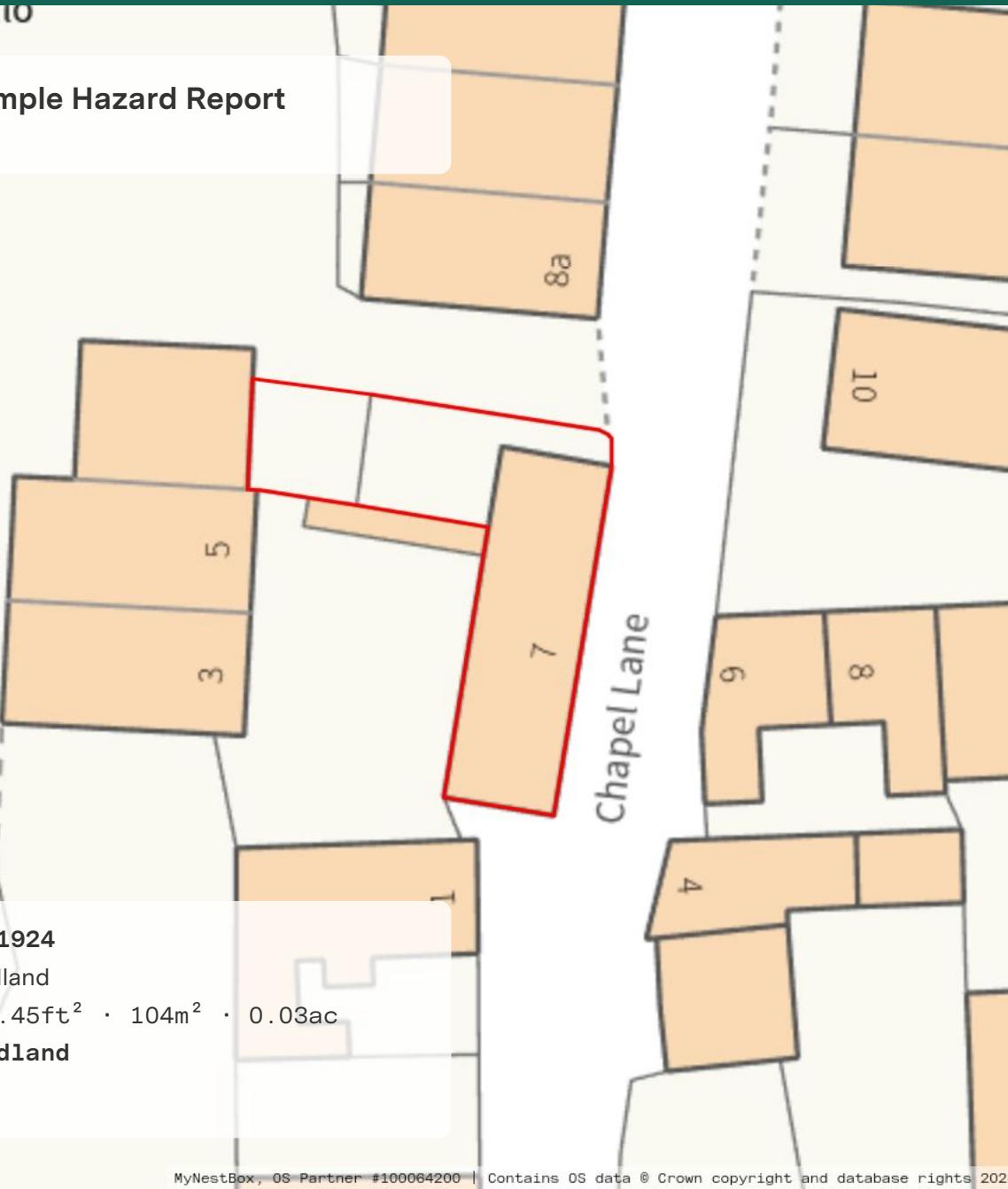


Report ID: NK351924

## Example Hazard Report



# 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

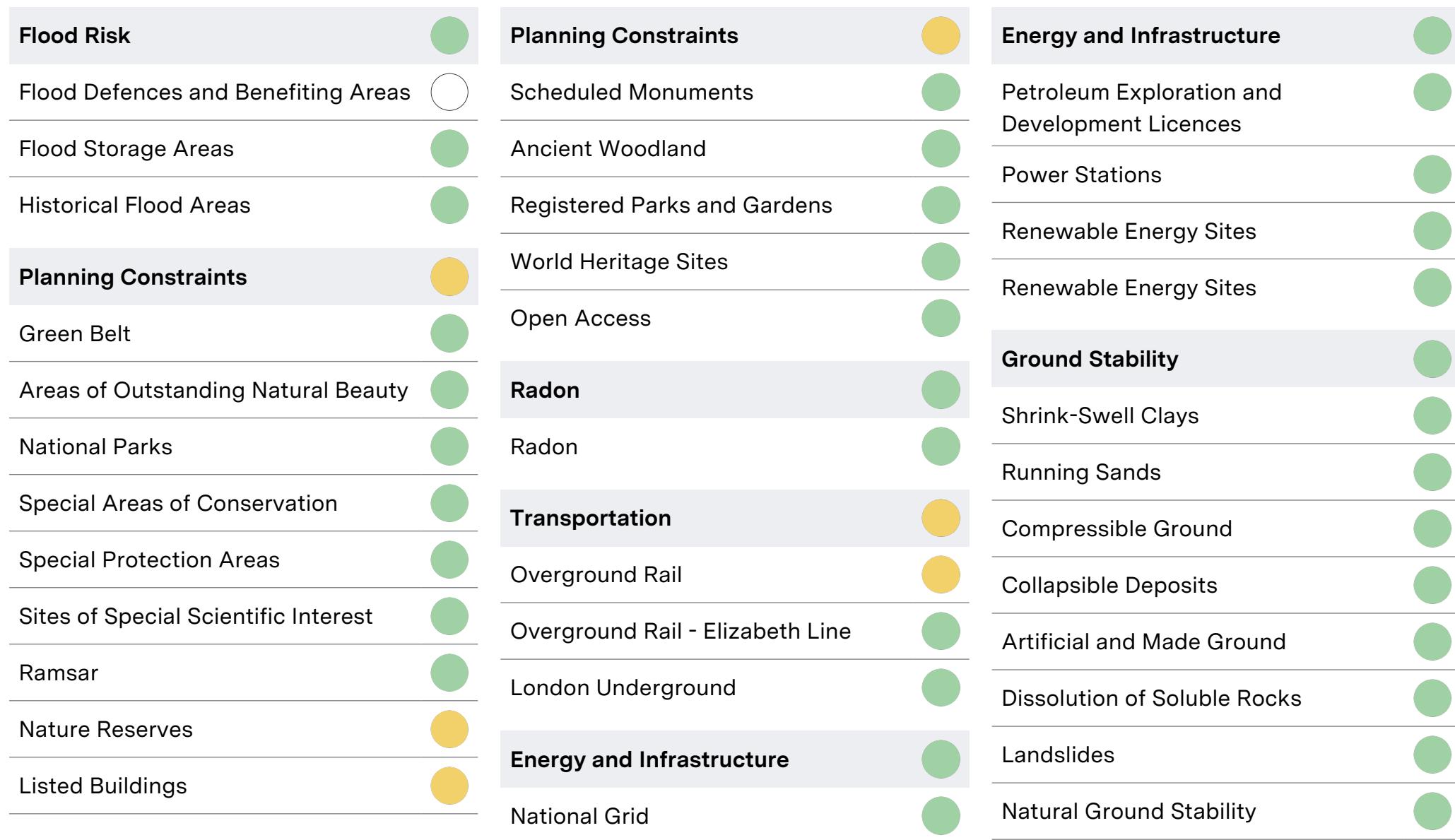
 Potential issues identified, proceed with caution

