

Sample report, Derby city centre

A live public-data example, generated 19 October 2026, in the homeowner edition that comes with the £9.99 site report. It covers everything we can check within 500 m of an illustrative point. This is a point check, not a property-boundary survey. The AI summary, council document digests and basemap are not included in this example. Sources we couldn't check, and councils that don't publish a dataset, are shown as gaps, not as clear. This sample is not advice about a property purchase.



SITE REPORT

DE1 2DB

CONSTRAINTS SCREENING · ENGLAND · HOMEOWNER EDITION

COORDINATES	52.922590, -1.475630
SURVEY EXTENT	500 m radius around the pin
SURVEYED	19 October 2026 · 11:21 BST
FINDINGS	282 across 6 domains
NATION	England

5/5

MATERIAL CONSTRAINTS

ACTION GRADE

Multiple decisive designations apply. Specialist input across several disciplines before committing to the site.

THE GRADE CLASSIFIES THE FOLLOW-UP ACTION FINDINGS CONVENTIONALLY TRIGGER — IT IS NOT A PREDICTION OF PLANNING OUTCOME.

PREPARED BY PLANNING CONSTRAINTS · PLANNINGCONSTRAINTS.COM
HTTPS://PLANNINGCONSTRAINTS.COM/SAMPLE-REPORT.PDF



§ REGISTER

Verdict by domain

DOMAIN	STATE	FINDING	ACTION
Planning Framework	■ ATTENTION	DER/0082 · DER/0308 +7 more · Derby	Review the development plan policy for this designation; consider pre-application advice on the principle. In plain English: pre-application advice is a paid-for written opinion from the council before you submit anything.
Heritage	■ ACTION	Conservation Area · World Heritage Site — Derwent Valley Mills · 25 listed buildings · +1 more	Heritage statement; early advice from the conservation officer or national heritage body. In plain English: the conservation officer is the council specialist who advises on listed buildings and conservation areas.
Landscape & Ecology	■ ATTENTION	SSSI Impact Risk Zone	Preliminary Ecological Appraisal; screen for Habitats Regulations Assessment where a European site is engaged. In plain English: a Habitats Regulations Assessment is a formal check that a protected European wildlife site would not be harmed; a Preliminary Ecological Appraisal is a first ecologist's walkover to see what wildlife the site supports.
Flood & Water	■ ACTION	Flood Zone 3 (and Zone 2) · Surface Water Flood Risk — High (1 in 30) (54) · Rivers & sea flood likelihood: High · +2 more · within a reservoir flood extent	Site-specific Flood Risk Assessment; expect the sequential test to apply. In plain English: the sequential test means the council must first ask whether the development could go somewhere at lower flood risk; a Flood Risk Assessment is a drainage engineer's report on how flooding could affect this particular site.
Ground & Subsurface	■ ATTENTION	Agricultural Land Classification	Agricultural land classification survey where best-and-most-versatile land may be engaged. In plain English: best and most versatile land is the higher-grade farmland the planning system tries to keep in agriculture; an agricultural land classification survey grades the soil so the council knows whether it is protected farmland.
Amenity & Pollution	■ ATTENTION	Road Noise: 57.7 dB Lden	Noise impact assessment (BS 4142 / ProPG for residential) with mitigation in the design. In plain English: BS 4142 is the British Standard for rating industrial and commercial noise against background sound.
Infrastructure & Services	■ CLEAR	Checked and clear.	1 layer checked; nothing found within the survey extent.

Derby City Council doesn't publish this data to planning.data.gov.uk, the national source we check. This site couldn't be checked against it, which is not the same as being clear of it. Ask the council directly.

What you can do without permission

This council doesn't publish Article 4 directions, so we can't tell whether one applies. Ask the council before relying on permitted development.

This council doesn't publish tree preservation orders, so we can't tell whether one applies. Ask the council before any work that touches a tree.

RIGHT	STATUS	WHAT THAT MEANS HERE
Listed building consent	CHECK WITH THE COUNCIL	A listed building sits within 15 m of the pin — if it is this property (or its curtilage), most permitted development rights fall away and works affecting its character need listed building consent. Confirm the list entry extent first.
Rear extensions (Part 1, Class A)	CHECK WITH THE COUNCIL	Single-storey rear extensions remain possible, but on protected land side extensions, two-storey rears and exterior cladding are not permitted development. This council doesn't publish Article 4 directions, so we can't tell whether one applies. Ask the council before relying on permitted development.
Larger home extension (prior approval)	NOT PD HERE	The larger single-storey rear extension route (up to 8 m detached / 6 m other) is not available on Article 2(3) land.
Roof extensions & dormers (Class B)	NOT PD HERE	Roof enlargements (Class B) are not permitted development on Article 2(3) land — conservation areas, National Parks, AONBs/National Landscapes and World Heritage Sites — so a full application is needed.
Outbuildings (Class E)	CHECK WITH THE COUNCIL	Outbuildings remain possible but are limited on protected land: nothing at the side of the house, max 10 m ² beyond 20 m from the house in National Parks/AONB. This council doesn't publish Article 4 directions, so we can't tell whether one applies. Ask the council before relying on permitted development.
Exterior cladding (Class A.3)	NOT PD HERE	Cladding the exterior (stone, render, timber, tiles...) is not permitted development on Article 2(3) land.
Upward extension (Class AA)	NOT PD HERE	Adding storeys under Class AA is excluded on Article 2(3) land.
HMO conversion (C3 to C4)	CHECK WITH THE COUNCIL	Article 4 directions very commonly remove the house-to-small-HMO right. This council doesn't publish Article 4 directions, so we can't tell whether one applies. Ask the council before relying on permitted development.
Solar panels (Part 14)	RESTRICTED	Roof solar remains permitted development, but in conservation areas and WHS panels must not face a highway on a wall; equipment on listed buildings needs consent.

RIGHT	STATUS	WHAT THAT MEANS HERE
Demolition in a conservation area	NOT PD HERE	Substantial demolition of buildings, and of gates, fences or walls over 1 m by a highway, requires planning permission in a conservation area.
Protected trees	CHECK WITH THE COUNCIL	This council doesn't publish tree preservation orders, so we can't tell whether one applies. Ask the council before any work that touches a tree, including building near its roots.

Permitted development is assessed from mapped designations only. It assumes a dwellinghouse (Class C3) that is not itself listed and has not already used up its allowances, and it does not account for prior approvals, conditions on an existing permission, or an Article 4 direction whose text is not published as machine-readable class codes. Confirm with the local planning authority before relying on it — a lawful development certificate is the only binding answer.

