

## Report Details

Report ID  
1583134

Date  
10/04/2025

Grid Reference  
E: 248490 | N: 55526

Report Reference  
4351154-11152031

Requested By  
Dye & Durham

Assessed by the:



Environmental  
Risk Team

If you require assistance, please contact your Search Provider or alternatively contact us directly with your Report ID.

📞 0330 900 7500

✉ [insight-info@dyledurham.com](mailto:insight-info@dyledurham.com)



Report on:

**9, ALEXANDRA PLACE, PLYMOUTH, PL4 7JP**



### ENVIRONMENTAL

PASS

Consideration(s):

1.05, 1.19 EMFs



### FLOOD

PASS

No further recommendations



### GROUND STABILITY

PASS

Consideration(s):

3.07 Consult Surveyor



### ENERGY & INFRASTRUCTURE

PASS

Consideration(s):

4.03 EMFs

4.18 Power Stations

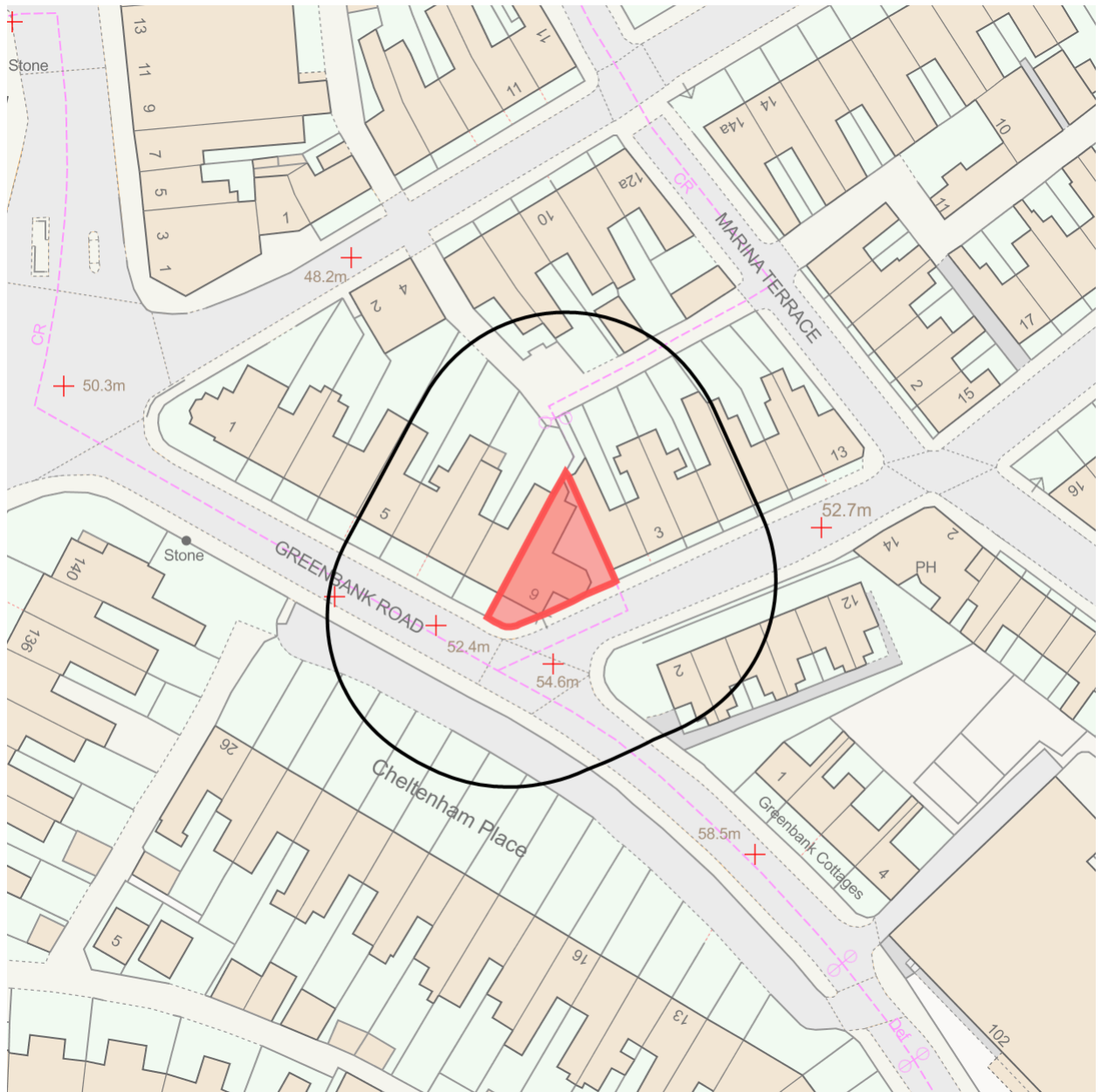
4.21 Solar Farms



## Subject Site

Address:

**9, ALEXANDRA PLACE, PLYMOUTH, PL4 7JP**



© 25m scales

## Air Quality Index



Some Polluted Areas (See section 1.27 for more information)



### 1.01 Professional Opinion | Further Guidance

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The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to and any current use that the property is put to should take into account the sensitivity of the environmental setting. If there is any data identifying sensitive receptors, which may have a significantly increased sensitivity to contamination, these will be highlighted within the report.

In any case, it should also be confirmed that any conditions associated with planning permissions have been signed off by the Local Planning Authority and that there are no residual issues from a building control point of view.

If the client and/or the lender requires cover in the form of contaminated land insurance, this may be available on a bespoke basis. To purchase Contaminated Land Insurance, please contact your usual indemnity or search provider for further assistance.

It should be noted that if any development of the property is considered, a professional inspection and Phase 1 Environmental Survey (Environmental Screening) should be undertaken as part of any Conceptual Site Model to comply with the National Planning Policy Framework. The local Planning Authority may also identify the phased investigation process as a condition of planning approval.

