

Groundsure Screening (0 - 15 ha)



Search Details

Prepared for: Porter Dodson LLP HQ
Matter: 192525/001
Client address: Telford House, The Park, Yeovil, Somerset, BA20 1DY

Property:
Symonds & Sampson, 30 High West Street, Dorchester, DT1 1UP

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
22/12/2023

Property type:
Commercial

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Symonds & Sampson, 30, High West Street, Dorchester, DT1 1UP

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

[page 10 >](#)



Flooding

Low

[page 26 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified

[page 30 >](#)



Planning Constraints

Identified

[page 37 >](#)



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 6 >](#) for details and guidance.

5 years



No risk predicted

30 years



No risk predicted

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

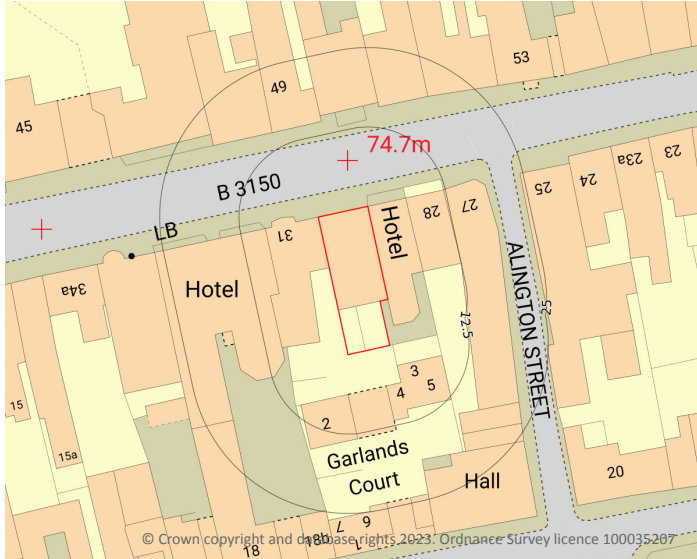
Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Site Plan



Useful contacts

Dorset Council:

<https://www.dorsetcouncil.gov.uk/> ↗
customerservices@dorsetcouncil.gov.uk ↗
01305 221000

Environment Agency National Customer
Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗
03708 506 506



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Contact us with any questions at:

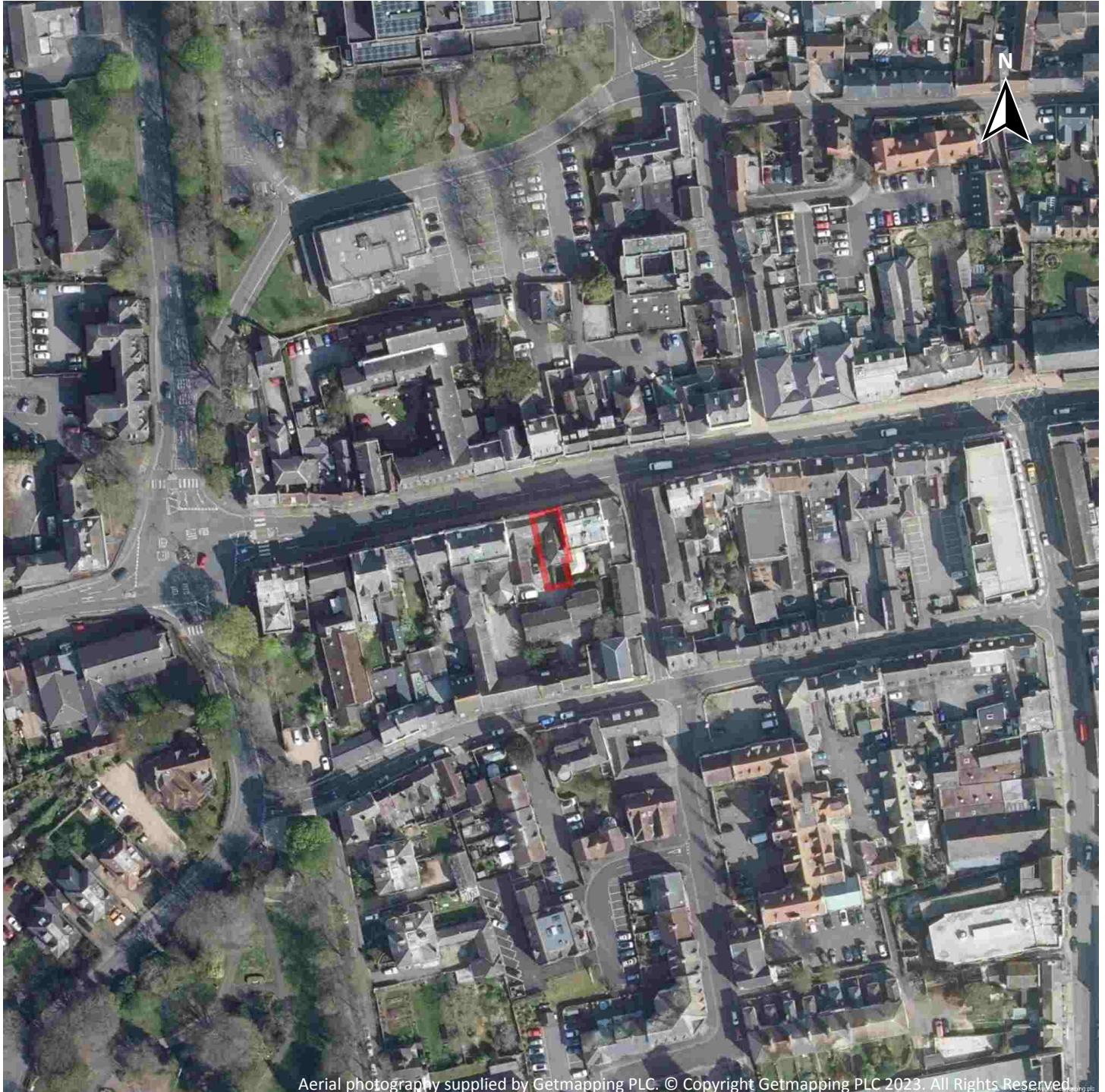
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Recent aerial photograph



Capture Date: 09/04/2020

Site Area: 0.02ha



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Overview of findings and recommendations

 **Contaminated Land**

Low-Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on [page 10](#) >

 **Flooding**

Low risk

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 26](#) >

Other considerations

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

 **Energy**

Identified

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place

at the site.

You may wish to visit the website of any identified operator for further information.

Wind

- 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

- 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

More information on [page 30](#) >



Planning constraints

Identified

- seek further guidance from the local planning department on any likely restrictions if considering any property development

More information on [page 37](#) >



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ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years



No risk predicted

30 years



No risk predicted

ClimateIndex™

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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In 30 years time your property has a ClimateIndex™ rating of A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

For further details on flood risk see [page 28 >](#) and for further details on natural ground instability and coastal erosion see [page 29 >](#).



ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

✓ **A valid EPC has been found relating to Symonds & Sampson, 30 High West Street, DT1 1UP**

Current EPC rating		A+ Under 0 Net zero CO2	
C 63	Certificate date:	Valid until:	A 0-25
	23rd September 2019	22nd September 2029	B 26-50
	Property type:		C 51-75
	A1/A2 Retail and Financial/Professional services		D 76-100
	Total floor area:		E 101-125
	324 sq m		F 126-150
			G Over 150

How this property compares to others

A 19	C 56	You can visit gov.uk's find an energy certificate ↗ service to search for the EPC for more detail.
Newly built	Older properties	

EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property



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	Recommendations
1	Add optimum start/stop to the heating system.
2	The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.
3	Consider installing building mounted wind turbine(s).
4	Some windows have high U-values - consider installing secondary glazing.
5	Consider installing solar water heating.
6	Consider replacing T8 lamps with retrofit T5 conversion kit.
7	Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.

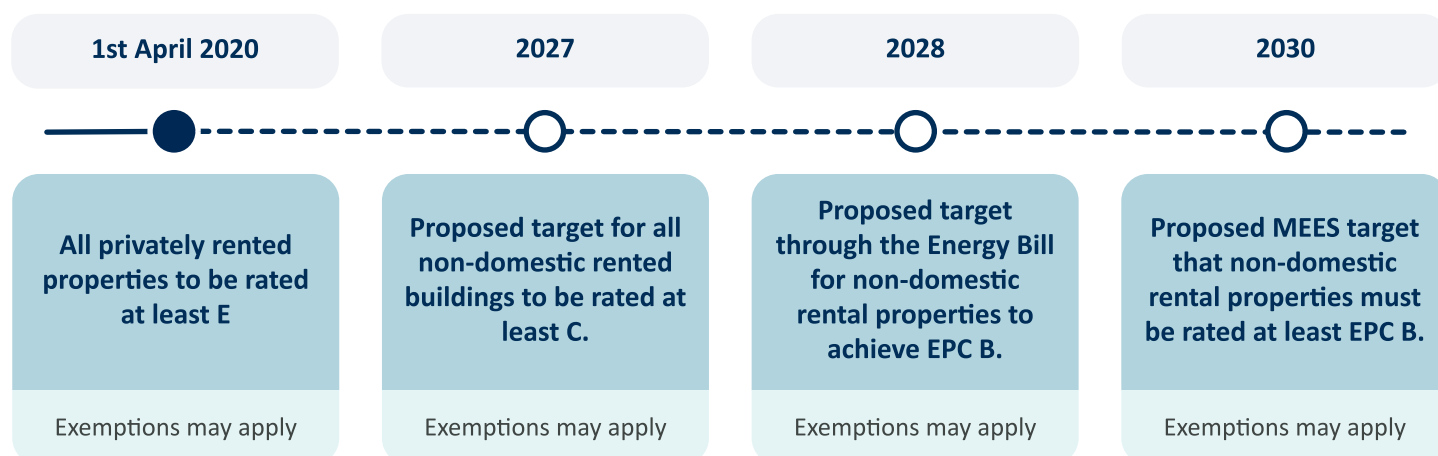
EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Letting and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately rented non-domestic properties being let in England and Wales to have a **minimum EPC rating of 'E'**.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Contaminated land liability

Low-Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use	Low-Moderate
Waste and Landfill	Low
Current and Recent Industrial	Low

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Source Protection Zones and drinking water abstractions >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 48 >](#)

Consultant's assessment

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 [page 4 >](#) for further advice.

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

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Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers noted to lie within a Source Protection Zone.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	4	23
Former tanks	0	0	18
Former energy features	0	2	34
Former petrol stations	0	0	0
Former garages	0	4	26
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	16
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

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Former industrial land use (1:10,560 and 1:10,000 scale)


These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
1 m	SE	Hospital	1901
1 m	SE	Hospital	1938
43 m	S	Hospitals	1963
47 m	SE	Hospitals	1963
51 m	SE	Hospital	1887



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Distance	Direction	Use	Date
53 m	SE	Hospital	1930
55 m	SE	Hospitals	1977
55 m	SE	Hospitals	1991
139 m	S	Hospitals	1963
139 m	S	Hospitals	1977
139 m	S	Hospitals	1991
188 m	W	Infantry Barracks	1938
212 m	W	Infantry Barracks	1930
213 m	W	Infantry Barracks	1887
213 m	W	Infantry Barracks	1901
218 m	W	Depot Barracks	1963
222 m	W	Artillery Barracks	1938
238 m	S	Nursery	1887
240 m	S	Unspecified Tank	1901
240 m	S	Unspecified Tank	1938
246 m	N	Unspecified Ground Workings	1963
246 m	N	Unspecified Ground Workings	1977
246 m	N	Unspecified Ground Workings	1991
246 m	W	Barracks	1930
247 m	W	Artillery Barracks	1887
247 m	W	Artillery Barracks	1901
247 m	W	Barracks	1963

This data is sourced from Ordnance Survey/Groundsure.


Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4 >](#) for further advice.



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Distance	Direction	Use	Date
109 m	S	Unspecified Tank	1983
109 m	S	Unspecified Tank	1953
109 m	S	Unspecified Tank	1988
109 m	S	Unspecified Tank	1990
109 m	S	Unspecified Tank	1991
109 m	S	Unspecified Tank	1994
109 m	S	Unspecified Tank	1986
110 m	S	Unspecified Tank	1995
110 m	S	Unspecified Tank	1996
111 m	S	Unspecified Tank	1962
111 m	S	Unspecified Tank	1970
126 m	S	Unspecified Tank	1986
127 m	S	Unspecified Tank	1953
127 m	S	Unspecified Tank	1988
127 m	S	Unspecified Tank	1990
127 m	S	Unspecified Tank	1991
127 m	S	Unspecified Tank	1994
128 m	S	Unspecified Tank	1970

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
48 m	N	Electricity Substation	1995
48 m	N	Electricity Substation	1996
59 m	N	Electricity Substation	1970
62 m	N	Electricity Substation	1953



Distance	Direction	Use	Date
62 m	N	Electricity Substation	1988
62 m	N	Electricity Substation	1990
62 m	N	Electricity Substation	1991
62 m	N	Electricity Substation	1994
62 m	N	Electricity Substation	1986
63 m	N	Electricity Substation	1983
71 m	NW	Electricity Substation	1991
73 m	NW	Electricity Substation	1995
73 m	NW	Electricity Substation	1995
115 m	S	Electricity Substation	1983
118 m	S	Electricity Substation	1995
118 m	S	Electricity Substation	1996
120 m	S	Electricity Substation	1986
120 m	S	Electricity Substation	1953
120 m	S	Electricity Substation	1988
120 m	S	Electricity Substation	1990
120 m	S	Electricity Substation	1991
120 m	S	Electricity Substation	1994
121 m	S	Electricity Substation	1970
149 m	E	Electricity Substation	1983
179 m	E	Electricity Substation	1953
180 m	E	Electricity Substation	1970
181 m	E	Electricity Substation	1986
181 m	E	Electricity Substation	1988
181 m	E	Electricity Substation	1990
211 m	W	Electricity Substation	1988
211 m	W	Electricity Substation	1991
212 m	W	Electricity Substation	1956