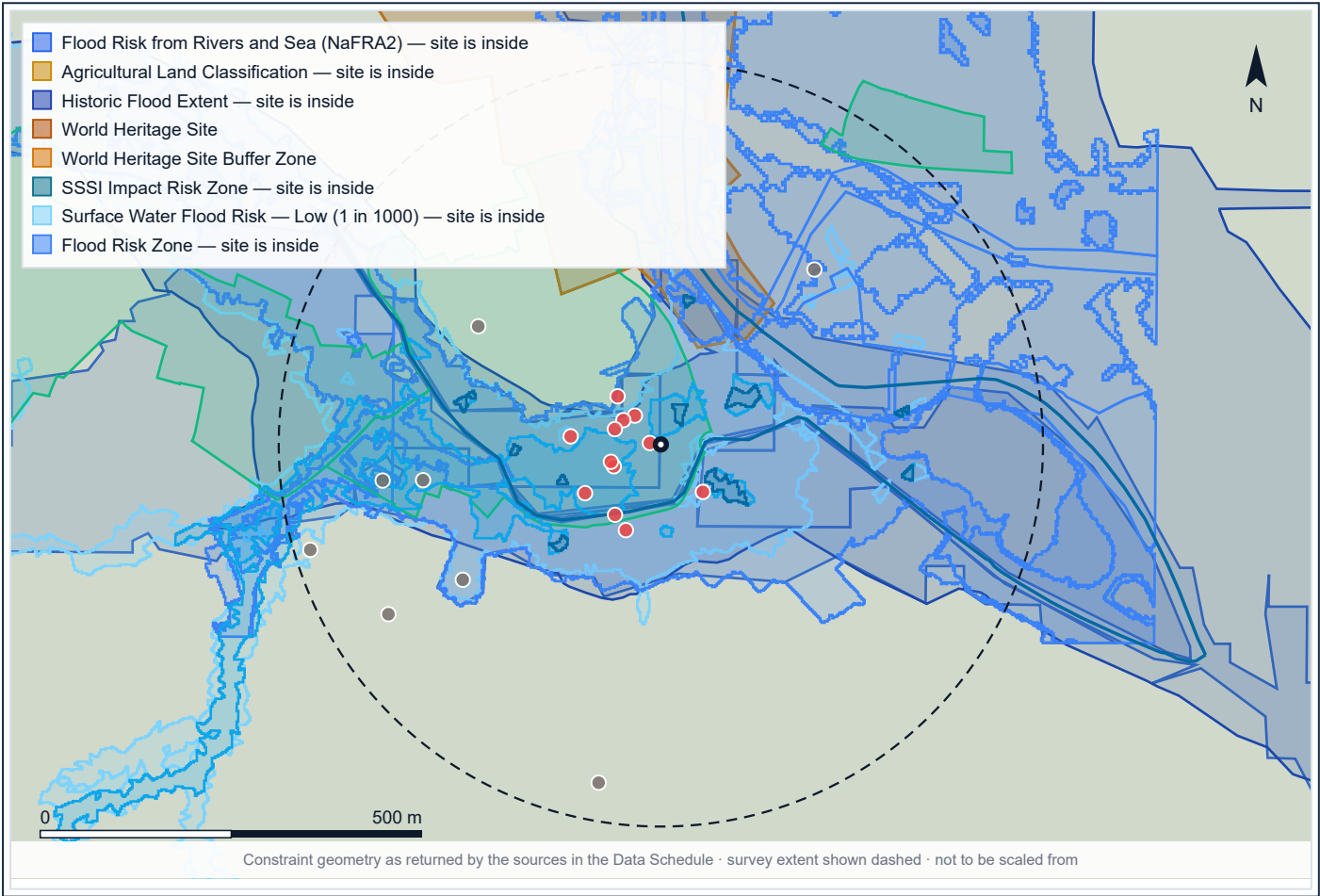


FIGURE 1 · CONSTRAINT GEOMETRY WITHIN THE SURVEY WINDOW SURVEY EXTENT DASHED · 500 M

SITE CONTEXT · NEVER COUNTED AS FINDINGS

Local Authority District: Derby · Local Planning Authority: Derby LPA

§ RISK REGISTER SEVERITY IS THE REGISTER'S WEIGHT — NOT A PREDICTION OF OUTCOME

What to do next

SEVERITY	FINDING	WHY IT MATTERS	RECOMMENDED ACTION
HIGH	World Heritage Site · Heritage 137 m from the survey point – Derwent Valley Mills	The search area is within or adjacent to a World Heritage Site. Development must protect the site's outstanding universal value, including its setting — expect heightened scrutiny, heritage impact assessments and potential referral to national bodies.	Heritage statement; early advice from the conservation officer or national heritage body. In plain English: the conservation officer is the council specialist who advises on listed buildings and conservation areas.
HIGH	Flood Risk Zone · Flood & Water Intersects the survey area – Flood Zone 2 +11 more	The site is inside a flood zone on the Environment Agency's Flood Map for Planning — the map councils use to decide where building is allowed. Zone 2 is medium probability: between a 1-in-100 and a 1-in-1,000 chance of river flooding in any year (between 1-in-200 and 1-in-1,000 from the sea). Zone 3 is high probability: greater than a 1-in-100 chance from rivers (1-in-200 from the sea) each year. Both ignore flood defences on purpose, so a site behind a flood wall still shows as Zone 3 — that is what the NaFRA2 finding is for. Development here normally needs a site-specific Flood Risk Assessment, and some uses are restricted or steered to lower-risk land by the sequential test.	Site-specific Flood Risk Assessment; expect the sequential test to apply. In plain English: the sequential test means the council must first ask whether the development could go somewhere at lower flood risk; a Flood Risk Assessment is a drainage engineer's report on how flooding could affect this particular site.
MEDIUM	Conservation Area · Heritage Intersects the survey area – City Centre +2 more	The site lies within a designated conservation area. Permitted development rights are reduced: demolition, extensions, cladding, satellite dishes and works to trees are more tightly controlled, and new work is expected to preserve or enhance the character of the area.	Design to the area appraisal; expect restricted permitted development and materials scrutiny. In plain English: permitted development rights are the works you can normally do without applying for planning permission.
MEDIUM	Listed Building · Heritage 15 m from the survey point	One or more listed buildings were found in the search area. Works affecting the special architectural or historic interest of a listed building — inside or out, and sometimes within its curtilage — require listed building consent in addition to any planning permission. Proximity to a listed building can also constrain neighbouring development through setting considerations.	Listed building consent for works affecting special interest; early conservation-officer advice.
MEDIUM	World Heritage Site Buffer Zone · Heritage 137 m from the survey point – Derwent Valley Mills	The site lies in a World Heritage Site buffer zone — the setting protection around the inscribed site. Development here is assessed for its effect on the WHS's outstanding universal value, particularly height, massing and key views.	Heritage statement; early advice from the conservation officer or national heritage body. In plain English: the conservation officer is the council specialist who advises on listed buildings and conservation areas.

