

Professional Opinion

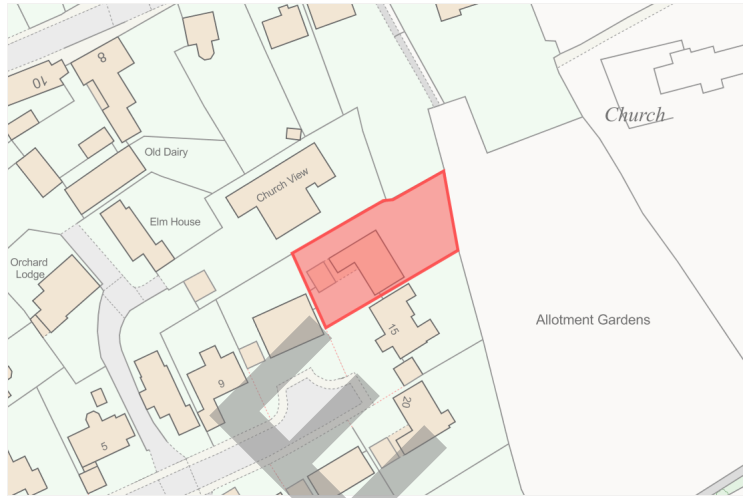
Overall Result

Pass

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



Site Plan



Key Risks



Contaminated Land

Pass



Flood

Low



Consideration(s):
2.06 Check Flood History
2.08 Nearby Dam

Report Details

Address:
Sample, Sample

Requested by:
Sample

Other Considerations



Ground Stability

Identified

Consideration(s):
3.04, 3.05 Consult Surveyor



Grid Reference:
E: 123456 | N: 123456

Date:
27/09/2024



Radon

Pass



Report Reference:
Sample

Report ID:
425181



Energy & Infrastructure

Identified

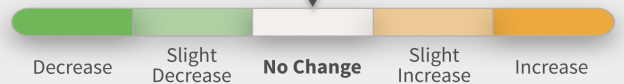
Consideration(s):
5.05, 5.06 EMFs
5.21 Solar Farms
5.22 Wind Farms



ClimateCheck™

Subsidence, Coastal Erosion & Flooding Exposure

2050



See ClimateCheck™ Section for full details



Planning

Identified

Consideration(s):
Applications Identified



Assessed by the:



Environmental Risk Team

This page should always be read in conjunction with the full report.





1. 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.

This residential property warranty is made available subject to Terms and Conditions which are available via the link provided in the Notes & Guidance: T&Cs Queries & Complaints section of this report. This search report is considered a 'Protected Product' under these terms and conditions and covered by Clause 7 (Remediation Warranty).

1.03 Official Contaminated Land | Register Entries & Notices

PASS

Blaby District 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.

1.13 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.

1.18 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
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	Past Industrial Land Uses
Pollution Incidents	Potentially Infilled Land
Surface Dangers or Hazards COMAH Sites	Surface Dangers or Hazards Hazardous Waste Registrations