Distance	Direction	Use	Date
212 m	W	Electricity Substation	1986
213 m	W	Electricity Substation	1995
213 m	W	Electricity Substation	1995
213 m	W	Electricity Substation	1995

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
31 m	NW	Garage	1962
34 m	NW	Garage	1953
47 m	N	Garage	1970
48 m	N	Garage	1983
66 m	N	Garage	1956
113 m	W	Garage	1956
113 m	W	Garage	1962
164 m	SE	Garage	1983
166 m	SE	Garage	1953
166 m	SE	Garage	1955
166 m	SE	Garage	1962
166 m	SE	Garage	1970
166 m	SE	Garage	1986
166 m	SE	Garage	1988
166 m	SE	Garage	1990
176 m	W	Garage	1986
176 m	W	Garage	1988

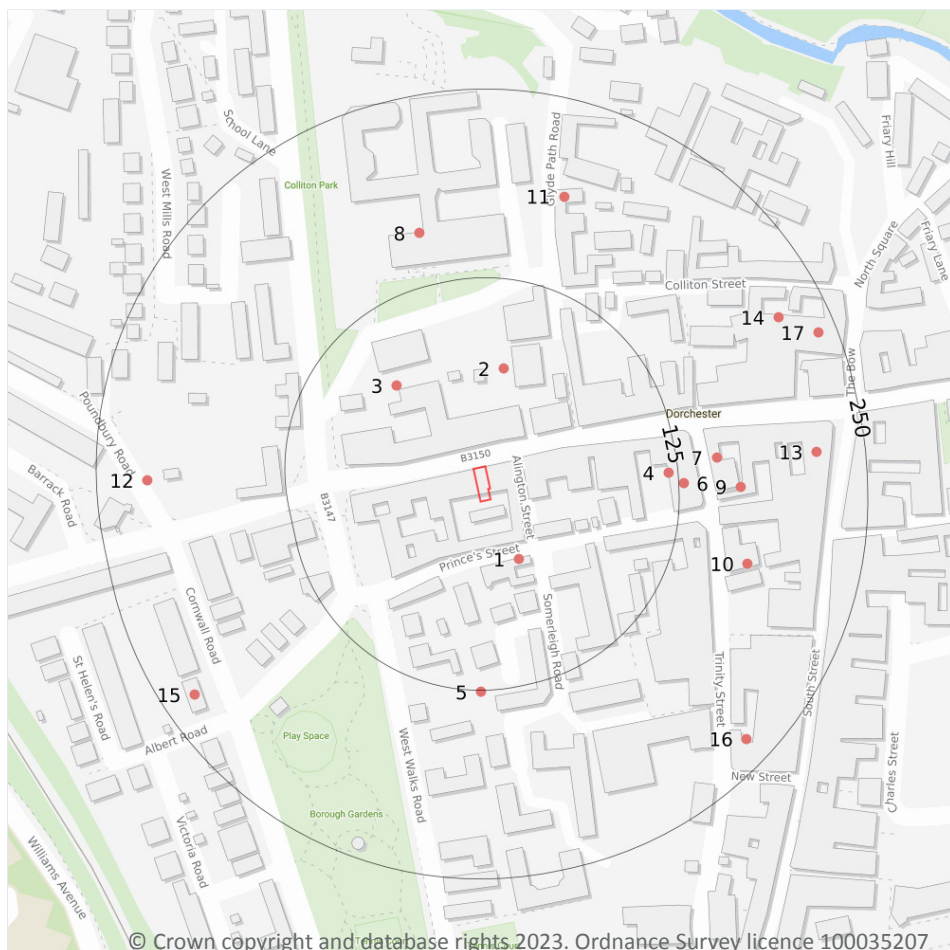


Distance	Direction	Use	Date
176 m	W	Garage	1991
179 m	W	Garage	1970
190 m	S	Garage	1955
190 m	S	Garage	1962
201 m	SE	Garage	1962
208 m	SE	Garage	1955
219 m	NE	Garage	1953
219 m	NE	Garage	1983
219 m	NE	Garage	1988
219 m	NE	Garage	1990
220 m	NE	Garage	1962
220 m	NE	Garage	1970
220 m	NE	Garage	1986

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

Recent industrial land uses


These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	44 m	SE	Sportarm - The Stables, Princes Street, Dorchester, Dorset, DT1 1TW	Arms and Ammunition	Industrial Products
2	66 m	N	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
3	75 m	NW	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities



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ID	Distance	Direction	Company / Address	Activity	Category
4	118 m	E	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
5	126 m	S	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
6	128 m	E	Dorset Waste Partnership - Princes House, Princes Street, Dorchester, Dorset, DT1 1TP	Recycling, Reclamation and Disposal	Recycling Services
7	151 m	E	Tech Solutions UK - 4 Georgian House, Trinity Street, Dorchester, Dorset, DT1 1UB	Electrical Equipment Repair and Servicing	Repair and Servicing
8	160 m	N	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
9	166 m	E	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
10	176 m	E	Trinity Street Christmas Trees - Trinity House, Trinity Street, Dorchester, Dorset, DT1 1TT	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
11	186 m	N	The Square Card Co - 24, Glyde Path Road, Dorchester, Dorset, DT1 1XE	Published Goods	Industrial Products
12	216 m	W	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
13	217 m	E	Boots Hearing Care - 16, Cornhill, Dorchester, Dorset, DT1 1BQ	Disability and Mobility Equipment	Consumer Products
14	218 m	NE	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
15	229 m	SW	Ecs - 24, Cornwall Road, Dorchester, Dorset, DT1 1RX	Precision Engineers	Engineering Services
16	232 m	SE	Electricity Sub Station - Dorset, DT1	Electrical Features	Infrastructure and Facilities
17	238 m	NE	Kwik-Fit (GB) Limited - 1-2, North Square, Dorchester, Dorset, DT1 1HY	Vehicle Repair, Testing and Servicing	Repair and Servicing

