

93, Chudleigh Road, Twickenham, TW2 7QY

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



Contaminated Land Liability

Passed



Flood Risk

Moderate

page 4

Further guidance



Ground Stability

Not identified



Radon

Passed



Energy

Identified

page 8



Transportation

Identified

page 14



Planning Constraints

Not identified



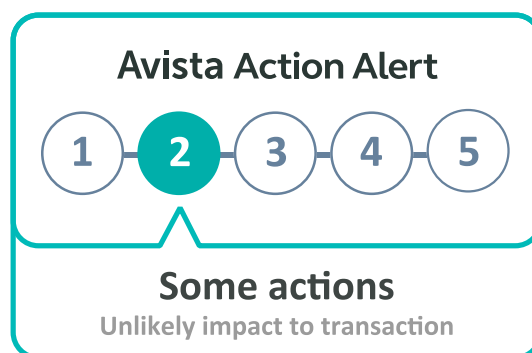
Planning Applications

16

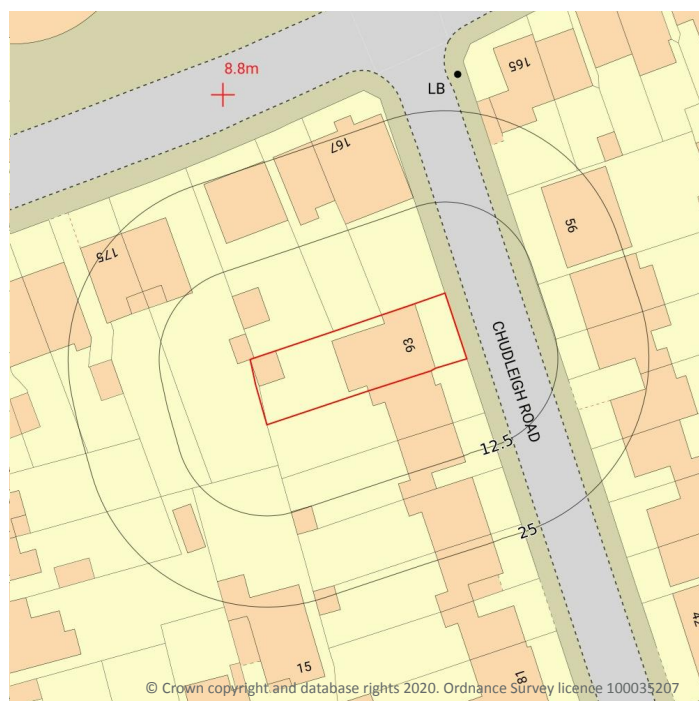
page 16

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.



Site Plan



Useful contacts

London Borough of Richmond upon Thames:

<http://www.richmond.gov.uk/>

customer.services@richmond.gov.uk

08456 122 660

Environment Agency National Customer

Contact Centre (NCCC):

enquiries@environment-agency.gov.uk

03708 506 506

Avista Action Alert 2

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 22**.



Flood Risk

Flood risk

An elevated level of flood risk has been identified at the property. Key recommended next steps:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf
- the assessment in this report is automated based on the highest flood risk found within the site boundary. You may wish to check the maps provided in this report to confirm whether the flood risk area affects the buildings or the associated land. Groundsure can manually reassess the site. Please note this does not include a site visit
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site



- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.



Energy

Wind

Existing or proposed wind installations have been identified within 5km. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Planning

Mobile phone masts

The property lies within 250m of an existing or planned mobile phone mast. Next steps for consideration:

- ensure the presence of a mobile phone mast near the property is considered before the transaction completes



Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the Avista Action Alert: on **page 2** for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate.

Please see **page 5** for details of the identified issues.

River and Coastal Flooding **Low**

Groundwater Flooding **Moderate**

Surface Water Flooding **Low-Moderate**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™