 Issues identified, further action likely needed

 For information purposes only

## Summary

# Example Hazard Report



# 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

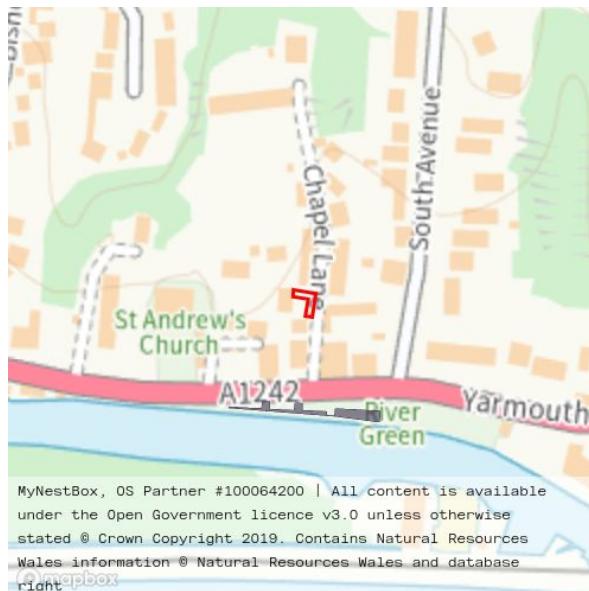


# Flood Risk

## Flood Defences and Benefiting Areas

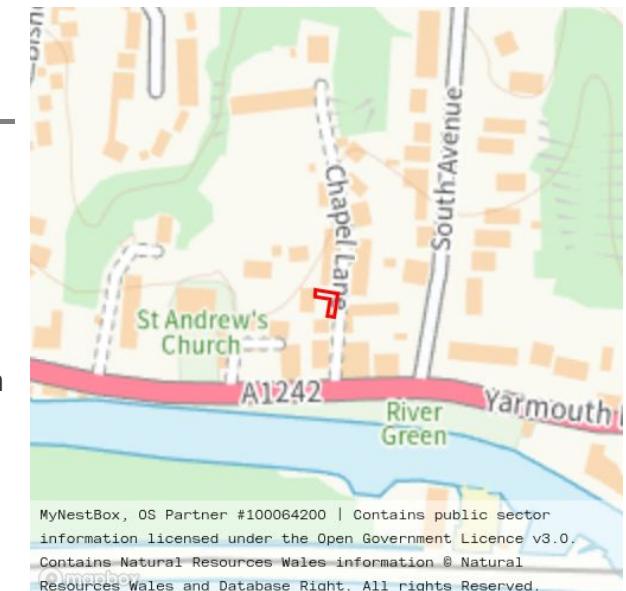
When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

Captured at: 8/08/24 12:32 UTC



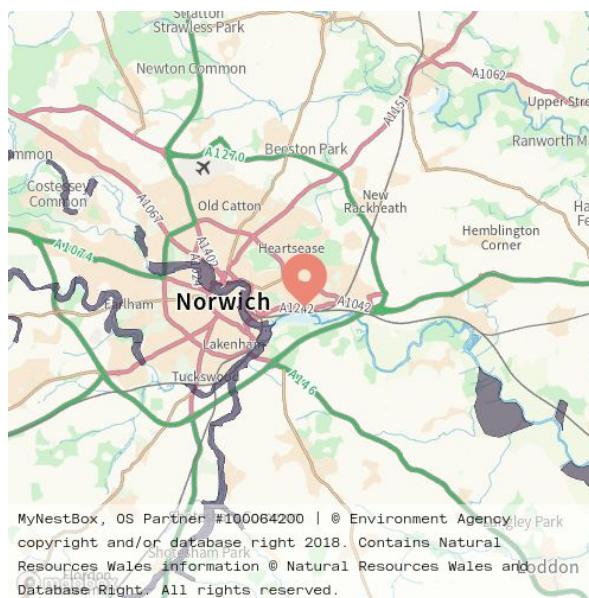
## Flood Storage Areas

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).