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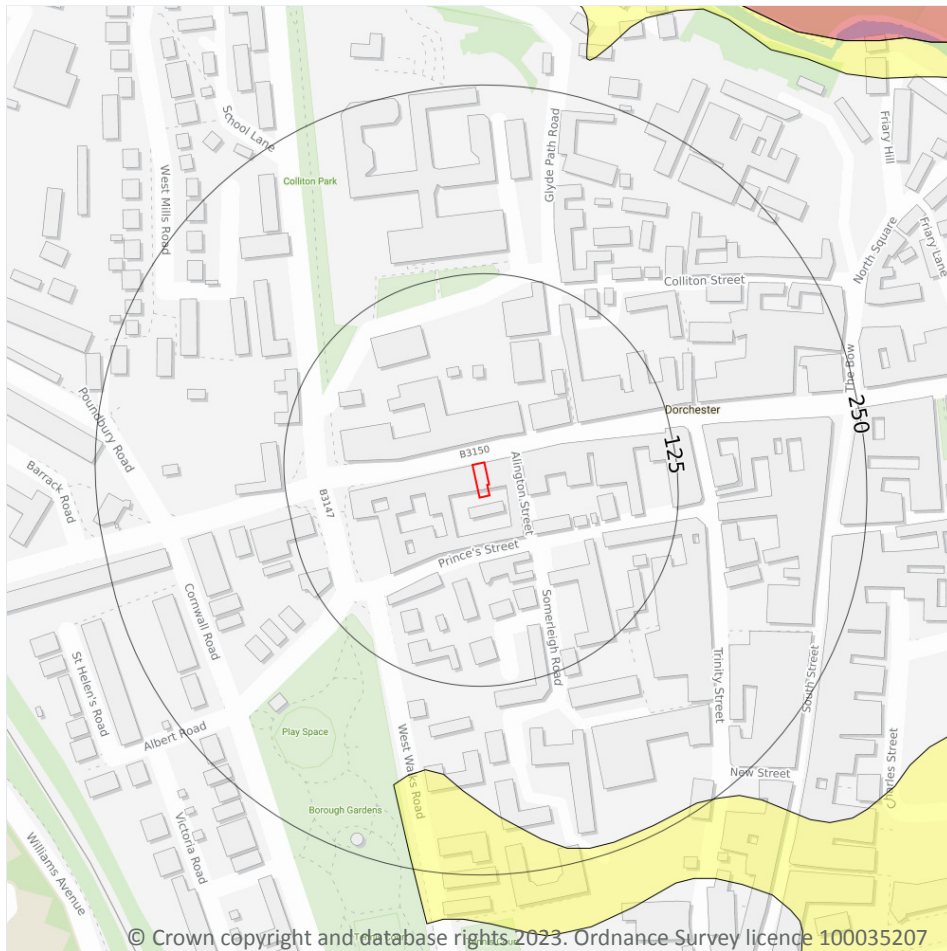


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Superficial hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.



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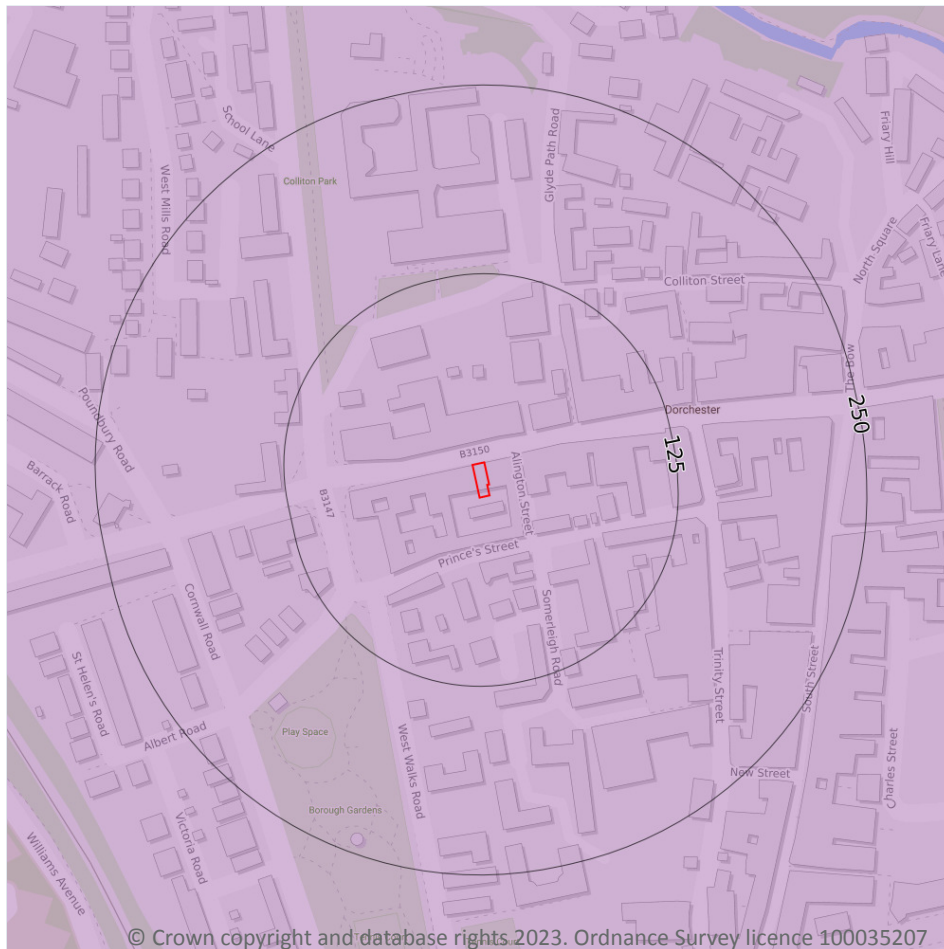
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Distance	Direction	Designation
184 m	S	Secondary Undifferentiated

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.



Bedrock hydrogeology



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- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.


Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



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Distance	Direction	Designation
0	on site	Principal

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

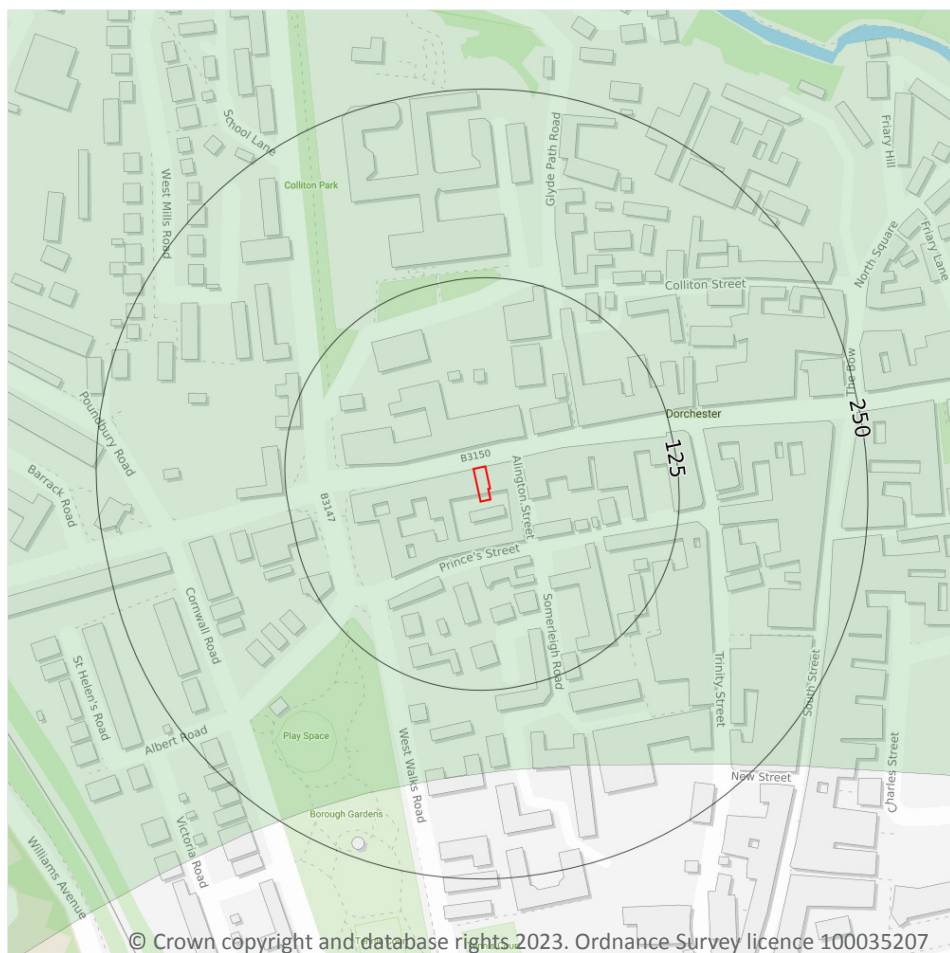
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PORTSDOWN CHALK FORMATION	PCK-CHLK	CHALK