High

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 26**



Ground stability

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

Natural Ground Stability **Negligible-Very low**

Non-Natural Ground Stability **Not identified**



Radon

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

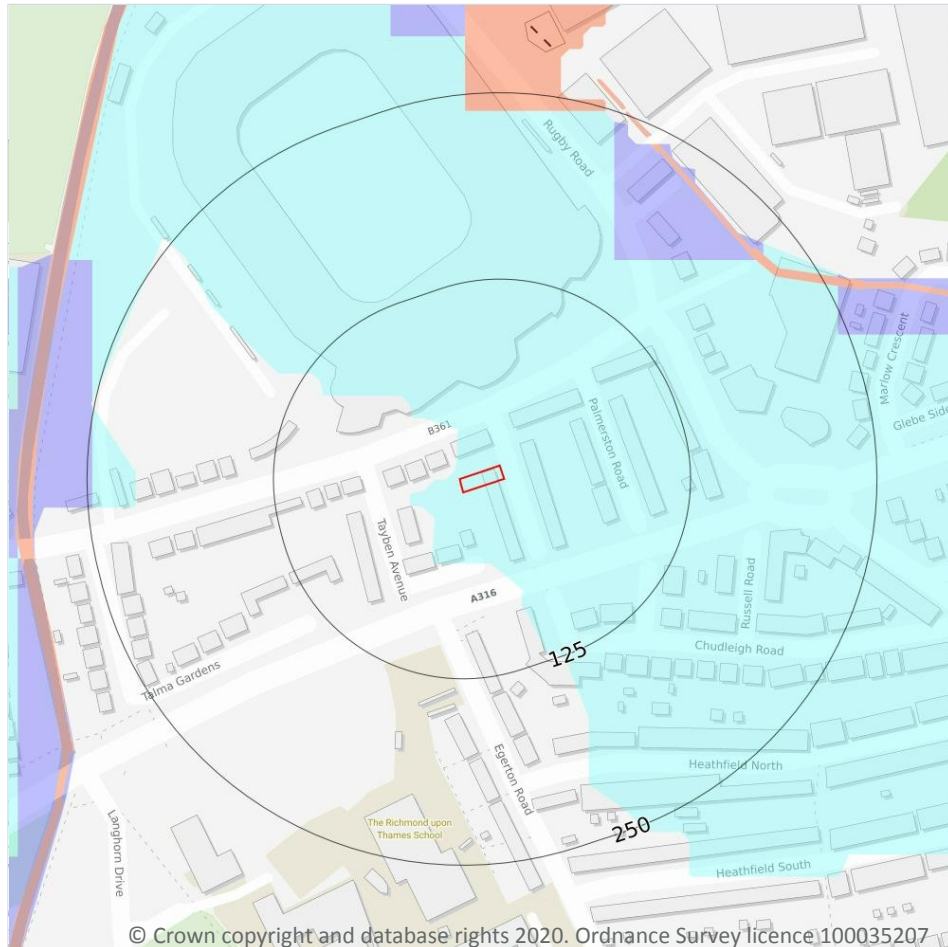
Not in a radon affected area



Flood Risk



Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- Environment Agency river and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

