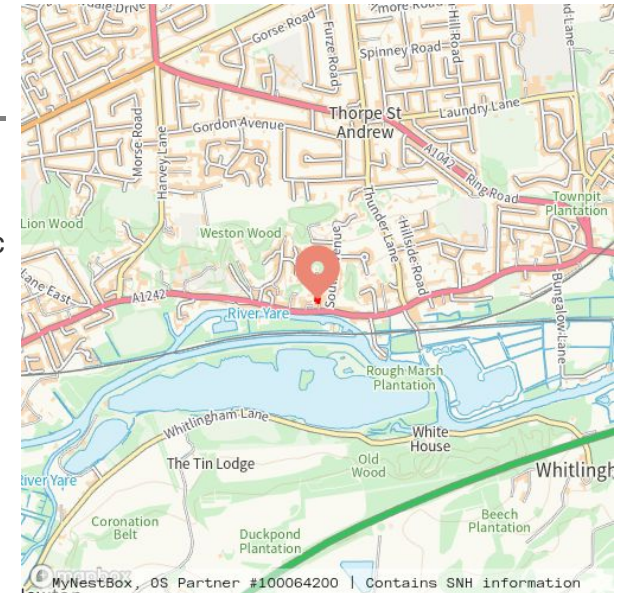
The property is more than 250 metres from a Special Protection Area



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Sites of Special Scientific Interest

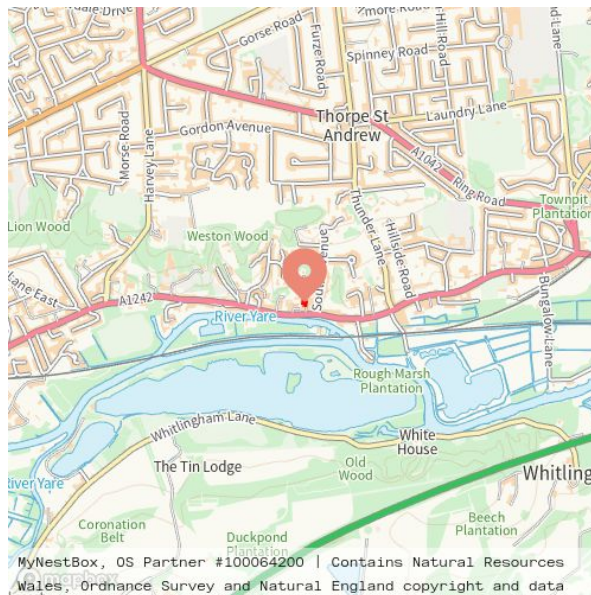
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

The property is more than 250 metres from a Ramsar site.



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Nature Reserves

The property is within 250 metres of a Local or National Nature Reserve. Living near a nature reserve may have restrictions on property alterations to protect the surrounding natural environment.



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Planning Constraints

Listed Buildings

The property is within 250 metres of 1 or more Listed Buildings. Owning or living near a listed building may require adherence to strict regulations for alterations or renovations to preserve its historic or architectural value. Refer to section "Certificates of Immunity" to check whether immunity has been granted against certain planning restrictions.

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Scheduled Monuments

The property is more than 250 metres from a scheduled monument.

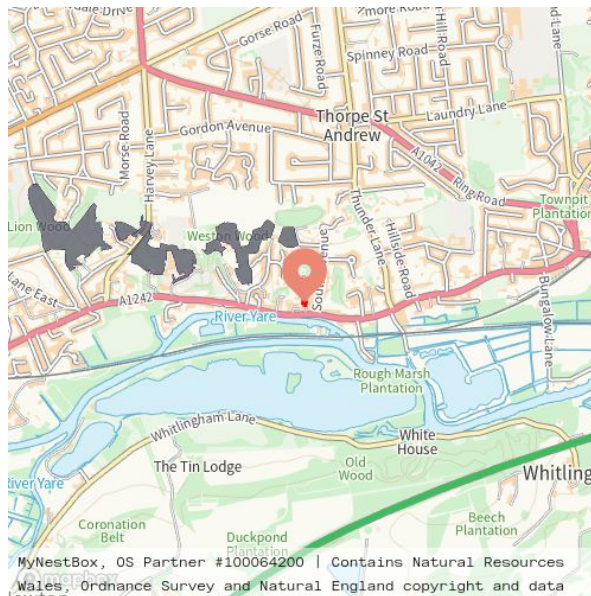
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Ancient Woodland

The property is more than 250 metres from an ancient woodland.