## Historical Flood Areas

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

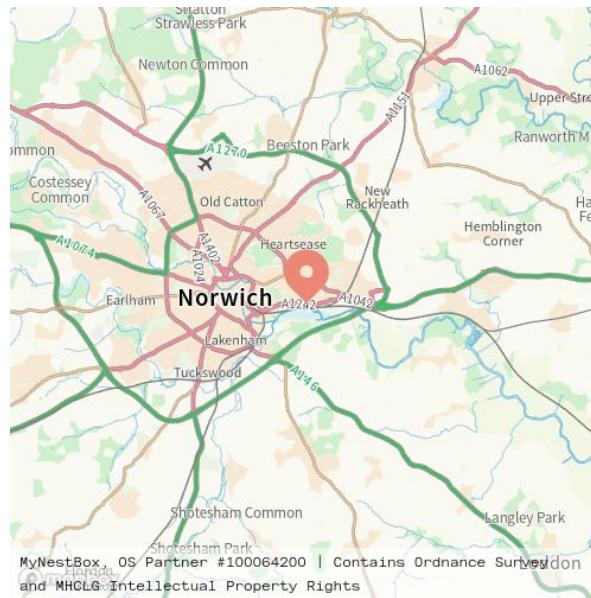


Captured at: 8/08/24 12:32 UTC

# Planning Constraints

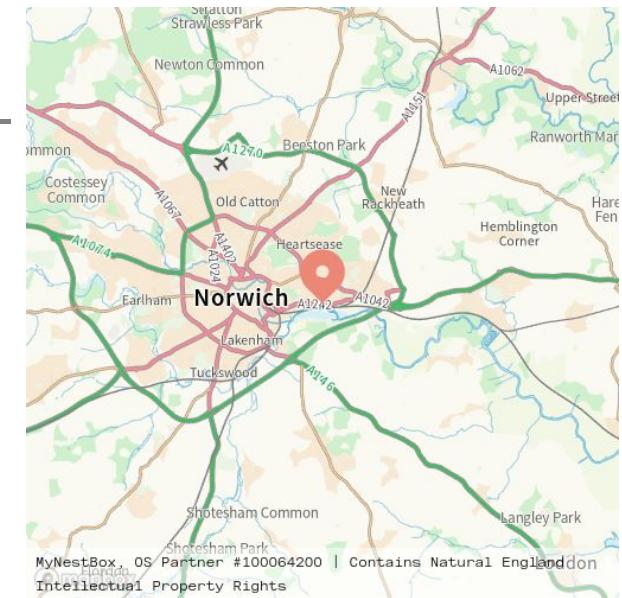
## Green Belt

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



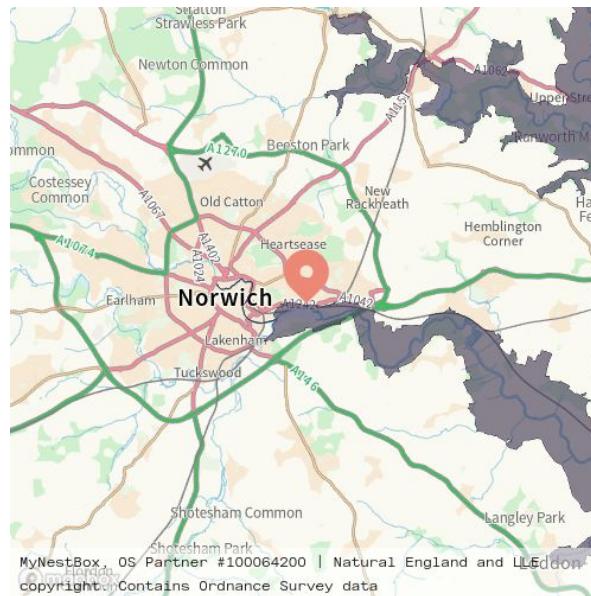
## Areas of Outstanding Natural Beauty

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



## National Parks

The property does not intersect with a National Park.