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

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#### PASS

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

### 1.05 Electrical Infrastructure | Electricity Pylons

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#### PASS (WITH CONSIDERATIONS)

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

**CONSIDERATIONS:** Electric and Magnetic Fields (EMFs) are produced wherever electricity is used. There are guidelines to limit exposure to electric and magnetic fields (exposures in the home are usually well below these guideline levels). There is no definitive evidence to link EMFs to both long and short term health risks.

If you are concerned about EMFs further information and advice is available from the UK Health Security Agency at [www.gov.uk/government/collections/electromagnetic-fields](http://www.gov.uk/government/collections/electromagnetic-fields), or from [www.emfs.info](http://www.emfs.info).

### 1.19 OFCOM Mast Site Clearance Locations

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#### PASS (WITH CONSIDERATIONS)

Data provided by OFCOM indicates that the property is within 250 metres of one or more mobile phone base stations.

**CONSIDERATIONS:** For any concerns about electromagnetic fields exposure further advice is available from the UK Health Security Agency, [www.gov.uk/government/collections/electromagnetic-fields](http://www.gov.uk/government/collections/electromagnetic-fields) or from [www.emfs.info](http://www.emfs.info).

### 1.20 Past Industrial Land Uses

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#### 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 Act 1990.

### 1.23 Radon Gas



#### PASS

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

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

### 1.27 Air Quality Management Area



#### NOTE

Please note that information on Air Quality is not included in the Environmental risk assessment in this report.

Data provided by DEFRA indicates that the property is in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality. The pollutant(s) which the AQMA was declared for are listed in the table below.