SEVERITY	FINDING	WHY IT MATTERS	RECOMMENDED ACTION
MEDIUM	SSSI Impact Risk Zone · Landscape & Ecology Intersects the survey area	The site is in an SSSI impact risk zone. IRZs map which categories of development trigger consultation with Natural England because they could affect the SSSI — the obligation can bind sites kilometres from the designation itself.	Preliminary Ecological Appraisal; screen for Habitats Regulations Assessment where a European site is engaged. In plain English: a Habitats Regulations Assessment is a formal check that a protected European wildlife site would not be harmed; a Preliminary Ecological Appraisal is a first ecologist's walkover to see what wildlife the site supports.
MEDIUM	Surface Water Flood Risk — High (1 in 30) · Flood & Water 35 m from the survey point	The site is in the Environment Agency's high surface water flood risk area: each year there is more than a 1-in-30 (3.3%) chance of flooding from rainwater that cannot drain away fast enough. This is separate from river and sea flood zones — it comes from heavy rain ponding and running overland — and it affects many sites that are clear of Flood Zones 2 and 3. Councils and the lead local flood authority will expect a drainage strategy that deals with it, and insurers ask about it.	Drainage strategy with SuDS; surface-water flood risk assessment where risk is medium or high. In plain English: a Flood Risk Assessment is a drainage engineer's report on how flooding could affect this particular site; SuDS means sustainable drainage — soakaways, permeable surfaces and storage that slow rainwater down instead of piping it away.
MEDIUM	Surface Water Flood Risk — Medium (1 in 100) · Flood & Water 9 m from the survey point	The site is in the Environment Agency's medium surface water flood risk area: each year there is between a 1-in-100 (1%) and a 1-in-30 (3.3%) chance of flooding from rainwater that cannot drain away fast enough. This is separate from river and sea flood zones — it comes from heavy rain ponding and running overland — and it affects many sites that are clear of Flood Zones 2 and 3. The lead local flood authority will expect any application to show how the water is handled.	Drainage strategy with SuDS; surface-water flood risk assessment where risk is medium or high. In plain English: a Flood Risk Assessment is a drainage engineer's report on how flooding could affect this particular site; SuDS means sustainable drainage — soakaways, permeable surfaces and storage that slow rainwater down instead of piping it away.
MEDIUM	Flood Risk from Rivers and Sea (NaFRA2) · Flood & Water Intersects the survey area	This is the Environment Agency's assessed chance of flooding from rivers and the sea, taking flood defences and climate change into account — the “rivers and the sea” band gov.uk shows. High means more than a 1-in-30 (3.3%) chance in any year; Medium between 1-in-100 (1%) and 1-in-30; Low between 1-in-1,000 (0.1%) and 1-in-100; Very low under 1-in-1,000. It is not the same thing as a Flood Zone: the zone ignores defences and is what planning policy runs on, this band counts them and is closer to what will actually happen. A site can be Flood Zone 3 and NaFRA2 Low because a flood wall stands between it and the river.	Site-specific Flood Risk Assessment. In plain English: a Flood Risk Assessment is a drainage engineer's report on how flooding could affect this particular site.

SEVERITY	FINDING	WHY IT MATTERS	RECOMMENDED ACTION
MEDIUM	Agricultural Land Classification · Ground & Subsurface Intersects the survey area	The site carries a provisional agricultural land classification. Grades 1, 2 and 3a are “best and most versatile” land: national policy expects development to use poorer land in preference, and significant loss of BMV land must be justified.	Agricultural land classification survey where best-and-most-versatile land may be engaged. In plain English: best and most versatile land is the higher-grade farmland the planning system tries to keep in agriculture; an agricultural land classification survey grades the soil so the council knows whether it is protected farmland.
MEDIUM	Road Noise · Amenity & Pollution 57.7 dB Lden – 55–60	Above 55 dB Lden a BS 8233 / ProPG acoustic assessment is normally expected for residential development, and agent-of-change is a live NPPF refusal ground.	Noise impact assessment (BS 4142 / ProPG for residential) with mitigation in the design. In plain English: BS 4142 is the British Standard for rating industrial and commercial noise against background sound.
LOW	Surface Water Flood Risk — Low (1 in 1000) · Flood & Water Intersects the survey area	The site is in the Environment Agency’s low surface water flood risk area: each year there is between a 1-in-1,000 (0.1%) and a 1-in-100 (1%) chance of flooding from rainwater that cannot drain away fast enough. This is the widest of the three mapped extents and takes in a great deal of ordinary ground; it rarely constrains development on its own, but it is worth knowing where water would go in an extreme storm.	Drainage strategy with SuDS; surface-water flood risk assessment where risk is medium or high. In plain English: a Flood Risk Assessment is a drainage engineer’s report on how flooding could affect this particular site; SuDS means sustainable drainage — soakaways, permeable surfaces and storage that slow rainwater down instead of piping it away.
LOW	Reservoir Flood Extent · Flood & Water 7 found	The site is in the area that could flood if a large raised reservoir upstream failed — the Environment Agency’s wet-day extent, the one gov.uk’s flood check shows. This is very unlikely: every large reservoir is inspected under the Reservoirs Act 1975 and there has been no loss of life from a UK reservoir failure since 1925. It is a “where the water would go” map, not a prediction, and it does not normally affect planning permission or insurance on its own.	Site-specific Flood Risk Assessment. In plain English: a Flood Risk Assessment is a drainage engineer’s report on how flooding could affect this particular site.
LOW	Historic Flood Extent · Flood & Water Intersects the survey area	Recorded historic flooding intersects the search area. A past flood extent is strong evidence for flood risk assessments, insurer questionnaires and TA6 conveyancing answers, even where current modelled zones show lower risk.	Site-specific Flood Risk Assessment. In plain English: a Flood Risk Assessment is a drainage engineer’s report on how flooding could affect this particular site.
LOW	Statutory Main River · Flood & Water 53 m from the survey point	A statutory main river runs through the search area. Works in, over, under or within 8 metres of a main river (16 m where tidal) need an environmental permit for flood risk activities from the Environment Agency, in addition to planning permission.	Site-specific Flood Risk Assessment. In plain English: a Flood Risk Assessment is a drainage engineer’s report on how flooding could affect this particular site.

SEVERITY	FINDING	WHY IT MATTERS	RECOMMENDED ACTION
POSITIVE	Brownfield Land · Planning Framework 285 m from the survey point – DER/0082 +8 more	The site appears on the brownfield land register — previously developed land the council considers suitable for residential-led development. This is generally a positive signal for redevelopment, though contamination and existing-use constraints still apply.	Check the register entry, its conditions and any existing permissions.