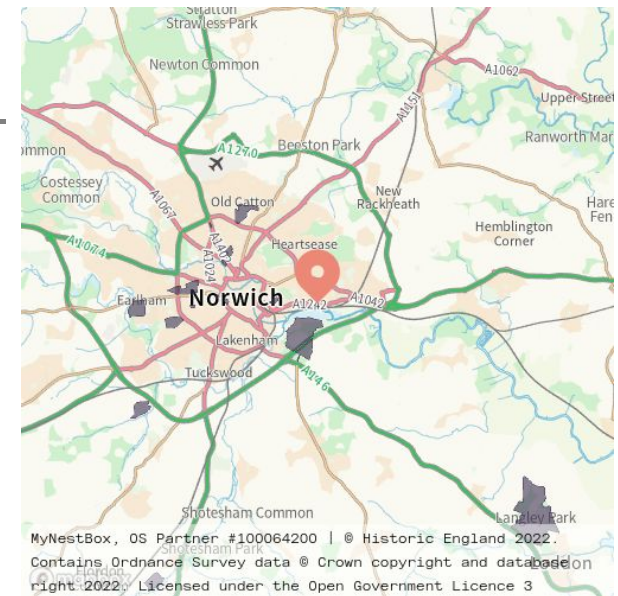
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Registered Parks and Gardens

The property is more than 250 metres away from a registered park or garden.

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Planning Constraints

World Heritage Sites

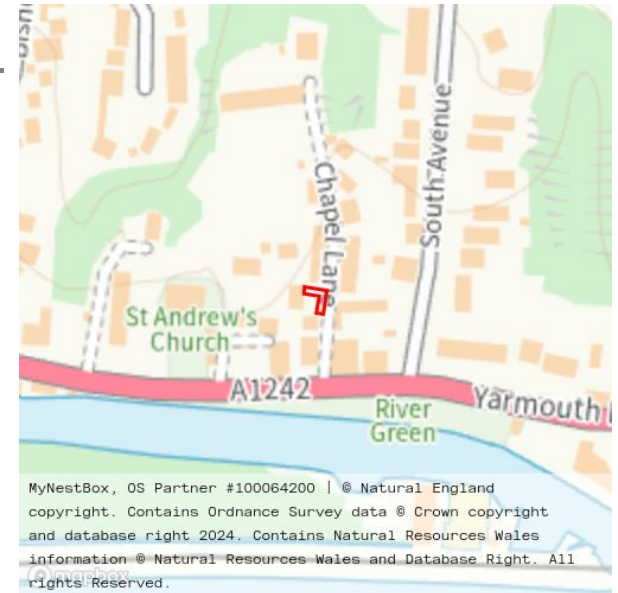
The property is more than 250 metres away from a world heritage site.



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Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

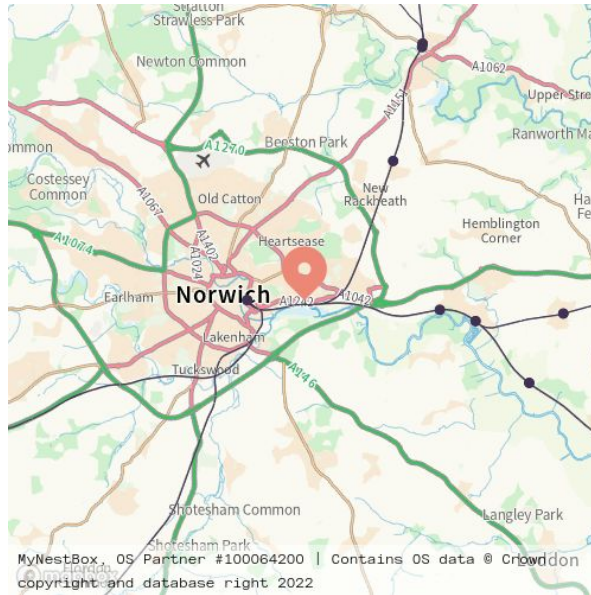
The title is in an area where fewer than 1% of homes are estimated to be at or above the Action Level. The title is not in a Radon Action Area.

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Overground Rail

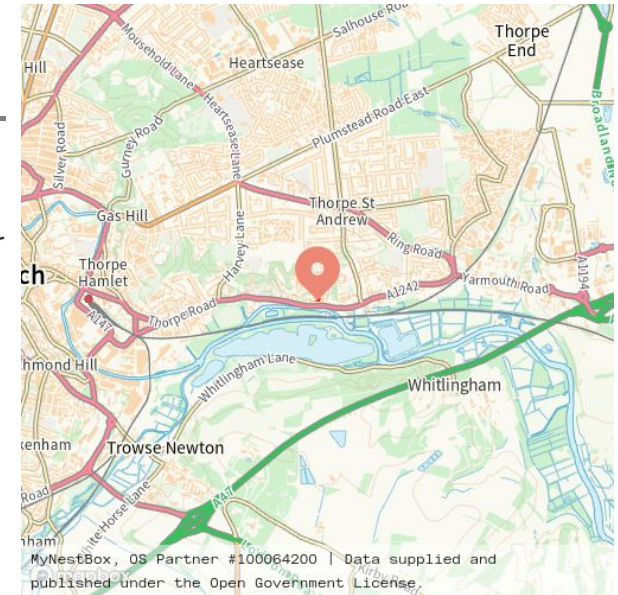
The property is within 250 metres of a railway station or railway line. Living near railway tracks may have some limitations on property extensions or changes due to safety regulations and noise concerns.