## Special Areas of Conservation

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

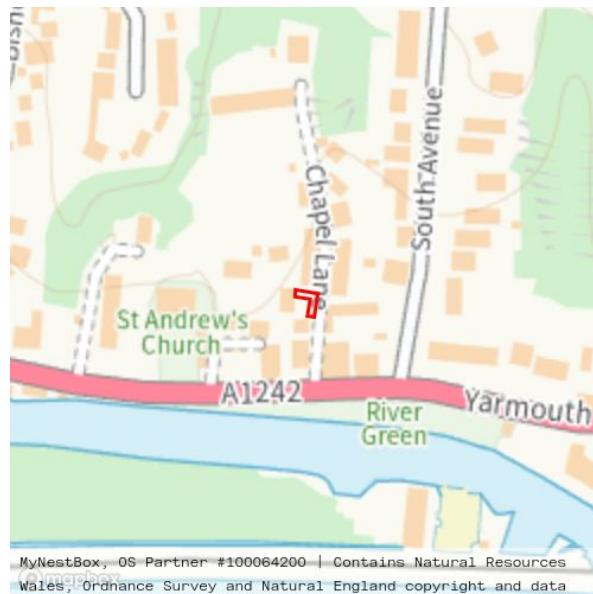


Captured at: 8/08/24 12:32 UTC

# Planning Constraints

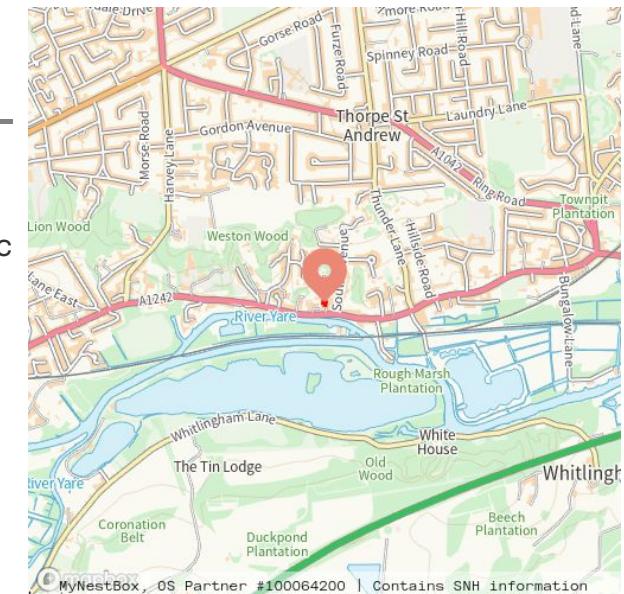
## Special Protection Areas

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



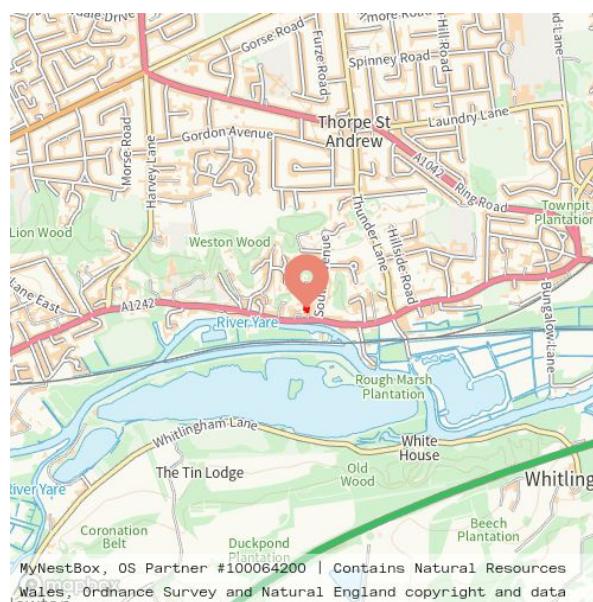
## Sites of Special Scientific Interest

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



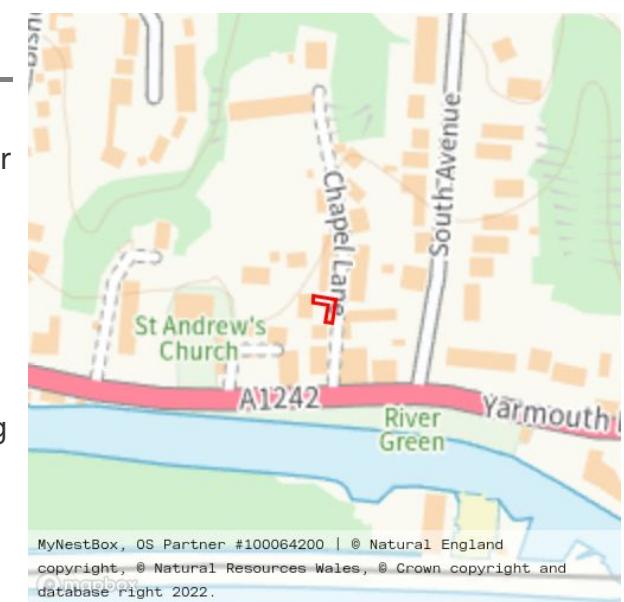
## Ramsar

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