§ 01 · DOMAIN

■ ATTENTION

Planning Framework

DER/0082 · DER/0308 +7 more · Derby

Policy designations describe the planning framework for the site — the responsible authority, land allocations and restrictions on permitted development. They shape what needs permission and how applications are judged.

NOT SUPPLIED BY DERBY CITY COUNCIL — Article 4 Direction Area. The national source holds no data from this authority for them; the site could not be checked against them. Not the same as clear.

NOT INCLUDED IN THIS SURVEY — HS2 Safeguarded Area. Outside the layer set this survey covered, so neither found nor ruled out here.

PARTIAL COVERAGE — Article 4 Direction Area, Brownfield Register Site, Asset of Community Value, Design Code Area. Checked and nothing returned, but publication of these datasets is incomplete, so absence here is not absence on the ground.

■ Brownfield Land 09 entities

ENTITY 01	
SITE NAME	DER/0082
ADDRESS	St Georges Phase 2, Land between St Mary’s Gate and Sadler Gate, Derby
AREA (HA)	0.56
PERMISSION STATUS	not-permissioned
OWNERSHIP	owned-by-a-public-authority
SITE PLAN	View (maps.derby.gov.uk)
REFERENCE	DER/0082
ORGANISATION	107

ENTITY 02	
SITE NAME	DER/0308
ADDRESS	Bio House, Derwent Street, Derby
AREA (HA)	0.31
PERMISSION STATUS	not-permissioned
OWNERSHIP	not-owned-by-a-public-authority
SITE PLAN	View (maps.derby.gov.uk)
REFERENCE	DER/0308
ORGANISATION	107

ENTITY 03

SITE NAME	DER/0085
ADDRESS	Becketwell, Victoria Street/Macklin Street, Derby
AREA (HA)	0.77
PERMISSION STATUS	pending-decision
OWNERSHIP	mixed-ownership
SITE PLAN	View (maps.derby.gov.uk)
REFERENCE	DER/0085
ORGANISATION	107

ENTITY 04

SITE NAME	DER/0301
ADDRESS	Burdett House, Becket Street, Derby
AREA (HA)	0.08
PERMISSION STATUS	permissioned
OWNERSHIP	not-owned-by-a-public-authority
SITE PLAN	View (maps.derby.gov.uk)
REFERENCE	DER/0301
ORGANISATION	107

ENTITY 05

SITE NAME	DER/0248
ADDRESS	Bramble Business centre, Becket Street, Derby
AREA (HA)	0.13
PERMISSION STATUS	permissioned
OWNERSHIP	not-owned-by-a-public-authority
SITE PLAN	View (maps.derby.gov.uk)
REFERENCE	DER/0248
ORGANISATION	107

4 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site appears on the brownfield land register — previously developed land the council considers suitable for residential-led development. This is generally a positive signal for redevelopment, though contamination and existing-use constraints still apply.

NEXT CHECKS — Check the register entry for the assessed capacity and any qualifying conditions · Commission a phase 1 contamination assessment for previously developed land

■ Built-up Area 01 entity

INTERSECTS THE SURVEY AREA

NAME	Derby
REFERENCE	E63009183

Heritage

Conservation Area · World Heritage Site — Derwent Valley Mills · 25 listed buildings · +1 more

Heritage designations protect buildings, areas and remains of special interest. They do not prohibit development, but they add consent requirements, design expectations and specialist input that should be priced into a project from the start.

PARTIAL COVERAGE — Listed Building Outline, Locally Listed Building. Checked and nothing returned, but publication of these datasets is incomplete, so absence here is not absence on the ground.

 Conservation Area 03 entities

ENTITY 01 · INTERSECTS THE SURVEY AREA	
NAME	City Centre
REFERENCE	2698
START DATE	29/10/1987
DOCUMENT	View (derby.gov.uk)
MORE INFO	View (derby.gov.uk)

ENTITY 02 · 312 M FROM SURVEY POINT	
NAME	Friar Gate
REFERENCE	2701
START DATE	01/10/1969
DOCUMENT	View (derby.gov.uk)
MORE INFO	View (derby.gov.uk)

ENTITY 03 · 448 M FROM SURVEY POINT	
NAME	Nottingham Road
REFERENCE	2708
START DATE	09/06/1993
DOCUMENT	View (derby.gov.uk)
MORE INFO	View (derby.gov.uk)

WHAT THIS MEANS — The site lies within a designated conservation area. Permitted development rights are reduced: demolition, extensions, cladding, satellite dishes and works to trees are more tightly controlled, and new work is expected to preserve or enhance the character of the area.

NEXT CHECKS — Read the conservation area appraisal and management plan on the council website · Check whether an Article 4 direction removes further permitted development rights · Give the council 6 weeks notice before works to trees in a conservation area · Factor design review and heritage statements into application timelines

World Heritage Site 01 entity

137 M FROM SURVEY POINT	
NAME	Derwent Valley Mills
REFERENCE	1000100
ENTITY ID	16100011
INSCRIBED	01/01/2001
MORE INFO	View (historicengland.org.uk)

WHAT THIS MEANS — The search area is within or adjacent to a World Heritage Site. Development must protect the site’s outstanding universal value, including its setting — expect heightened scrutiny, heritage impact assessments and potential referral to national bodies.

NEXT CHECKS — Review the World Heritage Site management plan · Commission a heritage impact assessment aligned to ICOMOS guidance for significant works

Listed Building 25/105 entities

Showing the 25 nearest of 105 found here — this list is not the full set.

ENTITY 01	
NAME	MARKET HALL
GRADE	II
LIST ENTRY	1287105
LISTED DATE	24/02/1977
DISTANCE	15m

ENTITY 02	
NAME	33, MARKET PLACE
GRADE	II
LIST ENTRY	1287104
LISTED DATE	24/02/1977
DISTANCE	51m

ENTITY 03	
NAME	GUILDHALL
GRADE	II
LIST ENTRY	1228604
LISTED DATE	24/02/1977
DISTANCE	59m

ENTITY 04	
NAME	35-36, MARKET PLACE
GRADE	II
LIST ENTRY	1228719
LISTED DATE	20/06/1952
LAST AMENDED	24/02/1977
DISTANCE	63m

ENTITY 05	
NAME	34-36, CORN MARKET
GRADE	II
LIST ENTRY	1287742
LISTED DATE	20/06/1952
DISTANCE	68m

20 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — One or more listed buildings were found in the search area. Works affecting the special architectural or historic interest of a listed building — inside or out, and sometimes within its curtilage — require listed building consent in addition to any planning permission. Proximity to a listed building can also constrain neighbouring development through setting considerations.

