



Negligible

For further details please see Certificate page of this report

Information panel:

Search ID:SOL-173600-262842

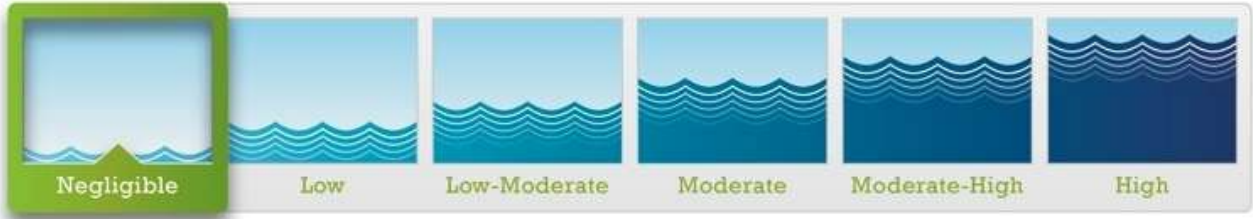
Date:Jan 28, 2015

Address:Malvern, Oakhanger, Bordon, GU35 9JJ

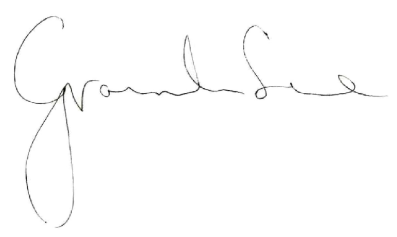
Your Reference:SOL-173600-262842

Negligible

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.



Is insurance cover for flooding likely to be available for the property based upon Environment Agency RoFRaS data?	Yes
What is the highest RoFRaS risk rating for the property?	Very Low
What is the highest Environment Agency Flood Zone risk at the property?	Negligible
What is the risk of flooding from pluvial/surface water sources?	Negligible
If the site were to be redeveloped, would a NPPF flood risk assessment be required?	Unlikely





Recommendations

It is recommended that several insurers are contacted to confirm the availability of reasonably priced insurance for the property.

The purchaser may wish to make specific enquiries of the vendor regarding the history of flooding at the property.

National Flood Risk Assessment (RoFRaS)

As the site lies within or in close proximity to an area with a Very Low risk rating in the NaFRA database, no further recommendations are required.

Environment Agency Flood Zones

No guidance required.

Groundwater Flooding

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard.

Development Guidance

No guidance required.

JBA Surface Water (Pluvial) Flooding

The site and areas in close proximity have been assessed to not be at risk from surface water (pluvial) flooding. No further guidance is required.

Historic Flood Events

The site is not recorded to have been subject to historic flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency hold no record of any flooding at the site.

Additional Matters

Riparian ownership	If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact GroundSure if you need further advice on riparian ownership issues relating to this property.
Sewerage Flooding	Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: Malvern, Oakhanger, Bordon, GU35 9JJ

Grid Reference: 477016,136131

Size of Site: NaN ha



Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

Report Section	
1. Environment Agency Flood Zones	
1.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
1.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
1.5 Are there any areas of Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No
2. National Flood Risk Assessment (RoFRaS)	
2.1 What is the National Flood Risk Assessment (RoFRaS) Flood Rating for the study site?	Very Low
3. Historic Flood Events	
3.1 Has the site been subject to past flooding as recorded by the Environment Agency?	No
4. Surface Water Floods	
4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	No
5. Groundwater Flooding	
5.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential for groundwater flooding
5.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low
6. BGS Geological Indicators of historic flooding	
6.1 Are there any geological indicators of historic flooding within 250m of the study site?	Yes
7. JBA Reservoir failure	
7.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No

Using this Report

The following report is designed by Environmental Consultants for commercial property transactions bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Flood Risk Framework

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 as assessed within the Environment Agency's RoFRaS and Flood Zone datasets, Historic Flood Events and surface water (pluvial) flooding.

This report provides an overall risk ranking of flooding potential at the site as well as answering the following key questions:

Is insurance likely to be available for the property?

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency's Flood Warning scheme.

- Very Low – the chance of flooding from rivers or the sea is considered to be Less than 1 in 1000 (0.1%) chance 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%) chance 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 or equal to 1 in 100 (1%) chance 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%) chance in any given year.