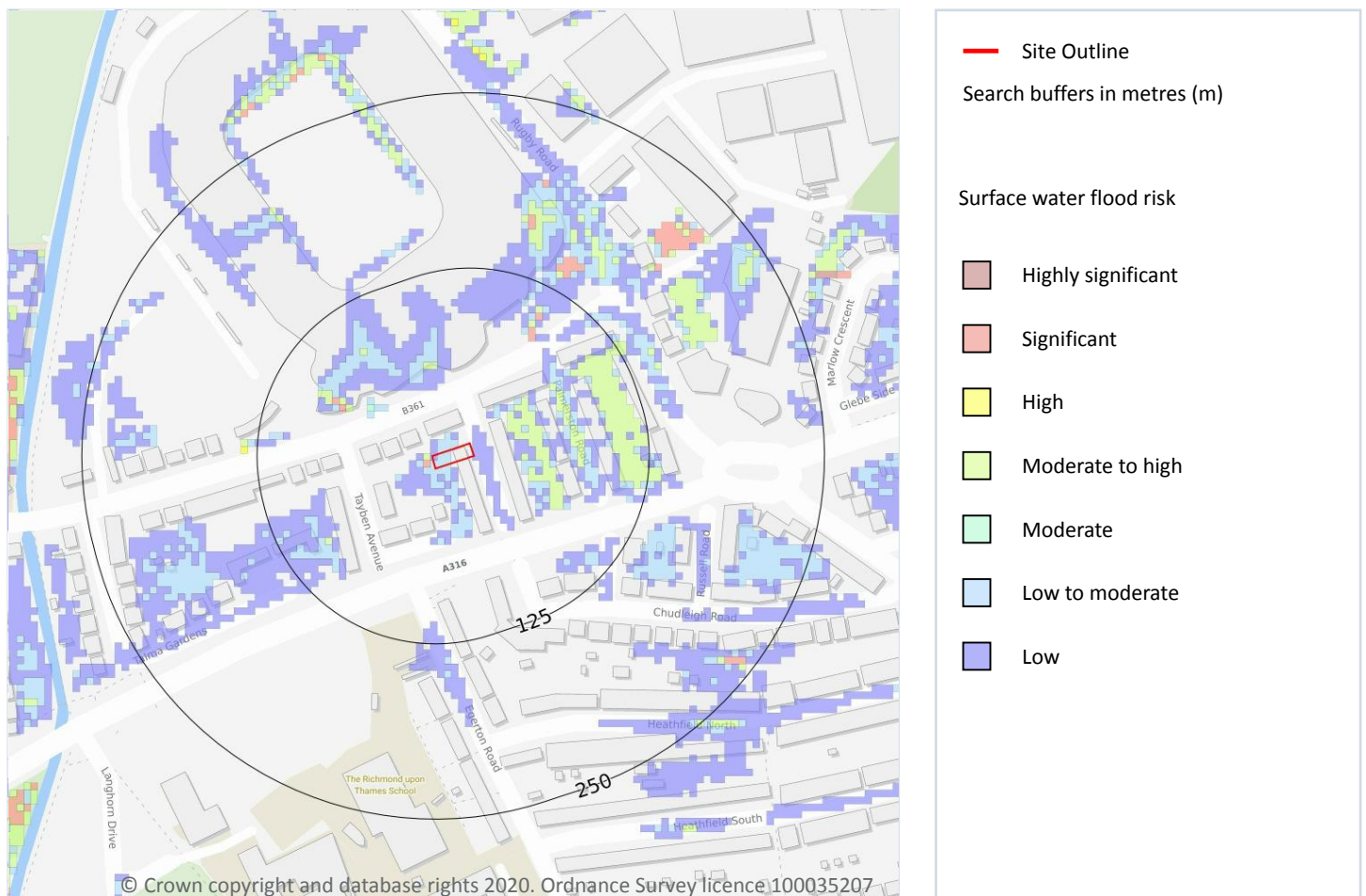
RoFRaS assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. See below for explanation of the RoFRaS levels of flood risk.

Please see the Avista Action Alert: on **page 2** for further advice.

Environment Agency RoFRaS risk ratings

Very Low	Low	Medium	High
The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.	The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Surface water flood risk



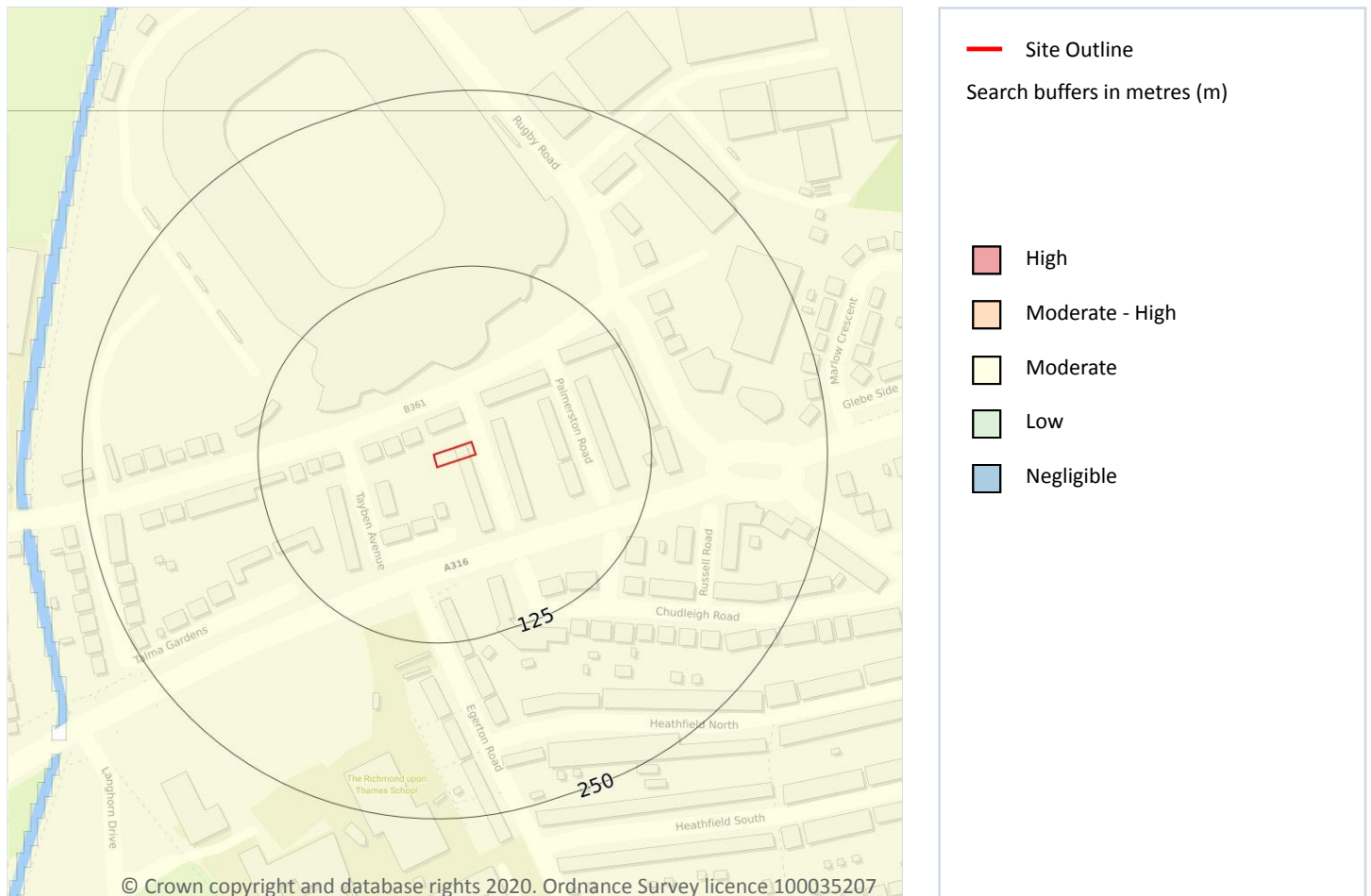
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events