NEXT CHECKS — Confirm the listing grade and extent on the National Heritage List for England · Assume curtilage structures built before 1948 may also be protected · Engage the council conservation officer before designing works · Unauthorised works to listed buildings are a criminal offence — verify consent history

■ **World Heritage Site Buffer Zone** 01 entity

137 M FROM SURVEY POINT	
NAME	Derwent Valley Mills
REFERENCE	1000100
START DATE	01/01/2001
MORE INFO	View (historicengland.org.uk)

WHAT THIS MEANS — The site lies in a World Heritage Site buffer zone — the setting protection around the inscribed site. Development here is assessed for its effect on the WHS's outstanding universal value, particularly height, massing and key views.

NEXT CHECKS — Review the WHS management plan's setting and views framework · Expect heritage impact assessment scope to include the WHS even though the site is outside it

Landscape & Ecology

SSSI Impact Risk Zone

Environmental designations protect landscape and habitats. They commonly require ecological surveys, buffer zones, and in some cases consent from Natural England, and they can materially limit developable area.

NOT SUPPLIED BY DERBY CITY COUNCIL — Tree Preservation Zone, Protected Tree (TPO). The national source holds no data from this authority for them; the site could not be checked against them. Not the same as clear.

PARTIAL COVERAGE — Tree Preservation Zone, Protected Tree (TPO). Checked and nothing returned, but publication of these datasets is incomplete, so absence here is not absence on the ground.

■ **SSSI Impact Risk Zone** 01 entity

Flags whether a development type triggers Natural England consultation — even well outside the SSSI itself.

INTERSECTS THE SURVEY AREA

WHAT THIS MEANS — The site is in an SSSI impact risk zone. IRZs map which categories of development trigger consultation with Natural England because they could affect the SSSI — the obligation can bind sites kilometres from the designation itself.

NEXT CHECKS — Match your development type against the IRZ trigger list before submission · Budget for ecological evidence if your category is flagged

Flood & Water

Flood Zone 3 (and Zone 2) · Surface Water Flood Risk — High (1 in 30) (54) · Rivers & sea flood likelihood: High · +2 more · within a reservoir flood extent

Flood findings drive Flood Risk Assessment requirements, sequential testing, insurance availability and mortgage decisions — among the most consequential constraints for both purchase and development. Read them as a set: the Flood Zone is the planning map and ignores defences; the NaFRA2 band is the assessed chance from rivers and the sea with defences counted; the surface water bands are rainwater that cannot drain away, which affects many sites that are clear of the river map; a reservoir extent is where water would go in the very unlikely event of a dam failing.

FLOOD RISK AT THIS SITE

Flood Zone 3 · rivers & sea likelihood High · surface water High · within a reservoir flood extent

■ **Flood Risk Zone** 12 entities

Environment Agency Flood Map for Planning, Flood Zones 2 and 3 for rivers and the sea, ignoring the benefit of defences. Flood Zone 1 is every area not shown. A composite of national and local modelling and records of past floods, so it indicates risk to land, not to an individual property.

ENTITY 01 · INTERSECTS THE SURVEY AREA	
NAME	Flood Zone 2
FLOOD ZONE	2
SOURCE OF FLOODING	River
HOW THE ZONE WAS MAPPED	Modelled

ENTITY 02 · 142 M FROM SURVEY POINT	
NAME	Flood Zone 3
FLOOD ZONE	3
SOURCE OF FLOODING	River
HOW THE ZONE WAS MAPPED	Modelled

ENTITY 03 · 163 M FROM SURVEY POINT

NAME	Flood Zone 2
FLOOD ZONE	2
SOURCE OF FLOODING	River
HOW THE ZONE WAS MAPPED	Modelled

ENTITY 04 · 170 M FROM SURVEY POINT

NAME	Flood Zone 3
FLOOD ZONE	3
SOURCE OF FLOODING	River
HOW THE ZONE WAS MAPPED	Modelled and recorded

ENTITY 05 · 170 M FROM SURVEY POINT

NAME	Flood Zone 2
FLOOD ZONE	2
SOURCE OF FLOODING	River
HOW THE ZONE WAS MAPPED	Modelled and recorded

7 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site is inside a flood zone on the Environment Agency’s Flood Map for Planning — the map councils use to decide where building is allowed. Zone 2 is medium probability: between a 1-in-100 and a 1-in-1,000 chance of river flooding in any year (between 1-in-200 and 1-in-1,000 from the sea). Zone 3 is high probability: greater than a 1-in-100 chance from rivers (1-in-200 from the sea) each year. Both ignore flood defences on purpose, so a site behind a flood wall still shows as Zone 3 — that is what the NaFRA2 finding is for. Development here normally needs a site-specific Flood Risk Assessment, and some uses are restricted or steered to lower-risk land by the sequential test.

NEXT CHECKS — Commission a site-specific Flood Risk Assessment for applications in Zones 2 or 3 · Read this beside the NaFRA2 finding: the zone says where water could reach with no defences, NaFRA2 says how likely flooding is with the defences that exist · Discuss the sequential and exception tests with the council early · Ask insurers about premiums before committing to purchase

■ Surface Water Flood Risk — High (1 in 30) 54 entities

Risk of Flooding from Surface Water, 3.3 % annual chance (1 in 30) — the gov.uk “high” surface water band. The EA extent layer carries no attributes: being inside it is the finding.

ENTITY 01 · 35 M FROM SURVEY POINT

ENTITY 02 · 71 M FROM SURVEY POINT

ENTITY 03 · 98 M FROM SURVEY POINT

ENTITY 04 · 132 M FROM SURVEY POINT

ENTITY 05 · 136 M FROM SURVEY POINT

49 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site is in the Environment Agency’s high surface water flood risk area: each year there is more than a 1-in-30 (3.3%) chance of flooding from rainwater that cannot drain away fast enough. This is separate from river and sea flood zones — it comes from heavy rain ponding and running overland — and it affects many sites that are clear of Flood Zones 2 and 3. Councils and the lead local flood authority will expect a drainage strategy that deals with it, and insurers ask about it.

NEXT CHECKS — Expect SuDS and exceedance-route design on any application; the lead local flood authority is the consultee · Check whether flooding here has actually happened — ask the seller, the council and neighbours · Tell your insurer: surface water risk affects premiums and excesses

■ Surface Water Flood Risk — Medium (1 in 100) 55 entities

Risk of Flooding from Surface Water, 1 % annual chance (1 in 100) — the gov.uk “medium” surface water band where the 1-in-30 extent does not also apply. Mapped separately from river and sea flood zones. The EA extent layer carries no attributes: being inside it is the finding.