Local Authority	AQMA Name	Reference	Pollutant(s)
Plymouth City Council	Plymouth Air Quality Management Area 2014	1583	Nitrogen dioxide NO <sub>2</sub>

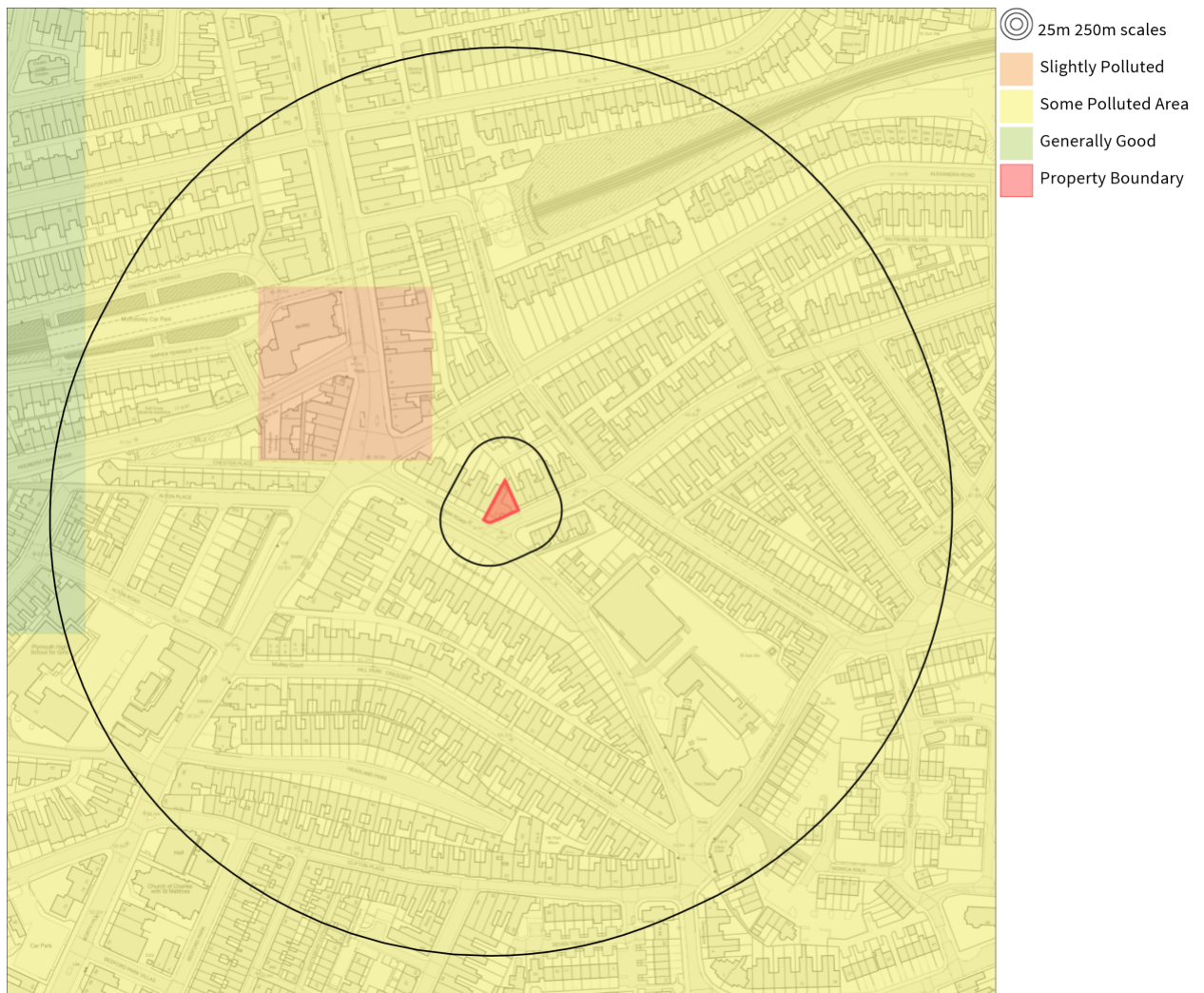
Air pollution is seen as an ongoing concern as it can cause short and long term effects on health. Each council should have an AQAP outlining the measures being undertaken to reduce the level of air pollution to within the target limits. If you are concerned about air pollution and want to know more about the Council's Action Plan you may wish to contact City of Plymouth (B) Council using the details given in Useful Contacts at the end of this report. More information on air pollution and daily forecasts are available at <https://uk-air.defra.gov.uk/air-pollution/>.