2. FLOOD

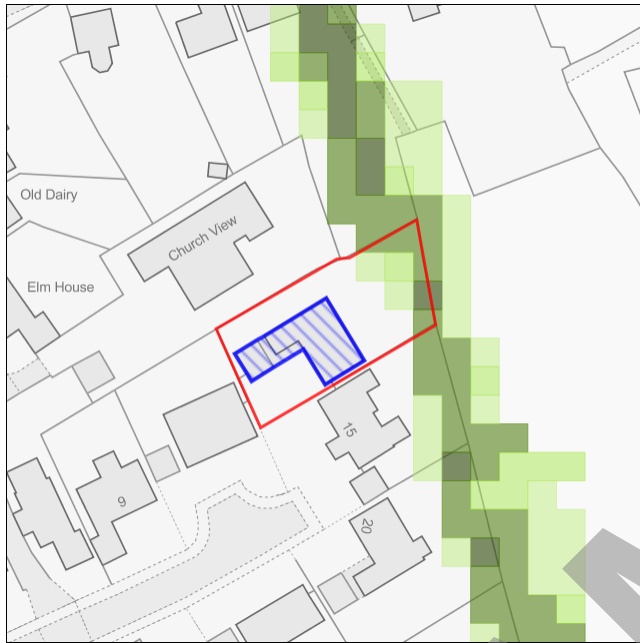
2.01 River and Sea Flood Risk

NEGLIGIBLE

Data provided by the Environment Agency indicates the property and the building footprint (as determined by current OS mapping) are within an area of Negligible river & sea flood risk.

2.02 Surface Water Flood Risk

LOW



- Significant
- High
- Low to Moderate
- Low
- Building Footprint
- Property Boundary

Data provided by JBA Risk Management indicates the surface water flood risk to the property is Significant (1.3% chance of flooding between 30cm and 1m). However, this risk is recorded as affecting only a limited portion of the property grounds. The surface water flood risk to the building footprint (as determined by current OS mapping) is Negligible. Therefore, we consider the overall risk of flooding to the property to be Low

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




NEGLIGIBLE

Data provided by JBA Risk Management indicates there is a negligible risk of groundwater flooding to the property.

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 135 metres from the property boundary.

2.05 Insurance Considerations

NOTE

The JBA Risk Management Floodability Rating at this location is Amber. As a result, it is likely that flood insurance should be available at standard terms. This should be checked and an appropriate policy should be purchased prior to exchange of contracts.

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 No Colour). 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 Black 1 and Black 2) has the potential to be a 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 all 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.

2.06 Historic Flooding

IDENTIFIED



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

Data provided by the Environment Agency indicates that the property is located 105 metres from 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
3463	23/02/1977	28/02/1977	channel capacity exceeded (no raised defences)	main river	Fluvial	105 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 Risk Management 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 Risk Management 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
Historic Flooding
Dam Break

Surface Water Features
Flood Storage

SAMPLE

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 **Low** hazards score. This indicates that the property has a low susceptibility to 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 Coastal Erosion

PASS

The Property is not within a coastal area or predicted to be at risk of coastal erosion.

3.16 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
Mapped Landslides
Mining | Cheshire Brine Compensation Area
Mining | Mining Cavities (Non-Coal)
Modified Ground | Artificial Deposits
Natural Cavities & Soluble Rocks

Geohazards | Running Sand
Landslips/slides | Slope Instability
Mining | Coal Mining Reporting Area
Mining | Hazards (Non-Coal)
Modified Ground | Historical Analysis
Coastal Erosion

SAMPLE

4. RADON

4.01 Radon Susceptibility

PASS

Data provided by the British Geological Survey (BGS) indicates the property is not in a radon affected area. The property is in a lower probability radon area (less than 1% of homes are estimated to be at or above the 'Action Level').

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Studies in many countries have shown that increased exposure to radon increases the risk of lung cancer.

4.02 Checked Datasets

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

Radon Susceptibility

SAMPLE

5. ENERGY & INFRASTRUCTURE

5.01 Energy Map



5.05 Electrical Infrastructure | Overhead Power Lines

PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major overhead electricity transmission lines.

CONSIDERATIONS: In 2004 the National Radiological Protection Board (now part of the UK Health Security Agency) reported that 'there is some epidemiological evidence that time-weighted average exposure to power frequency magnetic fields above 0.4µT [microteslas] is associated with a small increase in the absolute risk of leukaemia in children from about 1 in 20,000 to 1 in 10,000 per year. On a relative scale this corresponds to a doubling of the risk.' and added that 'Such exposures are seldom encountered by the general public in the UK and the raised risk - if it were real - would correspond roughly to an additional two cases of childhood leukaemia per year in the UK, compared with an annual total of around 500 cases'. EMFS.info advises that about 0.4% of homes in the UK have fields greater than 0.4 µT, with half getting that exposure from high-voltage power lines and the rest probably from the distribution system or house wiring.