## 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.

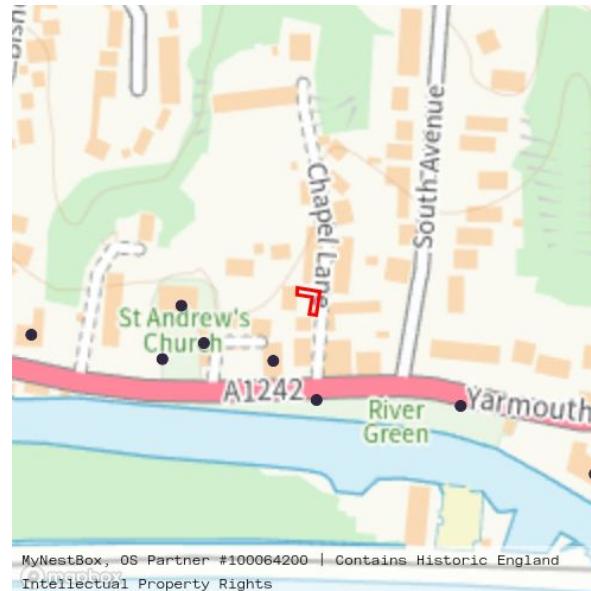


# Planning Constraints

## 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.

Captured at: 8/08/24 12:33 UTC



## Scheduled Monuments

The property is more than 250 metres from a scheduled monument

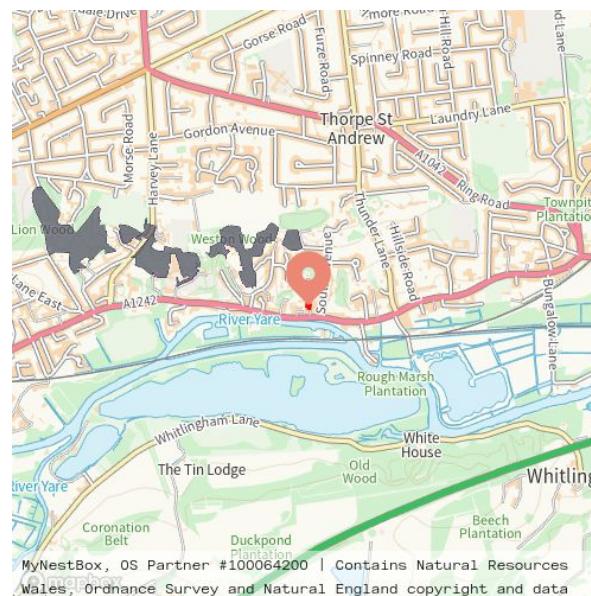
Captured at: 8/08/24 12:32 UTC



## Ancient Woodland

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

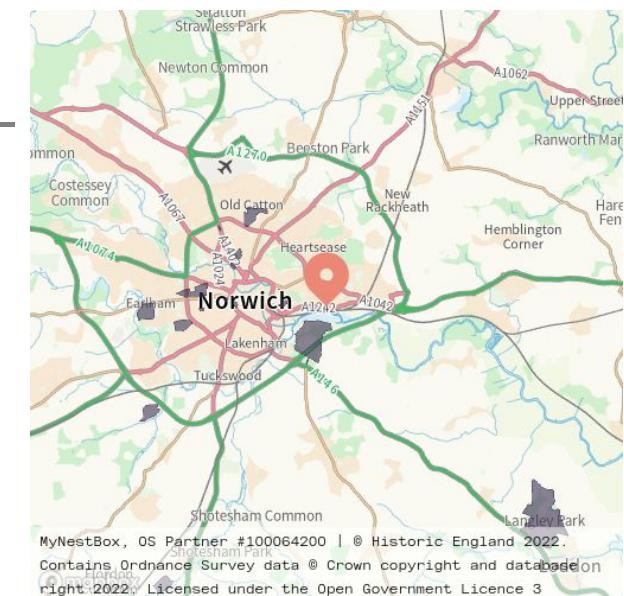
Captured at: 8/08/24 12:32 UTC



## Registered Parks and Gardens

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