### 1.28 Air Quality Index



#### NOTE





The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>2.5</sub>) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.

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

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

### 1.30 Checked Datasets



#### DATASETS

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

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



## FLOOD

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### 2.01 River and Sea Flood Risk

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#### PASS

Data provided by the Environment Agency indicates that there is a Negligible risk of flooding from River or Sea within 25 metres of the property.

### 2.02 Surface Water Flood Risk

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#### PASS

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.

Data provided by JBA Risk Management Ltd (JBA) indicates that there is a negligible risk of Surface Water flooding within 5 metres of the property.

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. To avoid contributing to an unforeseen flood event, any drainage on the property 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

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#### PASS

Data provided by JBA Risk Management indicates that the property has negligible risk from groundwater flooding.

### 2.04 Surface Water Features

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#### PASS

The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.

### 2.05 JBA Floodability Rating

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#### PASS

The JBA Risk Management Floodability Rating at this location is No Colour. Clear indicates that the likelihood of flooding is very low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any commercial mortgage or loan (as appropriate) may require all risks to be covered to meet the lender's terms, furthermore if the property is leasehold the landlord may also require that all perils cover is put in place as a requirement of any lease.

### 2.06 Historic Flooding

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#### PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would

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

Please see the previous sections for the Flood Risk as of the date of this report.

## 2.07 Flood Storage



### PASS

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



### PASS

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 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.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

## 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



### DATASETS

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

River and Sea Flood Risk  
Groundwater Flooding  
JBA Floodability Rating  
Flood Storage

Surface Water Flood Risk  
Surface Water Features  
Historic Flooding  
Dam Break



## GROUND STABILITY

### 3.01 Professional Advice

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

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



#### PASS

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

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

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. Whilst variation in soil type at a localised level may be present, the BGS classification of non-plastic indicates that the general underlying geology is not prone to shrink-swell related subsidence.

### 3.07 Landslips/slides | Slope Instability



#### PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is located on or within 50 metres of an area where slope instability problems may be present or anticipated

**CONSIDERATIONS:** There should be no increased insurance risk due to natural slope instability problems. However, there is the possibility of slope instability problems after major changes in ground conditions.

If development is intended specialist advice may be needed about the implications for stability if any large changes to drainage or excavations are planned to take place near to buildings. There is a possible increase to construction costs to remove the possibility of potential slope stability issues.

### 3.12 Mining | Mining Hazards (Non-Coal)



#### PASS

The British Geological Survey indicates that the property is located within 50 metres of an area where sporadic underground mining of restricted extent may have occurred. potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered.

The Presence of past underground mining is not known to have occurred. Areas are categorized on the basis that the rock type present are known to have been worked in other areas. Areas therefore have the potential for underground mining but there is little or not evidence of mining activity. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