This data is sourced from British Geological Survey.



Source Protection Zones and drinking water abstractions



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	Zone: 3 Description: Total catchment

This data is sourced from the Environment Agency/Natural Resources Wales.



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Flooding

Low risk

Summary

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on [page 48](#) >.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Low
FloodScore™ insurance rating	Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview

Next steps

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

[Ambiental FloodScore™ insurance rating](#) >

[Flood risk \(5 and 30 years\)](#) >

[Skip to next section: Environmental](#) >

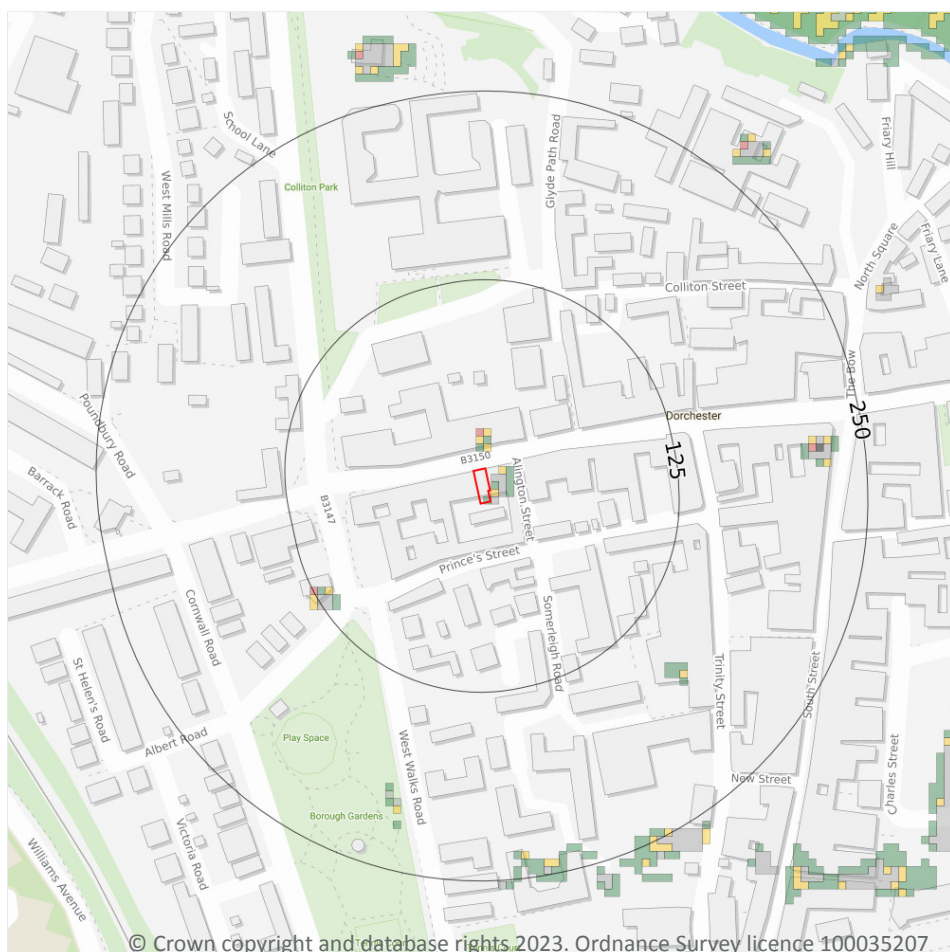
You can find our methodology and list of limitations on [page 48](#) >

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Flooding / Ambient FloodScore™ insurance rating



The property has been rated as having a Low level of flood hazard.

Ambient's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

This data is sourced from Ambiental Risk Analytics.





Environmental



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. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Jump to

[Natural ground instability \(5 and 30 Years\) >](#)

[Skip to next section: Energy >](#)

You can find our methodology and list of limitations on [page 48 >](#)

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.



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Energy

Identified



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see [page 4](#) > for further advice. Additionally, see [page 32](#) > for details of the identified issues.

Oil and gas areas
Oil and gas wells

Not identified
Identified



Wind and Solar

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

Please see [page 4](#) > for further advice. Additionally, see [page 33](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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

Power stations

Not identified

Energy Infrastructure Projects

Not identified
Not identified

Next steps

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 10km.



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- 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.

- 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

Jump to

[Oil and gas >](#)