ENTITY 01 · 9 M FROM SURVEY POINT

ENTITY 02 · 33 M FROM SURVEY POINT

ENTITY 03 · 71 M FROM SURVEY POINT

ENTITY 04 · 98 M FROM SURVEY POINT

ENTITY 05 · 107 M FROM SURVEY POINT

50 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site is in the Environment Agency’s medium surface water flood risk area: each year there is between a 1-in-100 (1%) and a 1-in-30 (3.3%) chance of flooding from rainwater that cannot drain away fast enough. This is separate from river and sea flood zones — it comes from heavy rain ponding and running overland — and it affects many sites that are clear of Flood Zones 2 and 3. The lead local flood authority will expect any application to show how the water is handled.

NEXT CHECKS — Expect SuDS and exceedance-route design on any application; the lead local flood authority is the consultee · Look at where the mapped area sits on the plot — a risk at the bottom of the garden is not the same as one at the front door

■ Surface Water Flood Risk — Low (1 in 1000) 62 entities

Risk of Flooding from Surface Water, 0.1 % annual chance (1 in 1000) — the gov.uk “low” surface water band where neither denser extent applies. Outside all three extents gov.uk reports “very low”. The EA extent layer carries no attributes: being inside it is the finding.

ENTITY 01 · INTERSECTS THE SURVEY AREA

ENTITY 02 · 89 M FROM SURVEY POINT

ENTITY 03 · 267 M FROM SURVEY POINT

ENTITY 04 · 268 M FROM SURVEY POINT

ENTITY 05 · 285 M FROM SURVEY POINT

57 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site is in the Environment Agency’s low surface water flood risk area: each year there is between a 1-in-1,000 (0.1%) and a 1-in-100 (1%) chance of flooding from rainwater that cannot drain away fast enough. This is the widest of the three mapped extents and takes in a great deal of ordinary ground; it rarely constrains development on its own, but it is worth knowing where water would go in an extreme storm.

NEXT CHECKS — Note it in the drainage strategy and keep overland flow routes clear of buildings · No further action is normally needed unless the medium or high band also applies

■ **Reservoir Flood Extent** 07 entities

The area that could flood if a large raised reservoir failed — the EA’s wet-day extent, the edition gov.uk’s long-term flood risk check shows. A reservoir failure is very unlikely; this says where the water would go, not that it will.

ENTITY 01	
RESERVOIR	Derwent
OPERATED BY	Severn Trent Water
RISK DESIGNATION	High-risk
LEAD LOCAL FLOOD AUTHORITY	Derbyshire
NOTES	If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

ENTITY 02	
RESERVOIR	Kedleston Park Lake No.2
OPERATED BY	The National Trust
RISK DESIGNATION	High-risk
LEAD LOCAL FLOOD AUTHORITY	Derbyshire
NOTES	If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

ENTITY 03	
RESERVOIR	Markeaton Reservoir (Mill Pond)
OPERATED BY	DERBY CITY COUNCIL
RISK DESIGNATION	High-risk
LEAD LOCAL FLOOD AUTHORITY	Derby
NOTES	If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

ENTITY 04

RESERVOIR	Kedleston Park Lake No.1
OPERATED BY	The National Trust
RISK DESIGNATION	High-risk
LEAD LOCAL FLOOD AUTHORITY	Derbyshire
NOTES	If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

ENTITY 05

RESERVOIR	Ladybower
OPERATED BY	Severn Trent Water
RISK DESIGNATION	High-risk
LEAD LOCAL FLOOD AUTHORITY	Derbyshire
NOTES	If you have questions about local emergency plans for this reservoir you should contact the named Local Authority

2 more within 500 m – full list in the CSV and GeoJSON exports

WHAT THIS MEANS — The site is in the area that could flood if a large raised reservoir upstream failed — the Environment Agency’s wet-day extent, the one gov.uk’s flood check shows. This is very unlikely: every large reservoir is inspected under the Reservoirs Act 1975 and there has been no loss of life from a UK reservoir failure since 1925. It is a “where the water would go” map, not a prediction, and it does not normally affect planning permission or insurance on its own.

NEXT CHECKS — Note the reservoir and its operator from the finding — the council named as lead local flood authority holds the emergency plan · No further action is normally needed; mention it in a Flood Risk Assessment for completeness

■ Flood Risk from Rivers and Sea (NaFRA2) 44 entities

The Environment Agency’s assessed likelihood of flooding from rivers and the sea, taking flood defences and climate change into account. This is not the same thing as a Flood Zone: zones are the undefended policy instrument used in planning. NaFRA2 is modelled likelihood with defences working. Read them together, never as alternatives.

ENTITY 01 · INTERSECTS THE SURVEY AREA

LIKELIHOOD BAND	Low
SUITABLE FOR	County to Town
DATA PUBLISHED	28/03/2018

ENTITY 02 · 2 M FROM SURVEY POINT

LIKELIHOOD BAND	High
SUITABLE FOR	County to Town
DATA PUBLISHED	28/03/2018

ENTITY 03 · 56 M FROM SURVEY POINT

LIKELIHOOD BAND	Low
SUITABLE FOR	County to Town
DATA PUBLISHED	28/03/2018

ENTITY 04 · 57 M FROM SURVEY POINT

LIKELIHOOD BAND	Low
SUITABLE FOR	County to Town
DATA PUBLISHED	28/03/2018

ENTITY 05 · 57 M FROM SURVEY POINT

LIKELIHOOD BAND	Very Low
SUITABLE FOR	County to Town
DATA PUBLISHED	28/03/2018

39 more within 500 m — full list in the CSV and GeoJSON exports

WHAT THIS MEANS — This is the Environment Agency's assessed chance of flooding from rivers and the sea, taking flood defences and climate change into account — the “rivers and the sea” band gov.uk shows. High means more than a 1-in-30 (3.3%) chance in any year; Medium between 1-in-100 (1%) and 1-in-30; Low between 1-in-1,000 (0.1%) and 1-in-100; Very low under 1-in-1,000. It is not the same thing as a Flood Zone: the zone ignores defences and is what planning policy runs on, this band counts them and is closer to what will actually happen. A site can be Flood Zone 3 and NaFRA2 Low because a flood wall stands between it and the river.

NEXT CHECKS — Read it beside the Flood Zone finding — the two answer different questions and a Flood Risk Assessment will cite both · For Medium or High, ask the council for the defence's standard of protection and who maintains it · Tell your insurer the band: Flood Re and mainstream insurers use this assessment

■ Historic Flood Extent 01 entity

Recorded extents of past flooding — powerful evidence for FRAs and insurance conversations. The merged national view publishes the extent only, not per-event details.