### 3.15 Natural Cavities



#### PASS



The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

### 3.16 Checked Datasets



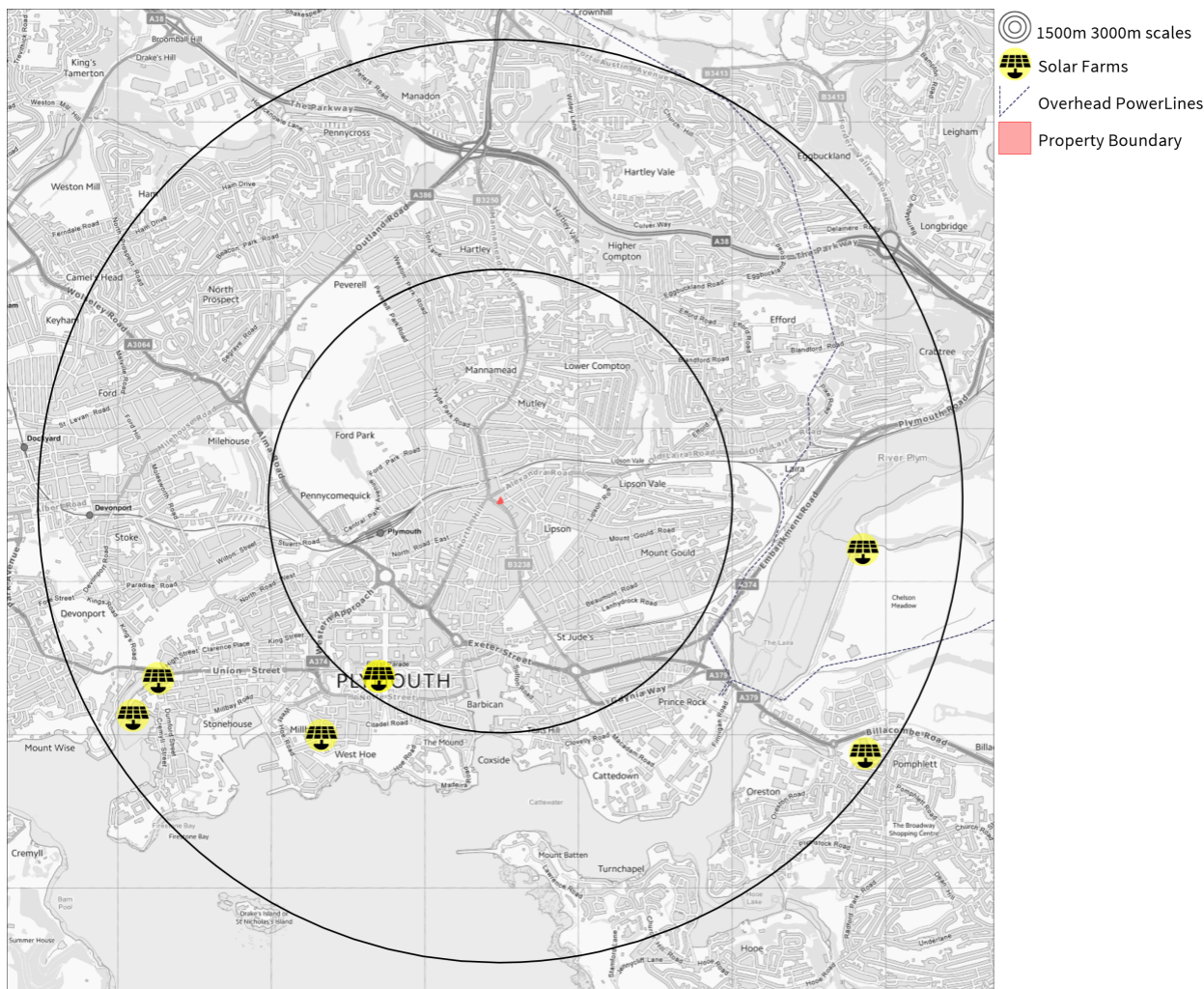
#### DATASETS

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

- |  |   |
|--|---|
| Property Subsidence Assessment - Clay Shrink-Swell | Geohazards   Collapsible Deposits         |
| Geohazards   Compressible Ground                   | Geohazards   Running Sand                 |
| Landslips/slides   Mass Movement                   | Landslips/slides   Slope Instability      |
| Mining   Britpits                                  | Mining   Cheshire Brine Compensation Area |
| Mining   Coal Mining                               | Mining   Mining Cavities (Non-Coal)       |
| Mining   Mining Hazards (Non-Coal)                 | Modified Ground   Artificial Ground       |
| Modified Ground   Historical Analysis              | Natural Cavities                          |



## 4.01 Energy Map



## 4.03 Electrical Infrastructure | Electricity Pylons



### PASS (WITH CONSIDERATIONS)

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

**CONSIDERATIONS:** Electrical infrastructure can emit Electric and Magnetic Fields (EMFs). Businesses and employees who work near to electrical infrastructure must manage the risks. Further information and advice is available from the UK Health Security Agency at [www.gov.uk/government/collections/electromagnetic-fields](http://www.gov.uk/government/collections/electromagnetic-fields), or from [www.emfs.info](http://www.emfs.info).