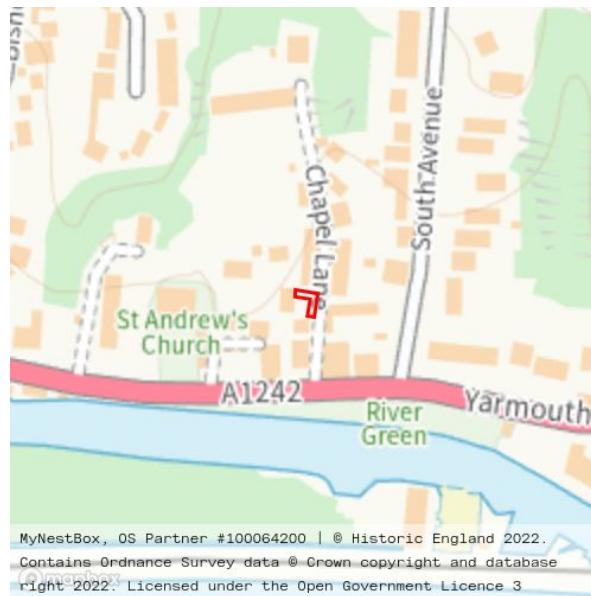
Captured at: 8/08/24 12:32 UTC



# Planning Constraints

## World Heritage Sites

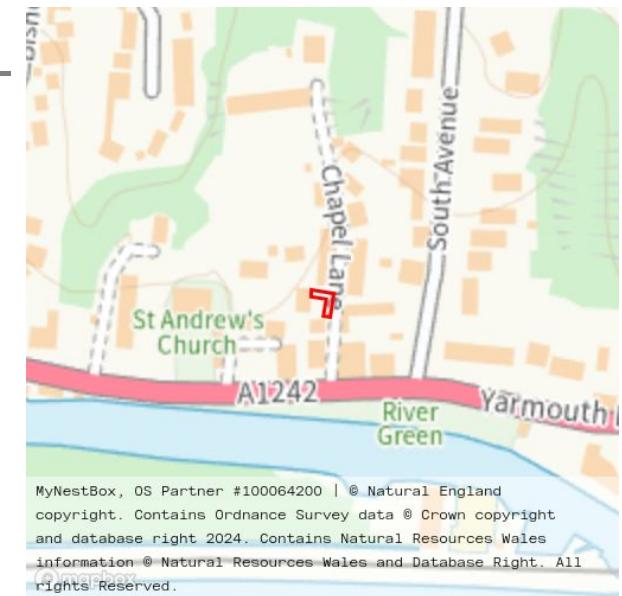
The property is more than 250 metres away from a world heritage site.



Captured at: 8/08/24 12:32 UTC

## Open Access

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



Captured at: 8/08/24 12:32 UTC

## 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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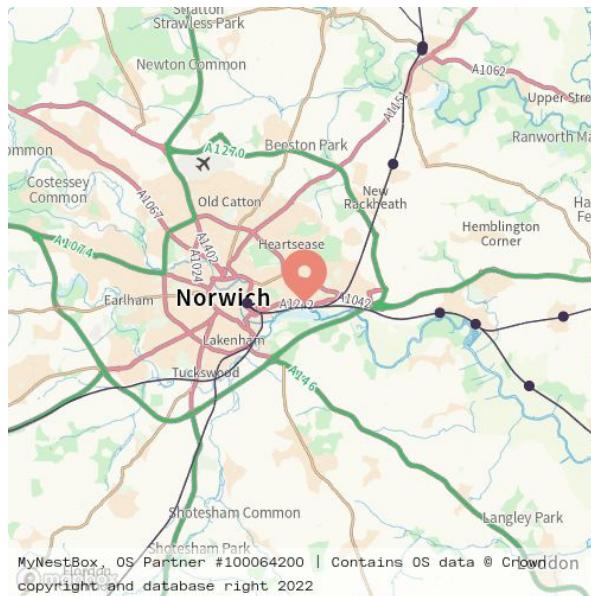
Captured at: 8/08/24 12:32 UTC