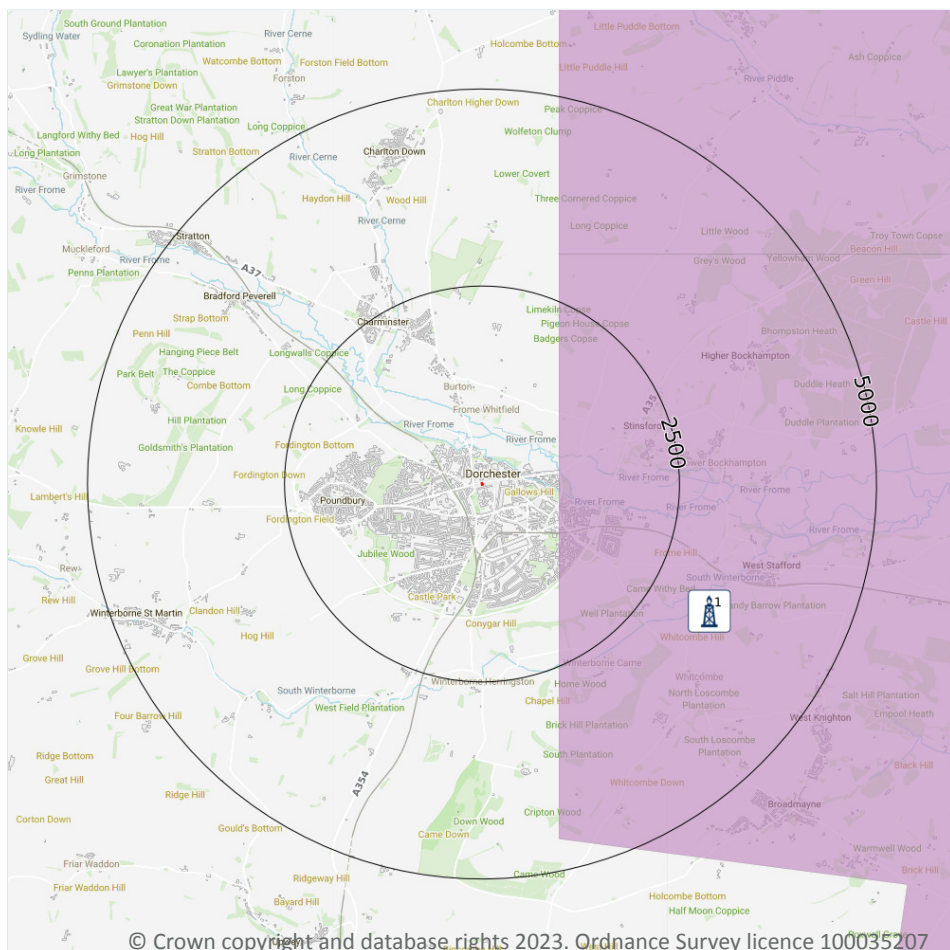
[Wind and solar >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 48 >](#)



Energy / Oil and gas



Site Outline
Search buffers in metres (m)

- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	3-4 km	SE	Site Name: WEST STAFFORD 1 Operator: BRABANT OIL LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: L97/08- 4 Licence Number: PL90 Date of first drilling: 20/05/1994 Date of well completion: 20/05/1994 Licence Expiry: 20/05/1999

This data is sourced from the North Sea Transition Authority (NSTA).

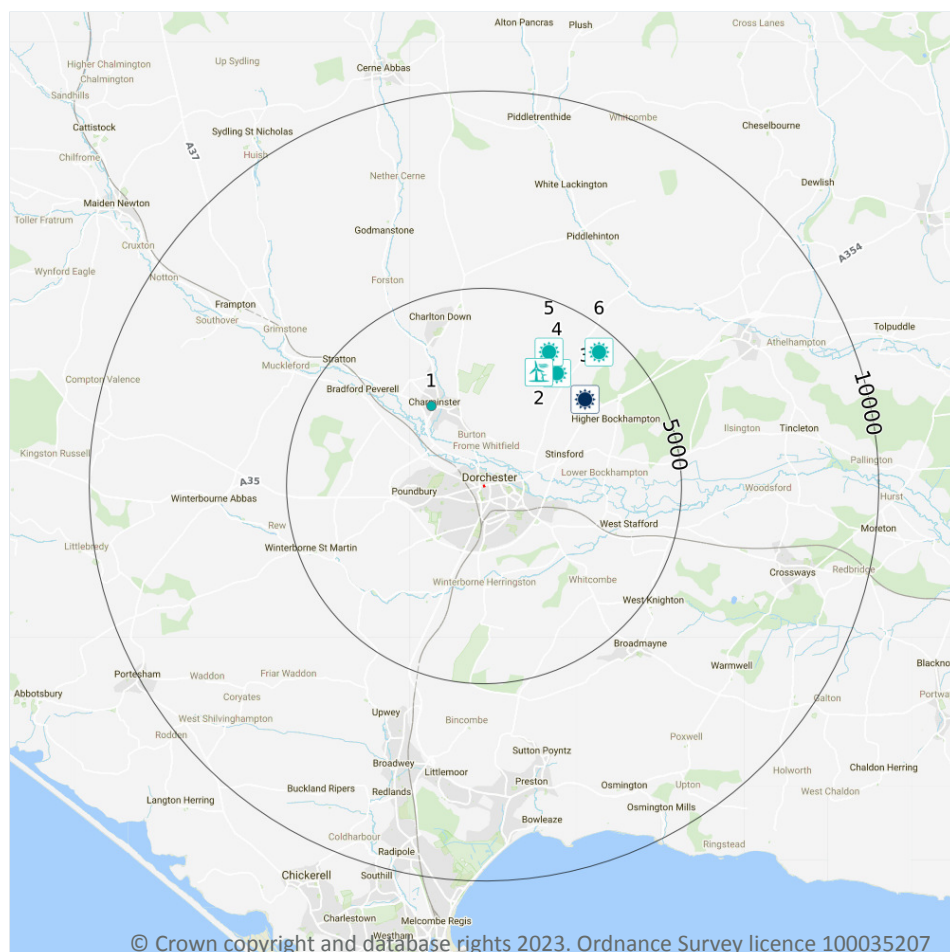







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Energy / Wind and solar



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

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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.


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ID	Distance	Direction	Details	
2	3-4 km	NE	Site Name: Slyers Lane, Dorchester, Waterston, Dorset, DT1 Planning Application Reference: WD/D/14/002611 Type of Project: 6 Wind Turbines	Application Date: 2014-11-18 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of six wind turbines and construction of associated infrastructure (full). The associated works include sewer systems, landscaping, infrastructure, enabling works and access roads. Approximate Grid Reference: 370416, 93566

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 10,000m 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	2-3 km	NW	Site Name: St Marys Ce First School West Hill, Dorchester, Charminster, Dorset, DT2 9RD Planning Application Reference: 1/D/08/002242 Type of Project: Wind Turbine	Application Date: 2008-12-05 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation a 1 kw wind turbine on main hall. Approximate Grid Reference: 367683, 92716

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.



Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
3	3-4 km	NE	Yellowham solar park, Higher Kingston Farm, Higher Kingston Farm Lane, Stinsford, Dorchester, Dorset, DT2 8QE	Contractor: Wessex Solar Energy LPA Name: West Dorset District Council Capacity (MW): 20	Application Date: 12/06/2014 Pre Consent Status: Appeal Refused Post Consent Status: Application Refused Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

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	
4	3-4 km	NE	Land to the west side of Slyer's Lane, Stinsford, Dorchester, DT2 7SN	Applicant name: Mr Stephen Macleod Application Status: Registered Application Date: 20/12/2019 Application Number: WD/D/19/003146	Request for EIA Screening Opinion - proposed development of Solar Farm and Associated Development
5	3-4 km	NE	Land west of Slysers Lane, Stinsford, Dorchester, DT2 7SN	Applicant name: Mr Stephen Macleod Application Status: Registered Application Date: 09/04/2020 Application Number: WD/D/20/000861	Request for EIA Screening Opinion - proposed development of Solar Farm and Associated Development
6	4-5 km	NE	Higher Kingston Farm, Higher Kingston Farm Lane, Stinsford, Dorchester, DT2 8QE	Applicant name: Wessex Solar Energy Application Status: - Application Date: 12/06/2014 Application Number: WD/D/14/001496	Installation of a solar energy facility on land east of Slyer's Lane, Stinsford, utilising solar photovoltaic panels to produce up to 20 megawatts of renewable electricity. (Full)

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


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Transport

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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 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

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

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





Planning

Identified

Summary

Protected areas have been identified within 250 metres of the property.