between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event. These risk calculations are based on Ambiental Risk Analytics maps.

Groundwater flooding



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Energy summary



Oil and Gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and Gas Areas
Oil and Gas Wells

Not identified
Not identified



Wind and Solar

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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 9** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations
Energy Infrastructure
Projects

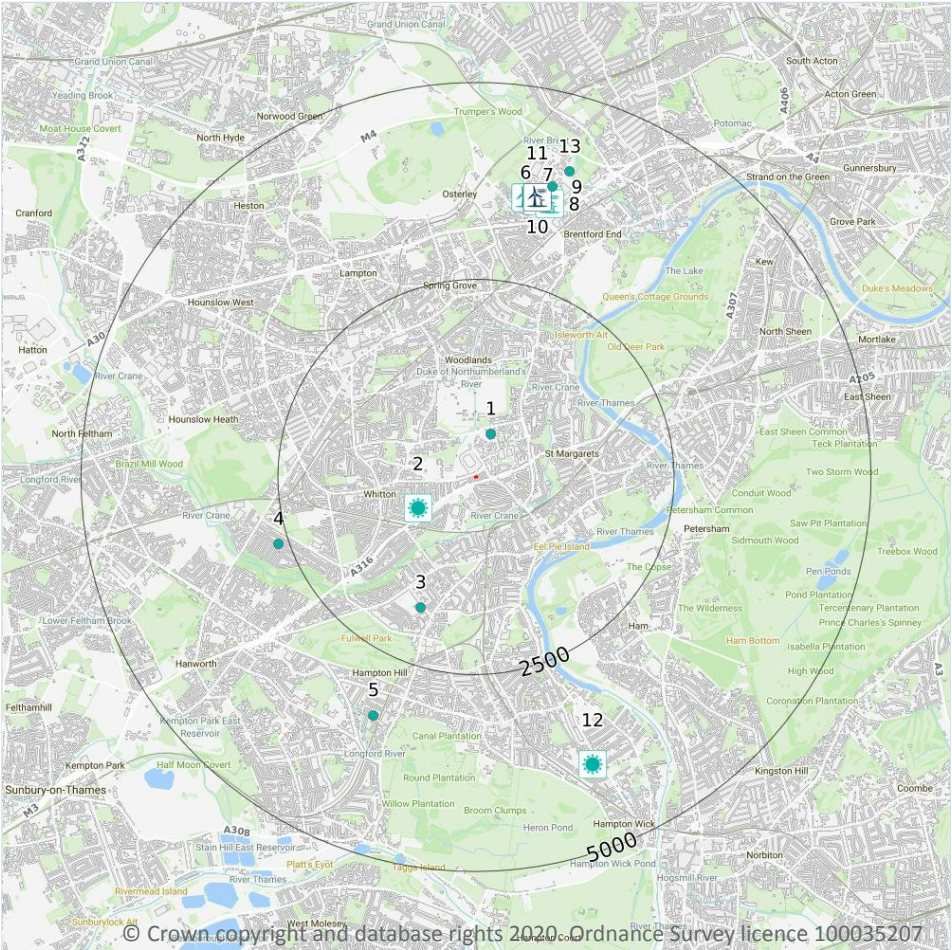
Not identified
Not identified
Not identified