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. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

5.06 Electrical Infrastructure | Power Cables and Lines

PASS (WITH CONSIDERATIONS)

Data provided by the National Grid indicates that the property is within 250 metres of one or more power lines or cables.

CONSIDERATIONS: Power cables and lines 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. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

5.15 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 North Sea Transition Authority (NSTA) 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 North Sea Transition Authority (NSTA) on the potential seismic impacts or tremors it may cause.

5.21 Solar Farms

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Energy Security and Net Zero (DESNZ) 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
Syzygy Consulting	Kirby Road Solar Panels	Unit B	This installation is recorded as being under construction	600 m	Department for Energy Security and Net Zero

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

5.22 Wind Farms

PASS (WITH CONSIDERATIONS)

Data provided by Renewable UK indicates that the property is within 3000 metres of one or more existing or proposed wind farms.

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.

Name	Address	Developer	Owner	No. of Turbines	Project Status	Project Type	Distance	Source
Anstey Lane (Resubmission)	Groby	Bowler Energy	Landowner or private owner	2	Operational	onshore	2321 m	RenewableUK



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

5.23 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

6. PLANNING

6.01 Planning Map



6.02 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.

6.03 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
1	16/1762/HH	02/12/2016	Church View Bramley Court Glenfield Leicestershire LE3 8RZ	Extensions and alterations including rendering of existing dwelling (Status: Approved)	18 m W
2	20/1379/HH	24/11/2020	20 St Peters Close Glenfield Leicestershire LE3 8QB	Single storey side and rear extensions (Status: Approved)	25 m S
4	10/0332/1/PX	29/04/2010	Orchard Lodge Bramley Court Glenfield Leicester Leicestershire LE3 8RZ	Single storey rear extension to replace existing conservatory (Status: Approved)	57 m W
5	20/0809/HH	23/06/2020	1 Kirby Road Glenfield Leicestershire LE3 8DF	Single storey rear extension and internal alterations (Status: Approved)	77 m N
6	21/0778/HH	15/06/2021	Old Glebe Barn 3 Kirby Road Glenfield Leicester Leicestershire LE3 8DF	Conversion of outbuildings to extended living accommodation for Old Glebe Barn with associated alterations (Status: Approved)	83 m NW
7	14/0177/1/HPX	20/02/2014	33 Main Street Glenfield Leicestershire LE3 8DG	Single storey rear extension. (Including demolition of existing conservatory) (Status: Approved)	87 m N
9	21/0179/HH	20/01/2021	Old Glebe Farm Main Street Glenfield Leicester Leicestershire LE3 8DG	Single storey side extension and increase eaves and ridge height of existing house (Status: Approved)	98 m NW

6.04 Developments

NOTE

Local Authority Planning Data indicates that one or more development planning applications have been submitted within 500 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
10	09/0475/1/CX	07/08/2009	Glenfield Primary School Stamford Street Glenfield Leicester LE3 8DL	Reprovision of Glenfield Primary School into new purpose designed single storey facility on existing site. To include 11 Class bases and support accommodation for Foundation, Key Stage 2 pupils, plus integrated Speech and Language Unit for up to 30 additional pupils. Demolition of Blocks A, B, D and N of original school. New hard and soft landscaping, including car parking, playgrounds and fenced ball court (Status: Approved)	226 m E
11	17/0547/FUL	30/03/2017	Land At Blacksmiths Bank Stamford Street Glenfield Leicestershire LE3 8DL	Erection of 1 block of 4 one bedroom flats (Status: Approved)	236 m E
12	15/1384/FUL	13/11/2015	Plot 80 Optimus Point Land Off Kirby Road / Ratby Lane Glenfield Leicestershire	Erection of building comprising 23,560 sq. m warehouse (Use Class B8) and 2640 sq. m offices (Use Class B1) and security gatehouse, 2.4 metre high security fencing, vehicle access, parking, servicing, landscaping, earthworks and associated infrastructure and stopping-	267 m W