INTERSECTS THE SURVEY AREA

WHAT THIS MEANS — Recorded historic flooding intersects the search area. A past flood extent is strong evidence for flood risk assessments, insurer questionnaires and TA6 conveyancing answers, even where current modelled zones show lower risk.

NEXT CHECKS — Request the EA's historic flood event data for dates and mechanism · Disclose known flooding history accurately in any sale — it is a standard enquiry

■ Statutory Main River 04 entities

Works within 8 m of a main river (16 m tidal) need an EA flood risk activity permit.

ENTITY 01 · 53 M FROM SURVEY POINT

STATUS	Main River
LENGTH (KM)	1.19073698

ENTITY 02 · 200 M FROM SURVEY POINT

STATUS	Main River
LENGTH (KM)	0.95475984

ENTITY 03 · 269 M FROM SURVEY POINT	
STATUS	Main River
LENGTH (KM)	0.69122357

ENTITY 04 · 453 M FROM SURVEY POINT	
STATUS	Main River
LENGTH (KM)	0.32337493

WHAT THIS MEANS — A statutory main river runs through the search area. Works in, over, under or within 8 metres of a main river (16 m where tidal) need an environmental permit for flood risk activities from the Environment Agency, in addition to planning permission.

NEXT CHECKS — Measure the 8 m byelaw margin on your layout before fixing built form · Allow for the flood risk activity permit timeline alongside planning

§ 05 · DOMAIN

■ ATTENTION

Ground & Subsurface

Agricultural Land Classification

■ **Agricultural Land Classification** 01 entity

<i>Provisional (pre-1988) grades — best and most versatile land is grades 1, 2 and 3a.</i>	
INTERSECTS THE SURVEY AREA	
GRADE	Urban
REFERENCE	1/Urban

WHAT THIS MEANS — The site carries a provisional agricultural land classification. Grades 1, 2 and 3a are “best and most versatile” land: national policy expects development to use poorer land in preference, and significant loss of BMV land must be justified.

NEXT CHECKS — Note the grading is provisional (pre-1988, mapped at field scale) — a detailed ALC survey can re-grade a specific site

§ 06 · DOMAIN

■ ATTENTION

Amenity & Pollution

Road Noise: 57.7 dB Lden

Road Noise	2022
57.7 dB Lden — 55–60	
<i>Above 55 dB Lden a BS 8233 / ProPG acoustic assessment is normally expected for residential development, and agent-of-change is a live NPPF refusal ground.</i>	
<i>Defra Round 4 models road, rail and aircraft only — there is no England industrial noise dataset. Values below the 40 dB modelling cutoff are not published.</i>	

Rail Noise

2022

Below the published modelling cutoff (dB Lden)

Above 55 dB Lden a BS 8233 / ProPG acoustic assessment is normally expected for residential development. Rail noise is intermittent, so peak-event levels (LAmax) may govern rather than Lden.

Defra Round 4 covers major railways only. Values below the 40 dB modelling cutoff are not published.

§ 07 · DOMAIN

■ CLEAR

Infrastructure & Services

Checked and clear.

Solar Yield (PVGIS)

PVGIS 5.3

978 kWh/kWp/yr — 950–1,050

Annual yield for 1 kWp at the optimal angle, 14% system loss. A figure, not a consent: panels on a listed building, in a conservation area or under an Article 4 direction still need permission whatever the yield.

Modelled from satellite climatology, not a site survey — it assumes an unshaded optimal-angle installation and cannot see your roof, its pitch or overshadowing.

§ EVIDENCE

INFORMS JUDGEMENT · DESIGNATES NOTHING

Evidence

Planning Application History

25 FOUND WITHIN 500 M

Recent applications near the pin via PlanIt — decisions and refusal reasons link to the council register.

RECORD 01

PROPOSAL Installation of replacement doors to trading units at balcony level
ADDRESS Market Hall Tenant Street Derby DE1 2DB
STATUS Undecided
TYPE Heritage
RECEIVED 10/09/2026
DISTANCE 23m

RECORD 02

PROPOSAL Installation of a replacement shopfront, windows and doors together with associated alterations to the ground floor elevations
ADDRESS 39 Corn Market Derby DE1 2DG
STATUS Undecided
TYPE Full
RECEIVED 01/09/2026
DISTANCE 72m

RECORD 03

PROPOSAL Alterations to shopfront, installation of external extraction and ventilation fan and grille and erection of bin storage and cycle parking
ADDRESS Unit 1 The Corn Exchange Albert Street Derby DE1 2DS
STATUS Undecided
TYPE Full
RECEIVED 07/09/2026
DISTANCE 96m

RECORD 04

PROPOSAL Internal and external alterations in association with change of use from a retail/supermarket unit to restaurant
ADDRESS Unit 1 The Corn Exchange Albert Street Derby DE1 2DS
STATUS Undecided
TYPE Heritage
RECEIVED 18/08/2026
DISTANCE 96m

RECORD 05	
PROPOSAL	Display of various signage
ADDRESS	Metro Bar 3 Albert Street Derby DE1 2DS
STATUS	Undecided
TYPE	Advertising
RECEIVED	21/09/2026
DISTANCE	97m

20 more within 500 m – full list in the CSV and GeoJSON exports

Recent planning applications were found near the pin. Decision patterns – what was approved, refused, and why – are the closest thing to a free pre-application: refusal reasons reveal which policies bite at this location.

Next checks: Read the officer reports for the nearest comparable applications · Note refusal reasons and appeal outcomes – they calibrate what is achievable

 NEARBY SCHOOLS

Schools could not be checked – our copy of the DfE register is not answering. Nothing here has been confirmed either way.

 Land ownership

POSTCODE DE1 2DB

HM Land Registry ownership is not available for DE1 in this environment – the ownership store is not configured, so nothing has been checked either way.

Treat this section as unchecked rather than clear, and re-run the report once the ownership index is answering again.