# Transportation

## 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.

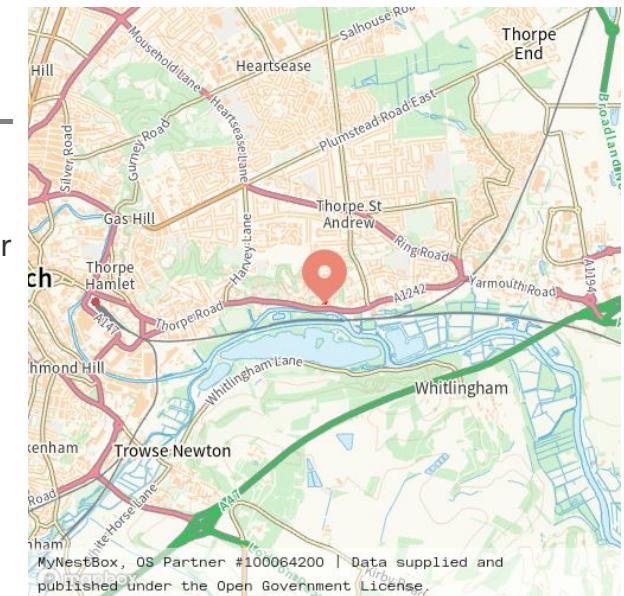
Captured at: 8/08/24 12:33 UTC



## Overground Rail - Elizabeth Line

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

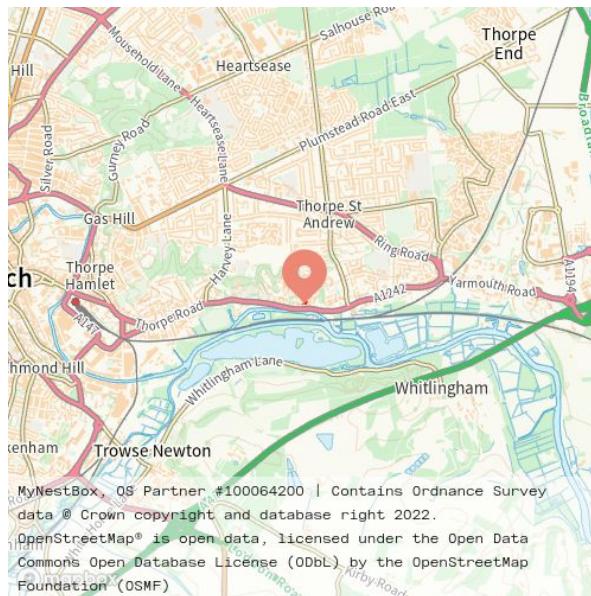
Captured at: 8/08/24 12:33 UTC



## London Underground

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

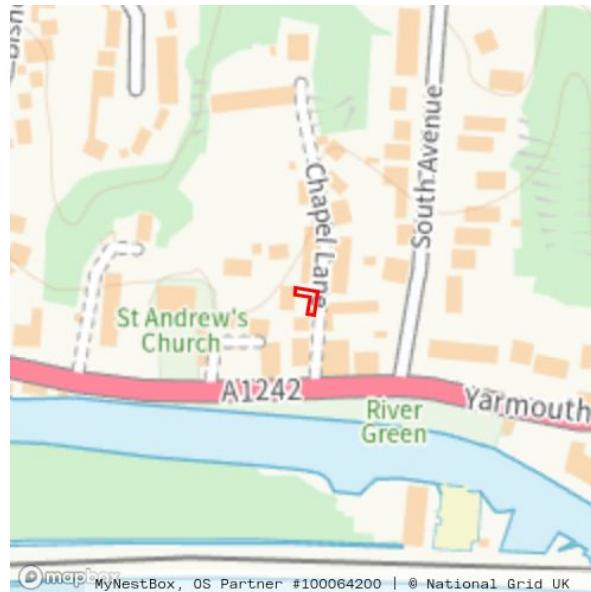
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# Energy and Infrastructure