				up of footway / cycleway and its diversion within the site. (Status: Approved)	
12	15/1227/FUL	15/09/2015	Land North Of Kirby Road Glenfield Leicestershire	Proposed access to serve future development plot (Status: Approved)	267 m W
13	21/0980/FUL	02/08/2021	Barrow Lane Glenfield Leicestershire	Replacement of a 20m monopole with a 22.5m monopole supporting 12 no antenna, 2 no 300mm dishes, 2 no 600mm dishes, 1 no cabinet with ancillary development thereto. (Status: Approved)	360 m NW
14	10/0118/1/OX	12/02/2010	Land At Kirby Road/Ratby Lane Glenfield Leicester	Outline application for employment development (B1, B2 and B8) (maximum 30ha), residential development (maximum 250 dwellings), provision of a local retail / community facility (maximum 1400 sq m), associated landscaping, open space and infrastructure with vehicular accesses off Kirby Road and Ratby Lane. (Status: Refused)	412 m SW
14	13/0416/1/PX	29/05/2013	Land At Kirby Road/Ratby Lane Glenfield Leicester	Substitution of house types in relation to planning permission 12/0798/1/MX for a residential development of 250 dwellings with associated public open space and landscaping (Status: Approved)	412 m SW
14	14/1042/1/PX	24/11/2014	Land At Kirby Road/Ratby Lane Glenfield Leicestershire	Substitution of house types in relation to planning permission 12/0798/1/MX for a residential development of 250 dwellings with associated public open space and landscaping (Status: Approved)	412 m SW
14	15/08/EIASCO	14/08/2015	Optimus Point Land North Of Kirby Road/Ratby Lane Glenfield Leicester Leicestershire	Proposed development on land at Optimus Point (north of Kirby Road) (Status: Unspecified)	412 m SW
15	17/0171/FUL	27/01/2017	Sandown Court Station Road Glenfield LE3 8BT	Re-development of existing commercial site to include demolition of 2 existing buildings, the erection of 7 new industrial units, retention and refurbishment of existing industrial unit, forming 9 industrial units in total (Class B1 & B8) associated access road, car parking and landscaping. (Status: Approved)	424 m NE
16	20/1356/OUT	24/11/2020	Land At 6 And Rear Of 10 - 12 Ashleigh Road Glenfield Leicestershire	Outline application for the erection of four dwellings (Access and Layout) (Status: Refused)	434 m E
17	16/0599/FUL	26/04/2016	Land Adjacent To Blacksmith's Bank Stamford Street Glenfield Leicestershire LE3 8DL	Erection of a commercial building (Use Class B1) (Status: Withdrawn)	442 m SE
18	14/0943/1/PX	10/10/2014	Land At: 17 Poachers Close Glenfield Leicestershire LE3 8SF	Demolition of existing dwelling and erection of 7 dwellings with associated access, parking and amenity space. (Status: Approved)	470 m S
19	09/0194/1/PX	07/04/2009	106 Station Road & Land To Rear Of 66-104 Station Road Glenfield Leicester	Erection of 5 dwellings and associated access (to include the retention of 106 Station Road) (Revised Scheme) (Status: Approved)	499 m NE
19	15/1134/FUL	28/08/2015	Land To The Rear Of 66-106 Station Road Glenfield Leicestershire LE3 8BR	Erection of 10 semi detached dwellings with associated access (Status: Approved)	499 m NE
20	12/0311/1/PX	05/04/2012	106 Station Road & Land To Rear Of 66-104 Station Road Glenfield Leicester	Application for permission to extend the time limit for the implementation of planning permission 09/0194/1/PX for the erection of 5 dwellings and associated access (to include the retention of 106 Station Road) (Status: Approved)	538 m NE