Explore corporate & overseas ownership across England & Wales →

§ SCHEDULE

EVERY SOURCE CONSULTED, AND ON WHAT TERMS

Data schedule

SOURCE	LAYERS	LICENCE	ATTRIBUTION	DATA AS AT
planning.data.gov.uk (MHCLG) and English local planning authorities	14	OGL v3.0	© Crown copyright and database right 2026. Contains public sector information licensed under the Open Government Licence v3.0.	Checked 19 October 2026 LIVE API
Historic England, via planning.data.gov.uk (MHCLG)	09	OGL v3.0	© Historic England 2026. Contains Ordnance Survey data © Crown copyright and database right 2026. The Historic England GIS Data contained in this material was obtained on the date of this screening. The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.	Checked 19 October 2026 LIVE API
Environment Agency	09	OGL v3.0	© Environment Agency copyright and/or database right 2026. All rights reserved. Contains public sector information licensed under the Open Government Licence v3.0.	May 2026 revision · 2013 model LIVE SERVICE
Natural England, via planning.data.gov.uk (MHCLG)	07	OGL v3.0	© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2026.	Checked 19 October 2026 LIVE API
Office for National Statistics, via planning.data.gov.uk (MHCLG)	04	OGL v3.0	Source: Office for National Statistics licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2026.	Checked 19 October 2026 LIVE API
Department for Environment, Food & Rural Affairs (Defra)	02	OGL v3.0	© Department for Environment, Food & Rural Affairs copyright and/or database right 2023	2022 FIXED PUBLICATION
Ordnance Survey OpenData, via planning.data.gov.uk (MHCLG)	01	OGL v3.0	Contains Ordnance Survey data © Crown copyright and database right 2026. Your use of OS OpenData is subject to the terms at https://os.uk/opendata/licence .	Checked 19 October 2026 LIVE API
Historic England — National Heritage List for England	01	OGL v3.0	© Crown copyright 2026. Contains Ordnance Survey data © Crown copyright and database right 2026. Released under the Open Government Licence v3.0.	Checked 19 October 2026 LIVE SERVICE
Natural England — Ancient Woodland Inventory	01	OGL v3.0	© Natural England 2026; © Crown copyright and database rights 2026 Ordnance Survey AC0000851168. © 2015 Getmapping plc and Bluesky International Ltd; © Woodland Trust; © Forestry Commission; contains, or is based on, information supplied by the Forestry Commission. © Crown copyright and database right 2026 Ordnance Survey 100021242; © and database right Crown copyright and Landmark Information Group Ltd, all rights reserved 2026; © Ancient Tree Hunt.	Checked 19 October 2026 LIVE SERVICE

SOURCE	LAYERS	LICENCE	ATTRIBUTION	DATA AS AT
Natural England — designated sites	01	OGL v3.0	© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2026.	Checked 19 October 2026 LIVE SERVICE
Natural England — SSSI Impact Risk Zones	01	OGL v3.0	© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2026.	Checked 19 October 2026 LIVE SERVICE
Natural England — nutrient neutrality catchments	01	OGL v3.0	© Natural England copyright and/or database right 2023. All rights reserved. Contains data supplied by or derived from Natural England, Ordnance Survey, Environment Agency, Somerset County Council, East Riding of Yorkshire Council, Borough Council of King's Lynn and West Norfolk, Breckland Council, Broadland & South Norfolk Council, North Norfolk District Council, Norwich City Council, Great Yarmouth Borough Council and The Broads Authority.	Checked 19 October 2026 LIVE SERVICE
European Commission, Joint Research Centre (PVGIS)	01	CC BY 4.0	European Commission, Joint Research Centre (PVGIS)	PVGIS 5.3 LIVE SERVICE
Mining Remediation Authority (formerly the Coal Authority)	01	OGL v3.0	© Mining Remediation Authority 2026. Contains public sector information licensed under the Open Government Licence v3.0.	Checked 19 October 2026 LIVE SERVICE
PlanIt (planit.org.uk) and the originating planning authorities	01	Open data (per source authority)	Planning application data via PlanIt (planit.org.uk), aggregated from the registers of the originating local planning authorities. © the originating planning authority.	Checked 19 October 2026 LIVE AGGREGATE

Survey run 19 October 2026 · 11:21 BST. Data is current at each publisher's own release cadence, not at the survey time.

DOCUMENT LINKS · FULL ADDRESSES FOR PRINTED COPIES AND VERIFICATION

Brownfield Land — Site plan

https://maps.derby.gov.uk/webmap/Map.aspx?x=435103&y=336418&resolution=2&epsg=27700&mapname=publicmaps&baseLayer=Colour&datalayers=Brownfield%20Sites%2CselectFeaturesControl_container

Brownfield Land — Site plan

https://maps.derby.gov.uk/webmap/Map.aspx?x=435551&y=336489&resolution=2&epsg=27700&mapname=publicmaps&baseLayer=Colour&datalayers=Brownfield%20Sites%2CselectFeaturesControl_container

Brownfield Land — Site plan

https://maps.derby.gov.uk/webmap/Map.aspx?x=435093&y=336077&resolution=2&epsg=27700&mapname=publicmaps&baseLayer=Colour&datalayers=Brownfield%20Sites%2CselectFeaturesControl_container

Brownfield Land — Site plan

http://maps.derby.gov.uk/?x=435041&y=336208&resolution=2&epsg=27700&mapname=publicmaps&baseLayer=Colour&datalayers=Brownfield%20Sites%2CselectFeaturesControl_container

Brownfield Land — Site plan

http://maps.derby.gov.uk/?x=434987&y=336207&resolution=2&epsg=27700&mapname=publicmaps&baseLayer=Colour&datalayers=Brownfield%20Sites%2CselectFeaturesControl_container

Conservation Area — Document

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/conservation/DerbyCityCouncil-conservation-area-city-centre.pdf>

Conservation Area — More Info

<https://www.derby.gov.uk/environment-and-planning/conservation/conservation-areas/>

Conservation Area — Document

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/conservation/DerbyCityCouncil-conservation-area-friar-gate.pdf>

Conservation Area — Document

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/conservation/DerbyCityCouncil-NottinghamRoadConservationArea.pdf>

World Heritage Site — More Info

<https://historicengland.org.uk/listing/the-list/list-entry/1000100>

LIMITATIONS & IMPORTANT NOTICE

This report was prepared from the datasets listed in the Data Schedule as at the survey date and time shown. It is a desk-based screening exercise: no site inspection has been carried out.

It is prepared for the use of the purchaser. No responsibility is accepted to any third party who relies on it; third parties rely on it entirely at their own risk.

It is not an official local authority search (LLC1 or CON29), an official copy of any HM Land Registry register, a coal mining report, or any other regulated search, and is not a substitute for them in conveyancing or other transactions.

The RAG states and the front-page grade classify the follow-up action a finding conventionally triggers. They are not a prediction of planning outcome and not professional advice.

Underlying datasets may be incomplete, out of date or inaccurate; digitisation varies by authority, and some designations are not published nationally and will not appear even where they exist. Absence of a finding is only ever as good as the coverage stated for the layer.

Where the report includes AI-generated narrative, it is composed only from the findings shown, is labelled as such, and must be verified against the underlying entries before being relied on.

Verify all findings with the relevant local planning authority and obtain advice from suitably qualified professionals before purchase, design or application decisions.

Supplied under the Terms of Use & Sale at planningconstraints.com/terms. Liability is excluded and limited as set out there; nothing in this notice affects consumers' statutory rights.