Energy



Wind and solar



- Site Outline
- Search buffers in metres (m)
- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
11	3-4 km	N	Site Name: Sky Studios, Isleworth, London Operator Developer: Landowner (private or company) Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 516320, 177648

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
6	3-4 km	N	Site Name: Tesco Stores Ltd Syon Lane, Isleworth, TW7 5NZ Planning Application Reference: P/2008/3369 Type of Project: 2 Wind Turbines	Application Date: 2008-11-06 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 10.6 metre high micro wind turbines and associated works to site for 15 years. Approximate Grid Reference: 516042, 177649
7	3-4 km	N	Site Name: BSKyB Harlequin 1 Harlequin Avenue, Brentford, TW8 9EW Planning Application Reference: P/2009/2618 Type of Project: 2 Wind Turbines	Application Date: 2009-10-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two wind turbines (85.5m high). Approximate Grid Reference: 516327, 177619
10	3-4 km	N	Site Name: BSKYB Harlequin Avenue, Brentford, TW8 9EW Planning Application Reference: P/2008/2496 Type of Project: 2 Wind Turbines	Application Date: 2008-06-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 85.5 metre wind turbines (consultation from london borough of hounslow). Approximate Grid Reference: 516327, 177619
8	3-4 km	N	Site Name: BSKyB Harlequin Avenue, Brentford, TW8 9EW Planning Application Reference: P/2008/2002 Type of Project: 2 Wind Turbines	Application Date: 2008-06-17 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two wind turbines (85.5m high). Approximate Grid Reference: 516327, 177619

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	569 m	N	Site Name: Tesco Stores Ltd Mogden Lane, Isleworth, TW7 7JY Planning Application Reference: P/2008/3370 Type of Project: Wind Turbine	Application Date: 2008-11-05 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 10.6m high micro wind turbine and associated works for a period of 15 years. Approximate Grid Reference: 515603, 174652
3	1-2 km	SW	Site Name: Fifth Cross Road, Richmond-Upon-Thames, Twickenham, Richmond Upon Thames, TW2 5LH Planning Application Reference: 05/3672/FUL Type of Project: Wind Turbine	Application Date: 2005-12-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises proposed new wind turbine mounted on boiler chimney located adjacent to school sports hall. Approximate Grid Reference: 514710, 172449
4	2-3 km	W	Site Name: 196 Lyndhurst Avenue, Richmond-Upon-Thames, Twickenham, Richmond Upon Thames, TW2 6BT Planning Application Reference: 06/3650/HOT Type of Project: Wind Turbine	Application Date: 2006-11-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of domestic wind turbine on rear elevation at a height of 4.8m above ground level. Approximate Grid Reference: 512907, 173255



ID	Distance	Direction	Details	
5	3-4 km	SW	Site Name: St. James's Avenue, Hampton Hill, Richmond-Upon-Thames, Hampton, Richmond Upon Thames, TW12 1HW Planning Application Reference: 07/2522/FUL Type of Project: Wind Turbine	Application Date: 2007-07-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of photovoltaic cells/solar panels and a wind turbine. Approximate Grid Reference: 514112, 171081
9	3-4 km	N	Site Name: BSKyB Harlequin Avenue, Brentford, TW8 9EW Planning Application Reference: P/2011/1001 Type of Project: Wind Turbine	Application Date: 2011-04-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one wind turbine above the Harlequin 1 plant farm. Approximate Grid Reference: 516327, 177619
13	4-5 km	N	Site Name: Space Station Transport Avenue, Brentford, TW8 9HF Planning Application Reference: P/2011/0812 Type of Project: Wind Turbine	Application Date: 2011-03-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 11 meter (roof mounted) small wind turbine. Approximate Grid Reference: 516603, 177982

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Solar

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
2	818 m	SW	98 Milner Drive, Twickenham, TW2 7PJ	Applicant name: Mr Kevin Egan Application Status: Reserved Matters DD Submission 3 Application Date: 12/04/2013 Application Number: 10/2994/DD03
12	3-4 km	S	7-9 St Marks Road, Teddington	Applicant name: - Application Status: Reserved Matters DD Submission 1 Application Date: 11/11/2013 Application Number: 12/3149/DD01

The data is sourced from public registers of planning information and is updated every two weeks.