What is the Environment Agency RoFRaS risk rating for the property?



This rating is based upon the highest RoFRaS risk band to be found within the site boundary. See above for an explanation of RoFRaS risk banding.

What is the highest Environment Agency Flood Zone risk at the site?

The Environment Agency estimates the annual probability of flooding from rivers and the sea as:-

- Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.
- Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Where the property is in an area benefiting from flood defences these may be taken into account within the flood risk assessment provided. However it should be noted that flood defences do not entirely remove the risk of flooding, as they can fail or overtop. Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme.

What is the risk of flooding from pluvial/surface water sources?

JBA Risk Management 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 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m "cell" of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

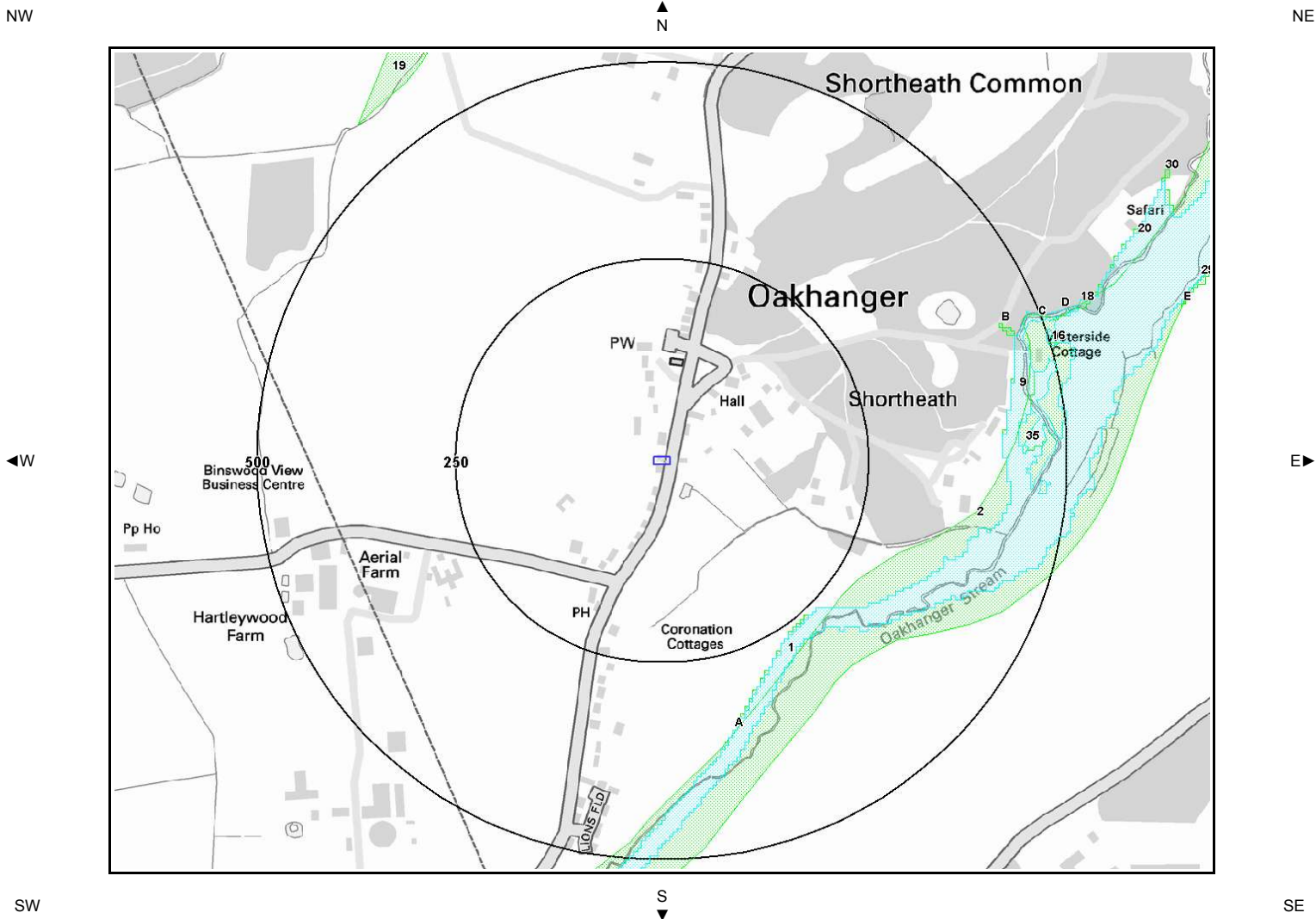
- 0.1m or greater in a 1 in 1,000 year rainfall event - Low
- Between 0.1m and 0.3m in a 1 in 200 year rainfall event – Low to Moderate
- Between 0.3m and 1.0m in a 1 in 200 year rainfall event - Moderate
- Greater than 1.0m in a 1 in 200 year rainfall event – Moderate to High
- Between 0.1m and 0.3m in a 1 in 75 year rainfall event - High
- Between 0.3m and 1.0m in a 1 in 75 year rainfall event – Significant
- Greater than 1.0m in a 1 in 75 year rainfall event – Highly Significant