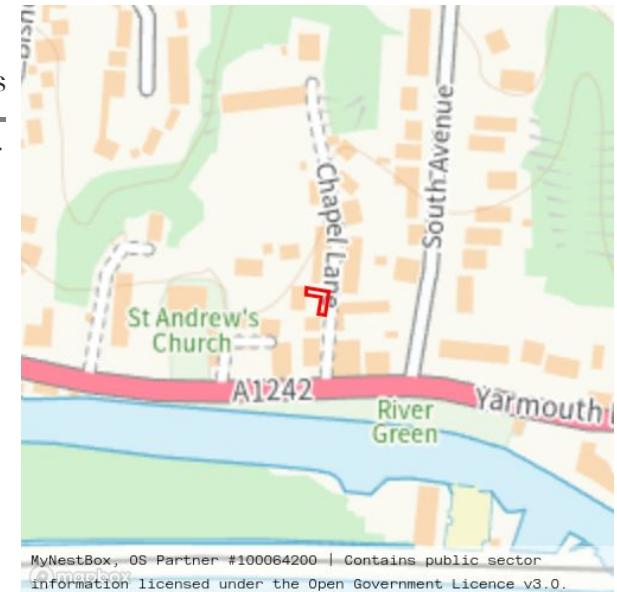
## National Grid

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



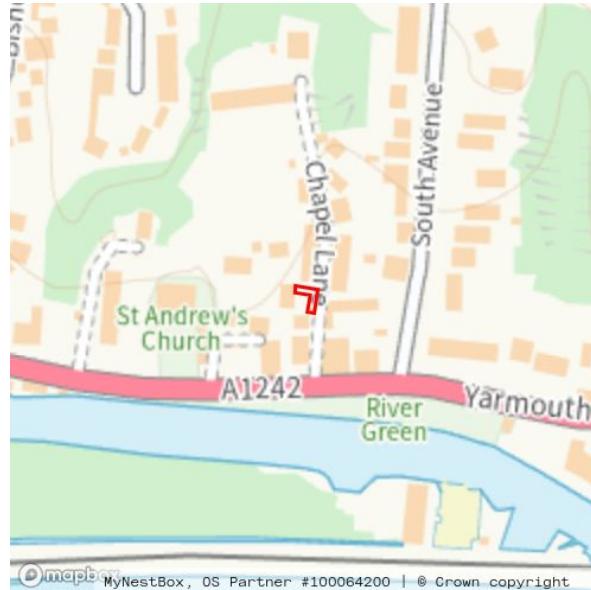
## Petroleum Exploration and Development Licences

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



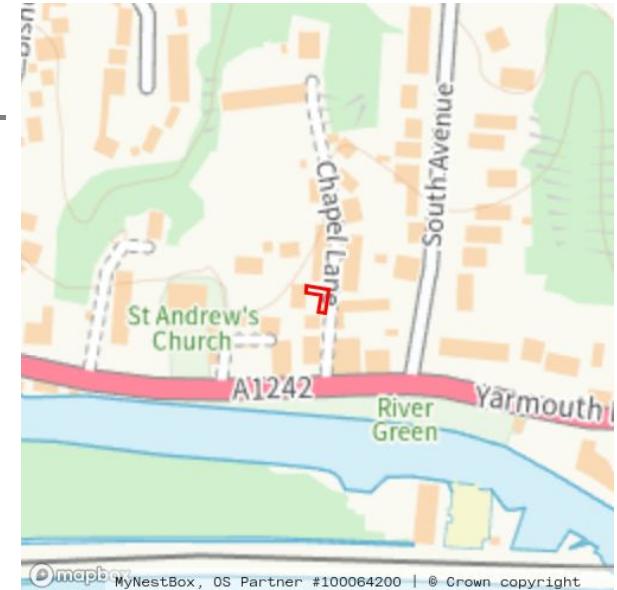
## Power Stations

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



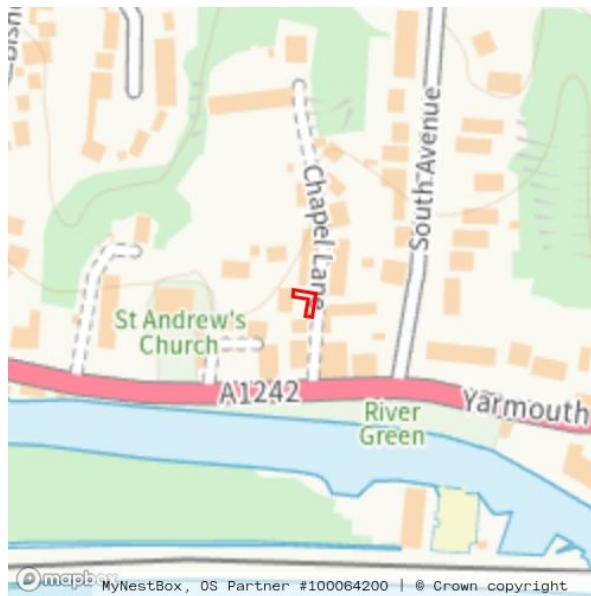
## Renewable Energy Sites

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



## Renewable Energy Sites

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



Captured at: 8/08/24 12:33 UTC

# Ground Stability

## 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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## 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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## 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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## 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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# Ground Stability

## Artificial and Made Ground

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

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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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## 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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## 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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## 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

## 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 its energy performance.

Captured at: 8/08/24 12:32 UTC

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.

Captured at: 8/08/24 12:32 UTC

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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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UKRI 2024

Captured at: 8/08/24 12:32 UTC

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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.



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

# Important Consumer Protection Information

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- 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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you remain dissatisfied with our final response, after your complaint has been formally considered, or if they have exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience as a result of MyNestBox Limited (trading as Martello) failing to keep to 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](http://www.tpos.co.uk), Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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