20	15/0051/FUL	08/01/2014	Land To The Rear Of 66-106 Station Road Glenfield Leicestershire LE3 8BR	Erection of 6 detached dwellings with associated access (Status: Approved)	538 m NE
21	17/0060/FUL	27/01/2017	Unit B Plot 70 Optimus Point Kirby Road Glenfield Leicester Leicestershire LE3 8DU	Erection of a Class B8 distribution centre with associated offices, vehicle access, ground works and retaining walls and security fencing, parking and servicing, landscaping and associated infrastructure. (Status: Approved)	600 m SW

6.05 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.

6.06 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.

6.07 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.

6.08 Uncategorized

NOTE

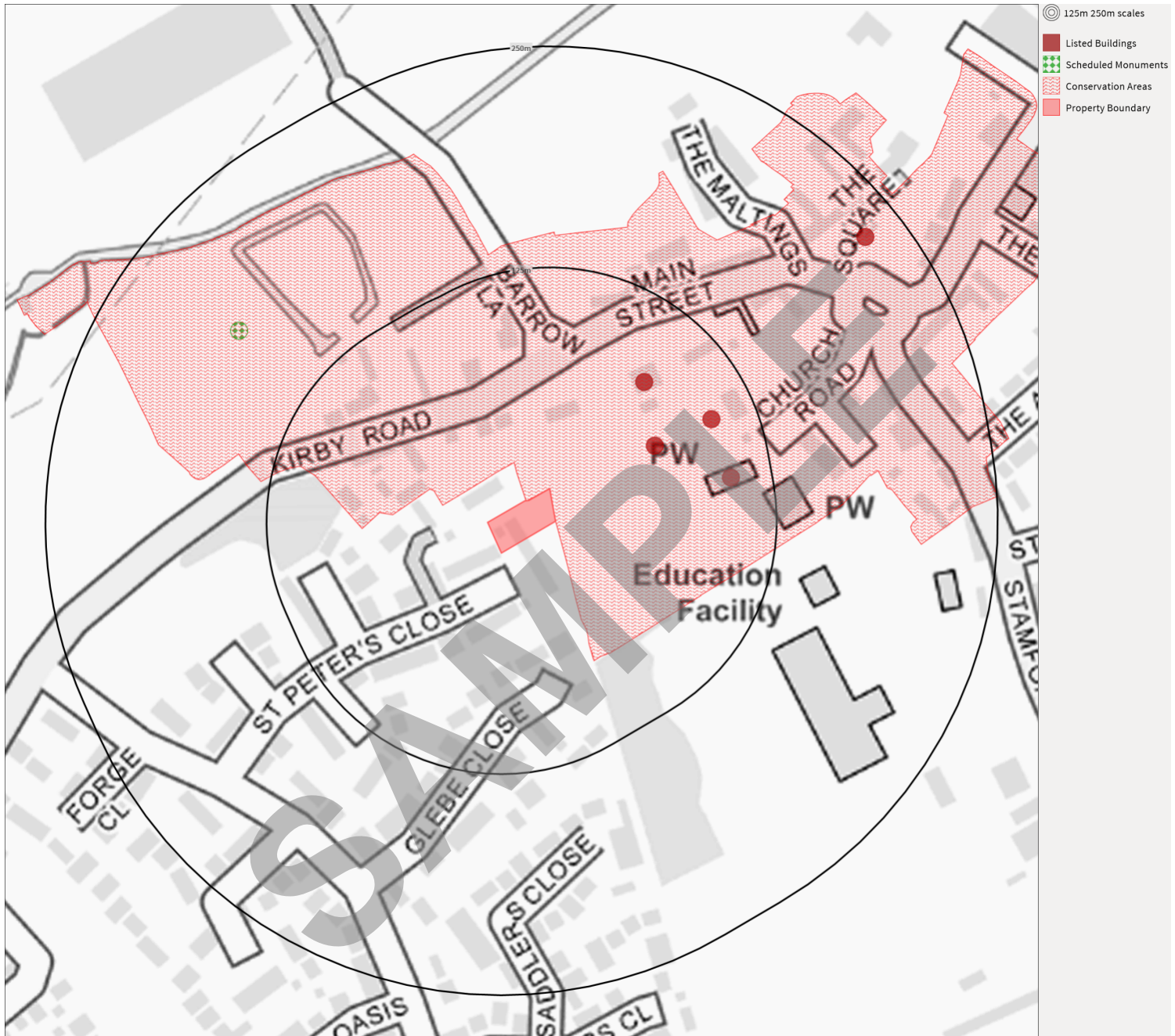
Local Authority Planning Data indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