If the site is to be redeveloped, will a Flood Risk Assessment be required under National Planning Policy Framework?

The *National Planning Policy Framework* identifies the need for Flood Risk Assessments to be carried out for developments within Flood Zones. Furthermore, any development proposals comprising one hectare or above will require a brief Flood Risk Assessment, partly due to their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off.









The Recommendations will also highlight whether the site has been subject to an historic flood event as recorded by the Environment Agency. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information regarding groundwater flooding susceptibility is not used to calculate the overall flood risk to the property due to the limitations of the database. Additionally, the flood risk assessment does not take account of flooding from sources such as burst water mains, blocked sewers or appliance failure.

1. Environment Agency Flood Map for Planning (from rivers and the sea)



Environment Agency Flood Map for Planning Legend

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- | | | | | | |
|---|--------------------|---|-------------------|--|-------------------------------------|
|  | Search Centre |  | Zone 2 Floodplain |  | Area used for Flood Storage |
|  | Search Buffers (m) |  | Zone 3 Floodplain |  | Proposed Flood Defence Scheme |
| | |  | Flood Defences |  | Area Benefiting from Flood Defences |



1. Environment Agency Flood Zones

1.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain?

No

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning:
Database searched and no data found.

1.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain?

No

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning.
Database searched and no data found.

1.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

This search consists only of flood defences present in the dataset provided by the Environment Agency. Any relevant data is represented on Map 1 – Flood Map for Planning.

1.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Any relevant data is represented on Map 1 – Flood Map for Planning.

1.5 Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site?

No

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.

Any relevant data is represented on Map 1 – Flood Map for Planning

This information is taken from the Environment Agency's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency'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. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