Please see [page 38 >](#) for details of the identified issues.

Environmental Protected Areas Not identified

Visual and Cultural Protected Areas **Identified**

Next steps

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Jump to

[Planning constraints >](#)

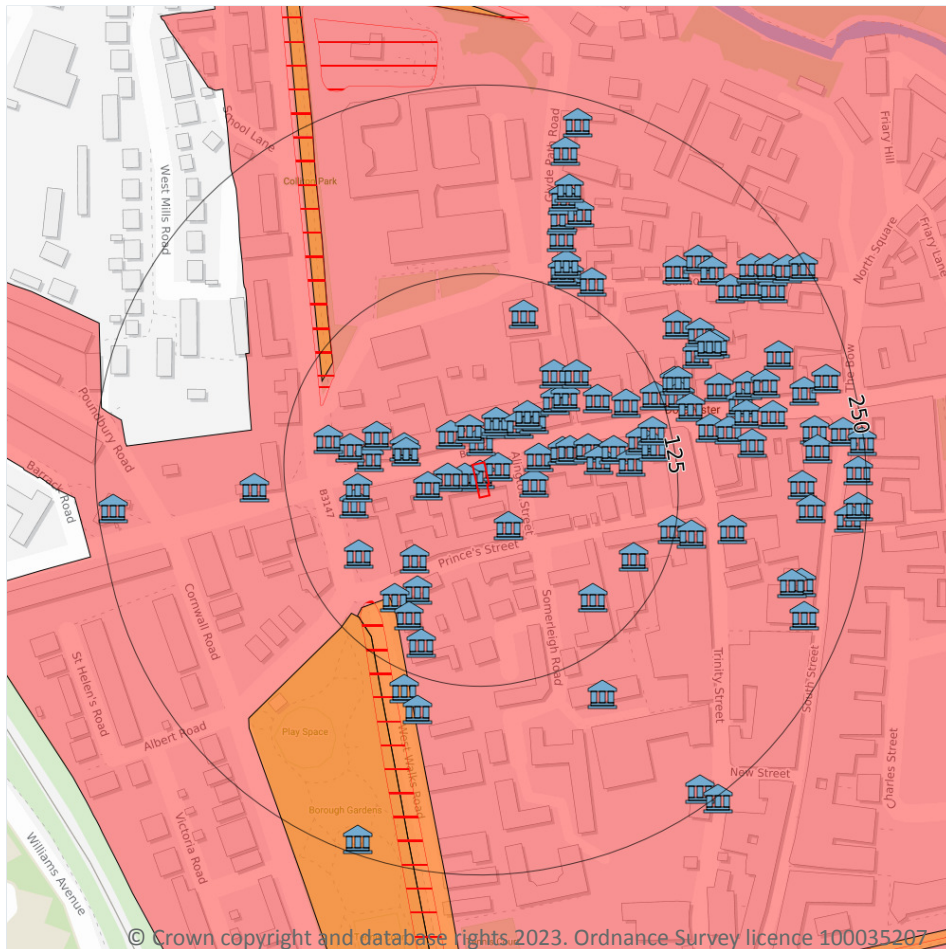
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Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Dorchester, West Dorset	West Dorset

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ ↗.



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Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
0	on site	30, High West Street	II	1119062	08/05/1975
7 m	W	31, High West Street	II	1324043	08/05/1975
8 m	NE	Nos. 28 And 29, Railings To Nos. 28 And 29	II	1218844	08/05/1950
15 m	N	Railings To No 50 Wadham House	II	1218880	08/05/1950
18 m	W	32 And 33, High West Street	II	1218849	08/05/1950
23 m	SE	Masonic Hall	II	1119006	08/05/1975
25 m	NW	48, High West Street	II	1218870	08/05/1950
25 m	N	49, High West Street	II	1119066	08/05/1950
28 m	N	52, High West Street	II	1119067	08/05/1950
29 m	N	51, High West Street	II	1324046	08/05/1950
30 m	E	Roman Catholic Church Of Our Lady, Queen Of Martyrs And St Michael	II	1119061	08/05/1975
32 m	W	34, High West Street	II	1119063	08/05/1950
34 m	NE	53, High West Street	II	1291749	08/05/1950
36 m	E	24, High West Street	II	1324042	08/05/1975
44 m	NE	54, High West Street	II	1119068	03/05/1950
45 m	E	23 And 23a, High West Street	II*	1218838	08/05/1950
47 m	NW	45, High West Street	II	1324045	08/05/1950
53 m	NE	55, High West Street	II	1324047	08/05/1975
55 m	W	44, High West Street	II	1119065	08/05/1950
57 m	NE	56 And 57, High West Street	II	1218886	08/05/1950
57 m	E	Nos 21 And 22 Railings To Nos 21 And 22	II	1324041	08/05/1950
59 m	SW	13 And 14, Princes Street	II	1119004	08/05/1975



Distance	Direction	Name	Grade	Listed building reference number	Listed date
63 m	W	43, High West Street	II	1218863	08/05/1950
69 m	NE	Wall Between No 1 And No 57	II	1218223	08/05/1975
69 m	E	The Royal Oak Public House	II	1291820	08/05/1975
72 m	W	42, High West Street	II*	1119064	08/05/1975
74 m	SW	10-12, Princes Street	II	1119050	08/05/1975
74 m	NE	1-3, Glyde Path Road	II	1110608	08/05/1975
75 m	E	19, High West Street	II	1324040	08/05/1975
82 m	W	39 And 40, High West Street	II	1324044	08/05/1950
82 m	W	41, High West Street	II	1218856	08/05/1975
84 m	NE	39-41, Glyde Path Road	II	1324444	08/05/1975
85 m	W	Pair Of Telephone Kiosks Outside Number 40, West High Street	II	1243953	20/04/1988
86 m	E	18, High West Street	II	1119060	08/05/1975
86 m	NE	The Shire Hall	I	1119069	08/05/1950
87 m	SW	1, West Walks	II	1220831	08/05/1950
88 m	SW	Roman Wall	II	1220733	08/05/1975
91 m	SW	2 And 3, West Walks	II	1220839	08/05/1950
95 m	E	The Old Ship Public House	II	1291856	08/05/1975
96 m	SE	Dorchester County Hospital (Main Block Only)	II	1219749	08/05/1975
97 m	W	Statue Of Thomas Hardy On Grass Verge Between The Grove And Colliton Walk	II	1110575	08/05/1950
102 m	N	Colliton House	II*	1324441	08/05/1950
102 m	E	15, High West Street	II	1119059	08/05/1950
102 m	NE	58, High West Street	II	1218894	08/05/1975
104 m	SE	17, Princes Street	II	1119005	08/05/1975
104 m	S	4 And 5, West Walks	II	1220852	08/05/1950
112 m	E	14, High West Street	II	1324039	08/05/1975
119 m	E	13, High West Street	II	1119058	08/05/1975