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	18/0097/TPO	05/02/2018	2 Kirby Road Glenfield Leicestershire LE3 8DE	Remove overhanging stems and reduce crown by 2-3m of 2 Ash Trees (Status: Approved)	46 m N
8	17/1037/TPO	03/08/2017	The Old Tudor Rectory Main Street Glenfield Leicestershire LE3 8DG	Felling of 1 Ash Tree (Status: Refused)	83 m NE
6	21/0831/FUL	29/06/2021	Land Adj No.13 Kirby Road Glenfield Leicestershire	New access and gate (Status: Approved)	84 m NW

6.09 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
Conservation Area	Historic England	0 m
Listed Building Grade: II	Historic England	64 m NE
Listed Building Grade: II*	Historic England	81 m NE
Listed Building Grade: II	Historic England	99 m NE
Listed Building Grade: II	Historic England	102 m E



Scheduled Monument
Listed Building Grade: II

Historic England
Historic England

177 m NW
228 m NE

6.10 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

7. CLIMATECHECK

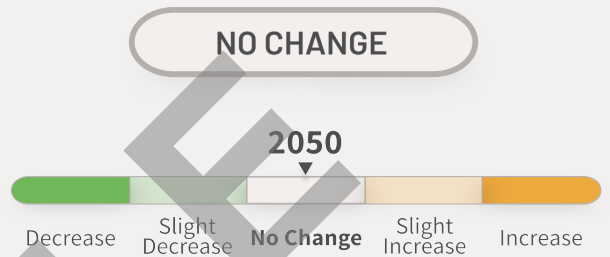
7.01 Climate Exposure Summary

NO CHANGE

There is **no change** predicted in exposure to climate-change affected hazard(s) by 2050, according to available data. This time period is reported as it correlates with a typical mortgage lifetime.



Climate projections are based on many variables to predict a range of potential future outcomes. The confidence of absolute levels of risk decreases as these projections extend into the future, however an appreciation of the rate and direction of change is important to understand. This report presents the **change** in hazard exposure relative to present day. For present day risk, please refer to the Flood and Ground Stability modules within this report.



Our assessment uses the UKCP18 model for a predicted temperature increase of 2.4°C by 2100 (RCP 4.5), which is considered the most likely future scenario based upon current trends.

Hazard	Short Term (2030)	Medium Term (2050)
Soil Subsidence	No Change	No Change
Coastal Erosion	No Change	No Change
River Flood Risk	No Change	No Change
Coastal Flood Risk	No Change	No Change
Surface Water Flood Risk	No Change	No Change

7.07 Transition Risk - Energy Performance Certificate

An Energy Performance Certificate (EPC) tells you how energy efficient a property is, from A (best) to G (worst). An EPC is required when selling, letting or constructing a property, and is valid for 10 years from the date of issue.