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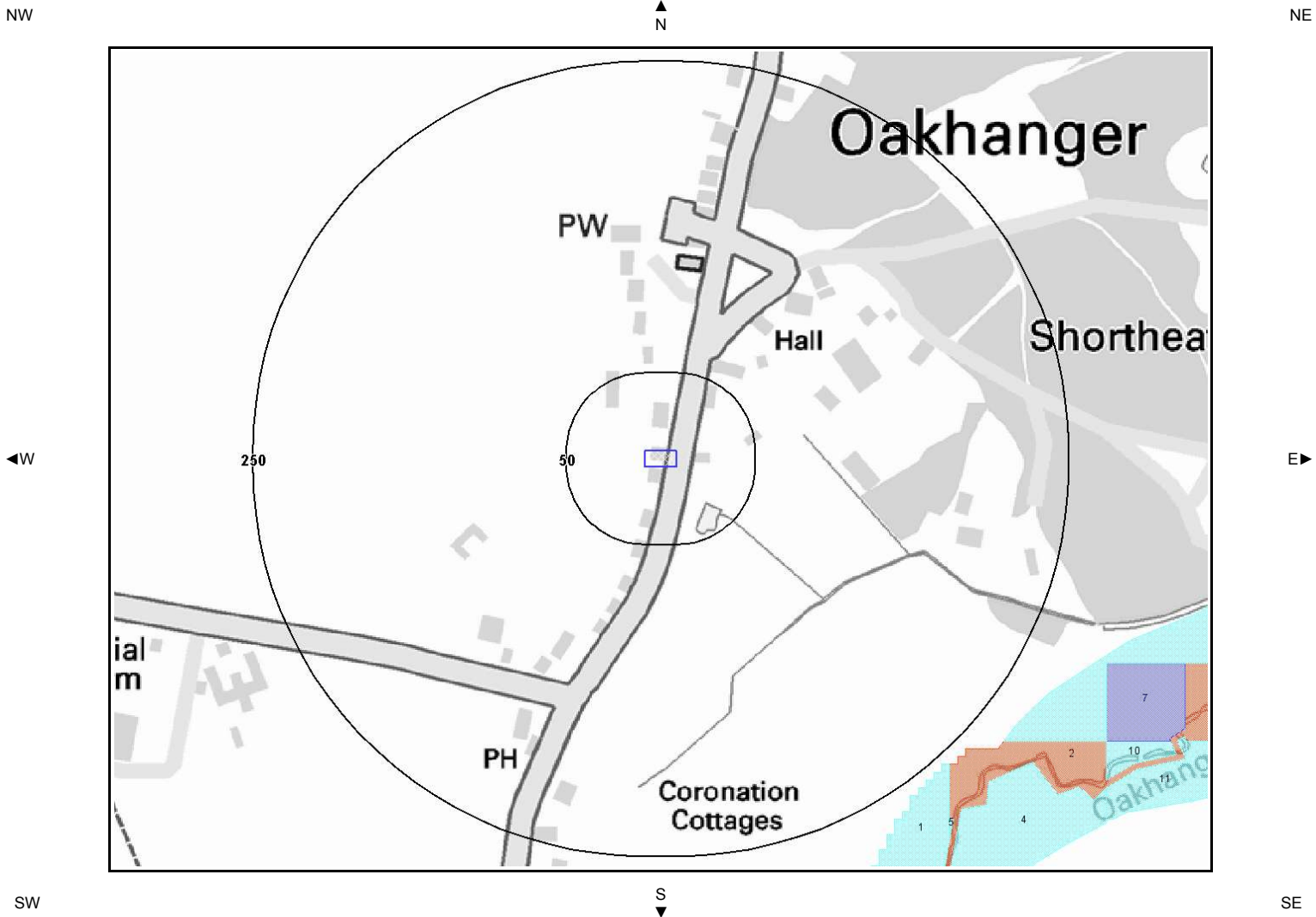
1.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. The National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

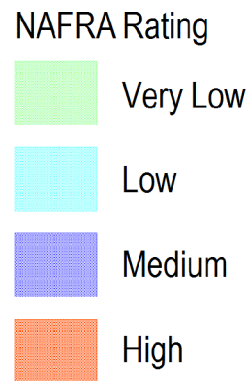
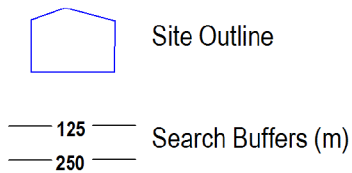
2. Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS Flood Legend



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2.1 National Flood Risk Assessment (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