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



### PASS

Data provided by the North Sea Transition Authority (NSTA) indicates that the property is not within 100 metres of an area that is licensed for onshore Petroleum Exploration and Development (which includes shale gas extraction, or 'fracking'). 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.

It should be noted that PEDLs can cover extremely large areas and 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 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.

#### 4.18 Power Stations



##### PASS (WITH CONSIDERATIONS)

Data provided by the Department for Energy Security and Net Zero (DESNZ), indicates that the property is within 3000 metres of an active power station.

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

Site Name	Company	Address	Technology	Distance	Source
Chelson Meadow Gas to Energy Scheme	DEVON WASTE MANAGEMENT LTD	Laira Bridge Road Plymouth Devon	Landfill Gas	1526 m	Department for Energy Security and Net Zero
Chelson Meadow 2	Combined Landfill Projects (CLP)	Laira Bridge Road, Plymouth, Devon	Landfill Gas	1526 m	Department for Energy Security and Net Zero
Plymouth Stor Generation - Battery storage	Green Frog Power 214 Limited	Plymouth Stor Generation, Faraday Road, Plymouth	Battery	1949 m	Department for Energy Security and Net Zero

**CONSIDERATIONS:** Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). For any concerns about electromagnetic fields exposure further advice is available from the UK Health Security Agency, [www.gov.uk/government/collections/electromagnetic-fields](http://www.gov.uk/government/collections/electromagnetic-fields) or from [www.emfs.info](http://www.emfs.info).

#### 4.21 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
Plymouth City Council	Armada Way Solar panels	The Guildhall Armada Way Plymouth PL1 2AA	Planning permission for this project has been granted	1377 m	Department for Energy Security and Net Zero
Plymouth City Council	Council House	Council House, Armada Way	Planning permission for this project has been granted	1377 m	Department for Energy Security and Net Zero
Plymouth Marine Laboratory	Plymouth Marine Laboratory, Prospect	Plymouth Marine Laboratory, Prospect Place, Plymouth	Planning permission for this project has been granted	1908 m	Department for Energy Security

	Place - Solar Panels				and Net Zero
PEC Renewables Limited & Plymouth City Council	Chelson Meadow - Solar Farm	Northern Part Of Chelson Meadow, Plymouth	Planning permission for this project has been granted	2369 m	Departmen t for Energy Security and Net Zero
Princess Yachts International	Princess Yachts Limited - Solar PV system	Princess Yachts Limited, 2 Newport Street, Plymouth	This installation is recorded as being under construction	2495 m	Departmen t for Energy Security and Net Zero
Eden Sustainable	Princess Yachts Ltd (5)	2 Newport Street, Plymouth	The status of this site is currently not known	2759 m	Departmen t for Energy Security and Net Zero
WM Morrisons Supermarkets Plc	Morrisons supermark et - Roof mounted Solar Photovoltai cs	15 Pomphlett Road, Plymouth	Planning permission for this project has been granted	2879 m	Departmen t 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 site.

## 4.23 Checked Datasets



### 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



## SITE SETTING

### 5.01 Aquifer Designation



#### PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the aquifer designation at the property location is "Secondary A Aquifer". Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

### 5.02 Bedrock Geology



#### PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Bedrock Geology is mudstone and siltstone.

### 5.03 Ecological Features



#### PASS (WITH CONSIDERATIONS)

We have analysed data about the ecological setting of this property and these features may present themselves as receptors of contamination should this be present from historic or current land uses. The property is on or within 25 metres of the following classifications:

Feature	Source	Distance
National Character Area: South Devon	Natural England	0 m

Regardless of whether or not the property has historically been subject to a contaminative use any current use that the property is put to should reflect the sensitivities of this designation.

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

**CONSIDERATIONS:** If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

### 5.04 Geological Permeability



#### PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the predominant permeability flow type is Fracture. The minimum permeability index is Low and the maximum permeability index is Low.