We have identified the following valid EPC associated with the property: **Address:** Sample, Sample **UPRN:**0000000000

EPC Rating	Certification	Property Details
Current EPC: C 72	Certificate Date: 2024-06-29	Property Type: End-Terrace Flat
Potential EPC: C 77	Valid Until: 2034-06-28	Floor Area: 45 sq m

As part of the EPC assessment, the assessor provided the following recommendations for how to improve the energy efficiency of your home:

Step	Measure(s)	Indicative Costs
1	Cavity wall insulation	£500 - £1,500
2	Low energy lighting for all fixed outlets	£20

For more details or to search for a copy of your EPC please visit: <https://www.gov.uk/find-energy-certificate>

Please note, if an EPC has only very recently been completed, it may not show up here, but you can search for it using the link above.

NEXT STEPS: Once a valid EPC has either been conducted and issued, or an existing valid EPC has been identified, the following should be considered by the purchaser:

UK Buying/Renting - Energy Performance Certificate (EPC) Requirements/Benefits

A property purchaser should review the findings of the EPC, ensure they are comfortable with the efficiency rating (including any potential steps for improvement), and the estimated costs of running the property. It should be noted that costs are calculated using prices applicable at the time the EPC was conducted, which may vary from the present-day.

A higher EPC rating (usually an A or a B) may unlock access to preferential mortgage rates or incentives for a property owner, known as 'Green Mortgages'. However not all lenders offer these and the incentives can vary, so careful consideration should be taken when reviewing all mortgage products, seeking independent advice where necessary.

Any purchaser who intends to let the property in the future, should be aware that there are existing and potentially escalating future restrictions associated with energy efficiency.

Currently, in England and Wales, domestic private rented properties must have an EPC rating of at least E, as part of the Minimum Energy Efficiency Standards (MEES) Regulations, or they must be registered with an exemption. For exemption criteria, please refer to the government guidance on domestic private rented property minimum energy efficiency standards.

These minimum standards are likely to become more stringent. Proposals set forward by government have previously indicated that a minimum EPC rating of C would be required by 2025, extending to all tenancies by 2028. Although these plans were later scrapped in September 2023, the present Secretary of State for the Department for Energy Security and Net Zero has announced an intention to reintroduce this requirement, mandating that landlords upgrade rental properties to an EPC rating of C by 2030, subject again to certain exemptions.

It should also be noted that the efficiency-improvement spending cost-cap, above which an exemption from complying with the standards may be allowed (currently set at £3,500), is also likely to rise substantially.

Purchasers may also wish to consider how the EPC ratings and improvement steps might affect them in the longer term, potentially when they come to sell-on a property and the ease of saleability, its value and a new purchasers' access to finance may all be influenced by the EPC rating.

7.08 Checked Datasets

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

Climate Exposure Summary
Coastal Erosion
Coastal Flood Risk

Soil Subsidence
River Flood Risk
Surface Water Flood Risk

8. NOTES & GUIDANCE

8.01 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, or call us on 0330 900 7500.

8.02 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.

8.03 Flood Insurance Considerations

METHODOLOGY

Insurance considerations are given in this report based solely on JBA Risk Management 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 no colour). 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 on 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 in 2039 and subsequently the insurance market will be expected to take a risk-reflective approach to property acceptance and premiums.

8.04 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.

8.05 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>

8.06 Coastal Erosion

METHODOLOGY

The Coastal Erosion risk assessment has been completed using Dye & Durham's National Ground Risk Model and the National Coastal Erosion Risk Mapping (NCERM) data published by the Environment Agency. This data presents the predicted coastal erosion extents for the short term (0-20 years), medium term (20-50 years) and long term (50-100 years) for different confidence levels in the retreat values (5%, 50% and 95%) and considering if a) no coastal management is applied, or b) Shoreline Management Plan policies are implemented as currently planned. For the purpose of the assessment within this report, we use the 95% confidence level scenario for short term and medium term retreats and where coastal management is implemented as planned. The impacts on the property discussed in this report consider a 50 year time frame. It is expected that a property would go through at least 2 cycles of purchase and sale based on a standard mortgage lifetime of 25 years.