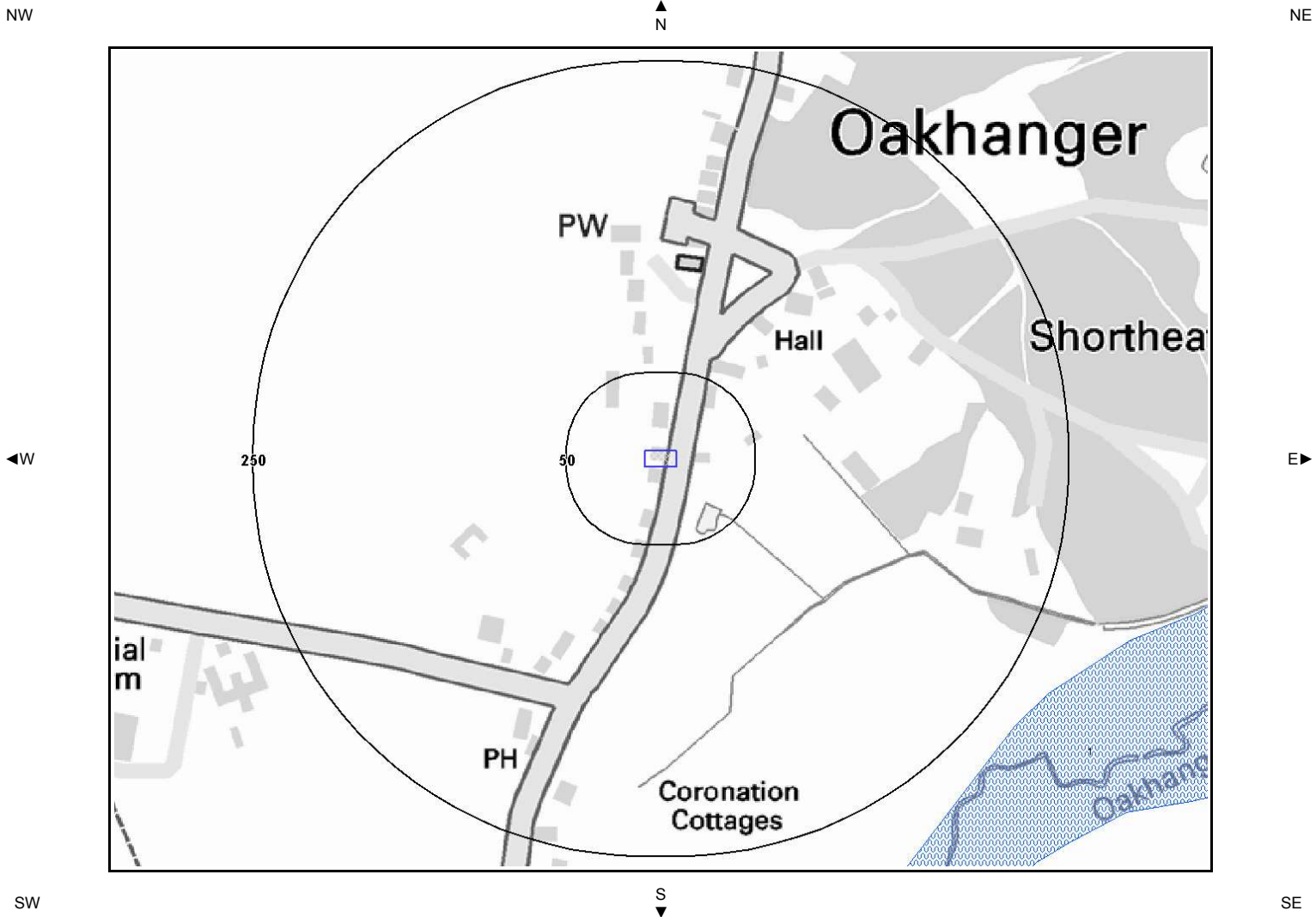
Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the likelihood of flood defences overtopping or breaching by considering their location, type, condition and standard of protection.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency's Flood Warning scheme.

NaFRA data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

3. Environment Agency Historic Flooding Events



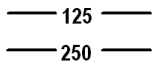
Environment Agency Historic Flooding Legend



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Site Outline



Search Buffers (m)