Transportation summary



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see **page 15** for details of the identified issues.

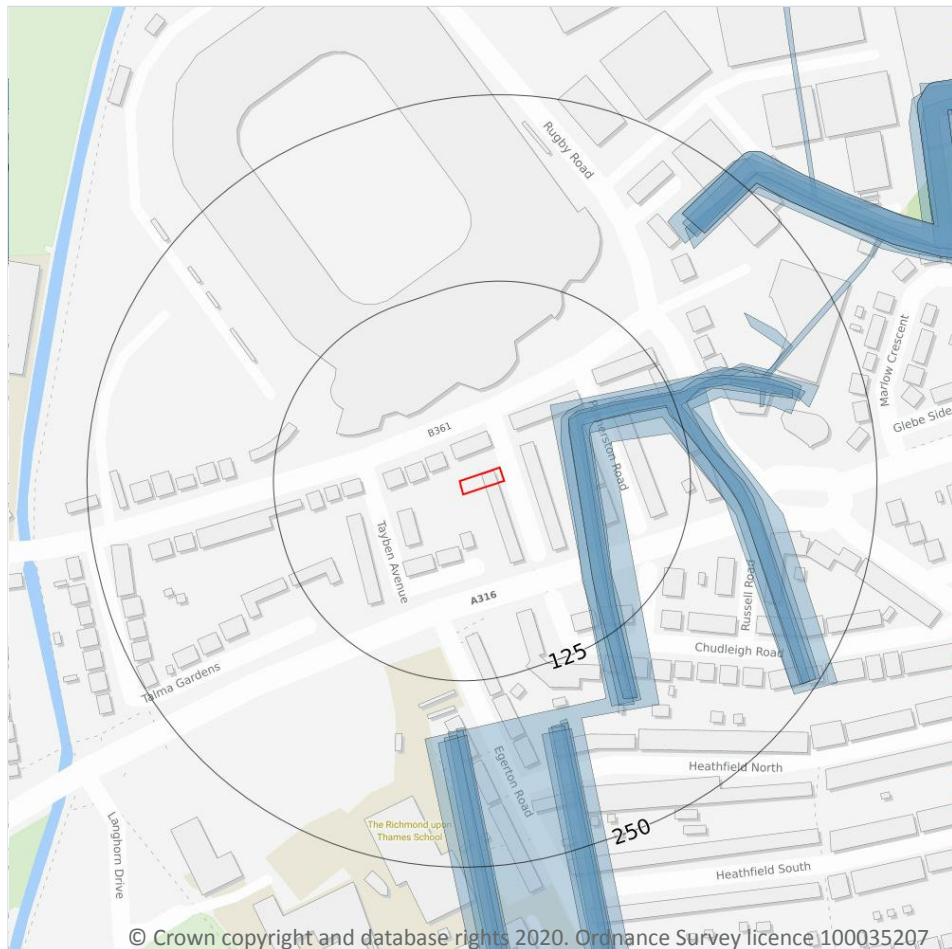
Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



Transportation



Railways and Underground



- Site Outline
- Search buffers in metres (m)
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
40 m	E	Tramway Sidings	1894

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

1

Large Developments

searched to 250m

Please see **page 17** for details of the proposed developments.

0

Small Developments

searched to 75m

15

House extensions or new builds

searched to 50m

Please see **page 18** for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.



Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified



Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

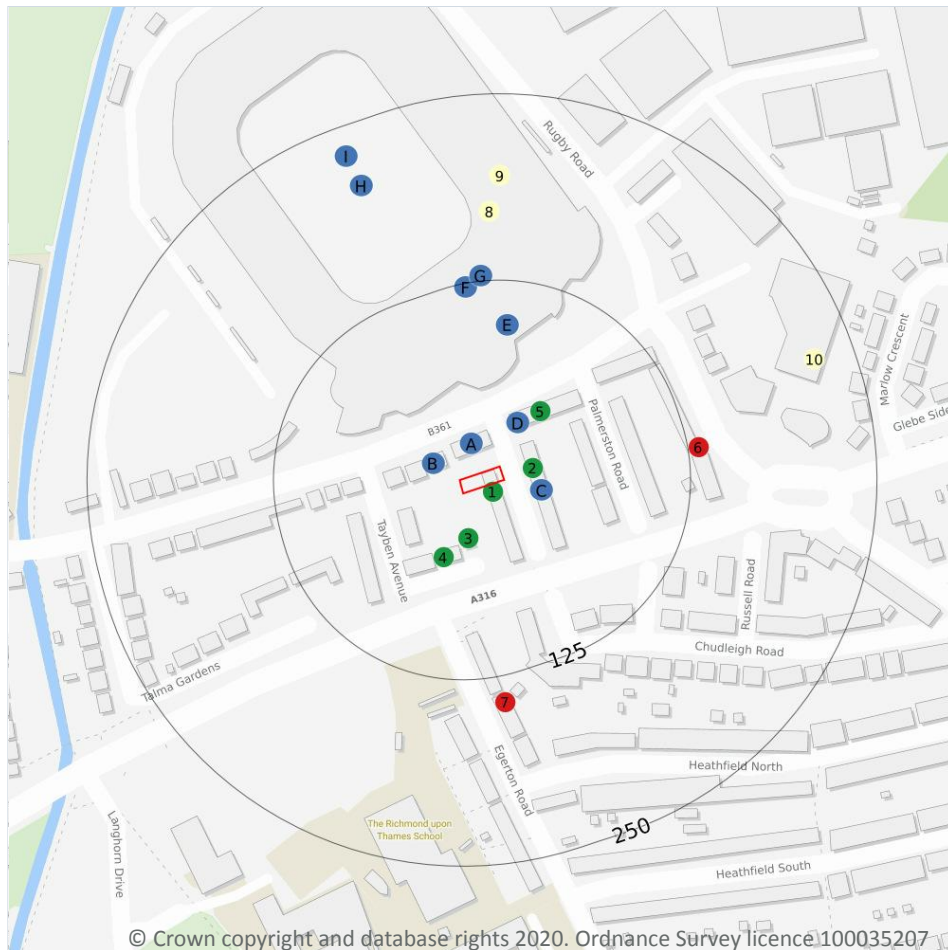
Please see **page 19** for details of the identified issues.

Mobile phone masts

Identified



Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

Large projects searched to 250m

1 large development within 250m from the property has been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: E Distance: 95 m Direction: N	Application reference: 16/2611/FUL Application date: 22/07/2016 Council: Richmond-Upon-Thames Accuracy: Exact	Address: Twickenham RFU Stadium, 200 Whitton Road, Hounslow, London, TW2 7BA Project: Rugby Football Stadium (Extension/Alterations) Last known status: Detailed plans have been granted.	Link

House extensions and small new builds searched to 50m

15 house extensions and small new builds within 50m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 5 m Direction: SE	Application reference: 15/0228/PS192 Application date: 22/01/2015 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 91 Chudleigh Road, Richmond-Upon-Thames, London, TW2 7QY Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	Link
ID: A Distance: 20 m Direction: NW	Application reference: 12/2655/HOT Application date: 14/08/2012 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 171 Whitton Road, Richmond-Upon-Thames, London, TW2 7QZ Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 20 m Direction: N	Application reference: 19/3698/HOT Application date: 03/01/2020 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 169 Whitton Road, Richmond-Upon-Thames, London, TW2 7QZ Project: House (Extension) Last known status: An application has been submitted for detailed approval.	Link
ID: 2 Distance: 20 m Direction: E	Application reference: 13/0418/PS192 Application date: 08/02/2013 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 54 Chudleigh Road, Richmond-Upon-Thames, London, TW2 7QY Project: Loft Conversion Last known status: Detailed plans have been granted.	Link
ID: B Distance: 21 m Direction: W	Application reference: 17/1809/PDE Application date: 23/05/2017 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 175 Whitton Road, Richmond-Upon-Thames, London, TW2 7QZ Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: B Distance: 21 m Direction: W	Application reference: 17/1922/PS192 Application date: 24/05/2017 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 175 Whitton Road, Richmond-Upon-Thames, London, TW2 7QZ Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 26 m Direction: E	Application reference: 16/4424/HOT Application date: 24/11/2016 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 50 Chudleigh Road, Richmond-Upon-Thames, London, TW2 7QY Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 26 m Direction: E	Application reference: 16/3580/PS192 Application date: 08/09/2016 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 50 Chudleigh Road, Richmond-Upon-Thames, London, TW2 7QY Project: House (Extension) Last known status: The application for detail approval has been refused.	Link