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Distance	Direction	Name	Grade	Listed building reference number	Listed date
121 m	NE	Agriculture House	II	1119070	08/05/1975
124 m	E	Plume Of Feathers Public House	II	1119049	08/05/1975
136 m	S	Garden Wall Of No 6 Running North From The House To No 5	II	1220855	08/05/1975
136 m	E	2, Princes Street	II	1291351	08/05/1975
136 m	NE	19, Colliton Street	II	1110628	08/05/1975
137 m	NE	Court Cottage (At Rear Of No 62)	II	1221030	05/03/1981
137 m	NE	62, High West Street	II	1119071	08/05/1950
139 m	NE	20, Colliton Street	II	1210164	08/05/1975
142 m	NE	Former Stable Building Adjoining Court Cottage On North Side (At Rear Of No 62)	II	1250426	05/03/1981
142 m	NE	63, High West Street	II	1218935	08/05/1950
142 m	N	35, Glyde Path Road	II	1218269	08/05/1975
145 m	W	Top O Town House	II	1110621	08/05/1975
146 m	S	Garden Wall To No 6	II	1290772	08/05/1975
148 m	N	34, Glyde Path Road	II	1110612	08/05/1975
149 m	NE	Church Cottage	II	1110574	08/05/1975
151 m	E	10, High West Street	II	1324038	08/05/1950
151 m	SE	Alexandra Terrace	II	1219829	08/05/1975
157 m	NE	Holy Trinity Infants School, Including Gateway To South And Wall To North	II	1324427	08/05/1975
158 m	N	33 (Dairy Only)	II	1324443	08/05/1975
162 m	E	3, Trinity Street	II*	1220612	08/05/1975
163 m	E	Roman Catholic Church Of The Holy Trinity	II	1119072	08/05/1975
164 m	E	8 And 9, High West Street	II	1119057	08/05/1950
167 m	NE	1, Grey School Passage	II	1110572	08/05/1975
171 m	N	32, Glyde Path Road	II	1292065	08/05/1975



Distance	Direction	Name	Grade	Listed building reference number	Listed date
172 m	NE	Wall And Gates To Trinity Churchyard	II	1324466	08/05/1975
173 m	E	7, High West Street	II	1119056	08/05/1950
174 m	E	K6 Telephone Kiosk Outside Number 44, High West Street	II	1272636	20/04/1988
177 m	N	29, Glyde Path Road	II	1324442	08/05/1975
177 m	NE	Trinity Cottages	II	1110573	08/05/1975
179 m	N	31, Glyde Path Road	II	1110611	08/05/1975
181 m	NE	22 And 23, Colliton Street	II	1110629	08/05/1975
182 m	E	64, High West Street	II	1119028	08/05/1975
183 m	E	6, High West Street	II*	1324037	08/05/1950
185 m	N	24, Glyde Path Road	II	1218247	08/05/1975
186 m	NE	32, Colliton Street	II	1292293	08/05/1975
192 m	E	4 And 5, High West Street	II	1119055	08/05/1975
194 m	E	65 And 65a, High West Street	II	1119029	08/05/1950
198 m	NE	34, Colliton Street	II	1110630	08/05/1975
200 m	NE	4 And 5, Colliton Street	II	1110627	08/05/1975
207 m	E	Antelope Hotel	II*	1324415	08/05/1950
208 m	NE	Dorset County Museum	II	1119030	08/05/1975
212 m	NE	Messrs Thurmans Warehouse	II	1210107	08/05/1975
213 m	E	13, Cornhill	II	1110635	08/05/1950
213 m	N	22 And 23, Glyde Path Road	II	1110610	08/05/1975
214 m	E	50a, South Street	II	1220605	08/05/1975
217 m	E	Monument To William Barnes In Churchyard Immediately South Of West Tower	II	1119032	08/05/1975
219 m	E	1 And 2, High West Street	II	1119054	08/05/1975
219 m	E	National Westminster Bank	II	1219937	08/05/1975
219 m	E	16, Cornhill	II	1217908	08/05/1950
219 m	NE	35, Colliton Street	II	1110631	08/05/1975



Distance	Direction	Name	Grade	Listed building reference number	Listed date
223 m	NE	1-3, Colliton Street	II	1110626	08/05/1975
223 m	SE	National Westminster Bank	II	1291216	08/05/1975
229 m	NE	36 And 42, Colliton Street	II	1292299	08/05/1975
233 m	E	Church Of St Peter. Railings On East And South Sides Of Churchyard	I	1119031	08/05/1950
234 m	N	21, Glyde Path Road	II	1218241	08/05/1975
237 m	E	The Town Pump	II	1324413	08/05/1950
238 m	NE	43 And 44, Colliton Street	II	1324412	08/05/1975
239 m	E	10, Cornhill	II	1292234	08/05/1975
239 m	E	9 And 9a, Cornhill	II	1324414	08/05/1975
240 m	SE	20, Trinity Street	II	1290850	08/05/1975
240 m	W	Dorset Military Museum	II	1324411	08/05/1975
240 m	S	Bandstand And Surrounding Twelve Park Benches	II	1220900	08/05/1975
245 m	E	4-8, Cornhill	II	1217883	08/05/1975
246 m	SE	17-19, Trinity Street	II	1220727	08/05/1975
248 m	NE	The Forge	II	1110632	08/05/1975
249 m	E	3, Cornhill	II*	1110634	08/05/1950

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/> ↗

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: IT-49042396
 Your ref: IT-49042396
 Grid ref: 369024 090682

Distance	Direction	Ancient Monument Name	Listed Entry
98 m	SW	Dorchester Roman walls	1002449
107 m	NW	Dorchester Roman walls	1002449

Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

Distance	Direction	Name	Grade
89 m	SW	Town Walks, Dorchester	II
113 m	SW	Borough Gardens, Dorchester	II
114 m	NW	Town Walks, Dorchester	II

This data is sourced from Historic England. For more information please see:

<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs> ↗



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)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	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	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Not identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified



Flooding

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	Not identified
Groundwater flooding	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
Natural ground instability (5 and 30 Years)	Identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Not identified
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Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Oil and gas

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

Wind and solar

Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy

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

Planning constraints

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



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Identified
Registered Parks and Gardens	Identified



Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

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 the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - 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.

Medium - 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.

High - 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.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

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

Ambiantal 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. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. 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.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗



ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) [↗](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's [Find an energy certificate](#) ↗ service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- 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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. 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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