PLEASE NOTE: Coastal erosion is a complicated process with numerous uncertainties in its prediction. The retreat values presented are an indication of likely cumulative retreat within that designated period, however, coastal retreat can occur progressively (by a few centimetres or metres per year) or through significant cliff or coast collapse events (resulting in many metres within a few hours). Furthermore, this model is unable to consider changing localised geological conditions and the potential impacts of climate change on coastal erosion rates.

Shoreline Management Plans (SMP) are aspirational plans looking forward. It is likely that funding issues will present a major hurdle in the implementation of some aspirational policies and therefore, if appropriate funding is not available, policy delivery may be at risk. For more information on SMPs, please visit <https://www.gov.uk/guidance/shoreline-management-plans>.

8.07 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.

8.08 ClimateCheck

METHODOLOGY

Dye & Durham's ClimateCheck™ is included to provide an indication as to whether there is a predicted **change** in exposure to the property from climate change-affected hazards as a result of climate change within the short term (2030) or within a typical mortgage lifetime (2050) relative to present day. It considers the following hazards:

- Soil Subsidence
- Coastal Erosion
- River Flood Risk
- Coastal Flood Risk
- Surface Water Flood Risk

Climate projections are based on many variables to predict a range of potential future outcomes. The confidence of absolute levels of risk decreases as these projections extend into the future, however, an appreciation of the rate and direction of change is important to understand. ClimateCheck™ presents the change in hazard exposure relative to present day. Present day risks for the covered hazards can be found in the relevant sections of the Ground Stability and Flood modules.

The data models used to determine the change in exposure to climate change affected hazards have utilised the UK Climate Projections 2018 (UKCP18) data, which is the Met Office's climate projection tool for the UK. This data has 4 different emission scenarios known as Representative Concentration Pathways (RCPs). RCPs are greenhouse gas concentration trajectory scenarios that capture assumptions about the economic, social and physical changes to our environment that will influence climate change. The predicted temperature changes for these RCPs are:

- RCP2.6 - a change in temperature of 1.6°C (0.9-2.3°C) by 2100
- RCP4.5 - a change in temperature of 2.4°C (1.7-3.2°C) by 2100
- RCP6.0 - a change in temperature of 2.8°C (2.0-3.7°C) by 2100
- RCP8.5 - a change in temperature of 4.3°C (3.2-5.4°C) by 2100

RCP2.6 represents the pathway where carbon emissions are greatly reduced to limit temperature rise. RCP8.5 represents the pathway where carbon emissions continue to grow unmitigated. Based upon current emission trajectory, current legislation and assuming future legislative changes are introduced to reduce emissions, RCP4.5 is considered the most probable scenario. Therefore, ClimateCheck™ uses data modelled from RCP4.5 scenario for all hazards to determine its results.



8.09 Terms of Use

T&Cs, QUERIES & COMPLAINTS

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8.10 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), The Point, 9th Floor, 37 North Wharf Road, London, W2 1AF, Telephone 0330 900 7500, Email: 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.

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- 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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- 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

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award 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, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

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

8.11 Report Licensing

METHODOLOGY



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9. USEFUL CONTACTS

Local Authority : Blaby District Council

Tel: 01162 750 555
Visit: <http://www.blaby.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
Email: enquiries@environment-agency.gov.uk

Natural Resources Wales

Tel: 0300 065 3000
Visit: <http://naturalresources.wales/>
Email: enquiries@naturalresourceswales.gov.uk

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

UK Health Security Agency | 10 South Colonnade, Canary Wharf, London, E14 4PU

Tel: 020 7654 8000
Visit: <https://www.gov.uk/government/organisations/uk-health-security-agency>
Email: enquiries@ukhsa.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
Email: 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

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

Tel: 08456 05 05 05
Visit: www.ordnancesurvey.co.uk/

Department for Energy Security and Net Zero | 55 Whitehall, London, SW1A 2HP



Visit: <https://www.gov.uk/government/organisations/department-for-energy-security-and-net-zero>

SAMPLE