ID	Details	Description	Online record
ID: C Distance: 27 m Direction: E	Application reference: 15/3070/PS192 Application date: 15/07/2015 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 52 Chudleigh Road, Richmond-Upon-Thames, London, TW2 7QY Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: 3 Distance: 30 m Direction: S	Application reference: 17/3348/HOT Application date: 11/09/2017 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 15 Tayben Avenue, Richmond-Upon-Thames, London, TW2 7RA Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: D Distance: 31 m Direction: NE	Application reference: 16/1212/PS192 Application date: 23/03/2016 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 165 Whitton Road, Richmond-Upon-Thames, London, TW2 7QU Project: Loft Conversion Last known status: Detailed plans have been granted.	Link
ID: D Distance: 31 m Direction: NE	Application reference: 13/3955/HOT Application date: 28/10/2013 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 165 Whitton Road, Richmond-Upon-Thames, London, TW2 7QU Project: 2 Storey House (Extension) Last known status: The application for detail approval has been refused.	Link
ID: D Distance: 31 m Direction: NE	Application reference: 14/0511/HOT Application date: 13/03/2014 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 165 Whitton Road, Richmond-Upon-Thames, London, TW2 7QU Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: 4 Distance: 45 m Direction: SW	Application reference: 16/3685/FUL Application date: 21/09/2016 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 11 Tayben Avenue, Richmond-Upon-Thames, London, TW2 7RA Project: House (Extension) Last known status: The application for detail approval has been refused.	Link
ID: 5 Distance: 46 m Direction: NE	Application reference: 15/1686/FUL Application date: 18/05/2015 Council: Richmond-Upon-Thames Accuracy: Exact	Address: 159a Whitton Road, Richmond-Upon-Thames, London, TW2 7QU Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link

Mobile phone masts

Mobile phone masts

There is a mobile phone mast within 89m of the property. See below for details of the mast and its location. Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

ID	Distance	Direction	Operator	Type	Antenna	Band	Power(dBW)
E	90 m	N	O2	GSM	13.5	900	-3.4
E	90 m	N	O2	UMTS	13.5	2100	12.4

ID	Distance	Direction	Operator	Type	Antenna	Band	Power(dBW)
F	122 m	N	O2	UMTS	8	2100	14.67
F	124 m	N	O2	UMTS	8	2100	14.67
G	129 m	N	O2	UMTS	8	2100	14.67
F	130 m	N	O2	UMTS	8	2100	14.67
F	138 m	N	O2	GSM	40	900	10
F	138 m	N	O2	GSM	40	1800	16
F	138 m	N	O2	UMTS	40	2100	-11.06
G	138 m	N	O2	UMTS	8	2100	14.67
8	171 m	N	Three	UMTS	25	2100	26.56
9	195 m	N	O2	UMTS	10	900	-16.89
H	208 m	N	Vodafone	GSM	8	900	7.5
H	208 m	N	Vodafone	GSM	8	1800	9
10	223 m	E	O2	UMTS	14.19	2100	29
I	230 m	N	O2	UMTS	4	2100	18
I	230 m	N	O2	UMTS	2	2100	18

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 132m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

ID	Distance	Direction	Applicant Detail	Details
6	132 m	E	No Details 23/09/2019 Telefonica O2 UK Limited	Scheme comprises installation of a 15 meters slimline monopole for a temporary period of 18 months, 3 ground based equipment cabinets and ancillary development.

ID	Distance	Direction	Applicant Detail	Details
7	143 m	S	No Details 24/03/2009 Telefonica O2 UK Limited	Scheme comprises installation of 12.5 metre monopole with 2 equipment cabinets.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flood Risk	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Identified
Ground stability	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Not identified

Oil and Gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms **Identified**

Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations Not identified

Proposed solar installations **Identified**

Energy Infrastructure

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified

Historical railway infrastructure **Identified**

Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning

Large projects searched to 250m **Identified**

Small projects searched to 75m Not identified

House extensions and small new builds searched to 50m **Identified**

Mobile phone masts **Identified**

Mobile phone masts planning records **Identified**

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.



Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™

The property has been rated as **High** risk. Please see the Avista Action Alert: on **page 2** for further advice.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

The Ambiental FloodScore™ is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.



Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content.



Conveyancing Information Executive and our terms & conditions

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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