### 5.05 Groundwater Vulnerability



#### PASS (WITH CONSIDERATIONS)

Data provided by the Environment Agency indicates that the property is located within 25 metres of an area where groundwater resources may be vulnerable from activities carried out on the surface. The Groundwater has been assigned as having variably permeable groundwater high leaching potential.

Groundwater resources may be vulnerable from activities carried out on the surface of the land. Other information, such as depth of groundwater and thickness and type of overlying cover will always be required for a site-specific assessment.



**CONSIDERATIONS:** If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

## 5.08 Checked Datasets



### DATASETS

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

Aquifer Designation

Ecological Features

Groundwater Vulnerability

Superficial Deposits

Bedrock Geology

Geological Permeability

Source Protection Zones



## NOTES & GUIDANCE

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### 6.01 Report Notes

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#### METHODOLOGY

The Commercial report is designed for commercial conveyancing transactions (purchase, sale or renewal of a lease), where redevelopment or a change of use is not proposed. This report provides a desktop risk assessment of contaminated land liabilities (Liabilities) under the Contaminated Land Regime. The assessment is carried out on 'a Property' which is defined as the area of land and buildings specified by the customer.

The assessment is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage) as outlined by the Environment Agency's Land contamination risk management web pages at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>. If all three are identified, then there must also be evidence of significant harm occurring, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our reports, **FURTHER ACTION** is only recommended when it is likely that the Local Authority could take action under the Contaminated Land Regime to enforce remediation of a Property. This will normally relate to Defra Category 1 or 2 sites. If no issues are identified, then the report will **PASS**.

If no issues have been identified which might result in regulatory action under the Contaminated Land Regime, but there are other material issues which the customer may wish to consider the report will **PASS (with Considerations)**.

If a report has a **FURTHER ACTION** or a **PASS (with considerations)** then recommendations are made to help resolve the issues identified. Some issues such as air quality are there for information only and in these situations this data is not assessed.

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).

### 6.02 Contaminated Land

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#### 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.

### R 6.03 Flood Insurance

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#### METHODOLOGY

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). 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.

### 6.04 Flood Risk and Impact on Value

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#### METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency, Natural Resources Wales and JBA Risk

Management. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, 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.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency, Natural Resources Wales and JBA Risk Management data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular 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.

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

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### METHODOLOGY

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>

## 6.06 Limitations

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### METHODOLOGY

Dye & Durham (UK) Limited (formerly Future Climate Info Limited) reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Dye & Durham (UK) Limited (formerly Future Climate Info Limited) make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, we cannot guarantee that all land uses or factors of concern will have been identified by the Report. The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Dye & Durham (UK) Limited (formerly Future Climate Info Limited) cannot guarantee the accuracy or completeness of such information or data. Dye & Durham (UK) Limited (formerly Future Climate Info Limited) will not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0330 900 7500.

## 6.07 Standard

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### T&Cs, QUERIES & COMPLAINTS

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

## 6.08 Search Code

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### 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](mailto:insight-info@dyedurham.com), which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
Tel: 01722 333306, Fax: 01722 332296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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

## 6.09 Report Licensing

### METHODOLOGY

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## USEFUL CONTACTS

### Local Authority : Plymouth City Council

Tel: 01752 668 000  
Visit: <http://www.plymouth.gov.uk>

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

Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Natural Resources Wales**

**Tel:** 0300 065 3000  
**Visit:** <http://naturalresources.wales/>  
**Email:** [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk)

**JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD**  
**Tel:** 01756 799919

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

**Tel:** 020 7654 8000  
**Visit:** <https://www.gov.uk/government/organisations/public-health-england>  
**Email:** [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

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

**Tel:** 029 2022 7744  
**Visit:** <http://phw.nhs.wales/>

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

**Tel:** 0845 762 6848  
**Visit:** [www.groundstability.com](http://www.groundstability.com)  
**Email:** [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

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

**Tel:** 0115 936 3143  
**Visit:** <http://www.bgs.ac.uk/>  
**Email:** [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

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

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

**Tel:** 020 7215 5000  
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