Historic Flood Events



3.1 Historic Flood Outlines

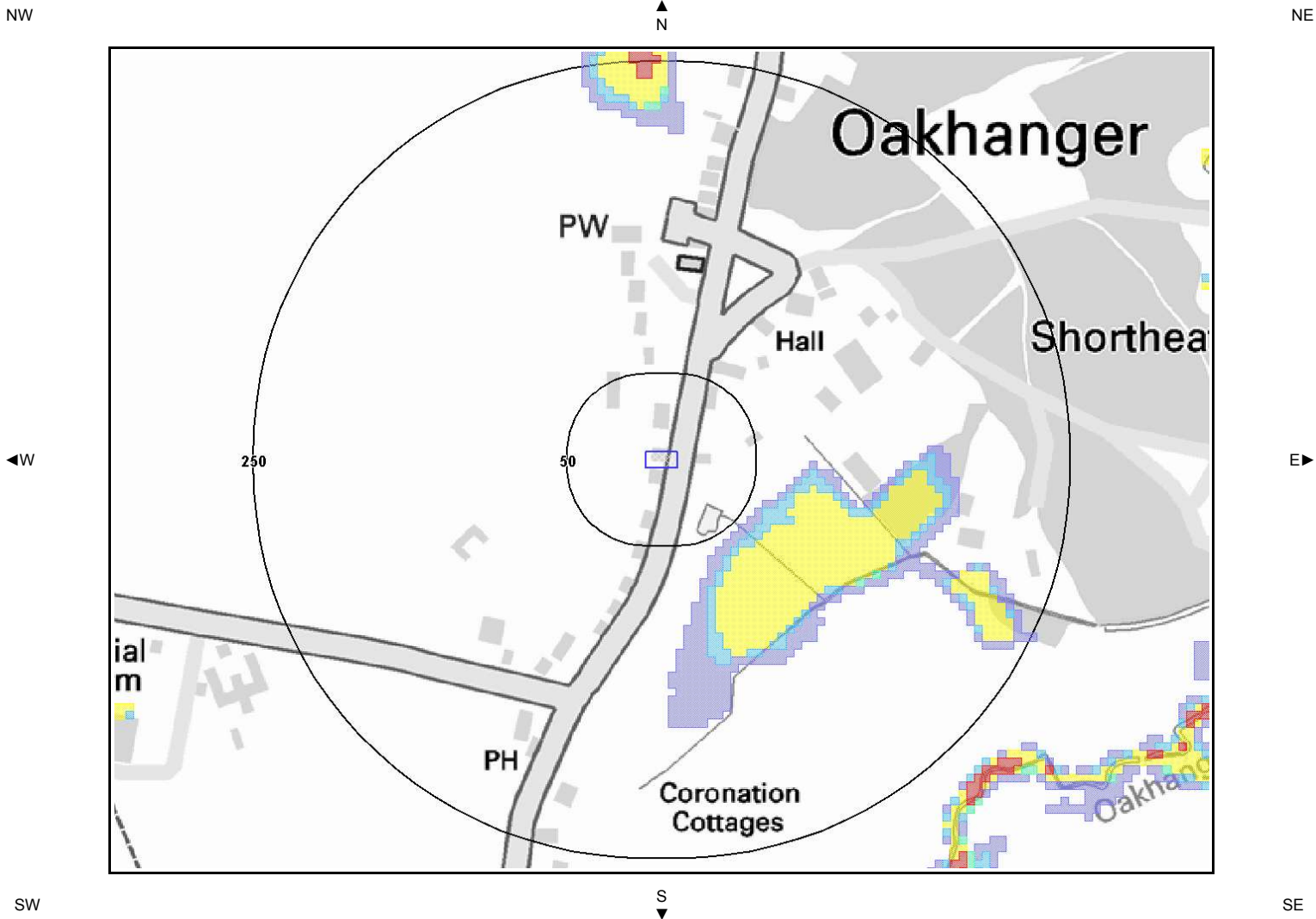
Has the site or any area within 250m of the site been subject to historic flooding as recorded by the Environment Agency? No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. 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 the Environment Agency 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.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

Historic flooding events: Database searched and no data found.

4. JBA Surface Water (Pluvial) Flood Map




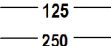







JBA Surface Water (Pluvial) Flood Legend



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	Site Outline		Highly Significant		Moderate
	Search Buffers (m)		Significant		Low to Moderate
— 125 —			High		Low
— 250 —			Moderate to High		



4. JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site?

Negligible

Guidance: The site has been assessed to be at a Negligible Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of less than 0.1m.



5. BGS Groundwater Flooding

5.1 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? **Yes**

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions?
Limited potential for groundwater flooding

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? **Clearwater Flooding**

5.2 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? **Low**

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

6. BGS Geological Indicators of Flooding

6.1 Are there any geological indicators of flooding within 250m of the study site?

Yes

This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

Distance [m]	Direction	Description
40.0	SE	Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.

7. JBA Reservoir Failure Impact Modelling

7.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment.

Guidance: None required

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8. Contacts

GroundSure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Environment Agency
Floodline tel: 0845 988 1188
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Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



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01756 799919



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority
Authority: East Hampshire District Council
Phone: 01730 266 551
Web: <http://www.easthants.gov.uk/>
Address: Penns Place, Petersfield, Hampshire, GU31 4EX

Get Mapping PLC
Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



CoPSO
The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

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 - promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
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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

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- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.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 his final decision.

Terms and Conditions

Full terms and conditions for this report can be found at <http://www.planval.com/terms/flood>