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Overground Rail - Elizabeth Line

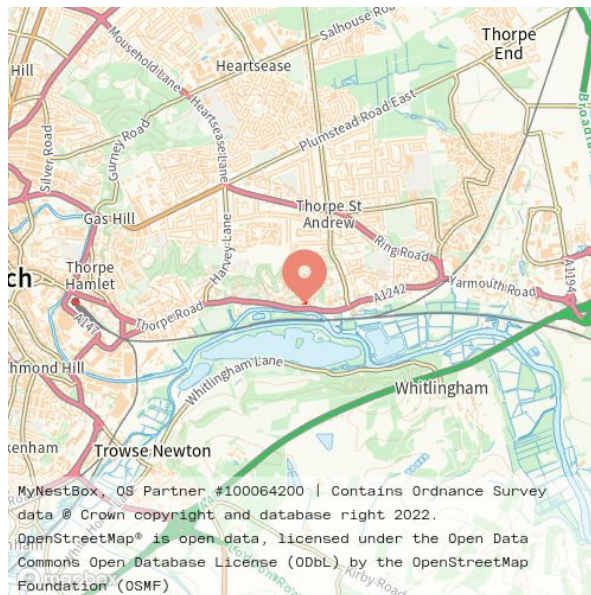
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

The property is more than 250 metres away from a London Underground station or line.



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National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower.



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Petroleum Exploration and Development Licences

The property is not near an area where oil and gas exploration and production is licenced.



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Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Renewable Energy Sites

The property is more than 250 metres away from a current or proposed renewable energy site.



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Renewable Energy Sites

The title is more than 250 metres away from a current or proposed renewable energy site.



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Shrink-Swell Clays

Ground conditions predominantly non-plastic or low plasticity. No special actions required to avoid problems due to shrink swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink swell clays.

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial and Made Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Dissolution of Soluble Rocks

Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Natural Ground Stability

There is a negligible or very low potential for natural ground movement. No further action is required.

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Artificial Ground Stability

There is a negligible or very low potential of ground movement.
No further action is required.

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Artificial and Made Ground

There is a negligible or very low potential of ground movement.
No further action is required.

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Shrink Swell

This table illustrates the potential change in shrink-swell hazard from the title's baseline risk profile for different precipitation and temperature conditions. Climate change will exacerbate clay shrink-swell partly due to changes in annual rainfall, drought and temperature patterns.

	2030s	2070s
Wetter	No change	No change
Average	No change	No change
Drier	No change	No change

2030 and 2070 correspond to two time period envelopes centred on 2030 and 2070. Wetter, Average, and Drier represent RCP8.5 emissions scenarios, including 10th and 90th percentile statistics for wetter and drier conditions. The baseline is derived from the calculated 1985-1995 GeoClimate Score.

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Energy Performance Certificate (EPC)

EPC certificates provide a standard energy rating for all UK properties. They are valid for 10 years, and are renewed when a property is sold or a new tenancy is confirmed. The Government's Find an energy certificate link enables you to determine the energy rating for this property and to explore guidance on how to improve it's energy performance.

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Flooding

This table illustrates the escalating flood risk levels (from all sources - fluvial, pluvial, tidal and groundwater) associated with this title across various emission scenarios and years. The potential impact of various emissions trajectories on the title's **current** risk profile can range from No Increase to Very Large increased risk.

	2030s	2050s	2080s
Low	Very Small	Very Small	Very Small
Medium	Very Small	Very Small	Very Small
High	Very Small	Very Small	Very Small

"2030s", "2050s" and "2080s" correspond to three time periods: 2021 to 2040, 2041 to 2060 and 2071 to 2090. Low, Medium and High represent RCP2.6, RCP 4.5 and RCP8.5 emissions scenarios.

Data has been provided by GeoSmart Information Ltd © 2023

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Coastal Erosion Extent (No Active Intervention)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline segment under the No Active Intervention (NAI) scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline segment, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline segment.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Extent (Shoreline Management Plan)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline under the Shoreline Management Plan (SMP) implementation scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Susceptibility

The mean coastal erosion susceptibility class for the cliff section nearest the property is Low or the property is more than 2km from the nearest coastline segment. Erosion susceptibility accounts for multiple complex influencing factors, such as complex cliffs, which are not considered in calculating coastal erosion extents. The susceptibility class should therefore be considered alongside predicted coastal erosion extents. Increasing storm surges, waves and sea levels will exacerbate future erosion.

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Purpose of This Report

This is a residential environment report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Residential Report and I hereby certify that it meets the requirements of PCCB Compliance Notes CN02H and CN021 (Environmental Reports and Flooding) and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.

A handwritten signature in black ink, appearing to read 'Chris Taylor', with a stylized flourish at the end.

Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

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- 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.

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- 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.

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TPOs Contact Details:

The Property Ombudsman Scheme
Milford House, 43-55 Milford Street
Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306, Fax: 01722 332296

Web: www.tpos.co.uk, Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask MyNestBox Limited (trading as Martello) if you would like a copy of the Search Code.